



Alberni-Clayoquot Regional District

**Regular Board of Directors Meeting
Wednesday, August 24, 2011**

Time: 1:30 p.m.

**Place: Regional District Office
Board Room
3008 Fifth Avenue
Port Alberni, BC**

AGENDA

Pages

1. CALL TO ORDER:

2. PETITIONS, DELEGATIONS & PRESENTATIONS:

- a/ Matt Sander, Lead Hand & Sproat Lake Marine Patrol
Re: Sproat Lake Marine Patrol 2011 Year End Report
- b/ Keith Gibson, Long Beach Golf Course & Campground,
Ken Sander, Alberni Golf Club
Re: 2012 Tax Exemption..... 1-8
- c/ Neil Hastie, CEO, Encorp Pacific
Re: Status and Performance of Beverage Containers and Electronic
Recycling in the ACRD Including Service Levels and Future
Opportunities..... 9-10

3. ADOPTION OF MINUTES:

- a/ Regular Board of Directors Meeting – July 27, 2011 11-22

**4. COMMUNICATIONS/CORRESPONDENCE
FOR ACTION:**

- a/ Ucluelet First Nation
Re: Intention to Become a Member of the Alberni-Clayoquot
Regional District 23-24

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c/ Judy Carlson Re: Road Construction Mt. Arrowsmith Regional Park	27-32
d/ Department of Fisheries and Oceans Re: British Columbia Aquaculture Regulatory Program Update	33-36
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c/ Ministry of Finance Re: Surveyor of Taxes 5.25 Per Cent Collection Fee	49-52
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b/ 9-1-1 Corporation – H. Chopra	
c/ Vancouver Island Regional Library - P. Cote	
d/ Central West Coast Forest Society - T. Bennett	
e/ Emergency Planning - K. McRae/P. Edwards/P. Cote	
f/ Alberni Valley Chamber of Commerce - G. Wong	
g/ Coastal Communities Network – T. Bennett • Coastal Community-To-Community Summit	73-74
h/ West Island Woodlands Advisory Group - K. McRae	
i/ Island Coastal Economic Trust – G. Wong	
j/ Air Quality Council, Port Alberni - P. Edwards	
k/ West Coast Aquatic Board - T. Bennett	
l/ Clayoquot Biosphere Trust	
m/ Island Corridor Foundation – K. McRae	

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n/ RCMP Update	
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b/ Planning & Development Report	Extra Agenda
• July Building Report	Extra Agenda
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13. <u>UNFINISHED BUSINESS:</u>	
14. <u>DIRECTOR’S DECLARATIONS:</u>	

15. NEW BUSINESS:

[Section 15(3) - The Board must not consider any matters not listed on the Agenda unless it is first agree to by a vote of two-thirds of those Members present]

16. MEETING SCHEDULE:

a/ September 2011 163-164

17. QUESTION PERIOD:

18. RECESS TO IN-CAMERA:

a/ Motion to close the meeting to the public to discuss matters relating to:

- Labour or other employee relations

19. RE-OPEN MEETING:

20. RECOMMENDATIONS FROM IN-CAMERA:

21. ADJOURNMENT:

Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni BC
V9Y 2E3
August 11,2011

Dear Board of Directors of the West Coast Committee;

Long Beach Recreation Co-op (Longbeach Golf Course) is again requesting that the Board of the Alberni-Clayoquot Regional District grant the golf course a property tax exemption under the provisions of the Local Government Act for the 2012 year.

We are making this application for Bylaw approval a joint request along with the Alberni Golf Club, as we did in 2011

The Long Beach Recreation Co-op continues to operate the golf course as a non-profit organization. As part of our mandate, we exist to provide the West Coast community with a valuable recreation resource as well as a supplement to the tourism industry.

As a valuable recreation resource, the golf course provides free lessons and equipment to children throughout the month of May. We provide lessons and equipment to the local high school in support of their golf club. Most notably, we promote and hold a yearly tournament (The Wickanninish Inn Pro-Am) which raised over \$21,000 last year in support of the local high school and extra-curricular activities.

As a supplement to the tourism business, local hotels and resorts no longer have reservations about recommending our facility to their guests. Our course is renowned as challenging and unique. We place a great deal of emphasis on great service and a friendly atmosphere. With the addition of our mini-putt course, and with our driving range, we provide the out-of-town guest with added alternatives to the tourism trade.

All of this, of course, provides employment and generates cash flow in and around the community. And we continue to improve and add to the service. In spite of a sluggish economy and a slow start to our season, and the expense of buying a new watering system, we strive to make the experience for the local or out of town visitor more enjoyable. However we continue to have seen a financial short fall with the airport traffic relocating in 2009, and the economic state in tourism and golf in the region has reflected in a decrease in 20% gross revenue. The tax exemption is a tremendous help to our operation, and would be grateful for it once again.

2011 Highlights

Junior golf programs

As mentioned every Saturday in May offered kids ages from 3-17 an opportunity to play golf. We provided free lesson and equipment for the kids, we had record numbers attend these clinics with 43 one Saturday morning.

High school program

10 kids were selected from the high school to participate every Tuesday in the golf club. A non competitive environment introducing 10 kids to the game of golf. This year we added a feature called the hat club. Each kid was given a long beach hat. And if the kid arrived at the golf course to hit balls or play golf, providing they were wearing their hat everything was no charge for the entire summer

High School Pro-Am fund raiser

2011 event will be held Sept 16, we are completely sold out due to the popularity of this event. We are hopeful that this year is the best breaking our \$21,000 contribution in 2010. Our 8 year total in contributions for this cause has been over \$90,000

Pro Junior-

Another new initiative for 2010 was we selected 3 kids in the community that showed interest. From there we created a 10 week golf program for them free of charge. This program was intended to give the three young kids a wide range of golf introduction.

Junior Junior

Friday afternoons would visit the local elementary school and offer free lessons to 10-15 selected kids, these kids have done something well in the school and the teachers recognize them and send them to the golf lesson as a reward type structure.

Charities and Donation

Rally for the Cure Breast Cancer night raised over \$2300.00 during a ladies night

Stick in the Mud Golf Event- raises over \$6000 for the West Coast Multiplex

Officials Sports Bar Tournament raises over \$1500 for Food Bank

Cops for Cancer West Coast Shoot Out Raised \$2500.00

Contribute to:

- ALS society
- Cancer society
- Tofino Hospice Society
- BC Lung Association
- Ucleulet Aquarium

- MS society of BC
- Nanaimo Epilepsie Society
- Whale Festival
- Ukee Days
- Tofino and Ucluelet fishing Derby
- approx \$5,000 in green fees away annually to many out of town events, charities, and even to under privileged people.

As you can see we are committed in being the community's golf course. We recognize we have a responsibilities to be ambassadors to young kids, tourist, new and old golfers, all in which help develop a community amenity that we are very proud of.

If you would like to discuss any thing further in person, we would be happy to sit with the board at your next scheduled meeting.

On behalf of the west coast golfers, tourists and, kids we thank you in advance for this consideration.

Sincerely,

Walter McBrine
President Long Beach Recreation CO-OP

Keith Gibson
General Manager Long Beach Golf Course



Alberni Golf Club Ltd.

6449 Cherry Creek Road, Port Alberni, BC V9Y 8T3
Phone (250) 723-7111 Fax (250) 723-7010
www.albernigolf.com (email) albernigolf@shaw.ca

August 15, 2011

Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, B.C.
V9Y 2E3

Dear Mr. Wong and fellow Board Members,

It is time again for the Alberni Golf Club to request consideration from the Board of the Alberni-Clayoquot Regional District relative to granting a property tax exemption for the golf course under the provisions of the Local Government Act. We would like to target the Board Meeting scheduled for August 24th and would appreciate the opportunity to attend and update the Board and answer any questions you might have.

The Alberni Golf Club continues as a non-profit limited company. These are very difficult economic times for golf clubs in general, and the golf industry is a very competitive one. Poor spring weather has impacted on golf revenues at our club, however, we continue to remain viable through the efforts of diligent staff and a large number of eager and competent volunteers. We have made course and facility improvements that could be accomplished with volunteer labour and limited spending. As a result of these efforts we continue as an economic generator for the region and work hard to be a valuable attraction and a source of pride for the community.

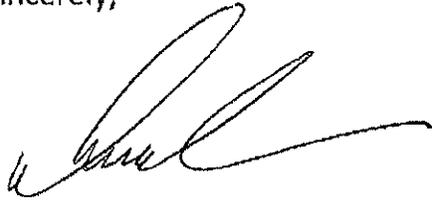
As we have done since the first year in this process, we will include in our budget a provision for the Cherry Creek Fire Department.

We mentioned to the Board last year that the Alberni Golf Club would be hosting the 2011 BC Women's Amateur and Mid Amateur Championships. This event took place in July of this year and was a tremendous success.

It brought many contestants and tourists to the area from across the province. Support from the Regional District is vital to our efforts to provide a quality venue able to host such events as well as continue one of the best junior programs in the province and many other programs and events which are ongoing.

We request your support again this year. I look forward to seeing you at the Board meeting, and should you have any questions, I would be pleased to address them.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Sander', with a long horizontal flourish extending to the right.

Ken Sander, President Alberni Golf Club

CHERRY CREEK WATERWORKS DISTRICT

5920-A Cherry Creek Rd. Port Alberni, B.C. V9Y 8R7

Monday - Friday 9:30am - 1:30pm

Phone 250-723-2214

Fax 250-723-0225

August 17, 2011

Alberni Golf Club Ltd.
6449 Cherry Creek Road
Port Alberni, B.C. V9Y 8T3

Attention: Ken Sander

Dear Ken:

The Board of Trustees, Cherry Creek Waterworks District, discussed your request for support in applying for exemption from property taxes again this year. Please be advised the Board wishes to lend their support to your request. The District is satisfied with the amount you contribute each year to the Fire Department.

Thank you for your attention to this matter.

Sincerely,



Michelle Price
Administrator

Tracy Bond

From: Tracy Bond [tbond@acrd.bc.ca]
Sent: Tuesday, March 01, 2011 3:50 PM
To: Wendy Thomson
Subject: FW: Regional District Meeting Request - Alberni-Clayoquot

From: Seliwoniuk, Nick [<mailto:Nick.Seliwoniuk@fleishman.ca>]
Sent: Tuesday, March 01, 2011 3:22 PM
To: Tracy Bond
Cc: Torney, Jennifer
Subject: Regional District Meeting Request - Alberni-Clayoquot

Hello Tracy,

I am writing to make a delegation request for Neil Hastie of Encorp Pacific to speak at the **August 24, 2011** Alberni-Clayoquot Regional District meeting in **Port Alberni** at **1:30 pm**.

Can you please confirm if this will be acceptable and the location and timing once they are confirmed. I have included some information on Encorp Pacific and the topic of relevance.

Thank you,

Nick Seliwoniuk

Subject of the delegation: Status and performance of beverage container and electronic recycling in the Alberni-Clayoquot Regional District including service levels and future opportunities

Speaker: Neil Hastie, CEO, Encorp Pacific

Encorp Pacific (Canada) - Head Office
206 - 2250 Boundary Rd.
Burnaby, BC V5M 3Z3

Background:

Encorp Pacific (Canada) is a federally incorporated, not-for-profit, industry product stewardship corporation with beverage container management as its core business. In 2007, Encorp also began program management for the Electronics Stewardship Association of BC, managing the safe and responsible recycling of end-of-life electronics. Encorp's mandate is to develop, manage and improve systems to recover used packaging and end-of-life products from consumers and ensure that they are properly recycled and not land-filled or incinerated.

Encorp Pacific collects more than 75% of the beverage containers sold in the British Columbia. In 2009, Encorp Pacific recycled over 1 billion containers and 11,000 metric tonnes of electronics. Encorp Pacific's activities contribute an estimated \$50 million annually in net benefits to BC's economy, including direct employment of approximately 1,000 people and relationships with depots, transportation operators and other suppliers.

Industry plays an important role in sponsoring programs that recapture and recycle products and packaging, diverting them from landfill and thereby easing some of the waste management burden for communities and taxpayers. Industry product stewardship has been an important tool for communities across Canada and around the world, because it puts the onus on industry and consumers to manage the complete lifecycle of products.

Product stewardship programs benefit consumers and communities by:

- reducing the amount of garbage going to landfills
- reducing waste management costs to government and taxpayers
- recapturing valuable resources such as aluminum, plastic, and paperboard
- reducing potential harm from toxic material exposure such as lead in monitors or certain metals in computers
- generating positive economic activity

Product stewardship is an environmental management strategy guided by the principle that whoever designs, produces, sells, or uses a product takes responsibility for minimizing the product's environmental impact throughout all stages of the product's life cycle.

Nick Seliwoniuk

Consultant

Fleishman-Hillard

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Fax: 604-688-2519

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ALBERNI-CLAYOQUOT REGIONAL DISTRICT

**BOARD OF DIRECTORS MEETING
MINUTES**

WEDNESDAY, JULY 27, 2011

REGIONAL DISTRICT BOARD ROOM

- Present: Chairperson: Glenn Wong, Directors: Tony Bennett, Hira Chopra, Penny Cote, Patty Edwards, John Fraser, Mike Kokura, Ken McRae, Stefan Ochman, Eric Russcher, NTC Rep: Willard Gallic.
- Staff: Russell Dyson, Chief Administrative Officer, Wendy Thomson, Manager of Administrative Services, Mike Irg, Manager of Planning and Development, Teri Fong, Manager of Finance.
- Other: Staff Sargent Murray, Port Alberni RCMP Detachment
John Jack, Councillor, Huu-ay-aht First Nations

1. The meeting was called to order at 1:30 p.m.

ADOPTION OF MINUTES

2. *Moved by M. Kokura, seconded by J. Fraser, "That the minutes from the regular Board of Directors meeting held on June 22, 2011 be adopted as circulated."*

"Carried"

3. *Moved by E. Russcher, seconded by T. Bennett, "That the minutes from the Special Board of Directors meeting held on July 13, 2011 be adopted as circulated."*

"Carried"

COMMUNICATION/CORRESPONDENCE – FOR ACTION

4. Correspondence dated June 16, 2011 from Premier Christy Clark regarding September UBCM convention.
Moved by M. Kokura, seconded by K. McRae, "That this letter be received."

"Carried"

5. Memo dated July 11, 2011 from UBCM regarding Electoral Area Directors' Forum 2011.

Moved by T. Bennett, seconded by M. Kokura, "That this memo be received."

"Carried"

6. Memorandum dated July 22, 2011 from Ministry of Community, Sport and Cultural Development regarding the 2011 UBCM Convention.
Moved by T. Bennett, seconded by M. Kokura, "That the Regional District request a meeting at the UBCM Convention with the Minister of Aboriginal Relations and Reconciliation regarding the following:
- a. *The property at the Tofino/Ucluelet junction;*
 - b. *Funding to assist local governments with costs associated with treaty implementation including First Nations joining Regional Districts as participating members."*

"Carried"

COMMUNICATION/CORRESPONDENCE – FOR INFORMATION

7. *Moved by M. Kokura, seconded by T. Bennett, "That the following correspondence be received for information: Minister of Community, Sport and Cultural Development re: Small Community Investment Fund, Emcon Summer Maintenance Update Newsletter, City of Port Alberni re: Regional Water Supply Participation, Island Timberlands re: Road Construction Plan, Powell River Regional District re: Coastal Regional Districts join together to express concern with BC Ferry Service during meeting with Minister of Transportation and Infrastructure."*

"Carried"

8. *Moved by J. Fraser, seconded by T. Bennett, "That the Board of Directors forward a letter to Emcon Services requesting that the side lines on Highway #4 from Sproat Lake to the West Coast be re-painted."*

"Carried"

REPORTS

9. W. Gallic provided an update on the Nuu-chah-nulth Tribal Council.
Moved by J. Fraser, seconded by T. Bennett, "That this verbal report be received."

"Carried"

10. Director Bennett provided an update on the Coastal Communities Network. A joint meeting is being arranged in conjunction with the First Nations Summit and

UBCM Convention. Invitations will be sent out to Regional District Directors shortly.

Moved by T. Bennett, seconded by P. Cote, "That this verbal report be received."

"Carried"

11. Director McRae reported that he and R. Dyson met with Island Timberlands recently to look at their cut blocks. A new road is being put in by Coombs Country Candy. Director McRae has requested a copy of their long term plans.
Moved by K. McRae, seconded by H. Chopra, "That this verbal report be received."

"Carried"

12. Director McRae reported on the Island Coastal Economic Trust. The Board met two weeks ago and received two presentations on projects from the Alberni Valley.
Moved by K. McRae, seconded by E. Russcher, "That this verbal report be received."

"Carried"

13. Director Bennett provided an update on the West Coast Aquatic Board. The Board is currently looking for an Executive Director. A retreat is being planned for this fall to discuss the future of West Coast Aquatic.
Moved by T. Bennett, seconded by M. Kokura, "That this verbal report be received."

"Carried"

14. Director McRae provided an update on the Island Corridor Foundation. Funds were received from the Provincial Government, but nothing from the Federal Government. The Foundation will be meeting with two Cabinet Ministers to discuss funding for the Island Corridor Foundation.
Moved by K. McRae, seconded by P. Edwards, "That this verbal report be received."

"Carried"

15. Inspector Murray, Port Alberni RCMP answered questions from Directors. He spoke regarding car thefts in the Bamfield area. The RCMP are utilizing the Alberni Valley Crime Stoppers website. Councillor John Jack, HUU-ay-aht First Nations (HFN) advised that the HFN is exploring with Parks Canada, developing secure parking on First Nations lands at the West Coast Trail head.

Moved by H. Chopra, seconded by S. Ochman, "That this verbal report be received."

"Carried"

OTHER REPORTS

16. Director Ochman reported on his attendance at the Local Marine Advisory Committee meeting in Ucluelet recently. They reviewed the Terms of Reference and rolls/responsibilities of the Co-Chair.

Moved by S. Ochman, seconded by P. Edwards, "That this verbal report be received."

"Carried"

17. Director Ochman reported on the Bamfield Road Safety Association. They have a meeting coming up with the Ministry of Transportation to discuss the condition of the Road and to request a copy of the Road Agreement which they have been promised.

Moved by S. Ochman, seconded by P. Edwards, "That this verbal report be received."

"Carried"

STAFF REPORTS

18. *Moved by T. Bennett, seconded by M. Kokura, "That the July 2011 CAO Report be received."*

"Carried"

19. *Moved by T. Bennett, seconded by M. Kokura, "That the Planning and Development Report for June 2011 be received."*

"Carried"

20. *Moved by P. Edwards, seconded by T. Bennett, "That the June 2011 Building Report be received."*

"Carried"

21. *Moved by T. Bennett, seconded by K. McRae, "That the Finance Department Staff report dated June 13, 2011 be received."*

"Carried"

22. *Moved by P. Edwards, seconded by E. Russcher, "That the Staff Action Items as of June 15, 2011 be received."*

"Carried"

ADMINISTRATION

23. Request for Decision regarding Bylaw A1072, Elections Bylaw, 2011.
Moved by T. Bennett, seconded by P. Edwards, "That this correspondence be received."

"Carried"

24. *Moved by M. Kokura, seconded by J. Fraser, "That Bylaw A1072, Elections Bylaw, 2011 be read a first time."*

"Carried"

25. *Moved by Kokura, seconded by J. Fraser, "That Bylaw A1072, Elections Bylaw, 2011 be read a second time."*

"Carried"

26. *Moved by S. Ochman, seconded by P. Cote, "That Bylaw A1072, Elections Bylaw, 2011 be read a third time."*

"Carried"

27. *Moved by M. Kokura, seconded by P. Cote, "That Bylaw A1072, Elections Bylaw, 2011 be adopted."*

"Carried"

28. Director Russcher left the meeting at 2:25 p.m. due to a potential conflict of interest.

29. Request for Decision regarding Security Issuing Bylaw F1095.
Moved by J. Fraser, seconded by T. Bennett, "That this correspondence be received."

"Carried"

30. *Moved by T. Bennett, seconded by P. Cote, "That Bylaw F1095, Security Issuing Bylaw be read a first time."*

"Carried"

31. *Moved by T. Bennett, seconded by P. Edwards, "That Bylaw F1095 Security Issuing Bylaw be read a second time."*

"Carried"

32. *Moved by S. Ochman, seconded by P. Edwards, "That Bylaw F1095, Security Issuing Bylaw be read a third time."*

"Carried"

33. *Moved by T. Bennett, seconded by P. Cote, "That Bylaw F1095, Security Issuing Bylaw be adopted."*

"Carried"

34. *Director Russcher re-entered the meeting at 2:27 p.m.*

35. Request for Decision regarding Security Issuing Bylaw F1096.
Moved by E. Russcher, seconded by T. Bennett, "That this correspondence be received."

"Carried"

36. *Moved by T. Bennett, seconded by M. Kokura, "That Bylaw F1096, Security Issuing Bylaw be read a first time."*

"Carried"

37. *Moved by S. Ochman, seconded by M. Kokura, "That Bylaw F1096 Security Issuing Bylaw be read a second time."*

"Carried"

38. *Moved by M. Kokura, seconded by P. Edwards, "That Bylaw F1096, Security Issuing Bylaw be read a third time."*

"Carried"

ALBERNI-CLAYOQUOT REGIONAL DISTRICT
REGULAR BOARD OF DIRECTORS MEETING – WEDNESDAY, JULY 27, 2011

39. *Moved by T. Bennett, seconded by P. Cote, "That Bylaw F1096, Security Issuing Bylaw be adopted."*

"Carried"

40. Request for Decision regarding 2011 – 2015 Financial Plan Amendment for SLVFD Water Line, *Bylaw F1093-1.*
Moved by P. Cote, seconded by P. Edwards, "That this correspondence be received."

"Carried"

41. *Moved by P. Cote, seconded by P. Edwards, "That Bylaw F1093-1, Sproat Lake Volunteer Fire Department Water Line be read a first time."*

"Carried"

42. *Moved by T P. Cote, seconded by P. Edwards, "That Bylaw F1093-1, Sproat Lake Volunteer Fire Department Water Line be read a second time."*

"Carried"

43. *Moved by P. Cote, seconded by T. Bennett, "That Bylaw F1093-1, Sproat Lake Volunteer Fire Department Water Line be read a third time."*

"Carried"

44. *Moved by P. Cote, seconded by T. Bennett, "That Bylaw F1093-1, Sproat Lake Volunteer Fire Department Water Line be adopted."*

"Carried"

45. Request for Decision regarding Log Train Trail.
Moved by M. Kokura, seconded by K. McRae, "That the Alberni-Clayoquot Regional District Board of Directors direct the Chief Administrative Officer to undertake improvements to the Log Train Trail southeast of Hal Creek with the cooperation of TimberWest and qualified contractors and the Regional District contribution \$5,000.00 for the work from the Alberni Valley Grants-In-aid - Log Train Trail fund."

"Carried"

46. Administrative Memorandum regarding Vancouver Island Regional Library.
Moved by P. Cote, seconded by P. Edwards, "That this correspondence be received and referred to the next Electoral Area Directors Meeting."

“Carried”

47. Request for decision regarding Long Beach Airport Access Road Paving.
Moved by T. Bennett, seconded by E. Russcher, “That the Alberni-Clayoquot Regional District Board of Directors award the contract for the Long Beach Airport Access Road Paving Project to Rayner & Bracht Construction in the amount of \$159,940.00 plus HST and authorize the Chairperson and Chief Administrative Officer to enter into the Contract on behalf of the Alberni-Clayoquot Regional District.”

“Carried”

48. Request for Decision regarding Long Beach Airport Hydro Geological Groundwater Evaluation.
Moved by T. Bennett, seconded by M. Kokura, “That the Alberni-Clayoquot Regional District Board of Directors award the contract to GW Solutions to undertake a hydrogeological groundwater evaluation at the Long Beach Airport for a maximum cost of \$65,216.00 including HST and authorize the Chairperson and Chief Administrative Officer to enter into the Contract on behalf of the Alberni-Clayoquot Regional District.”

“Carried”

FINANCES

49. *Moved by T. Bennett, seconded by P. Edwards, “That the Financial Statements dated January 1st to June 30, 2011 be approved.”*

“Carried”

PLANNING

50. DVE11004 – Development Variance Application (Gitleman/Hawkins/Moore), Lots 29 through 38 inclusive, Block 2, District Lot 100, Alberni District, Plan 1488, Arvay Road, Electoral Area “E” (Beaver Creek).
Moved by S. Ochman, seconded by P. Edwards, “That the Board of Directors issue Development Variance Permit No.DVE11004.”

“Carried”

51. DPF11001 - Development Permit Application (Morton), Lot A, District Lot 245, Alberni District, Plan 20448, 6800 Desmond Road, Electoral Area “F” (Cherry Creek).

Moved by G. Wong, seconded by M. Kokura, "That this correspondence be received and the Board of Directors authorize the Chief Administrative Officer to issue Development Permit No.DPF11001."

"Carried"

52. DVF11006 – Development Variance Application, (VanVliet), Lot B, District Lot 57, Alberni District, Plan 8307, Except Parts in Plans 14784 and 18388, 6390 Cherry Creek Road, Electoral Area "F" (Cherry Creek).

Moved by G. Wong, seconded by P. Edwards, "The this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and consider granting development variance DVF11006, which is a 6 foot variance of Section 200 – Schedule No. II – Bulk and Site Regulations to vary the required lot width for RA2 zoned properties from 120 feet to 114 feet for this property: the proposed two (2) lots."

"Carried"

53. RT10008, Rezoning Application, (ACRD), All Electoral Areas.

Moved by P. Cote, seconded by M. Kokura, "That Bylaw P1252, Sproat Lake Official Community Plan Amendment be adopted."

"Carried"

54. *Moved by S. Ochman, seconded by T. Bennett, "That Bylaw P1253, Bamfield Official Community Plan Amendment be adopted."*

"Carried"

55. *Moved by M. Kokura, seconded by P. Cote, "That Bylaw P1254, Beaufort Official Community Plan Amendment be adopted."*

"Carried"

56. *Moved by P. Edwards, seconded by P. Cote, "That Bylaw P1256, Beaver Creek Official Community Plan Amendment be adopted."*

"Carried"

57. *Moved by T. Bennett, seconded by P. Edwards, "That Bylaw P1257, Cherry Creek Community Plan be adopted."*

"Carried"

58. RT11001, Rezoning Application. Text Amendment for Lot Line Adjustments.

Moved by T. Bennett, seconded by P. Edwards, "That Bylaw P1276, Regional District of Alberni-Clayoquot Zoning Text Amendment be adopted."

"Carried"

59. LF11009 – Crown Referral License of Occupation to facilitate the development of a run-of-the-river hydroelectric project on Franklin River, (Tseshah First Nation).
Moved by G. Wong, seconded by E. Russcher, "That this correspondence be received and the Board of Directors concur with the recommendation of Planning Staff and recommend that the license for Crown Referral No LF11009 be issued subject to meeting all the requirements of all referral agencies."

"Carried"

CHAIRPERSON'S REPORT

60. *Moved by E. Russcher, seconded by P. Edwards, "That the Chairperson's Report for the month of July 2011 be received."*

"Carried"

NEW BUSINESS

61. *Moved by S. Ochman, seconded by M. Kokura, "That the Alberni-Clayoquot Regional District Board of Directors forward a letter to the Minister of Community, Sport and Cultural Development and the Minister of Finance, with a copy to the MLA, requesting a substantial reduction in the 5.25% fee charged by the Surveyor of Taxes for the collection of rural taxes for Regional Districts."*

"Carried"

MEETING SCHEDULE

62. *Moved by M. Kokura, seconded by T. Bennett, "That the ACRD meeting schedule for August 2011 be received."*

"Carried"

63. *Moved by T. Bennett, seconded by M. Kokura, "That the meeting be closed to the public to discuss matters relating to the following:*

- a. Litigation or potential litigation affecting the Regional District, and;*
- b. Negotiations and related discussions respecting the proposed provision of a Regional District service that are at their*

ALBERNI-CLAYOQUOT REGIONAL DISTRICT
REGULAR BOARD OF DIRECTORS MEETING – WEDNESDAY, JULY 27, 2011

preliminary stages, disclosure of which the Board considers could reasonably be expected to harm the interests of the Regional District if they were held in public.”

“Carried”

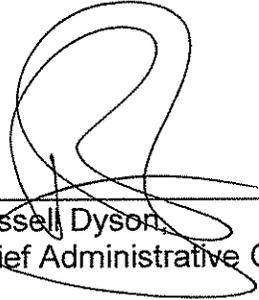
64. The meeting was closed to the public at 3:08 p.m.
65. The meeting was re-opened to the public at 3:45 p.m.
66. *Moved by E. Russcher, seconded by S. Ochman, “That this meeting now stand adjourned.”*

“Carried”

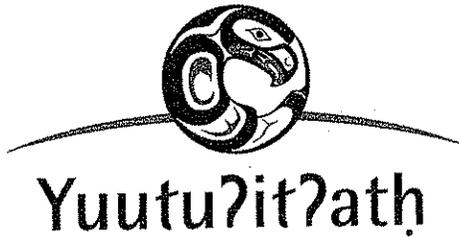
67. The meeting adjourned at 3:46 p.m.

Certified Correct:

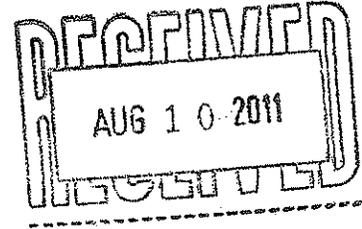
Glenn Wong,
Chairperson



Russell Dyson,
Chief Administrative Officer



Yuutu?it?ath



Date: APR 01 2011

Chairperson
Alberni-Clayoquot Regional District
3008 5th Ave
Port Alberni, British Columbia
V9Y 2E3

Minister of Aboriginal Relations and Reconciliation
Room 310, Parliament Buildings
PO Box 9052 Stn Prov Govt
Victoria, British Columbia
V8W 9E2

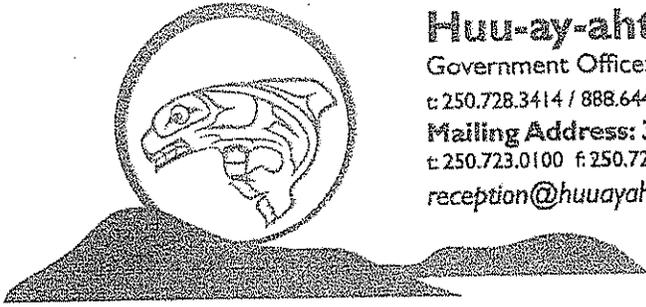
Re: Intention to become a member of the Alberni-Clayoquot Regional District

Dear Chairperson and Honourable Minister:

In accordance with section 14.2.4 of Chapter 14 Regional Government of the Maa-nulth First Nations Final Agreement, please be advised that the Ucluelet First Nation intends to end its Transition Period and become a member of the Alberni-Clayoquot Regional District.

Sincerely,

Charles McCarthy
President
Ucluelet First Nation



Huu-ay-aht First Nations

Government Office: 170 Nookemus Rd, Anacla, BC

t: 250.728.3414 / 888.644.4555 f: 250.728.1222

Mailing Address: 3483 - Third Ave., Port Alberni, BC V9Y4E4

t: 250.723.0100 f: 250.723.4646

reception@huuayaht.org / www.huuayaht.org

August 9, 2011

Alberni-Clayoquot Regional District

3008 5th Avenue

Port Alberni, B.C. V9Y-2E3

Dear Madam/Sir,

Please consider this our letter of intention to end the transition period and to become a member of the Alberni-Clayoquot Regional District, as per:

Maa-Nulth First Nations Final Agreement- Regional Government,

14.2.0 Transition Period Arrangements

Section 14.2.4

At anytime before four months before the tenth anniversary of the Effective Date, Huu-ay-aht First Nations, Toquaht Nation, Uchucklesaht Tribe or Ucluelet First Nation may give written notice to British Columbia and the Alberni-Clayoquot Regional District of its intention to end its respective Transition Period and become a member of the Alberni-Clayoquot Regional District.

Thank you for your assistance with this matter, you require any further information please do not hesitate to ask.

Sincerely,

Jeff Cook

Chief Councillor

www.huuayaht.org

Tracy Bond

From: Russell Dyson [rdyson@acrd.bc.ca]
Sent: Wednesday, August 17, 2011 9:02 AM
To: 'H & J Carlson'
Cc: 'Osborne, Tom'; Wendy Thomson; Tracy Bond; 'Kennah, Morgan'
Subject: RE: Road construction

We will provide your email to the Board for their consideration on Wednesday. Tom Osbourne has been reviewing the proposed work from the perspective of the Regional District of Nanaimo. This land is within their jurisdiction and they manage the trail access.

From: H & J Carlson [mailto:judyharoldc@shaw.ca]
Sent: Wednesday, August 17, 2011 8:04 AM
To: Russell Dyson
Subject: Road construction
Importance: High

Hello Russell

Jennifer sent us the message below, which announces that Island Timberlands intends to shortly (or perhaps immediately) begin the road construction. This project will obliterate the most important part of the Old CPR Trail. They will be using the road that goes through the old ski area at the base of where the chair lift was--I suppose they have consulted with you about this?

The problem is, they have not consulted with the hiking community who have the most concern in the area.

As you may know, Island Timberlands operates under the standards of the Sustainable Forestry Initiative:

http://www.sfiprogram.org/files/pdf/Section2_sfi_requirements_2010-2014.pdf

This requires them, under Objective 6, to "use...expert advice or stakeholder consultation in identifying or selecting special sites for protection."

Special sites are defined as those "that are ecologically, geologically or culturally important".

We consider that the Old CPR Trail is culturally significant for all of Vancouver Island, since it is the oldest recreational trail on the Island. The CPR built it in 1911/12 to provide access to the alpine area for tourists staying at their Cameron Lake Chalet. It has been in continual use ever since, seeing the passage of generations of hikers, climbers, youth groups, and naturalists. We have newspaper articles throughout the decades, telling of Alpine Club ascents, Boy Scout expeditions, and work parties who have kept the trail maintained. The CPR Trail is an important part of our economic and social history.

There are several groups who have been working to gather documentation for this case, but events are moving faster than we had anticipated.

Given the urgency, would you be willing to ask IT (through Morgan Kennah) if they could delay the road construction until we have time to consult with them? I hope we can come to some compromise on this--it would be a great loss to have this trail obliterated after 100 years of use.

If you consider that these concerns are valid, we would greatly appreciate your support.

Please phone me at 724-4535 or email if you want more information

Yours respectfully

Judy Carlson

----- Original Message -----

From: Kennah, Morgan
To: barb ; Jennifer Dyson
Cc: Norris, Tony ; Stanko, Sam ; Rodway, Brad ; Waugh, Bill ; Michel, Joan ; Sakai, Denise

Sent: Friday, August 12, 2011 8:13 AM

Subject: RE: Road construction activity in Mt. Arrowsmith area

Good Morning Barb & Jennifer,

I would like to inform you that Island intends to begin road construction activities at a second site in the vicinity of Mt. Arrowsmith Regional Park within the next couple weeks. This activity is northwest of current road construction (included in previous notification); it is adjacent to and requires crossing of, the Old CPR Trail. Similar to the previous notification I shared with you, we plan to restrict access into the area during weekdays for both worker and public safety (both on trails and access roads). The RDN has posted signs on the Old CPR Trail informing visitors it is not safe for use during weekdays past the McBey Creek Bridge. As with the previous note, current plans are to complete road construction in this area in 2011; harvesting beyond what is required for road construction is planned for a later date.

I would appreciate it if you could share this information with other interested parties, including the WIWAG group, who may be visiting this area over the remainder of the snow-free season.

If you require any clarification, please don't hesitate to drop me a note.

Hope you are enjoying your summer, have a terrific Friday and weekend.

Cheers,

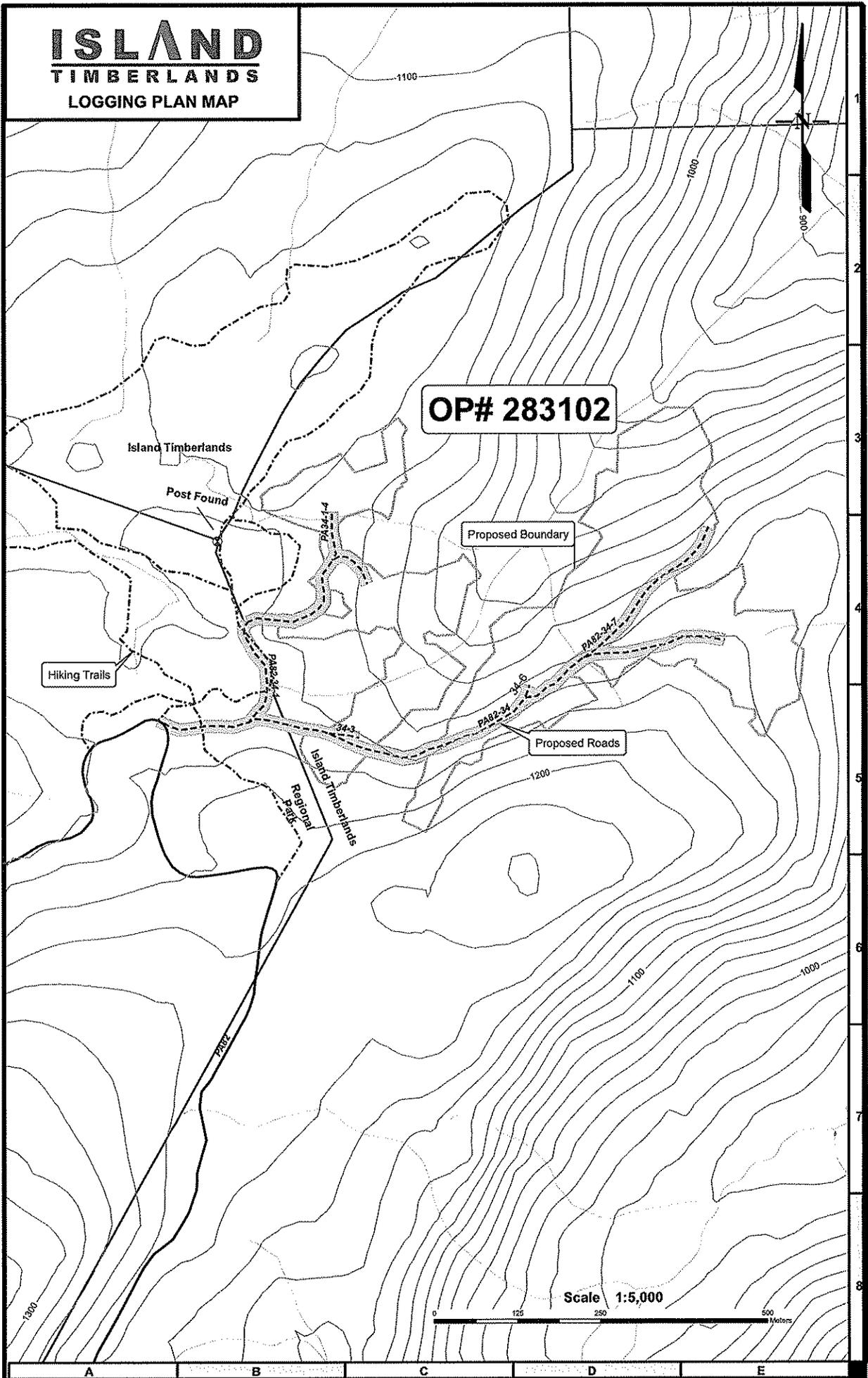
Morgan Kennah, RPF

Manager, Sustainable Timberlands & Community Affairs

Island Timberlands

250.468.6830

ISLAND
TIMBERLANDS
LOGGING PLAN MAP





Fisheries and Oceans
Canada

Pacific Region
Suite 200 – 401 Burrard Street
Vancouver, British Columbia
V6C 3S4

Pêches et Océans
Canada

Région du Pacifique
Pièce 200 – 401 rue Burrard
Vancouver (C.-B.)
V6C 2V3S4



AUG 16 2011

Re: British Columbia Aquaculture Regulatory Program Update

I am writing to you as part of our ongoing consultations regarding the implementation of the Pacific Aquaculture Regulations through the B.C. Aquaculture Regulatory Program, and its associated licensing regime, to inform you of important recent events and to invite your further participation in the consultation process regarding these matters.

This letter provides information on (1) The Impacts of the Cohen Commission on Aquaculture Licence Decisions, and (2) an Update on the Pacific Aquaculture Management Framework, including:

- a) Draft aquaculture management approaches;
- b) Development of Integrated Management of Aquaculture Plans (IMAP);
- c) Potential changes to Conditions of Licence;
- d) DFO's policy on public reporting of aquaculture information; and
- e) Harmonization of the application processes for federal aquaculture licences and provincial land tenures.

(1) Impacts of the Cohen Commission on Aquaculture Licence Decisions

The Cohen Commission of Inquiry into the Decline of Sockeye Salmon in the Fraser River has been granted an extension by the Governor General in Council to complete its work. The Commission's Terms of Reference are now revised to call for a final report to be submitted on or before June 30, 2012. Canada will then provide a response to these recommendations. Until the results of the Commission are known, eligible businesses may still apply for licences and amendments. However, decisions on applications for new marine salmon aquaculture sites and for substantial amendments to existing marine salmon aquaculture licences, where there is potential for a significant increase in the environmental footprint, will be postponed. Decisions will continue to be made on aquaculture applications such as:

- all categories of applications related to shellfish, freshwater, enhancement and non-salmonid marine aquaculture;
- applications for administrative, name change or technical amendments to marine salmon licences;
- applications for existing marine salmon farms which have been previously licensed by the Province but which do not yet have a federal licence; and

.../2

- applications for new sites that would replace an existing site, in the same area, where the new site may have a lower environmental impact at the equivalent production level.

(2) **Update on the Pacific Aquaculture Management Framework**

DFO is continuing to work on a comprehensive Pacific Aquaculture Management Framework (Framework) that will include Management Approaches, Integrated Management of Aquaculture Plans (IMAPs), and standardized Conditions of Licence. The Framework will include development of a policy on public reporting, and a harmonized federal/provincial licensing and leasing application process. It is the intent of DFO to work collaboratively with First Nations to develop these tools over the next year. When completed, these will provide a comprehensive planning, management, and reporting framework for aquaculture management in British Columbia. DFO hopes to work with you in the coming months to develop the foundation for establishment of new advisory processes for aquaculture, including mechanisms for engaging First Nations in an ongoing dialogue about how to improve all elements of the management Framework. The main elements of this Framework are outlined in greater detail below.

a) **Draft Management Approaches**

DFO Pacific Region is currently working with our Ottawa colleagues in order to develop a series of management approaches related to aquaculture in the Pacific Region. Initially, the approaches will reflect current practices.

b) **Integrated Management of Aquaculture Plans (IMAPs)**

IMAPs will serve a similar role to that of Integrated Fisheries Management Plans (IFMPs) in commercial fisheries. IMAPs will provide an overview of general management approaches for marine finfish and shellfish aquaculture activities within the Pacific Region. IMAPs, and the associated development of advisory processes for the management of aquaculture, will facilitate discussions about area-based management and ecosystem approaches. IMAPs will also support the development of multi-year management strategies for each of the aquaculture sectors. Participation by First Nations, Industry and Stakeholders is critical to the IMAP process and the sustainable management of the aquaculture industry in British Columbia. Initial engagement on IMAP development will take place during September 2011, with consultations on a posted version of a full interim IMAP taking place during October 2011. DFO's objective is to develop an initial interim marine finfish IMAP by December 2011. More comprehensive IMAPs, including development of advisory processes, will be developed collaboratively during 2012. An initial interim shellfish IMAP will proceed along approximately the same timeline.

.../3

c) Conditions of Licence

DFO is continuing to improve the general aquaculture conditions of licence, including requirements for monitoring, reporting and mitigation. Early identification of concerns about specific Conditions of Licence will be important to ensure timely consideration in the decision making process. If there are specific Conditions of Licence that you would like to provide input on, please contact:

Marine Finfish Aquaculture: *Aquaculture Resource Manager, Bernie John Taekema by email at Bernie.John.Taekema@dfo-mpo.gc.ca or by telephone at (250) 754-0398.*

Shellfish Aquaculture: *Aquaculture Resource Manager, Kerry Marcus by email at Kerry.Marcus@dfo-mpo.gc.ca or by telephone at (250) 754-0210.*

Freshwater Aquaculture: *Aquaculture Resource Manager, Gabrielle Kosmider by email at Gabrielle.Kosmider@dfo-mpo.gc.ca or by telephone at (250) 754-0404.*

d) Public Reporting

The new federal aquaculture program in B.C. supports increased transparency and DFO will implement web-based public using DFO and industry submitted data. DFO has committed to share as much information as possible about the performance of the aquaculture industry with the public, while respecting the Access to Information Act, and the Privacy Act.

DFO is in the process of developing an information management system for aquaculture. The first reported data on escapes, marine mammal interactions, incidental catch, sea lice and a list of all aquaculture licence holders is expected to be on the website soon. Regular posting of data will be posted in the future. This information will be available at:

<http://www.pac.dfo-mpo.gc.ca/aquaculture/reporting-rapports/index-eng.htm>

e) Harmonized Licence Application Process

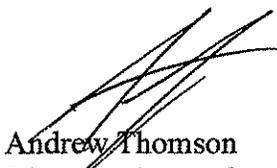
DFO is currently developing a harmonized application process for new tenure and aquaculture licences with the Province of B.C. for new applications. Once developed, this new process should reduce duplication and overlap with respect to consultation on tenure and aquaculture applications.

.../4

In conclusion, DFO is committed to engaging industry, stakeholders and First Nations, on the management and regulation of the aquaculture industry in B.C. We want to work with you to discuss the development of some of the core components of the new Aquaculture Management Framework for the Pacific Region, including the development of IMAPs, Conditions of Licence, and management approaches.

Through meetings, correspondence and website publication, we look forward to continuing to work with you on these important issues in the upcoming months.

Sincerely,



Andrew Thomson
Director, Aquaculture Management Division
Fisheries and Oceans Canada



EXECUTIVE RELEASE

August 4 2011

Highlights of the July 21 - 22 Executive Meeting

The July meeting is the fourth meeting of the year and signals the year-end for the association. At this meeting the Executive approves the work plan and preliminary budget for the year ahead and considers the Annual Report highlights and audited financial statements. The Executive also reviewed 219 resolutions; considered reports from 10 committees; and the full Executive received two delegations. The first delegation was from Mayor Peter Fassbender, UBCM's representative to the RCMP Contract Provincial Negotiating Team. The Executive also met with the Minister of Community, Sport and Cultural Development, the Honourable Ida Chong.

General Executive decisions:

- adopted the 2011-2012 preliminary budget.
 - received the annual report on UBCM's compliance with statutory requirements and the annual review of the MOU's, protocols and other agreements.
 - will continue to work with the Province on the development and implementation of changes to the **farm assessment** process.
 - continue to provide input into the development of the **Off Road Vehicle** management framework through the two established working groups and report back to the Executive as required.
 - monitor the **Agricultural Land Commission** review process and report further once the review report is available.
 - will continue to monitor the **Land Title**
- **Survey Authority's** move to e-filing and assist in coordinating consultations with member local governments prior to implementation.
 - monitor implementation of the **asbestos regulations** in the demolition or renovation of homes to determine what impact it may have on local government.
 - undertake the study contemplated in the RFP related to **industrial taxation**.
 - participate in the working group and support the development of a program and funding sources to manage the removal of **derelict vessels**.
 - consult with local governments regarding the **landfill gas capture** regulation and inform the Executive of any local government concerns.
 - meet with the Ministry and continue to advocate for the role of local governments in the decision-making and delivery of **local tourism marketing**.
 - continue to monitor the effect of the Health Care Costs Recovery Act for all local governments, particularly those who are not MIA members, who self-insure or use another insurance agency other than the MIA.
 - continue to consult with local governments on the impact of the proposed Net Zero Deforestation Act on British Columbia's communities, and work with the Ministry of Community, Sport and Cultural Development and the Ministry of Forests, Mines and Lands to explore and identify opportunities related to the Act.

- received a report on the Jeff McKelvey scholarships approved for 2010/2011 and approved \$5,000 be made available for scholarships in 2011/2012.
- received a report on new provincial legislation of interest to local governments.
- received a report on feedback received in response to UBCM's Comment on Fiscal Management in British Columbia's Municipalities.
- received a report on the survey results from the major federal parties, prior to the federal election, with respect to their party positions on **RCMP Contract Renewal and Infrastructure**.
- received a report on recent and planned activities with respect to the **FCM International Program**.
- received an update from the Nominating Committee on the 2011 Executive **nominations process** - July 29, 2011 being the deadline for nominations.
- approved the financial statements for the year ending June 30, 2011.
- approved the appointment of Councillor Noreen Guenther, Lake Country as UBCM's representative to **FortisBC's** Resource Planning Advisory Group.
- received a status report on Victoria Operations including the current provincially funded programs administered by UBCM under the **Local Government Program Services** and the **Gas Tax / Public Transit Programs**.
- received correspondence on a number of matters including: MSP premiums for seniors; internet voting for local government elections; urban deer issue; derelict vehicles; Gas Tax Innovation Fund; 2011 Strategic Wildfire Prevention Initiative and Metro Vancouver's Sustainable Regional Initiative.
- received a report from the UBCM's **Ferry Fares Advisory Committee** on its activities to date including a meeting with Minister of Transportation Blair Lekstrom and a submission to the new BC Ferry Commissioner Gordon Macatee outlining local government concerns and interests with respect to ferries and encouraging the Commissioner to consult with communities as part of his review of the Coastal Ferry Act.
- received a report from the LGLA advising of the plans for delivering the **2012 Newly Elected Officials program**.

Committee Reports

Presidents

The Committee provided an overview of their discussions and noted that Committee members also serve as the Audit Committee and they met with UBCM's external auditors to review the 2010-2011 financial statements. The Committee also reviewed the proposed budget for 2011-2012. In addition, the Committee discussed a number of matters during the meeting including: 2011-2012 Preliminary Budget; 2011 Community Excellence Awards judging process; member service and group benefit programs; decided against adding new UBCM membership categories; confirmed that the Metro Vancouver representative on the Presidents Committee would be permanent; and received reports on intergovernmental relations from the President and a report on 2011 member visits from the Executive Director.

Convention

The Committee provided an overview of Convention planning items currently underway, such as catering details and room allocations. Updates were provided on banquet

entertainment, which will be provided by comic juggler Robin Chestnut, to be followed by a dance with music from The Pids, including special performances by some UBCM executive board members and delegates.

The Committee made the following recommendations:

- approve the suggested clinics and workshops; including a session on the Municipal Auditor General;
- provide piano music during the banquet reception; and,
- provide a donation to the Canadian Red Cross and the UBC Farm's Inter-Generational Landed Learning Project in place of traditional speaker gifts.

Environment

The Committee reported out on its activities noting that it had received a report on the addition of packaging and printer paper to the BC Recycling Regulation. The Committee also discussed cosmetic pesticide use; the Q.U.E.S.T initiative; residential land use standards in the Agricultural Land Reserve; and the climate action charter.

The Committee made the following recommendations:

- consult with local governments on the impact of the addition of packaging to the Recycling Regulation, and advise the Province and the product steward of local government issues and concerns;
- work with the Province and the packaging product stewards in developing a survey, to be distributed by the Province, on existing local government blue box programs that would inform the scope and content of a packaging product stewardship plan;

- request a seat on the stewardship council or steering committee tasked with developing and implementing the packaging extended producer responsibility program to ensure local government interests are represented;
- write to the Province regarding the proposed packaging product stewardship program, which indicates UBCM's support for the program as well as identifies local government concerns with the scope and implementation of the plan;
- write the provincial bi-partisan committee on cosmetic pesticide use outlining support for a provincial ban on the sale and use of cosmetic pesticides province-wide, as per UBCM official policy;
- write to the Chair of the Quality Energy Systems of Tomorrow (QUEST) Initiative acknowledging UBCM's support for the Initiative;
- appoint a representative to sit on the Steering Committee of the British Columbia Chapter of the Quality Energy Systems of Tomorrow (QUEST) Initiative to promote local government interests; and
- write to the Province outlining local government concerns with the proposed carbon neutral framework.

First Nations Relations

The Committee reported out on its discussions including the proposed work plan for researching local governments' experience with non-treaty agreements and incorporating these findings into discussions around the renewal of the 2008 MOU on the New Relationship with the Province. The Committee considered four discussion papers from LMTAC; discussed the Monday pre-conference session on First Nations relations; received correspondence from Minister Polak in follow up to their April 2011

meeting; and received a number of information items related to local government-First Nation relations.

The Committee made the following recommendations:

- undertake research work that would identify local governments' experience in non-treaty agreements; the results of which would inform the MOU renewal process with the Province;
- write the federal Aboriginal Affairs Minister John Duncan asking that he share a copy of the report on the possibility of accelerating the conclusion of treaties with Common Table First Nations that are in the BC Treaty Process; and
- indicate support in principle for the issues identified by LMTAC as matters of local government interest that need to be addressed by provincial and federal governments when undertaking treaty/non-treaty negotiations.

Healthy Communities

The Committee reported out on its meeting, which included two delegations. The first was from Matt Herman, Executive Director, Injury Prevention and Healthy Built Environments, Ministry of Health to discuss the Healthy Families BC Communities Initiative and proposed consultation plan. The second delegation was received from Honourable Mary McNeil, Minister of Children and Family Development to discuss provincial initiatives to address child poverty. The Committee also discussed the results of the survey on the Public Health Act and the relationships between local governments and health authorities; and the renewal of the MoU with BC Parks and Recreation Association.

The Committee made the following recommendations:

- work with Ministry of Health and the regional Area Associations to develop a comprehensive consultation plan for the Healthy Families BC Communities Initiative;
- write Minister McNeil to express an interest in receiving updates on their Strategy to address child poverty; and
- renew the Memorandum of Understanding with BC Parks and Recreation Association.

Community Economic Development

The Committee reported out on the matters discussed including policy related to energy, forestry and aquaculture. The Committee also received an update on the Off Road Vehicle Management Framework initiative, received correspondence from Port Alberni on the Province's analysis of log export policy options and received a delegation from David Craig, an energy policy consultant.

The Committee made the following recommendations:

- write to the Minister of Forests, Land and Natural Resource Operations enquiring about the lack of representation on the Forest and Range Practices Advisory Council from the recreation and environmental stewardship sectors;
- write a letter to the Minister of Forests in response the Ministry of Forests Analysis of Log Export Policy Options advising of:
 - UBCM interest in the Analysis of Log Export Policy Options;
 - encourage the Minister to engage communities in this analysis;
 - convey to the Ministry UBCM's policy with respect to log exports; and
 - advise the AVICC and Port Alberni of our actions;

- write to the federal fisheries minister to enquire about the proposed consultations with local governments in the development of integrated management plans for aquaculture; and
- write to the ADM of Agriculture to seek clarity on jurisdiction with respect to aquaculture matters.

Community Safety

The Committee reported out on a number of files including:

- a detailed discussion on the input from local governments on the Terms of Reference for the RCMP Contract Management Committee and that the creation of an RCMP Contract Management Committee was seen as a positive step by local governments.
- discussed information provided by the Alberta Urban Municipal Association (AUMA) to its members on the new RCMP contract. The Alberta government has indicated to the federal government that it is prepared to sign a new RCMP agreement. However, the federal government has not agreed to sign-off on the Alberta proposal for a new RCMP agreement at this time.
- reviewed a report on the potential impact of climate change on community land use planning in coastal communities and the impact on local diking systems. The report suggested that local governments could see ocean levels rise 1 metre or more and also see an increase in storm surge activity along coastal communities.
- discussed the new regulations being proposed by Health Canada around the Marihuana Medical Access Program. The federal government is proposing to change the rules so that under the new program personal-use and designated-person

production licences would be phased out and individuals would no longer be able to grow marihuana for medical purposes in their own homes and communities, which would appear to address a number of local government concerns related to the current program.

The Committee made the following recommendations:

- approve the Terms of Reference for the British Columbia Local Government RCMP Contract Management Committee and direction to work with the provincial government in establishing the Committee; and
- authorize the UBCM President to appoint the local government representatives to the British Columbia Local Government RCMP Contract Management Committee.

Resolutions

Mayor Gaetz presented the Resolutions Committee's comments and recommendations on the 217 resolutions received by the June 30 deadline, as well as one special resolution and one extraordinary resolution. In addition, she advised that the Committee had discussed feedback from the SILGA Executive about the resolutions process at the 2010 UBCM Convention; criteria and procedures for deployment of an electronic voting system; an Extraordinary Resolution to amend the UBCM Bylaws to allow for electronic voting on resolutions at Convention; and a Special Resolution on the Marihuana Medical Access Program.

The Resolutions Committee made the following recommendations:

- use the electronic voting system in place of standing votes, with the Chair able to decide whether or not to deploy the

electronic voting system, but only once the membership has first voted on a resolution by a show of voting cards;

- in accordance with the current practice for standing votes, once the decision on an electronic vote has been announced, UBCM will not retain information on the number of votes for or against a resolution;
- finalize wording of the Extraordinary Resolution to go forward to Convention, to amend the UBCM Bylaws to allow for electronic voting;
- approve wording of Special Resolution SR1, Medical Marihuana, as recommended by the Resolutions Committee; and
- approve the Resolutions Committee recommendations on the resolutions submitted to UBCM for consideration at the 2011 Convention.

Meeting with Mayor Peter Fassbender, UBCM Representative to the RCMP Contract Provincial Negotiating Team

Mayor Fassbender updated the Executive on the RCMP Contract negotiations. He stated that the Honourable Shirley Bond, Minister of Public Safety and Solicitor General had met with the federal Solicitor General Vic Toews to discuss the current status of the RCMP contract on June 24, 2011. Minister Bond had written the federal Solicitor General outlining the province's views on the negotiations. The Minister highlighted the need to establish a governance framework that will support a new era of partnership and the need for better operation and financial accountability in order to ensure taxpayers that they are getting the most effective and efficient police service possible. The Province also highlighted the need

for cost containment measures, particularly as it relates to the transfer of additional costs onto the contract jurisdictions.

He reported that a meeting of provincial/territorial Assistant Deputy Ministers was held on May 17th to 19th to discuss the direction and strategy of the RCMP Contract renewal negotiations going forward, particularly in view of the recent announcement by Alberta that it has endorsed a new contract for RCMP services. A meeting of provincial/territorial Deputy Ministers was held on June 23rd and 24th to finalize the strategy before further negotiations are held with the federal government on the RCMP Contract. A common letter would be sent from each of the provincial/territorial governments, still involved in negotiating further changes to the RCMP contract, to the federal government outlining the key issues that still need to be addressed. The provincial/territorial governments intended to table a new proposal with the federal government in the near future.

Mayor Fassbender indicated that the negotiations process was put on hold during the recent federal election. No date has been set for the resumption of RCMP contract negotiations between the Federal government and the Provincial/Territorial governments.

A discussion on the RCMP contract took place between the UBCM Executive and Mayor Fassbender. The Executive discussed the alternatives to signing a new RCMP agreement. The Executive members discussed the current status of the negotiations and indicated their support for the letter that Minister Bond had sent to the federal government. The UBCM Executive highlighted concerns over the cost of the current contract (i.e. health benefits, training, equipment etc.) and the need for increased accountability by the RCMP to the community in the police services that it delivers.

Meeting with Hon. Ida Chong, Minister of Community, Sport and Cultural Development

Honourable Ida Chong, along with senior staff from the Ministry, updated the Executive on the Municipal Auditor General (MAG) file. The Minister indicated that she was responsible for implementing the Premier's MAG commitment and that she wanted to seek input from local governments to help with the design of the Office of the MAG. The Minister stated that a MAG was not intended to question local government accountability to the public, but rather to find best practices that could be highlighted.

Following opening comments by President Steele and Minister Chong, Mr. Don Fast, Deputy Minister, provided a brief overview of the Ministry's findings to date. During the presentation, Mr. Fast indicated that the Minister

intended to survey all local governments prior to Convention, in order for the results of the survey to inform the design of a Convention session on MAG requested by the Minister. The meeting then continued with a discussion between the Executive and the Minister.

The Executive decided to:

- provide a briefing document to the membership as soon as possible, in order to provide context to the proposed MAG survey from the Minister; and
- continue work on a Policy Paper on MAG to seek specific policy direction on a MAG from the membership at Convention.

On July 28, UBCM distributed a Member Release and the Municipal Auditor General Context Paper to all local governments. Both provided additional background and discussion related to the meeting between Minister Chong and Executive, along with UBCM research to date.

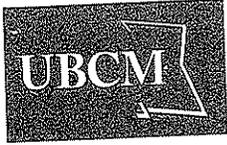
Convention Registration Reminder

Please note the early bird registration is fast approaching -
August 12, 2011

go online to:

www.ubcm.ca

to register for the
2011 UBCM Convention
September 26 - 30, 2011

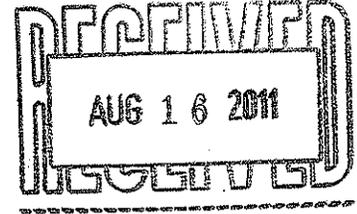


Union of BC Municipalities
Suite 60 10551 Shellbridge Way
Richmond, BC, Canada V6X 2W9

Phone: 604.270.8226
Email: ubcm@ubcm.ca

August 11, 2011

Chair Glenn Wong
Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3



Dear Chair Wong:

Re: 2011 Resolutions

The UBCM is in receipt of the attached resolution(s) endorsed by your Board.

The resolution(s) will be presented to the UBCM membership for their consideration at the 2011 UBCM Convention in September.

Please feel free to contact Reiko Tagami, Information & Resolutions Coordinator, if you have any questions about this process.

Tel: 604.270.8226 ext. 115 Email: rtagami@ubcm.ca

Sincerely,

A handwritten signature in cursive script, appearing to read "B Steele".

Barbara Steele
President

Enclosure

CONSULTATION WITH LOCAL GOVERNMENT REGARDING RESOURCE MANAGEMENT

Alberni-Clayoquot
RD

WHEREAS local government has expressed its duty to be consulted by elected and appointed representatives of the Government of Canada and the Government of British Columbia, in more than 100 resolutions from the Union of BC Municipalities since 1983;

AND WHEREAS the duties and obligations of local government are expressed by the Government of British Columbia in the *Community Charter SBC 2003* Part 1 and Part 9 Division 1, which does not identify local government as a "stakeholder", but rather, a duly appointed order of government;

AND WHEREAS the Coastal Community Network, an independent non-government organization comprised of local governments and First Nations collaborating and operating within the Pacific Coast Watershed, expects to be included as a correspondent of all federal and provincial spatial planning processes and policy development as a clearing house of information:

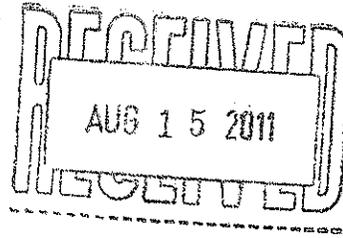
THEREFORE BE IT RESOLVED that UBCM and the Coastal Community Network:

- a) develop a mechanism(s) that ensures meaningful consultation with Canada and British Columbia with respect to all sustainability policies and processes affecting life in the Pacific Coast Watershed; and
- b) establish an appropriate platform for community-to-community relations between the urban/rural local governments and First Nations at an appropriate regional level across the Pacific Coast Watershed.

RESOURCE MANAGEMENT AUTHORITY

Alberni-Clayoquot
RD

THEREFORE BE IT RESOLVED that UBCM work with the Coastal Community Network to provide a one stop resource management assessment and referral delivery authority co-chaired by elected leaders drawn from local governments and First Nations at an appropriate regional level across the Pacific Coast Watershed.



August 10, 2011

244295

Glenn Wong, Chair
Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni BC V9Y 2E3

Dear Mr. Wong and Board Members:

Thank you for your letter of June 28, 2011, addressed to the Honourable Kevin Falcon, Minister of Finance and Deputy Premier, regarding the 5.25 per cent fee charged for the collection of regional district taxes in the rural area.

The collection fee recovers the cost of billing and collecting local service taxes, the interest costs for funds paid in advance of collection of the taxes, and the losses from failure to collect those taxes. The collection fee rate is reviewed by this ministry periodically and was last confirmed at the current rate of 5.25 per cent in 2010.

You question why the fee is so high, as it appears there would be a small cost impact to add regional district levies to the provincial taxes that are already being levied. Surveyor of Taxes staff spend a significant amount of time on local tax issues. Property owners understand taxes for school or police purposes, but can have a number of questions on local service taxes. Over 80 per cent of the rural levies managed by the Surveyor of Taxes in 2011 were regional district levies (1,369 of 1,707 levies in total).

Another aspect of the question of provincial versus local tax levies is systems complexity. In 2006, the Ministry reviewed property tax billing systems available commercially, as the existing system is old and costly to maintain. Several systems were identified that could handle provincial tax requirements, but none could handle the complexity of the local government levies. We are unable to find a cost effective strategy to replace our existing billing system, which was designed over 30 years ago.

You mention the disparity between the rural collection fee and the fee paid to municipalities for the billing and remittance of provincial school taxes. The (equivalent to) 0.25 per cent fee paid reflects the higher school tax levels involved and reflects that municipalities do not cover costs due to assessment appeal losses, remittance of taxes prior to collection, or uncollectible tax debts. For regional districts, the Province shields the regional districts from all losses and

...2

provides revenue certainty. Provincial costs incurred in property tax administration also include costs incurred by local Service BC offices such as in Ucluelet and Port Alberni that service the Alberni-Clayoquot area.

Regional district requisitions do increase over time, which does increase the level of collection fees received. A large portion of the increase is due to the establishment of new service areas, which do add to provincial costs. The Surveyor of Taxes and BC Assessment have started a multi-year project to address the issue of insufficient local service codes available in some regional districts. When this project is complete, very significant system costs and staff time will have been incurred to levy new regional district taxes. If we did not levy regional district taxes, none of these costs would have been necessary.

Your final concern is that workloads seem to be shifting from the Surveyor of Taxes to regional districts. With BC Assessment, Surveyor of Taxes, and regional districts all being impacted by the retirement of knowledgeable, long term staff, there has been an increase in the number of incorrect tax levies in recent years. These procedural changes were made to provide consistent requisition practices and to enable regional district staff familiar with the local service areas and associated tax burdens to verify that the results meet their expectations. Surveyor of Taxes staff continue to perform their normal quality control procedures.

I trust I have explained the nature of rural property taxation as it impacts regional districts and the Surveyor of Taxes, and how this results in considerable effort to bill, collect and finance local government tax levies. Thank you for bringing your concerns to the attention of the Province. I will ensure your concerns are considered the next time that the collection fee is reviewed.

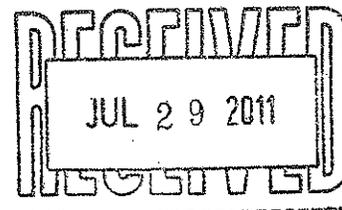
Sincerely,



Elan Symes
Assistant Deputy Minister
Revenue Programs Division

cc: Honourable Ida Chong
Minister of Community, Sport and Cultural Development

Scott Fraser, MLA
Alberni – Pacific Rim



July 25, 2011

Teri Fong
Manager of Finance
Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni BC V9Y 2E3

Dear Teri Fong:

Re: Surveyor of Taxes 5.25 per cent Collection Fee

I am writing to all regional districts to provide some background information on billing and collecting property taxes in the rural area. Your regional district board was likely copied on a recent Regional District of Bulkley-Nechako letter regarding the 5.25 per cent collection fee charged on regional district taxes. Our office has received several enquiries relating to this issue, so I thought it would be useful to provide a general update to all regional districts regarding rural property tax billing issues that impact the collection fee.

The collection fee is determined by the Minister of Finance periodically, and was last confirmed at the current rate of 5.25 per cent in 2010. Authority for the fee is provided by section 21.1 of the *Taxation (Rural Area) Act*.

Major cost components of the fee include tax billing, information requests, remittance processing, collection of outstanding taxes and the financing/guarantee of requisition amounts paid to local governments. Services to rural property owners are provided by this office and 60 Service BC offices located throughout the Province. Most regional districts are served by two to a maximum of five Service BC offices. In addition to normal collection losses, the Province also incurs costs for the financing of funds paid to regional districts prior to taxes being collected, and for assessment appeal refunds after taxes are billed. There is no legislative provision for the Province to recover appeal or collection losses from regional districts, so all these costs are born by the Province. This "financing/guarantee" of the rural requisition amount removes significant financial uncertainty from local governments. In 2010, the amount of outstanding rural taxes varied from \$51 to \$16 million during the tax year, one third of which would be attributable to regional district taxes. Losses from supplementary assessment reductions have been low for the last few years, at approximately \$2 million annually.

.../2

Ministry of
Finance

Revenue Programs Division
Property Taxation Branch

Mailing Address:
PO Box 9446 Stn Prov Govt
Victoria BC V8W 9V6
Telephone: 250 356-9565
Facsimile: 250 387-2210

Location:
1802 Douglas St
Victoria BC V8T 4K6
www.sbr.gov.bc.ca

The rural property tax environment differs considerably from the typical municipal environment, and these differences lead to increased tax administration costs. Municipalities are small in size, primarily fee simple properties, and usually owner occupied. The rural area is large (89 per cent of the area of the Province), remote with no local connection from the tax office to the owner, has a large number of Crown lease and First Nation properties (with additional collection issues), and properties are often not owner occupied (more tax notification issues). Fee simple properties are easy to collect, as they are subject to forfeiture or tax sale if taxes are not paid. In contrast, Crown lease and First Nation properties cannot be forfeited or sold at tax sale, and finding other sources of funds to collect from is difficult and can lead to higher tax write-offs. A full 25 per cent of rural tax revenues are derived from non-fee simple properties with these issues.

Billing systems and information requests are complicated in the rural area. A municipal tax notice will usually be about seven different tax types – school, municipal, regional district, hospital, BC Assessment, Municipal Finance Authority, and a parcel tax or two. The 2011 rural tax billing was 1,707 different tax levies, of which 1,369 were regional district service area levies.

Finally, the rural area has a high proportion of forestry, utility and mining properties, so there is significant supplementary assessment activity which usually leads to refunds to property owners. We are still processing assessment appeals for all taxation years from 1994 to 2011. All these circumstances add to the administration of rural property taxes, and the recovery of the local service portion of these costs is the basis for the 5.25 per cent collection fee.

The Regional District of Bulkley-Nechako letter also contained several specific concerns discussed below.

There does not appear to be any relationship between the amount of the fee collected and the incremental cost to collect it. The Province already collects provincial... taxes from rural taxpayers, so the additional effort to collect regional district taxes should be minimal. This office does spend considerable time on local tax issues. Most property owners understand the nature of their school or police taxes, but can have a number of questions on specific local service tax levies. Over 80 per cent of the 2011 rural property tax billing consisted of regional district levies, with the remainder being provincial and other local government levies.

As an example of costs associated with regional district levies, the Surveyor of Taxes and BC Assessment have started a multi-year project with specific regional districts to address the problem that the assessment and taxation systems have insufficient codes to identify new levies for those regional districts. When this project is complete, very significant system and staff time costs will have been incurred to resolve this issue. These costs will be solely attributable to regional district taxes, as there is no issue with availability of provincial tax jurisdiction coding.

The provincial fee of 5.25 per cent appears to be disproportionate with other, similar fees. For example, the fees paid by the Province to municipalities for collection of school taxes... The nature of services provided by the Province for regional district taxes, and the services provided by municipalities to the Province for school taxes, are considerably different.

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First of all, municipalities incur no cost for school collection losses, supplementary assessment value/taxation reductions, or for remitting school taxes prior to collection, so there is no need to compensate for these costs in the fee paid. All municipal collection and supplementary losses are passed to the Province, and municipalities only remit school taxes when they are paid. However, the province bears the losses on behalf of local service taxes as described earlier in this letter. Accordingly, the provincial collection fee must be higher to offset these costs.

Secondly, the school tax is only one levy that a municipality charges in addition to at least five other levies on the tax notice, so the additional municipal effort is likely marginal. However, regional district levies make up 80 per cent of the 1,707 levies that the Surveyor of Taxes must charge, so in combination with the other local service levies there is a much higher degree of effort required for local service taxes compared to provincial taxes on the rural tax billing process.

Third, the school tax base for which the equivalent to a 0.25 per cent provincial fee is attributable is seven times the size of the local government tax base, so a straight 5.25 per cent to 0.25 per cent comparison does not reflect the actual level of compensation. Municipalities collecting school taxes can also earn additional revenue above the 0.25 per cent fee through the retention of the school portion of municipal penalties and interest on overdue property tax payments, even though they do not bear the cost of financing the outstanding taxes. I will note that the Province also retains the regional district portion of penalties and interest on overdue rural taxes, but that is reasonable given that the province has already paid the requisitioned funds to regional districts and does bear the associated financing costs.

Regional district tax requisitions increase over time as costs increase with inflation, resulting in... commensurately higher fees. But it does not cost the Surveyor of Taxes any more to collect more money from the same number of taxpayers. I agree that it does not cost more to collect annual taxes for the same group of local service tax levies. However, unlike other taxing authorities, regional districts are constantly adding new services that do cost to set up in the taxation system, and as previously discussed, the Province is incurring considerable system and staffing costs to implement changes necessary to meet the future demands of new regional district service areas.

The Province also provides collection services to regional districts for outstanding utility fees in addition to the billing and collection of property taxes. In the past five years the number of utility fees transferred to this office each year for collection has increased 20 per cent in number (to 13,740 accounts in 2011) and 50 per cent in dollar value (to \$2.7 million). For the majority of these accounts there were no rural property taxes outstanding, so we do incur additional costs each year in the provision of services to regional districts.

Workload has been shifting to Regional Districts. Recent processes for the processing of regional district requisitions by the Surveyor of Taxes have changed. These changes were made to provide consistent requisition practices and to enable regional district staff familiar with the local service areas and intended tax burdens to verify that the tax results meet their needs.

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With BC Assessment, Surveyor of Taxes, and regional districts being impacted by the retirement of knowledgeable staff over the past several years, there has been an increase in the number of incorrect local service tax levies recently. The requisition changes were made to minimize tax errors occurring that negatively impact all parties, including local property owners and regional districts. This office continues to perform all normal verification procedures and has not transferred any of its verification procedures to regional districts. However, we are not familiar with the individual service areas and cannot determine if an increase or decrease in the number of properties in the area, or a significant change in the tax rate from the previous tax year, was what was intended by the regional district. These changes provide better reporting to regional district staff to ensure the resulting tax levies are in accordance with their original intentions. Finally, these reporting changes are consistent with initiative by the Ministry of Community, Sport and Cultural Development several years ago to no longer review requisitions and allow regional districts to exercise the final approval of their local taxation levels.

It was also suggested that the Surveyor of Taxes did all apportionment of tax requisitions amongst service area jurisdictions in the past, and now regional districts are required to perform this function. The previous apportionment practice was inconsistent – some regional districts did their own, and this office did some apportionments on behalf of regional districts. When the input of requisition data to our billing system was automated (to eliminate data keying errors), the apportionment practice had to become consistent. It was simpler for regional districts to perform this percentage allocation rather than trying to automate the apportionment. This change was made to reduce the impact of tax levy errors on regional districts and property owners.

I hope the above provides you with a greater appreciation of the unique nature of local government taxation in rural British Columbia, and that this information will help you to understand why the rural property tax collection fee is set at the level it is. I do periodically brief my executive regarding the collection fee to ensure they are aware of regional district concerns. If you have further questions on the collection fee or how our offices interact with each other, please let me know.

Yours truly,



Art Chambers
Director, Real Property Taxation,
Property Taxation Branch
Ministry of Finance



Ref: 61955

JUL 20 2011

His Worship Mayor Barry J. Janyk
Chair
North Island-Coast Development Initiative Trust
201A - 2435 Mansfield Drive
Courtenay, B.C. V9N 2M2

Dear Mayor Janyk:

I would like to take this opportunity to acknowledge the receipt of the March 10, 2011 report *Independent Legislative Review of the North Island-Coast Development Initiative Trust Act 2006*. I appreciate the Board's diligence in ensuring this legislated requirement was fulfilled according to the stated criteria.

I am pleased that the model you and the Board created under the legislation has proven effective in response to developing economic opportunities for the region. Of particular note is the progress you have made in terms of relationship-building with a multitude of stakeholders including municipal staff and local politicians across the region. Building avenues of consensus and trust is a process of time, patience, and good will, and your successes in this area are noted.

The report concluded with a number of recommended legislative amendments to the Act. The recommendations from ICET's Legislative Review Committee will be considered in the context of the review of the economic trust organizations which Premier Christy Clark committed to in her "Families First" platform.

Please accept my thanks for the completion of the ICET legislative review, and the work you have accomplished on behalf of the residents and businesses in your region.

Sincerely,

Pat Bell
Minister



BRITISH
COLUMBIA

July 18, 2011

The Honourable Vic Toews, P.C., M.P.
Minister of Public Safety
269 Laurier Avenue West
House of Commons
Ottawa ON K1A 0P8

Dear Minister Toews:

Thank you for meeting with me on Wednesday June 22, 2011, to discuss, among other things, the renewal of the Federal/Provincial/Territorial RCMP Agreements. Reaching consensus on the terms of the new Agreements is very important to British Columbia as well as the other Provinces, Territories and Local Governments which contract for RCMP police services. The new Agreements will impact our costs, our ability to manage our police services, and the degree of transparency and accountability provided by the RCMP to all levels of government and all Canadians. I would therefore like to provide you with our perspective on the status of the negotiations.

I want to assure you that we want to provide the best police service possible to our communities, and we believe this can be achieved by renewing our RCMP Provincial and Municipal Agreements. This belief is shared by the other Provincial and Territorial contracting jurisdictions. The RCMP's dedication, professionalism, and long history of providing high quality policing to communities across Canada, still make them our police force of choice. However, the Provinces and Territories have spent considerable time reviewing the terms of the Agreement you have reached – but not signed – with Alberta and we cannot support it. It simply does not go far enough to achieve our key objectives.

.../2

I should also clarify a few points. When I refer to the Provinces and Territories I am not including our colleagues in Alberta and Saskatchewan because bi-lateral negotiations have or are taking place with those jurisdictions. We expect that this course of action will not negatively affect the ongoing efforts on our parts to continue to reach a negotiated renewal of the RCMP contract that meets the needs of the Provinces and Territories and Public Safety Canada. We believe that the objective of improving relationships, which is outlined in greater detail below, is even more important if different contracts are reached with different jurisdictions. It is important that we work effectively together on our common objectives.

As you know, negotiations to renew the RCMP policing agreements have been ongoing for several years. It is a complex and complicated process that has involved significant analysis of each issue. Progress has been made in many areas, but there are still a number of outstanding issues that need to be resolved. Below I will expand on some of the critical areas that concern the Province of British Columbia, as well as our municipalities.

Governance and Accountability

We need better operational and financial accountability in order to assure our taxpayers that we are managing our RCMP Agreements to provide the most effective and efficient police service possible. Our goal is to improve RCMP transparency, and establish a governance framework that will support a new era of partnership. We are seeking to fundamentally redefine how our governments interact with the RCMP and Canada by moving away from a client based relationship to a new partnership in which we work together to manage our RCMP police forces. The negotiations to date have addressed many of our concerns in this regard, but we are also realistic. We know that this new relationship will only work if the partners to the agreement are committed to making it work. We are seeking your assurance that Canada and the RCMP will not wait until 2012, and will begin now to work in partnership with us in the management of the RCMP Agreements.

Fairness

Under the current Agreement, we are already paying our fair share, or more, for our RCMP services. The value of contract policing was analyzed in an independent 2004 report commissioned by Public Safety Canada. This report concluded that Canada is receiving a significant benefit from its contribution to Provincial, Territorial and municipal policing, and that the benefit is consistent with its current 30 percent federal cost share. However, we believe the federal benefit is more than 30 percent. Even though the changing nature of crime has put additional pressure on federal policing responsibilities in areas such as organized crime, the international drug trade, illegal importation of firearms and money laundering, the recent Auditor General's report confirmed that funding for the federal force has been reduced by over eight percent. As Canada struggles to meet its increasing responsibilities with less available funding, our contract police resources have been forced to assume some of your federal policing responsibilities in order to protect our citizens and ensure the safety of our communities. British Columbia has had to establish its own agencies and specialized integrated units to respond to the growing organized crime problems. In addition, the federal government is contributing only 10 percent – not 30 percent – to contract costs in large municipalities which employ over half of the contract police in British Columbia. In other words, on average British Columbia is paying more than 80 percent for its RCMP police services.

Cost Containment

One of the major challenges in our negotiations to date is reaching agreement on issues related to cost containment. Under the current Agreement, Provinces, Territories and municipalities pay actual costs for the majority of line items in their RCMP budgets. We have no input into federal decisions regarding RCMP compensation or any federal policies or programs that may also impact these costs. In particular, we are concerned about the cost of nationally managed programs such as cadet training, and the provision of RCMP health services. The budget and service levels of these types of national RCMP programs are defined by Canada, with no input from the contracting jurisdictions who pay most of the cost. Our ability to keep up with inflationary and other RCMP cost increases – without cutting service levels – is becoming more difficult. We are therefore concerned about Canada's proposal to transfer additional costs onto the contract jurisdictions. While we understand that Canada wishes to mitigate its financial pressures, we do not believe the proposed increases are justified, particularly in view of the fact that the federal benefit from contract policing has been steadily increasing over the course of the current agreement. Under a new partnership we believe it is possible to find efficiencies to contain costs to the contracting jurisdictions and Canada alike, without negatively impacting service levels or public safety. This is the approach we should take going forward. Together we can make this happen, but only if there is a shift in the way Canada currently approaches oversight and management of the force.

Mutual Benefit of RCMP Policing

The Provinces and Territories are also very much aware that in the absence of RCMP contract policing, the cost of Provincial, Territorial, and municipal, as well as Federal police services, would increase significantly. Just as importantly, many benefits would be lost – Canada would no longer have a de facto national police force; and the strength of the RCMP as our national symbol would be diminished. In addition, Canada would no longer have a force that provides an integrated service across Federal, Provincial, Territorial and municipal jurisdictions to support federal policing responsibilities and combat serious and violent crimes. This coordinated approach to addressing crime is recognized the world over and makes the RCMP and Canada the envy of many countries.

Summary

The remaining Provinces and Territories in the block are committed to continuing negotiations to renew their RCMP policing agreements. I want to emphasize that the ultimate outcome of our negotiations is critical not only to the Provinces and Territories, but also to Local Governments, whose needs are no different from our own or from Canada's. The contracting jurisdictions and Canada share a common interest in reaching consensus on terms of the Agreements that will best serve our citizens.

We will make every effort to reach agreement prior to the expiry of the current Agreement. However I am sure you share our concern that the timeline is very short and it may not be possible to have new Agreements in place prior to March 31, 2012. It is therefore prudent that we extend the current Agreement in order to assure our citizens that RCMP police services will continue uninterrupted and that public safety will not be compromised in any way by the pace of the negotiating process.

The Honourable Vic Toews, P.C., M.P.
Page 4

I trust you will continue to take an active interest in the negotiations as we go forward. For our part, the Provinces and Territories will very shortly be forwarding a proposed agreement to your Deputy Minister for his consideration. When we receive his response it will signal the beginning of a new round of negotiations.

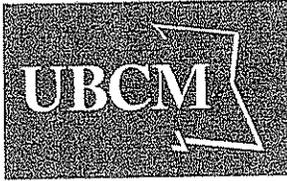
I look forward to working with you to bring this matter to a conclusion as quickly as possible.

Sincerely,

A handwritten signature in cursive script that reads "Shirley Bond".

Shirley Bond
Solicitor General

pc: The Honourable Marian Horne
The Honourable Jackson Lafferty
The Honourable Keith Peterson
The Honourable Andrew Swan
The Honourable Ross Landry
The Honourable Marie-Claude Blais, Q.C.
The Honourable Felix Collins
The Honourable Doug Currie
Mr. William Baker



MEMBER RELEASE

August 5, 2011

TO: Mayor & Council | Chair & Board | Senior Staff
FROM: UBCM Secretariat
RE: **UPDATE: RCMP Contract Negotiations**

1. Purpose

This communication is being forwarded to inform local governments about the current status of the negotiations to renew the RCMP agreement. More detailed information is attached.

British Columbia has been very active in attempting to re-start the RCMP contract negotiations that were suspended during the federal election. In June Solicitor General Shirley Bond met with federal Solicitor General Vic Toews to discuss the current status of the RCMP Contract Negotiations and express her concerns and those of local governments.

The BC Provincial negotiating team - which includes Mayor Fassbender as the UBCM representative - has met with the other Provinces and Territories, involved in RCMP contract discussions, to confirm their collective positions on the contract issues and the strategy that they will follow going forward. A Provincial/Territorial proposal for a new RCMP agreement was forwarded to the federal government on July 22, 2011.

The memo highlights some of the key issues where progress has been made in the RCMP contract negotiations and issues that the provinces and territories have put forward for discussion that are of interest to local government.

UBCM has consulted with its members on the creation of an RCMP Contract Management Committee in British Columbia. The Executive approved the creation of and Terms of Reference for this Committee at its July 22, 2011 meeting. A workshop will be held at the UBCM Convention on Tuesday, September 27, 2011 to further update members on the RCMP Contract Negotiations.

The RCMP contract negotiations are important to all local governments in the province. UBCM would ask members to inform their local MP's about the need to renew the RCMP contract in a way that will establish a new partnership, address

affordability/cost containment measures, and build new accountability provisions in the agreement.

Outlined below is a more detailed overview of the issues that have been described above.

2. Meeting between BC Solicitor General and Federal Solicitor General

On June 24th, Solicitor General Shirley Bond met with federal Solicitor General Vic Toews to discuss her concerns, and those of local governments, concerning the current status of the RCMP contract negotiations.

Minister Toews confirmed that the federal government was involved in bi-lateral negotiations with Alberta and Saskatchewan, and that they had reached an agreement in principle with Alberta on the terms of a new RCMP agreement. However, he indicated that the federal government had not yet signed an agreement with Alberta because there was concern that the costs to the federal government may be "too high". The Minister indicated that the federal government is planning to reduce their overall spending and that this may impact what they can expend on contract policing.

Minister Bond during the meeting expressed her concern that Canada had entered into bi-lateral negotiations with Alberta and Saskatchewan despite the fact the federal government had initially agreed to negotiate with all the provinces and territories as a block. Minister Bond underlined the need for cost containment measures, and stated that more work was needed to reach consensus on the cost items included in the agreement. Solicitor General Bond stated that the province and local governments could not accept the federal government's proposals to transfer additional costs onto the contract jurisdictions.

After this meeting, Minister Bond wrote to the federal Solicitor General confirming the Province's views on the negotiations that she had expressed at the meeting (see attached letter). The Minister highlighted the need to establish a governance framework that will support a new era of partnership and the need for better operational and financial accountability in order to assure taxpayers that they are getting the most effective and efficient police service possible. She also highlighted the need for cost containment measures, particularly with respect to the federal government's proposals to transfer additional costs onto the contract jurisdictions. In addition, the Minister stressed the mutual benefits that all levels of government receive in having a national police service like the RCMP and suggested that today the benefits received by the federal government exceed their contribution to provincial and municipal policing costs.

Minister Bond in her letter also requested that Minister Toews extend the current Agreement for two years so as to assure citizens that police services will continue

uninterrupted and that public safety will not be compromised in any way by the pace of the negotiating process.

3. Provincial/Territorial Meetings

May 17th to 19th, the BC Provincial negotiating team, which includes Mayor Fassbender as the UBCM Representative, met with the other Provinces and Territories that are still negotiating with Canada as a block. The nine Provincial and Territorial representatives discussed the direction and strategy that will be followed going forward, taking into consideration the Canada/Alberta agreement-in-principle and the bi-lateral discussions that are underway between the federal government and Saskatchewan.

A subsequent meeting of the nine provincial/territorial Deputy Ministers, still involved in negotiations, was held on June 23rd and 24th to finalize the negotiating strategy. The Deputies reached consensus on a Provincial/Territorial proposal for a new RCMP agreement. The Provincial/Territorial proposal for a new RCMP agreement was forwarded to the federal government on July 22, 2011.

4. Resuming Negotiations with Canada

The RCMP contract negotiation process was suspended during the recent federal election. No date has been set for the resumption of RCMP contract negotiations between the Federal government and the Provincial/Territorial governments. However, the Provincial/Territorial Deputy Ministers expect that the Provincial/Territorial proposal that was recently forwarded to the federal government will re-start the negotiations process.

5. Specific Areas where progress has been made

Good progress has been made through the negotiations to date in two of the three key theme areas that were originally identified by the Provinces, Territories and Local Governments, namely:

- Establishing a governance framework based on the contract jurisdictions being "partners"; and,
- Improving the operational and financial accountability of the RCMP.

The following is a list of some of the key RCMP Contract issues where progress has been made:

Partnership and Accountability - The Federal/Provincial/Territories have agreed to establish an RCMP Contract Management Committee under the new agreement. Unlike the body established under the current agreement, the responsibilities and duties of this Committee will be expanded and included in the new agreement. The Committee will meet on a regular basis to discuss areas of concern with the administration of the contract, the delivery of police services by the RCMP and any

changes that will result in new costs to the contract jurisdictions and will be responsible to undertake a review of the contract every five years.

Financial Planning and Reporting – Under the new agreement the RCMP will be responsible to provide a rolling 5 year financial plan to local government;

Staff Vacancies – Provisions will be included in the new contract to improve RCMP accountability regarding vacancies in local detachments; and,

Term of Contract – The new contract will be a 20 year agreement, with 5 year review periods. The agreement gives the federal or provincial government and any local government the ability to “opt out” after giving 2 years notice.

The major focus of the negotiations going forward will be on the third key theme area, and the most challenging area namely “cost containment”.

6. Provincial Proposals for New Agreement

The Provincial/Territorial proposals outlined below address some of the key issues of contract costs and cost containment that will need to be addressed in a new RCMP agreement.

Cost Containment: Currently British Columbia local governments pay approximately \$374 million for their RCMP contract services. Every year RCMP contract costs increase, but often the increase cannot be explained solely by inflation and growth in strength. Cost increases have resulted from new legislation or changes to federal or RCMP policies, or increased costs of RCMP self-insurance programs. In 2011, for example, adjustments made to the employer’s portion of the RCMP pension plans are estimated to increase local government contract costs by over 3%. When this is added to the cost impact of the Federal proposals related to the contract, the cost increase to Local Governments would be roughly 6%. The impact could be even higher if the federal government proposal to charge actual costs for its national RCMP programs (e.g. cadet recruitment) were implemented. The Provincial/Territorial proposals are therefore aimed at containing RCMP costs over the 20 year life of the new agreement.

Pay and Benefits: Based on a preliminary analysis of data on the cost of RCMP benefits, it appears the current ratio of benefits to salary is in excess of 30%, which is considerably higher than the 20% to 25% for other police forces and other governments in Canada. In addition to being higher, the cost of RCMP benefits are increasing. For example, between 2008 and 2010 the cost of the RCMP self-insured health care program in BC increased by nearly 50%, from \$15.8 million to \$23.4 million – and nearly half of this cost is paid by Local Governments. Since the cost of member salaries and benefits consume over 70% of our RCMP police budgets, the provinces and territories are proposing a pay and compensation cap

intended to limit and contain liability for RCMP pay and benefits (e.g. pension and health care), so that contract jurisdictions are paying an amount which is comparable to other police and government organizations. This cap is necessary because contracting jurisdictions have no influence or control over the existing RCMP salary and benefit plan, even though we pay either 70% or 90% of the cost.

Accommodations and Equipment: The Provinces and Territories are proposing that through the enhanced role of the Federal/Provincial/Territorial RCMP Contract Management Committee, they will participate in a review of RCMP building and equipment standards to ensure they are rationalized with industry standards. The national Contract Management Committee will also ensure the standards can be adjusted to address the culture and environment of the community in which a detachment is located.

Large Municipalities (over 15,000 population): Currently large municipalities that contract for the delivery of local police services with the RCMP pay 90% of their RCMP costs even though the federal government receives a benefit greater than the 10% that they are paying of the RCMP contract costs. British Columbia is seeking to reduce the cost burden on large municipalities by reducing their cost share for the following units and/or cost items to 70% from 90%:

- Regional Integrated Teams;
- Cadet Training;
- Division Administration; and,
- Commission for Public Complaints (or New Complaints Body).

Local Government Involvement: The Provincial/Territorial proposed agreement includes provisions that would ensure local government participation in the national Federal/Provincial/Territorial RCMP Contract Management Committee.

7. British Columbia - RCMP Contract Management Committee

In British Columbia, the Province and local governments who have RCMP services will establish a management committee to monitor the RCMP agreement. This committee will not have to wait until the completion of the RCMP contract negotiations to begin operations, as it is not part of the Master Agreement. UBCM will be working with the province to establish this management committee.

The Provincial/Local Government committee, similar to its federal counterpart, will address issues and concerns related to the RCMP contract and the on-going delivery of local government police services by the RCMP. The committee will facilitate regular input/feedback between local governments and the Province, and ensure local government input into the 5 year RCMP Contract review process.

UBCM has received local government input on the Terms of Reference for the establishment of a British Columbia/Local Government RCMP Contract

Management Committee and the UBCM Executive has approved the Terms of Reference and the creation of a joint committee with the Province.

8. Next Steps

Local Government Support

UBCM has requested a meeting with federal Solicitor Vic Toews during his next visit to Vancouver to discuss concerns with respect to the renewal of the RCMP Contract.

UBCM would request that member local governments inform their local MP's about the need to renew the RCMP contract in a way that will establish a new partnership, ensure affordability/cost containment measures, and establish strong new accountability provisions into the agreement.

UBCM Convention

A workshop on the RCMP contract negotiations will be held at the UBCM Convention on Tuesday, September 27, 2011 at the 2011 UBCM Convention to update members on the contract discussions, and to discuss what action local governments can take to support the provincial government position in its negotiations with Canada to renew the RCMP agreement.

UBCM Contact

If your local government has any questions regarding this communication, please contact Ken Vance, Senior Policy Advisor Email: kvance@ubcm.ca; Tel: 604-270-8226 ext. 114.

August 11, 2011

**Statement from David Cobb
President & Chief Executive Officer, BC Hydro**

Today, the BC Government announced the outcome of its review of BC Hydro, which provides a fresh and independent look at our expenditures and the way we conduct our business. The goal was to reduce the impact of rate increases for our customers and keep our rates among the lowest in North America while continuing to invest in our province's electricity infrastructure.

Over the past several months, BC Hydro has been working hard to find efficiencies and cost savings. I am happy to announce that we will be filing a revised rate application later this year that will see our proposed rate increase be reduced from 32 per cent over three years to about 16 per cent over three years.

For the average residential customer account, this means a bill increase of approximately \$4.00 per month in each of the 3 years of the application.

This 50 per cent reduction in our proposed rate increase will be achieved in part by the recommendations included in the Government review report as well as other measures that we will take to find the necessary cost savings.

Since January we have been looking at all areas of the company for options to reduce our costs, and the government review panel made it clear we're headed in the right direction.

To find these reductions, our updated rate application will be based on:

- Operating cost reductions;
- Capital project deferrals;
- Accounting adjustments and changes to amortization costs; and
- Updating the trade income forecasts from Powerex, the BC Hydro subsidiary that buys and sells wholesale electricity in the marketplace.

.../2

As you know, BC Hydro is in a regeneration phase and I am pleased that the review also endorsed our capital program. Over the next three years we will be investing in the province's electricity system, improving and replacing aging facilities that were built primarily between 1950 and 1980.

We also need to continue our focus on conservation through Power Smart, so vital to helping meet the growing customer demand for power in B.C. And the first step in grid modernization and improved customer service is taking place, as we speak, with the installation of new, updated meters around the province.

British Columbia is blessed with among the cleanest electricity in the world. We have some of the lowest rates in all of North America. We have a thriving conservation culture.

I am confident that with your support, we will emerge from this period as a stronger utility that continues to deliver the electricity our growing economy will need for the next 50 years.

Thank you.

For more information please contact the Community Relations Manager in your region.

Arlene Shwetz, Community Relations Manager, Lower Mainland South Coast
telephone: 604 623-4468 arlene.shwetz@bchydro.com

Ted Olynyk, Community Relations Manager, Vancouver Island
telephone: 250 755-7180 ted.olynyk@bchydro.com

Bob Gammer, Community Relations Manager, Northern Region
telephone: 250 561-4858 bob.gammer@bchydro.com

Dag Sharman, Community Relations Manager, Thompson/Okanagan/Columbia
telephone: 250 549-8531 dag.sharman@bchydro.com

Diane Tammen, Community Relations Manager, East Kootenay
telephone: 250 489-6862 diane.tammen@bchydro.com

Wendy Thomson

From: Kennah, Morgan [MKennah@islandtimberlands.com]
Sent: Monday, August 15, 2011 4:46 PM
To: Russell Dyson; chairperson@acrd.bc.ca; Jennifer Dyson; Erica Blake ;
Jake_Martens@portalberni.ca
Subject: Cold Creek Mainline Upgrading - Port Alberni

To Whom It May Concern,

Island Timberlands has commenced upgrading its Cold Creek Mainline to improve access, water and fish management on its property. This road is located on Island's private managed forest lands extending from the west side of Highway 4 (behind Coomb's Country Candy Store) and ends approximately at the Alberni Motocross track. Construction activities are expected to extend into late October; this timeline has been selected to meet fish habitat requirements and optimize site conditions, and is subject to change without notice. Given the considerable safety risks present with road construction, all public access to the area will be restricted during weekdays until after construction ceases. Specific inquiries from the public on Island Timberland's activities for its Cold Creek Mainline can be addressed to 'environment@islandtimberlands.com' with the subject line "Cold Creek Main Inquiry."

However, direct inquiries from those on this notification list may contact me directly, preferably through email.

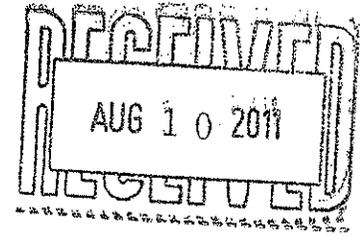
Jennifer, can you please share this with members of the WIWAG? Thank you very much.

Regards,

Morgan Kennah, RPF
Manager, Sustainable Timberlands & Community Affairs
Island Timberlands
250.468.6830



Special Olympics
British Columbia
Port Alberni



Alberni-Clayoquot Regional District:
3008 Fifth Ave.
Port Alberni, B.C.
V9Y 9E9

Aug. 9, 2011

Dear Alberni-Clayoquot Regional District:

Thank you very much for your approval of the grant application to Special Olympics B.C Port Alberni. As we are a non-profit organization we rely on the generosity of organizations like yours to help us improve the quality of the lives of our special athletes. We offer 8 sports programs for over 90 athletes totally run by volunteers who fund raise, coach or act as administrators for the programs.

This winter our curling team along with 3 coaches attended the winter provincial championships in Coquitlam, bringing home a bronze medal in C division. 6 Special Olympic figure skaters along with 2 coaches attended these games also. All but 1 skater came home with medals.

The money you are granting us will be used to pay pool fees this year. It will also go towards sending our athletes to their regional qualifiers next spring. These competitions along with their training allow our athletes to focus on their abilities, not their disabilities, improving all aspects of their lives and those around them.

Thank you again for your support.

Sincerely,

Anne Evans,
Local Coordinator
Special Olympics BC Port Alberni



Regional District of Mount Waddington

PO Box 729 2044 McNeill Road, Port McNeill, BC V0N 2R0

Telephone (250) 956-3161 Fax (250) 956-3232

Web-site: www.rdmw.bc.ca Email: info@rdmw.bc.ca

August 10th 2011

File #: 430.06

The Clerk of the Standing Committee on Finance
Sixth Floor, 131 Queen Street
House of Commons
Ottawa ON
K1A 0A6 Canada

Dear Sir/ Madam,

Federal government budget 2012 submission

The Regional District of Mount Waddington (Vancouver Island North) recently received an invitation from the office of John Duncan M.P. to make a submission concerning the 2012 federal budget. As a rural-remote region of approximately 11, 500 residents and numerous communities and First Nation traditional territories, our needs of the federal government are both diverse and great in ways that go well beyond the prescribed five pages and three key recommendations. In that realisation, the Regional District respectfully provides the following submission.

Ending the centralisation and expansion of rural service management in urban centres

The communities of the Regional District of Mount Waddington (RDMW) are well aware of what typically happens when the Federal Public Service, ADMs and DMs are under pressure to cut areas of the government's operations to reduce costs:

- 1) Rural and rural-remote operations are sacrificed to protect expansionist central administrative units in Ottawa and major centres under the guise of "restructuring", "modernisation", "consolidation" or all three together.
- 2) Rural and rural-remote offices of various federal departments are wound down by attrition over a number of years to lessen the blow and community outrage when the final axe falls.
- 3) "Temporary" staff reassignments and accommodations to larger centres are made permanent and the positions in the rural areas are not re-filled.
- 4) Federal Public Service job opportunities become progressively less accessible to rural Canadians, encouraging urban out-migration for professional advancement. Professional working families have to leave and recruitment of this demographic to rural areas is rendered progressively more difficult.
- 5) Rural professional and service businesses that typically work for the Federal government are encouraged/ forced to locate to larger centres.
- 6) Rural stakeholders must travel to urban centres to discuss their own local affairs with even junior level management who have little understanding of local context.

As this Conservative government draws much support from rural Western Canada, RDMW encourages the Cabinet to re-think all advice they are given from entrenched senior public service

INCORPORATED JUNE 13, 1966

MUNICIPALITIES: ALERT BAY, PORT ALICE, PORT HARDY, PORT MCNEILL
ELECTORAL AREAS: "A" (SOINTULA); "B" (HOLBERG, WINTER HARBOUR); "C" (QUATSINO, COAL HARBOUR, HYDE CREEK); "D" (WOSS, TELEGRAPH COVE)

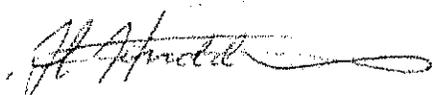
management concerning the restructuring, modernisation and consolidation of any aspect of the Federal Public Service outside of major urban centres. The recently announced operational cuts to Environment Canada have all the potential hallmarks of the above approaches by senior public service managers. It is our view that Cabinets of all political stripes are regularly and deliberately distracted from the fatted calves just down the road from Parliament Hill and outdated bureaucratic organisational models in cities like Vancouver. We urge Cabinet to clip the wings of the central bureaucracies in order to maintain and indeed restore essential rural services and functions of the federal government. It is important for government to recognise itself as a driver or *animateur* of rural socioeconomic development and to educate senior public service officials of that fact and responsibility across all ministries and agencies, not just those tasked with that specific remit. It is currently expedient to reduce or cut rural or regional services rather than the wasteful activities in the central bureaucracies – this must change.

Aside from the impact of reduced service, employment and business in rural areas, the impacts of centralisation by the Federal Public Service are suggested to be as follows:

- 1) Escalated public wage, salary and benefit packages that reflect higher residential, childcare and daily commute expenses for workers and their families with jobs in downtown urban office locations.
- 2) Expensive, consultant-driven departmental initiatives that could have been executed internally and to a higher standard by local federal staff in the past yet are now beyond the massive city bureaucracies tasked with doing the same job. The *Pacific North Coast Integrated Management Area* initiative is a perfect example of this. Many of the consultants involved in such initiatives are former local area staff who were cut in previous rounds of public service consolidation.
- 3) Larger, stronger and more effective collective bargaining units that have little incentive to promote decentralisation or subsidiarity in decision-making.
- 4) Greater indirect costs as rural communities become increasingly dependent on the federal and provincial governments for reactive one-off social programs that could have been mitigated or avoided had the original services remained in place and simply been progressively modernised *in situ*.

A general policy move to cut from the centre and restore the tried and true decentralized service model for the benefit of all Canadians and the federal budget is, in our opinion, both necessary and economically progressive. The Regional District of Mount Waddington will continue to lobby on more specific matters separately through appropriate channels.

Yours sincerely,



Al Huddlestan
Chair

Pc: John Duncan, M.P.
Coastal Communities Network

INCORPORATED JUNE 13, 1966

MUNICIPALITIES: ALERT BAY, PORT ALICE, PORT HARDY, PORT MCNEILL
ELECTORAL AREAS: "A" (SOINTULA); "B" (HOLBERG, WINTER HARBOUR); "C" (QUATSINO, COAL HARBOUR, HYDE CREEK); "D" (WOSS, TELEGRAPH COVE)



Coastal Community Network

The voice of British Columbia's coastal communities

COASTAL COMMUNITY-TO-COMMUNITY SUMMIT ON



ARE WE DEAD IN THE WATER?:

Are we getting what we need? Are we maximizing the use of our influence?
Are we being recognized as legitimate voices of our communities?

- What:** This is a working session for community leaders concerned on where their communities stand in terms of local and regional control of resources and resource processes.
- Aboriginal Leaders attending the First Nation Summit will be joined by local government leaders as they all gather in Vancouver on their annual UBCM meet up and convention.
- Why:** There are too many conferences where you are asked to sit in front of talking heads. This is your opportunity to share your experience with your peers, tell your story and take away support for you in your efforts to optimize the positive aspects of local and regional resource management.
- When:** **Friday September 23rd 2011 - 12 noon to 5pm – To Be Confirmed**
- Where:** Post First Nation Summit | Pre UBCM Annual General Meeting
Chief Joe Mathias Centre | 100 Capilano Road | North Vancouver | Squamish First Nation
- Who:** Aboriginal community and regional leaders, Chairs, Chief Councilors, and Hereditary leaders, Mayors and Regional District Chairs
- Your Hosts:**



Chief Councillor Les Sam
Tseshaht First Nation

Director Tony Bennett
Long Beach Area C Alberni Clayoquot RD

Co Chairs
Coastal Community Network

RSVP: patrick.marshall@coastbc.org or call +1 877 595-8676

4341 Shelbourne Street | Canada's Remembrance Road Victoria, British Columbia, Pacific Region CANADA V8N3G4
 mailto: patrick.marshall@coastbc.org | www.coastbc.org
 Tel : 250-595-8676 | Toll Free : 877-595-8676 | Facsimile 866-827-1524 | Mobile : 250 507-4500



Staff Report

To: Board of Directors
From: Russell Dyson, Chief Administrative Officer
Date: August 17, 2011

Re: Update on Staff Activities

The following is an update on projects that Regional District Administration Staff are currently working on in addition to daily duties:

- a. Updating the Regional District's records management system;
- b. Developing of the Log Train Trail Advisory Committee, Committee members appointed, initial meeting being arranged;
- c. Investigating options/projects for the Gas Tax Funds;
- d. Long Beach Airport review, paving, tenures and Safety Management System Implementation;
- e. Implementing Contracts – West Coast Landfill Operations and West Coast Recycling and Collection Services;
- f. BCID conversion and infrastructure analysis;
- g. Sproat Lake Volunteer Fire Department Review;
- h. 2011 Local Election Preparation;
- i. Organizing the development of the Alberni-Clayoquot Health Network;
- j. Management of the 2011 Sproat Lake Marine Patrol Program;
- k. Implementing Regional Fire Services Coordinator;
- l. Meeting with Min. Forests, Lands and Natural Resource Operations regarding the AV Landfill tenure;
- m. Meeting with Bill Surrey, Alberni Valley Drag Racing Association;
- n. Preparing for the upcoming UBCM Convention including arranging meetings with Ministers;
- o. Alberni Valley Airport grounds maintenance – brush control and ditching;
- p. Harold Bishop Fire Hall water service;
- q. Secure new contract service for Bamfield Water System;
- r. Alberni Valley Fall Fair Preparation

Russell Dyson,
Chief Administrative Officer

Members: Port Alberni, Ucluelet, Tofino, Electoral Areas

"A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)



CITY OF PORT ALBERNI ECONOMIC DEVELOPMENT MANAGER

Report to City Council, Regional Board and Port Authority Board
August 17, 2011

ECONOMIC DEVELOPMENT STRATEGIC PLAN

The following briefly summarizes the need and process proposed for an Economic Development Strategic Plan.

For the past four years, the Economic Development Manager (EDM) has been focused primarily on implementation of priorities and recommendations identified in the:

- City of Port Alberni's Strategic Plan (2005),
- Review of the Port Alberni Forest Industry (inspired by SOVA in 2007),
- Uptown and Waterfront Redevelopment Study (jointly sponsored by the Port Alberni Port Authority and the City in 2007),
- BC pilot Memorandum of Agreement on Community Economic Development with the Province of BC (2009),
- Integrated Resource Recovery Study (2010), and
- City of Port Alberni's 5 Year Financial Plans beginning in 2008.

Some work has also arisen out of opportunities created by funding programs.

Progress has been made on many of the resulting initiatives and the need for a new Strategic Plan is focusing on economic development has become evident.

The EDM is proposing the following process:

- Circulation of a 'situational analysis' to the community via media and community gathering points
- Survey of residents to gather input on issues, opportunities and potential 'game changers'
- Facilitated discussion at meetings in neighbourhoods throughout the region for the same purpose (as above) and to clarify most economically beneficial relationships between communities in region
- Formation of small sector 'specialist' committees to identify or confirm trends, most appropriate priorities and targets
- Request for input from former residents of the region
- Request for input from frequent visitors to the region
- If other communities in the region are willing, consideration of their current economic development plans
- Circulation of draft strategic plan for feedback at two points throughout the process
- Provision of opportunity to provide feedback on strategic plan via social media
- Contract for report preparation and information required by sector specialist committees
- Contract for 'constructive criticism' of penultimate draft of strategic plan

The work on the strategic plan will start in September and is expected to be completed in early 2012.

Though the budget is still being developed for the Strategic Plan, it is expected that most of the funding for this work is already in place from a grant provided by the Rural BC Secretariat.

**Alberni-Clayoquot Regional District
Staff Action Items by Department and Date
Update to the Board of Directors as of August 17, 2011**

No.	Date	Action item	Assigned to	Target Date/Update
Administration Department				
1.	Nov. 24/10 BD	Apply for Infrastructure Planning Grants for Cherry Creek and Beaver Creek Water	Janice	Submitted December 2/10 – Awaiting decision – Fall 2011
2.	Dec. 10/10 BD	Apply for funding through the Gas Tax General Priority fund for Sugsaw Lake upgrade and Beaver Creek Water booster pump station	Janice	Submitted – April 29/11 Awaiting decision – Fall 2011
3.	Jan. 12/11 COW	Submit application for funding for the Debris Deflection Berm (Woosley Road)	Janice	Submitted – Jan. 14/11 Awaiting decision
4.	Feb. 9/11 WC	Meet with Dave McVetty, Superintendent, PRNP to discuss water supply and outstanding lease issues at Long Beach Airport	Russell	Met with Mr. McVetty – Work in Progress-- Keeping PRNP up to date on water supply
5.	Feb. 23/11 BD	Work with Ryan Dvorak, SD70, ADSS in exploring potential opportunities to enhance forestry education through a Christmas Tree Farm – Investigate potential lands in the ACRD	Russell	To negotiate with SD#70
6.	Apr. 27 th EA Dir	Further evaluate potential Gas tax projects 1 – 4 outlined in report dated April 21 st and report back to the Electoral Area Committee in early July	Russell	August 24 th , 10:30 am – Electoral Area Directors Meeting
7.	Apr. 27 th BD	Put together a C2C Forum application to host a forum with all the FN's and Municipalities in the region to discuss Emergency Planning	Janice/ Russell/ Laurie	Application approved – arranging forum for the fall of 2011
8.	May 25 th BD	Make amendments to the Long Beach Airport Authority and forward for consideration by the ACRD Board – refine schedule A – lands subject to the Authority	Wendy	September Board Meeting
9.	June 8 th COW	Forward a letter inviting the BC Ferry Commissioner to meet with the ACRD Board to discuss the proposed ferry fair increases	Wendy	Tent. booked for Oct. 5 th
10.	June 22 nd BD	The Board approved retaining the services of VIU to conduct a survey on the West Coast – Proceed with survey	Russell	Developing Questionaire

No.	Date	Action Item	Assigned to	Target Date/Update
11.	June 22 nd BD	The Board approved the sewage works to collect and treat waste from the BC Parks lease space at the Long Beach Airport	Russell	Al McGill to preparing final plans
12.	July 13 th Spec. BD	The ACRD Board awarded the 3 yr contract to Sonbird Refuse & Recycling Ltd. for West Coast Recycling, Garbage Collection and Disposal – Award Contract	Wendy	August 19 th
13.	July 13 th Spec. BD	The ACRD Board appointed the following individuals to the Log Train Trail Advisory Committee: Patty Edwards, Glenn Wong, Mike Kokura, Ken McRae, Linda Scobbie, Judy Carlson, Erica Blake, Deb Oakes and Brian Clozza – Forward letters advising of appointments	Wendy	Initial meeting to be arranged early September 2011
14.	July 13 th COW	Forward a letter to the appropriate Ministers requesting a meeting at UBCM regarding Coastal Community Network's submitted resolution	Wendy	Done
15.	July 13 th COW	Investigate any available grants that could be accessed to expand broadband internet service into Beaver Creek and Beaufort	Janice	No grants available at this time
16.	July 13 th COW	Request a ministerial meeting at UBCM requesting that Regional District's be consulted on major policy changes that impact Regional District's in talks with First Nations	Wendy	Done
17.	July 13 th COW	Request a meeting with Minister Polak at UBCM to discuss funding for the ACRD to assist with treaty settlements	Wendy	Done
18.	July 27 th BD Mtg.	Request a meeting with the Minister of Aboriginal Relations and Reconciliation regarding the junction property and funds to assist with Maa-nulth Treaty Implementation	Wendy	Done
19.	July 27 th BD Mtg.	Forward a letter to EMCON requesting the deadlines on Highway 4 to the West Coast be re-painted	Wendy	Done
20.	July 27 th BD Mtg.	Forward a letter to the Prime Minister, Federal Minister Responsible and James Lunney, MP requesting the Federal Government reconfirm their commitment to	Wendy	August 24 th

No.	Date	Action Item	Assigned to	Target Date/Update
		the BC Treaty Process and Negotiations		
	July 27 th BD Mtg.	The Board approved the improvements to the Log Train Trail at a cost of \$5,000.00 – Advise TimberWest and proceed with the improvements	Russell	Design being developed
21.	July 27 th BD Mtg.	Refer the Administrative Memorandum on the Vancouver Island Regional Library to the next Electoral Area Directors Meeting	Wendy	Referred to August 24 th Meeting
22.	July 27 th BD	Explore Gas Tax Funds to be used for a hydroelectric project and confirm if projects need to be completed by March 2015	Russell	Investigating
23.	Aug. 10 th RHD	Forward a letter to VIHA requesting that the Alberni-Clayoquot Regional Hospital District be involved in the First Nations Health Model	Wendy	August 27 th
24.		Finance Department		
	Aug. 10 th COW	Provide back-up information from Finance Warrant No. 507 – Budget Car Rental (\$1,140.22), McGill payment for BWS – Coast Guard Facility (\$411.60)	Russell	August 24 th
25.		Environmental Services Department		
	June 6/08	Bamfield Liquid Waste Management Infrastructure Planning Grant	Russell/ Lori	Find consultant to provide options - Map of outfalls into Bamfield and Grappler Inlets – Done
26.	Sept. 16/09 AV	Work with City of PA Staff on Bell Road/Stuart Ave. Water and continue investigating infrastructure grants	New Manager	\$10,000 grant received – proceeding with draft design/cost – meeting with Engineer to follow
27.	Oct. 1/09	East Bamfield Waste Transfer Site Re-use shed at Waste Transfer Site	Rob	Working with NIC on design of re- use shed
28.	Apr. 6/10	West Bamfield Harbour Authority Dock Improvements (ICET)	New Man/ Janice	Work to be completed in 2011 – Report to follow
29.	Apr. 28/10 BD	Investigate and work with Dolan's on the proposed Rock Quarry Project on the AV Airport Property	Russell	ILMB to provide response
30.	Apr. 8/10	Work with Parks Canada on the landfill road	Russell	In Progress
31.				

No.	Date	Action Item	Assigned to	Target Date/Update
	WC	agreement		
	May 13/10	Mapping of Bamfield Water System, Infrastructure Planning Grant	Mike/ Lori	Underwater system map completed by John Mass. Mapping of Meters and new infrastructure two thirds complete
32.	Sept. 8/10 WC	Investigate options for implementing passenger and airport improvement fees at the Long Beach Airport	New Manager	Investigate with the Long Beach Airport Authority (when formed)
33.	Sept. 8/10 WC	Investigate the possibility of leasing property at the long Beach Airport for TFN to drill a well for water to their reserve	Russell	Reviewing alternatives – ongoing
34.	Oct. 13/10 COW	Work with Tofino Air on details of their request for a new lease at the Long Beach Airport	New Manager	August/September 2011
35.	Apr. 13 th COW	Forward a letter to the AV Stakeholders Initiative to End Homelessness requesting they consider options for the \$285,000.00 grant the ACRD received from VIHA to address homelessness in the region and make a recommendation to the ACRD Board	Janice	Request forwarded – waiting for recommendations
36.	Apr. 27 th BD	Put forward to the COW the request from the Air Quality Council to: 1. Establish Alternatives to Burning & 2. Develop Guidelines for Best Burning Practices	Janice/ Rob	August 2011
37.	May 11/11 AV Comm	Investigate with the Tseshaht First Nation possible resource recovery at the AV Landfill	Russell	Meeting forthcoming
38.	July 27 th BD	The Board approved awarding the contract for the Long Beach Airport Access Road paving to Rayner Brach Construction in the amount of \$159,940.00 plus HST – Award the contract	Russell	Awarded – Project proceeding
39.	July 27 th BD	The Board approved awarding the contract to GW Solutions to undertake the Hydrogeological Groundwater Evaluation at the Long Beach Airport for a maximum cost of \$65,216.00 including HST – Award	Russell	Awarded – Project proceeding
40.				

No.	Date	Action Item	Assigned to	Target Date/Update
		Contract		
Planning Department				
41.	June 1/09	East Bamfield Parking Plan	Mike	Part of OCP review in 2011
	June 1/09	Bamfield OCP Review	Mike	Working with VIU – Community profile to be completed by Sept.
42.	May 13/10 WC	Planning Staff proceed with subdivision process on the Long Beach Airport lands for the WC Multiplex Society and Long Beach Golf Course	Mike	Investigating
43.	n/a	Airport Zone Bylaw – AV Airport/Long Beach Airport	Mike	August Board
44.	n/a	Alberni Valley OCP Review	Mike	In progress – Cherry Creek second Open House in September Beaufort OCP underway – Open House – September – Beaver Creek OCP underway
45.	Apr. 27 th BD	The Board adopted the Alberni Valley Agriculture Plan – Develop report identifying ACRD actions and resources needed	Mike	Fall 2011
46.	Aug. 10 th COW	Added to the Action List: Provide the Bamfield Community Hall Association with information (including regulations) on building a new hall at Bamfield Centennial Park	Mike	September
47.	Aug. 10 th COW	Directors approved moving forward with the contract with Coastal Animal Control Services of BC to provide animal control (dangerous dogs) in Sproat Lake and beaver Creek – Prepare RFD to the ACRD Board	Mike	August Board
48.				

Issued: August 17, 2011



Administrative Memo

To: Board of Directors
From: Wendy Thomson, Manager of Administrative Services
Meeting Date: August 24, 2011

Subject: ACRD Meeting Amendments – September/October 2011

Recommendation:

That the following amendments be made to the Alberni-Clayoquot Regional District meeting schedule for September/October 2011 due to the 2011 UBCM Convention, September 26th to 30th in Vancouver:

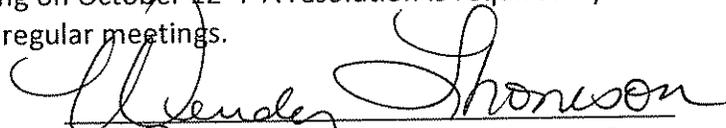
- a. The September 28th Board of Directors meeting be re-scheduled for **Wednesday, October 5, 2011 at 1:30 pm in the Regional District Board Room;**
- b. The October 12th Regional Hospital District meeting be re-scheduled for **Wednesday, October 5, 2011, immediately following the Regular Board of Directors meeting; and,**
- c. The October 12, 2011 Committee of the Whole Meeting be cancelled.

Background

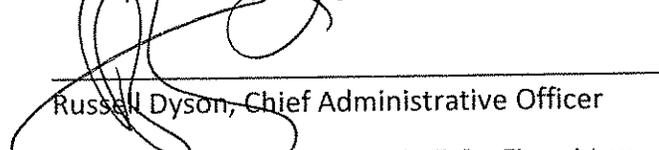
The Union of British Columbia Municipalities (UBCM) Convention is being held in Vancouver from September 26th to 30th. The Regular Board of Directors meeting on September 28th conflicts with the convention. The ACRD Procedures Bylaw states that when the meeting falls during the UBCM Annual Convention, the meeting be held on the Wednesday following the Convention. Therefore, the September Board of Directors meeting will be held on Wednesday, October 5th.

As there are 2 Board meetings in October, staff recommend cancellation of the Committee-of-the-Whole meeting on October 12th. A resolution is required by the ACRD Board of Directors to change or cancel regular meetings.

Submitted by:


Wendy Thomson, Manager of Administrative Services

Approved by:


Russell Dyson, Chief Administrative Officer

Members: Port Alberni, Ucluelet, Tofino, Electoral Areas

"A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)



MEMORANDUM

To: Board of Directors
From: Janice Hill
Date: August 16, 2011
Subject: Community to Community Forum 2011

We have funding approved in principle through UBCM to hold a Regional Community to Community Forum to discuss Emergency Planning. The purpose of this forum is to bring together senior staff and council members from the ACRD and First Nations in our region to discuss working together on emergency planning procedures and services. The Regional District and many of the First Nations in the region have remote communities. In the event of a disaster, such as a tsunami or earthquake, these remote communities would become inaccessible. The Alberni Valley, Bamfield, Long Beach, Tofino and Ucluelet have developed Emergency Plans. We would like to coordinate these plans and develop partnerships with our neighbouring First Nation communities expanding emergency services throughout the region.

We have had a positive response from many of the local first nations and are looking forward to the forum. The forum will be held on Thursday, October 13, 2011 from 10:00 am to 2 pm at the Best Western Barclay Hotel.

An agenda will be distributed to you prior to the forum date. If you have any questions or suggestions please contact Wendy Thomson or myself.

Thank you

Janice Hill
Environmental Services Assistant



MEMORANDUM

To: Regional Board of Directors

From: Mike Irg, Manager of Planning and Development

Date: August 16, 2011

Subject: Dangerous Dogs

Location: Electoral Areas "D" (Sproat Lake) and "E" (Beaver Creek)

Background:

On August 10, 2011, the Alberni-Clayoquot Regional District's Committee of the Whole reviewed a Request for Decision and other related documentation regarding animal control of Dangerous Dogs. Following is the committee's recommendation:

Recommendation:

That the Board of Directors:

- enters into a contract with *Coastal Animal Control Services of BC* to provide animal control as it relates to dangerous dogs in Electoral Area "D" (Sproat Lake) and Electoral Area "E" (Beaver Creek).

Submitted by:

Mike Irg, Manager of Planning and Development

Reviewed by:

Russell Dyson, CAO

DANGEROUS DOGS

Members: City of Port Alberni, District of Ucluelet, District of Tofino
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek), and "F" (Cherry Creek)



REQUEST FOR DECISION

To: Russell Dyson, Chief Administrative Officer; and
Regional Board of Directors

From: Alex Dyer, Junior Planner / Bylaw Enforcement Officer

Date: July 20, 2011

Subject: Dangerous Dogs

Recommendation:

That the Committee-of-the-Whole recommends that the Board of Directors enter into a contract with *Coastal Animal Control Services of BC* to provide animal control as it relates to dangerous dogs in Electoral Area "D" (Sproat Lake) and Electoral Area "E" (Beaver Creek).

Desired Outcome:

The Board authorizes staff to enter into a contract with *Coastal Animal Control Services of BC* to provide animal control in Sproat Lake and Beaver Creek. Designating the contractor as an "animal control officer" for the purposes of ACRD Bylaw No. R1017 will allow for better enforcement of the dangerous dog bylaw.

Summary:

Procedure for responding to a dangerous dog complaint

Current procedure:

- i. Staff responds to complaints from the public and sends a letter to the owner of the dog.
- ii. Investigate and attempt to resolve the issue through negotiation with the owner of the dog and the complainant.

Proposed procedure:

- i. Staff responds to complaints from the public and sends a letter to the owner of the dog.
- ii. Investigate and attempt to resolve the issue through negotiation with the owner of the dog and the complainant.
- iii. Should staff feel that the issue will only be resolved through animal control; the file would be forwarded to *Coastal Animal Control Services of BC*.

- iv. Regional District staff would collect all relevant witness statements, photographs, veterinary reports, and any other pertinent information.
- v. A uniformed control officer would attend the property where the dog resides or the location of the incident. The owner would be informed of all applicable bylaws, liability concerns, containment requirements and the possibility of further legal action.
- vi. A written warning notice would be left with the owner as a receipt of the visit by the officer.
- vii. If required, a formal vicious declaration would be delivered either in person or by registered mail.

Impoundment of the dangerous dog

- i. Whenever possible, the animal control officer will give the dog owner the option of voluntarily surrendering the animal at no cost. The officer would ensure that the owner is aware that they are signing over custody of the dog and that they have signed the surrender form while not under duress. If deemed necessary, the dangerous dog would be euthanized.
- ii. If a dog is seized off the premises of the owner's property, the animal would become the property of the Regional District after a set period of time identified in the bylaw. Currently, the bylaw does not specify a timeframe and will need to be amended to eliminate any confusion over the legal impoundment period. The company suggests a 72 hour period where if the animal is not claimed within that timeframe, the control officer may destroy the dog or place it up for adoption. The animal would be impounded at their Nanaimo facility.
- iii. All dangerous dogs that have been impounded will not be released to the owner until the animal control officer has physically inspected their property to determine if a sufficient enclosure has been constructed to ensure compliance with the requirements of the bylaw.

Legal Procedure

If a dog is seized on the premises of the owner's property under Section 49 of the *Community Charter*, the company is permitted to hold the dog for a period of up to 21 days before having to make an application to the Provincial Court for its destruction. During this time, if the owner is not willing to pay the required fees or build a sufficient enclosure, court action is the only option.

Ultimately, it would be the decision of the Board of Directors to proceed with legal action against the dog owner. The company advised that this situation is very rare and that most problems are resolved through the direct involvement of the animal control officer.

Background:

The Regional District adopted Bylaw No. R1017 in 2006 to provide for the regulation of dangerous dogs in Electoral Area “D” (Sproat Lake) and Electoral Area “E” (Beaver Creek). At the time, an agreement was sought with the SPCA to enforce the bylaw by providing animal control within the area to which the bylaw applied. An agreement was never finalized and staff have continued to deal with dangerous dog complaints on a limited basis without any ability to enforce the provisions of the bylaw.

Further negotiations with the SPCA did not result in an agreement and staff was directed to investigate how other Regional Districts deal with dangerous dogs. *Coastal Animal Control Services of BC* is contracted to provide animal control for 7 local governments on Vancouver Island including the Regional District of Nanaimo and the City of Nanaimo. They employ a number of control officers providing coverage 365 days a year and operate pound facilities in Nanaimo and Duncan. The company has declared that they would be willing to provide animal control services in Sproat Lake and Beaver Creek.

Time Requirements – Staff & Elected Officials:

Staff will still investigate and respond to complaints in the same manner so the staff time requirements for each enforcement case are expected to be similar. The increased work load in enforcement action would be primarily done by the contractor.

The Regional District has received 6 complaints regarding dangerous dogs in Beaver Creek and Sproat Lake since 2008 as well as a number of enquiries that did not result in a formal complaint. I would expect that the number of complaints would increase if the Regional District were to enter into a contract to provide animal control.

Financial:

Coastal Animal Control Services of BC costs for providing the service in our area (not including HST):

- Cost of service = \$100.00 per hour
- Cost of after-hours service = \$150.00 per hour
- Cost of kenneling = \$25.00 per day
- Cost of euthanasia service = \$75.00

The establishing bylaws for the service in Sproat Lake and Beaver Creek detail the cost of providing the service. The annual costs shall be paid by:

- i. A maximum annual tax requisition of \$3000 in each area; and
- ii. The collection of fees set out in the dangerous dog bylaw. Section 6 of Bylaw No. R1017 details the impound fees that shall be collected by the Regional District:
 - a. An owner whose dog has been seized and impounded shall pay to the Regional District an impounding fee of \$100.00 for the first impoundment, \$200.00 for the

- second impoundment and \$500.00 for the third or subsequent impoundment;
and
- b. Maintenance costs of \$75.00 per day or portion of a day that the dog has been impounded.

Staff contacted some of the other local governments on Vancouver Island that have contracted the company to perform animal control in their areas to get a sense of the expected costs of dealing with dangerous dogs. The correspondence received indicated that the majority of cases have been resolved through the animal control officers negotiating destruction without involving legal action (this is the expected result in up to 95% of the cases). The only costs incurred in this case would be the hourly service rate and the cost of euthanasia which would likely be less than \$500 including travel time.

In cases that require court ordered destruction, legal costs can escalate to \$5000 and up. This is a rare case and the Regional Board would always have the option of proceeding with legal action. There has been one case that was appealed in the high courts which resulted in extremely high costs which are being recovered through tax requisition increases in that particular service area.

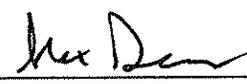
Policy or Legislation:

Section 707.1 of the *Local Government Act* allows a Regional District Board to designate an animal control officer as defined in Section 49 of the *Community Charter*.

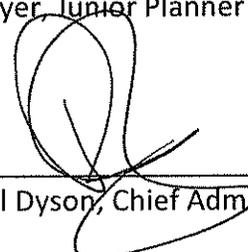
Section 49 of the *Community Charter* allows an animal control officer designated by the Regional District to seize a dog if the officer believes on reasonable grounds that the animal is a dangerous dog.

Options Considered:

- a. Maintaining current course of bylaw enforcement action by responding to dangerous dog complaints with a letter to the dog owner.

Submitted by: 

Alex Dyer, Junior Planner / Bylaw Enforcement Officer

Approved by: 

Russell Dyson, Chief Administrative Officer

COASTAL ANIMAL CONTROL SERVICES OF BC LTD

Duncan Location:
2202 Herd Rd
Duncan, BC V9L 6A6
250-748-3395
Toll Free: 1-888-811-7722

Nanaimo Location:
1260 Nanaimo Lakes Rd
Nanaimo, BC V9R 5P4
250-754-1397
Toll Free: 1-888-754-1397

Alex Dyer
Junior planner / Bylaw Enforcement Officer
Alberni Clayoquot Regional District

June 16th, 2011

Dear Mr. Dyer,

Re: Animal Control in the Sproat Lake and Beaver Creek Electoral Areas

Thank you for your letter regarding a proposed Animal Control function that my company could offer concerning dangerous dog enforcement in the Sproat Lake and Beaver Creek Electoral Areas.

- The procedure my company would follow in response to a file forwarded to us from your office would encompass the following:

A uniformed Animal Control Officer would attend in person at the location of offence or the property where the dog resides.

This Officer would also collect all relevant witness / victim statements, photographs, veterinary / medical reports and any other information pertinent to the case.

The owner of the dog would be informed of all applicable bylaws, liability concerns, containment requirements and the possibility of further legal action if the dog is not kept contained.

Our Officers use tact and diplomacy in order to garner voluntary compliance.

Whenever possible, our Officers will give the dog owner the option of voluntarily surrendering the dog over to us at no cost to themselves. When they sign over all custody and ownership rights to us they understand they will not be getting the dog back. We ensure that they have read, understood and have signed the surrender form while not under duress.

A written warning notice would be left with the dog's owner as a receipt of our visit. This notice could be used at a later date to prove the owner was aware of the problem at hand and to prove a known pattern of behaviour if the matter escalated to future legal action.

Careful documentation of all facts and conversations with all parties involved are meticulously entered into our Animal Control database and would be available at any time for the Regional District.

A formal vicious declaration would also be delivered either in person or sent by registered mail.

- Normally, if a dog is impounded anywhere other than its owner's property, the dog would become the property of the Regional District after a set minimum period of time as identified in the bylaw.

If the owner of a dangerous dog is unwilling to comply with the bylaw as far as building an appropriate enclosure or paying the respective impoundment fees, the dog may be euthanized after this holding period.

Unfortunately the Alberni Clayquot Regional District bylaw R1017 does not have a set period of time for this holding period. In a case such as this, in the interim, it would be imperative to serve the dog owner with a registered or hand delivered letter stipulating a holding period after which time the dog becomes the property of the Alberni Clayquot Regional District.

Below is an excerpt from the Regional District of Nanaimo's Bylaw 941 which is specific to vicious dogs.

Section 5 (3) Impounded dogs shall be kept in the pound for a minimum period of 72 hours.

Section 5 (4) If an impounded dog is not claimed within the 72 hour period, the Animal Control Officer may, on the expiration of this period, destroy the dog, or place the dog for adoption.

I believe it would be extremely important to have the above wording included in bylaw R1017 in order to eliminate any gray zones in the legal incarceration period. This would prevent any confusion as to the legal ownership of the dog in cases where the dog owner wants the dog back but refuses or is unable to pay the fees owing.

If the dog was seized off of its own property through Section 49 of the Community Charter, we are not permitted to hold the dog any longer than 21 days before making an application to the Provincial Court for its destruction.

If during this time, the owner is not willing to pay the applicable fees or build the appropriate enclosure, then court action is inevitable. If the attack was severe enough to warrant a destruct order, we are not obligated to release the dog back to its owner and the ACRD may decide to continue with court action.

This is extremely rare however and is avoided unless absolutely necessary. It would be the decision of the Alberni Clayquot Regional District whether or not to proceed with any matters concerning legal action.

Most problems can be resolved through an Animal Control Officer's direct involvement.

- All dangerous dogs that have been impounded will not be released to an owner unless an Animal Control Officer has physically inspected the enclosure first. The dog will only be released if the Animal Control officer is satisfied as to the structural integrity of the enclosure and that it will securely contain the dog.
- The cost of service would be \$100.00 per hour plus HST.
- The cost of after-hours service would be \$150.00 per hour plus HST.
- The cost of kennelling would be \$25.00 per day plus HST.
- An additional cost of \$75.00 per euthanasia would be billed to the ACRD if required.

I look forward to working with you and the Alberni Clayquot Regional District in the pursuit of community safety. I would be happy to answer any further questions that you may have.

Sincerely,

Trevor Hughes
Chief Executive Officer
Coastal Animal Control Services of BC Ltd.
1-888-754-1397



MEMORANDUM

To: Russell Dyson, CAO
and
Board of Directors, Alberni-Clayoquot Regional District

From: Mike Irg, M.C.I.P.
Manager of Planning and Development

Date: August 15, 2011

Subject: Proposed Cell Tower

Recommendation:

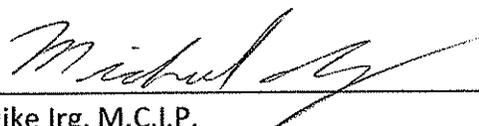
The Board of Directors passes the following resolution:

That the Alberni-Clayoquot Regional District advise Rogers Communications that the Regional District has reviewed the proposed telecommunications tower on Block 853, Alberni District, Except Part in Plans 824 RW, VIP67890, Vip67891, and VIP72746 and has no objection to the location of the proposed cellular tower.

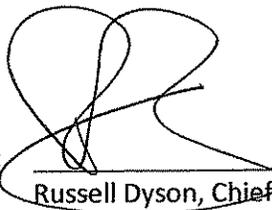
Background:

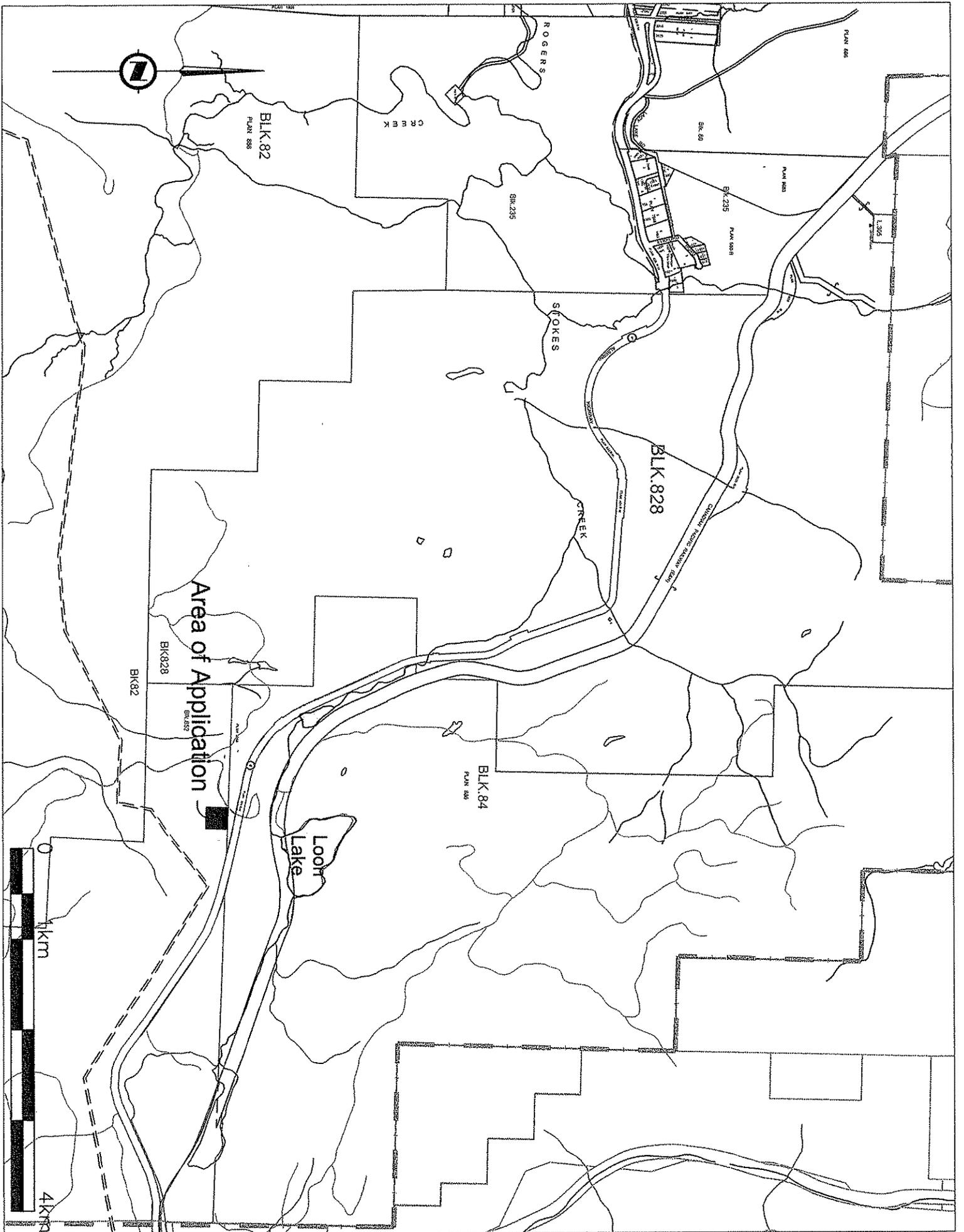
Following the public notification period, Rogers Communications is requesting a resolution from the Regional Board on the proposed cellular tower. Staff informed the agent for Rogers Communications in May, 2011 that the cell tower is a permitted use in this zone (Forest Reserve (A4) District). The agent for Rogers Communications has asked that the Board review this proposal.

Submitted by: _____


Mike Irg, M.C.I.P.
Manager of Planning and Development

Approved by: _____


Russell Dyson, Chief Administrative Officer





Standard Land Company Inc.
Suite 610, 688 West Hastings Street
Vancouver, British Columbia
V6B 1P1

Telephone: 604.687.1119
Facsimile: 604.687.1339
Email: standard@standardland.com
Website: www.standardland.com

StandardLand

July 11, 2011

Mike Irg
Manager of Planning and Development
Alberni-Clayoquot Regional District

Dear: Mike Irg,

Subject: Results of Industry Canada's Default Public Consultation Process for
Rogers 60 m guyed tower off Highway #4

Legal Address: BLOCK 852, ALBERNI DISTRICT, EXCEPT PART IN PLANS 824RW,
VIP67890, VIP67891 AND VIP72746

Rogers Site #: W3025 – Arrowview Heights

Standard Land Company (SLC), agents for Rogers Communications Inc., completed Industry Canada's (IC's) Default Consultation Process as part of Rogers' requirement to consult for a proposed radiocommunications facility at approximately 7.6 km west of Port Alberni, BC on Island Timberlands GP Ltd. privately owned property. Below includes a summary of the process and the consultation results.

All property owners within a radius of three times the proposed tower height ($3 \times 60 = 180.0$ metres) from outer base of the guyed anchors of the proposed facility, Industry Canada, MOTI and the ACRD were notified in writing with an informational package on June 4, 2011 and an advertisement was placed in the Alberni Valley Times on June 3, 2011. The only comments received within the 30 day comment period was an email of no objection from the MOTI. The consultation period ended on July 4, 2011.

A copy of the affidavit and information package, advertisement in Alberni Valley News and comment from MOTI are attached. The IC Default Consultation Process concluded on July 4, 2011.

Sincerely,

Standard Land Company Inc.
Agent for TM Mobile Inc. (TELUS)

Chad Mariatt
Senior Project Manager, Site Acquisition and Municipal Affairs (BC)

Standard Land Company Inc.
Suite 610, 688 West Hastings Street
Vancouver, BC, V6B 1P1
mobile: 778.238.8175
telephone: 604.687.1119
e-mail: chadm@standardland.com
website: www.standardland.com

Appendix 1: Letter

PUBLIC NOTIFICATION PACKAGE
Industry Canada's Default Public Consultation Process (CPC-2-0-03)
Legal Description: BLOCK 852, ALBERNI DISTRICT, EXCEPT PART IN PLANS
824RW, VIP67890, VIP67891 AND VIP72746

Rogers Communications Inc. (Rogers) is a national communications provider and operates a national wireless voice and data network. Rogers is regulated by Industry Canada, a department of the Government of Canada. The purpose of this Public Notification Package is to inform you of a proposed telecommunication tower located at legal description: BLOCK 852, ALBERNI DISTRICT, EXCEPT PART IN PLANS 824RW, VIP67890, VIP67891 AND VIP72746. The following information is provided as prescribed by Industry Canada.

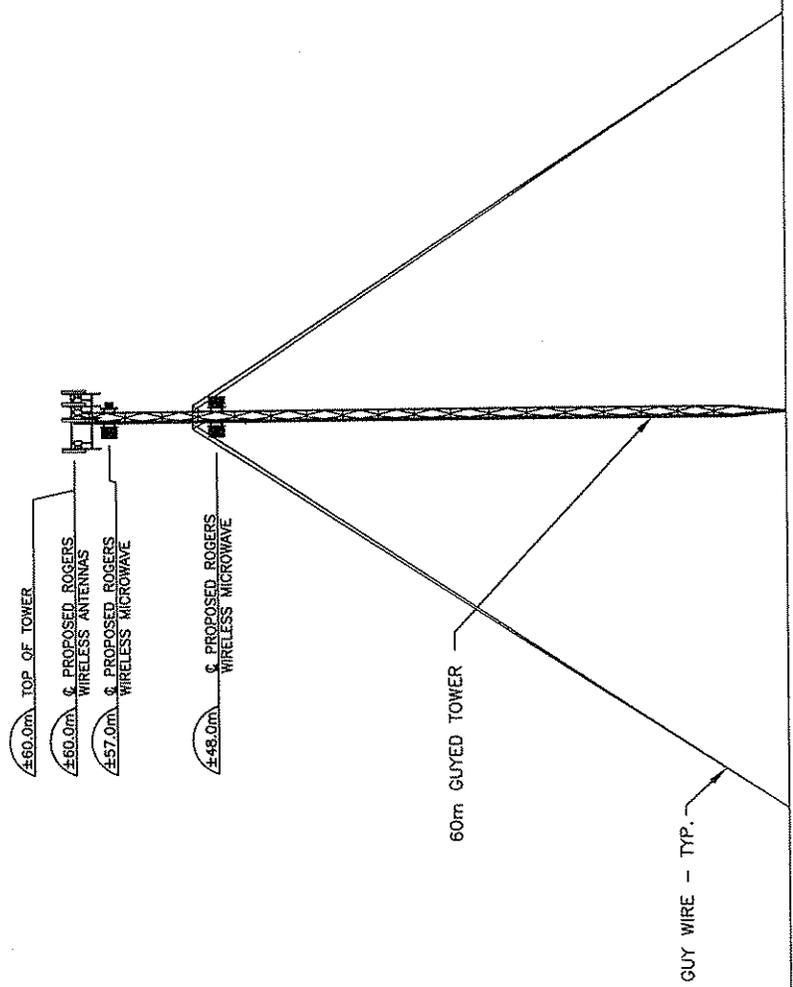
1. The purpose of this proposed Rogers telecommunication tower site is to provide improved wireless voice and data service coverage to the area in and around the Pacific Rim Highway (Highway #4) area of east Port Alberni, British Columbia. No existing antenna system, infrastructure or buildings were identified in the area that would be suitable for the proposed site and required coverage area.
2. The proposed site is located on private forestry land, approximately 7.6 kilometres east of Port Alberni (please see attached maps for site location). The proposed 60 metre guyed tower and the equipment compound at the base of the guyed tower are located at the northeast corner of the property.
3. Industry Canada requires all antenna installations comply with Health Canada's Safety Code 6 guidelines which limit public exposure to radiofrequency electromagnetic fields (EMF) and ensure public safety. All of Rogers' antenna installations comply with Safety Code 6.
4. The proposed site is located on private property and is not accessible to the general public.
5. Rogers confirms that the installation is excluded from the environmental assessment under the *Canadian Environmental Assessment Act*.
6. The proposed 60 metre guyed tower location is surrounded by an existing landscape of mature trees to minimize its visual impact. The proposed installation on the guyed tower is comprised of six (6) panel type antennas, three (3) initial and three (3) future, accompanied below each antenna will be up to three (3) small Remote Radio Unit junction boxes and two (2) initial round dish antennas. Typical panel antennas measure approximately 1.4 metres (length) by 0.3 metres (width). The dish antennas are 1.2 metres in diameter. Enclosed is a drawing set which includes Site Plan and Tower Profile. Also included is a photo rendering of the proposed 60 metre guyed tower.
7. Transport Canada may require any aeronautical obstruction markings (painting and/or lighting) for this proposed guyed tower.
8. Rogers will apply good engineering practices including structural adequacy in the design and construction of the proposed tower. The facility will be built to the National Building Code as well as the BC Building Code.
9. The Alberni-Clayoquot Regional District does not currently have an Antenna Siting Protocol nor does it have a Telecommunications Policy.
10. General information relating to antenna systems in Canada is available on Industry Canada's Spectrum Management and Telecommunications website at:
<http://www.ic.gc.ca/eic/site/smtgst.nsf/eng/sf08991.html>

REVISION/ISSUE HISTORY	
A. PRELIMINARY	4/22/11 SH



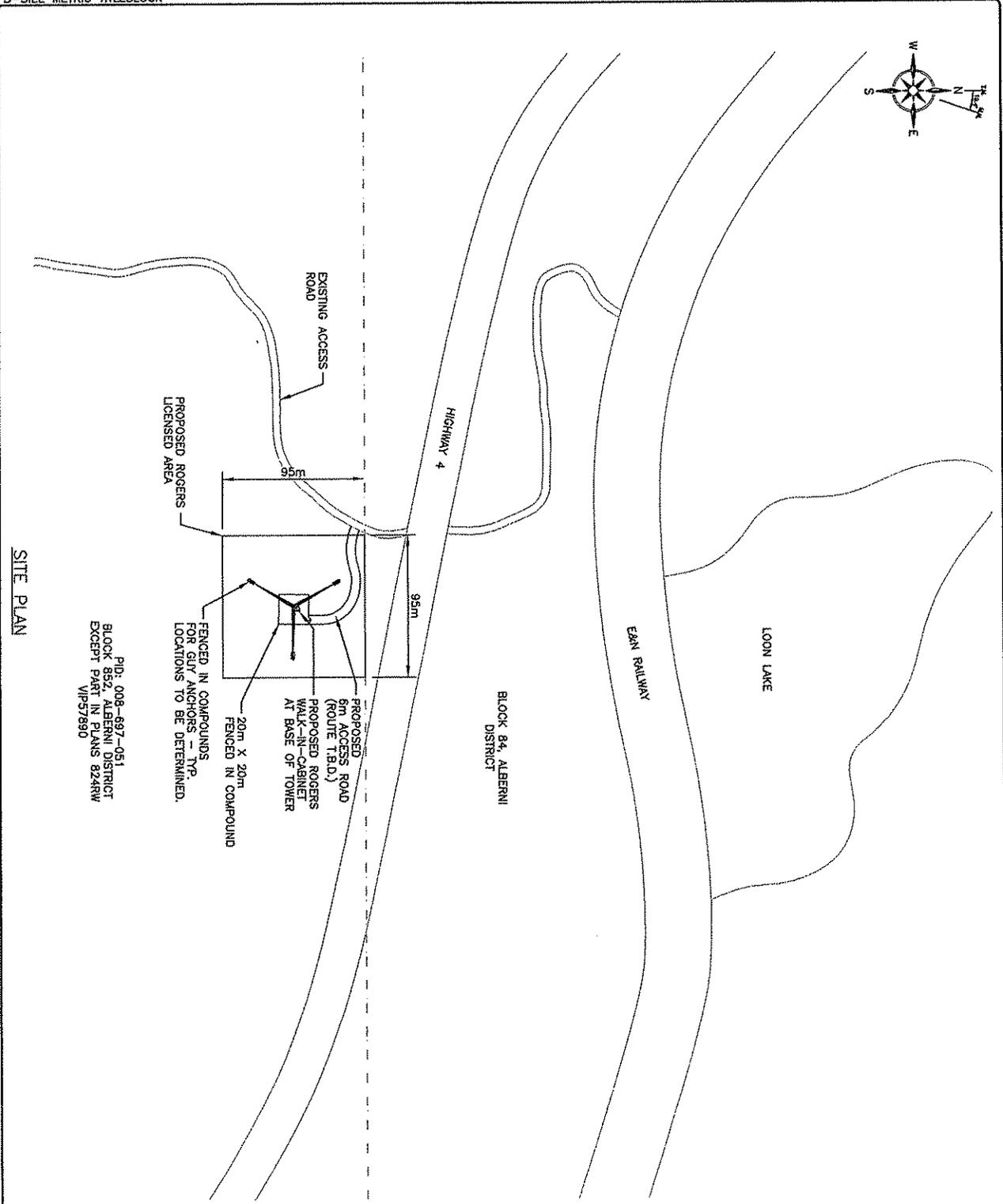
SITE NAME: Arrowview Heights
 LOCATION: PID: 008-697-051
 Alberni District, BC
 DESCRIPTION: Site Elevation
 CELL SITE ID: W3025
 PROJECT DESC: 60m Guyed Tower
 Ground Shelter
 PROJECT NUM:
 CREATED BY: Benmarc DATE: 4/22/11
 DESIGNED BY: R.Prasad DATE: 4/22/11
 APPROVED BY: DATE:
 SCALE: As Shown V. SCALE:
 DRAWING NAME:
 FILE NAME: W3025 Site Elevation

ANTENNA LIST — ROGERS WIRELESS					
No.	* A.G.L.	ANTENNA	DN TILT	AZIMUTH	JUMPER CABLE
1	60.0m	T80	T80	T80	T80
2	60.0m	T80	T80	T80	T80
3	60.0m	T80	T80	T80	T80
4	60.0m	T80	T80	T80	T80
5	60.0m	T80	T80	T80	T80
6	60.0m	T80	T80	T80	T80
7	57.0m	4R MICROWAVE	T80	T80	T80
8	57.0m	2R MICROWAVE	T80	T80	T80
9	48.0m	4R MICROWAVE	T80	T80	T80
10	48.0m	4R MICROWAVE	T80	T80	T80



TOWER ELEVATION
 SCALE 1:400

B-SIZE METRIC TITLEBLOCK



SITE PLAN

PID: 008-697-051
 BLOCK 84, ALBERNI DISTRICT
 EXCEPT PART IN PLANS 824RW
 VIP57890

PROPOSED ROGERS
 LICENSED AREA

EXISTING ACCESS
 ROAD

95m

93m

HIGHWAY 4

EKAN RAILWAY

LOON LAKE

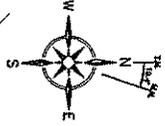
BLOCK 84, ALBERNI
 DISTRICT

PROPOSED
 6m ACCESS ROAD
 (ROUTE T.B.O.)

PROPOSED ROGERS
 WALK-IN-CABINET
 AT BASE OF TOWER

20m X 20m
 FENCED IN COMPOUND

FENCED IN COMPOUNDS
 FOR GUY ANCHORS - TYP.
 LOCATIONS TO BE DETERMINED.



REVISION/ISSUE HISTORY	
A	PRELIMINARY
	4/22/11 SH



SITE NAME:	Arrowview Heights
LOCATION:	PID: 008-697-051 Alberni District, BC
DESCRIPTION:	Site Plan
CELL SITE ID:	W3025
PROJECT DESC:	60m Guyed Tower Ground Shelter
PROJECT NUM:	
CREATED BY:	Bennett
DATE:	4/22/11
DESIGNED BY:	R.Prossad
DATE:	4/22/11
APPROVED BY:	
SCALE:	1:2500
DRAWING NAME:	Y. SCALE:
FILE NAME:	W3025 Site Plan



	2011 YEAR TO DATE ACTUAL	2011 ANNUAL BUDGET	PERCENTAGE OF BUDGET
REVENUE			
Tax requisition	\$ 1,107,786	\$ 3,394,015	32.64%
Parcel and frontage taxes	119,261	797,960	14.95%
Value added taxes	35,421	80,000	44.28%
Grants in lieu of taxes	26,480	24,750	106.99%
Services provided to other governments	-	70,000	0.00%
Sale of services	1,351,223	2,765,212	48.87%
Office rent	23,531	40,000	58.83%
Other revenue from own sources	80,159	172,924	46.36%
Transfers from other governments			
Unconditional	261,472	120,000	217.89%
Conditional	696,196	757,352	91.92%
Surplus (deficit) from prior years	1,430,753	1,430,753	100.00%
Committed surplus from prior year	1,696,752	1,696,752	100.00%
	<hr/>		
SUBTOTAL	3,456,019	11,349,718	30.45%
Transfers from Municipalities for			
Municipal Finance Authority	365,067	538,506	67.79%
	<hr/>		
TOTAL REVENUE	\$ 3,821,086	\$ 11,888,224	32.14%
	<hr/> <hr/>		



	2011 YEAR TO DATE ACTUAL	2011 ANNUAL BUDGET	PERCENTAGE OF BUDGET
EXPENDITURES			
Electoral Area Administration	\$ 40,171	\$ 2,254,539	1.78%
General Government Services	551,891	1,043,500	52.89%
Franklin Road Fire Protection	5,470	2,900	188.63%
Mountain Ranch Road Fire Protection	58	2,375	2.46%
Bamfield Fire Department	35,235	107,000	32.93%
Beaver Creek Fire Department	583	243,850	0.24%
South Long Beach Fire Protection	58	14,000	0.42%
Sproat Lake Fire Department	1,096	288,950	0.38%
Grandville Road Fire Protection	58	875	6.67%
E 9-1-1 Telephone System	259,766	264,252	98.30%
Port Alberni - Arena	58,900	238,348	24.71%
Building Inspection	123,683	217,000	57.00%
Noise Control-Beaver Creek	583	2,000	29.17%
Animal Control-Sproat Lake	97	3,000	3.23%
Emergency Planning-Alberni Valley	24,193	82,000	29.50%
Animal Control- Beaver Creek	97	3,000	3.22%
Emergency Planning-West Coast	6,068	12,657	47.94%
Beaver Creek Electoral Arena Contribution	1,604	27,717	5.79%
Cherry Creek Electoral Arena Contribution	1,604	23,635	6.79%
Sproat Lake Electoral Arena Contribution	1,604	35,072	4.57%
Noise Control- Cherry Creek	583	2,000	29.17%
Custom Transit	196,732	450,327	43.69%
Salmon Beach Sewage Disposal	30,726	62,300	49.32%
South Long Beach Street Lighting	389	750	51.86%
Arvay Road Street Lighting	609	1,100	55.32%
South Long Beach Bike Path	58	3,600	1.62%
Noise Control-Sproat Lake	583	2,000	29.17%
Alberni Valley Airport	52,069	156,500	33.27%
Tofino/Ucluelet Airport	160,436	522,000	30.73%
Alberni Valley Landfill and Bamfield	761,988	2,144,850	35.53%
West Coast Landfill	568,809	1,023,500	55.57%
Bamfield Community Park	86	6,100	1.41%
Sproat Lake Community Park	68,960	159,916	43.12%
South Long Beach Community Park	-	7,500	0.00%
Management of Development- Rural Area	212,904	427,700	49.78%
Regional Planning Services	69,157	115,300	59.98%
Regional Library	169,430	338,845	50.00%
Alberni Valley Tourism Marketing	37,838	80,000	47.30%
Regional Parks	1,021	10,830	9.43%
Salmon Beach Security	29,736	69,900	42.54%
Salmon Beach Garbage Collection	7,242	18,000	40.23%
Salmon Beach Recreation	11,083	29,800	37.19%
Salmon Beach Transportation	62,044	161,750	38.36%
Salmon Beach Water Supply	5,354	22,000	24.33%
Salmon Beach Power	513,935	145,507	353.20%
Alberni Valley Water Study	11,306	13,591	83.19%
Bamfield Water System	43,482	159,625	27.24%
Millstream Water System	9,389	31,216	30.08%
Grant-in-Aids - Combined	98,579	316,541	31.14%
SUBTOTAL	4,237,349	11,349,718	37.33%
Transfer to MFA on behalf of Municipalities	365,067	538,506	67.79%
TOTAL EXPENDITURES	\$ 4,602,416	\$ 11,888,224	38.71%



MEMORANDUM

TO: Board of Directors

DATE: August 17, 2011

FROM: Russell Dyson, Chief Administrative Officer

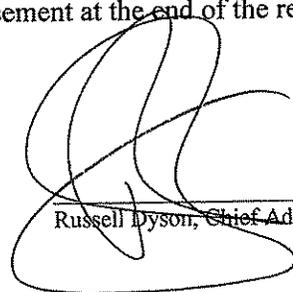
RE: Finance Warrant #507 – Additional Information required

The following items were requested for further information at the August 10th Committee of Whole meeting:

Budget Car and Truck Rental Payment– The charges that were included in the payment were \$140.22 (including HST) for the rental of truck used to travel down to Bamfield for the June 8th Committee of the Whole meeting. Also, there was a Loss Damage Waiver charge of \$1000 for damage to vehicle that occurred during the rental.

McGill & Associates Engineering Ltd (BWS – Coast Guard Facility Impact) – There is an engineering review that is underway to examine the impacts of the planned expansion at the Bamfield Coast Guard facility. The engineering review that is being preformed is needed to ensure the impacts on the Bamfield Water system are known. The Coast Guard has agreed to reimburse the ACRD for expenses incurred for the engineering review once the review has been completed. Staff will ensure to send the request for reimbursement at the end of the review.

Submitted by:



Russell Dyson, Chief Administrative Officer

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1267

A BYLAW TO AMEND BYLAW NO. P1027
BEAVER CREEK OFFICIAL COMMUNITY PLAN

WHEREAS by Section 884(2) of the Local Government Act, all bylaws enacted by the Regional Board must be consistent with an existing official community plan;

AND WHEREAS the Regional Board may amend an existing official community plan;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot in open meeting assembled enacts as follows:

1. TITLE

This bylaw may be cited as the Beaver Creek Official Community Plan Amendment Bylaw No. P1267.

2. Schedule B, the plan map, is hereby amended by redesignating THAT PART OF THE EAST ½ OF DISTRICT LOT 151, ALBERNI DISTRICT, LYING WEST OF THE ESQUIMALT AND NANAIMO RAILWAY AS REGISTERED UNDER C/T NO. 2204N, EXCEPT THE ESQUIMALT AND NANAIMO RAILWAY RIGHT OF WAY SHOWN COLOURED RED ON PLAN 66RW, EXCEPT THAT PARTS IN PLANS 21909, VIP54698 AND VIP61506 from "Agriculture" to "Low Density Residential" and "Park" as shown on Schedule 'A' which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 24th day of November, 2010
Read a second time this 10th day of December, 2010
Read a third time this 23rd day of February, 2011

Adopted this day of , 2011

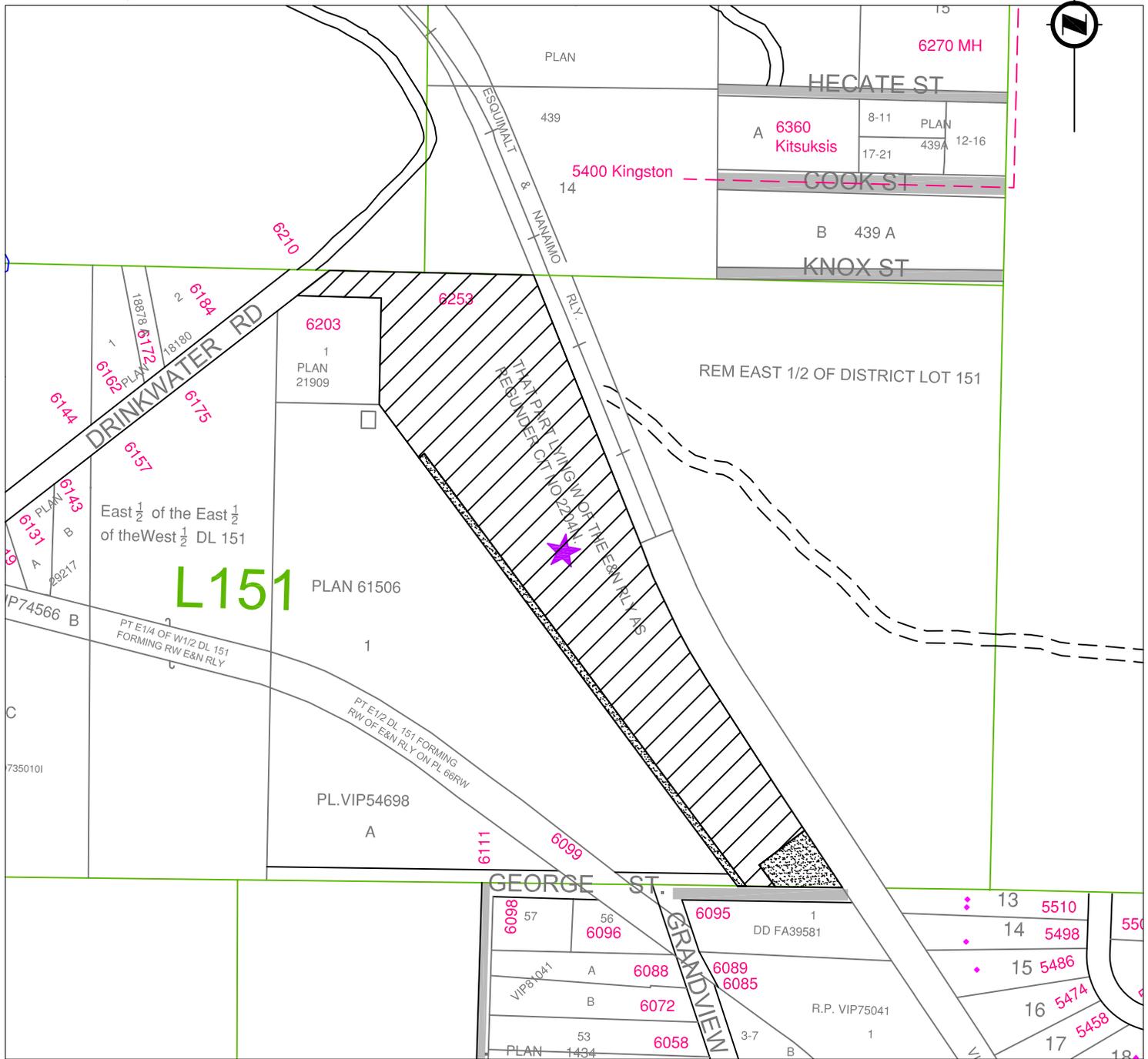
Chairperson

Chief Administrative Officer

RE10010

Schedule 'A'

This schedule is attached to and forms part of Bylaw P1267



Legal Description: THAT PART OF THE EAST 1/2 OF DISTRICT LOT 151, ALBERNI DISTRICT, LYING WEST OF THE ESQUIMALT AND NANAIMO RAILWAY AS REGISTERED UNDER C/T NO. 2204N, EXCEPT THE ESQUIMALT AND NANAIMO RAILWAY RIGHT OF WAY SHOWN COLOURED RED ON PLAN 66RW, EXCEPT THAT PARTS IN PLANS 21909, VIP54698 AND VIP61506



To be redesignated from "Agriculture" to "Low Density Residential"



To be redesignated from "Agriculture" to "Park"

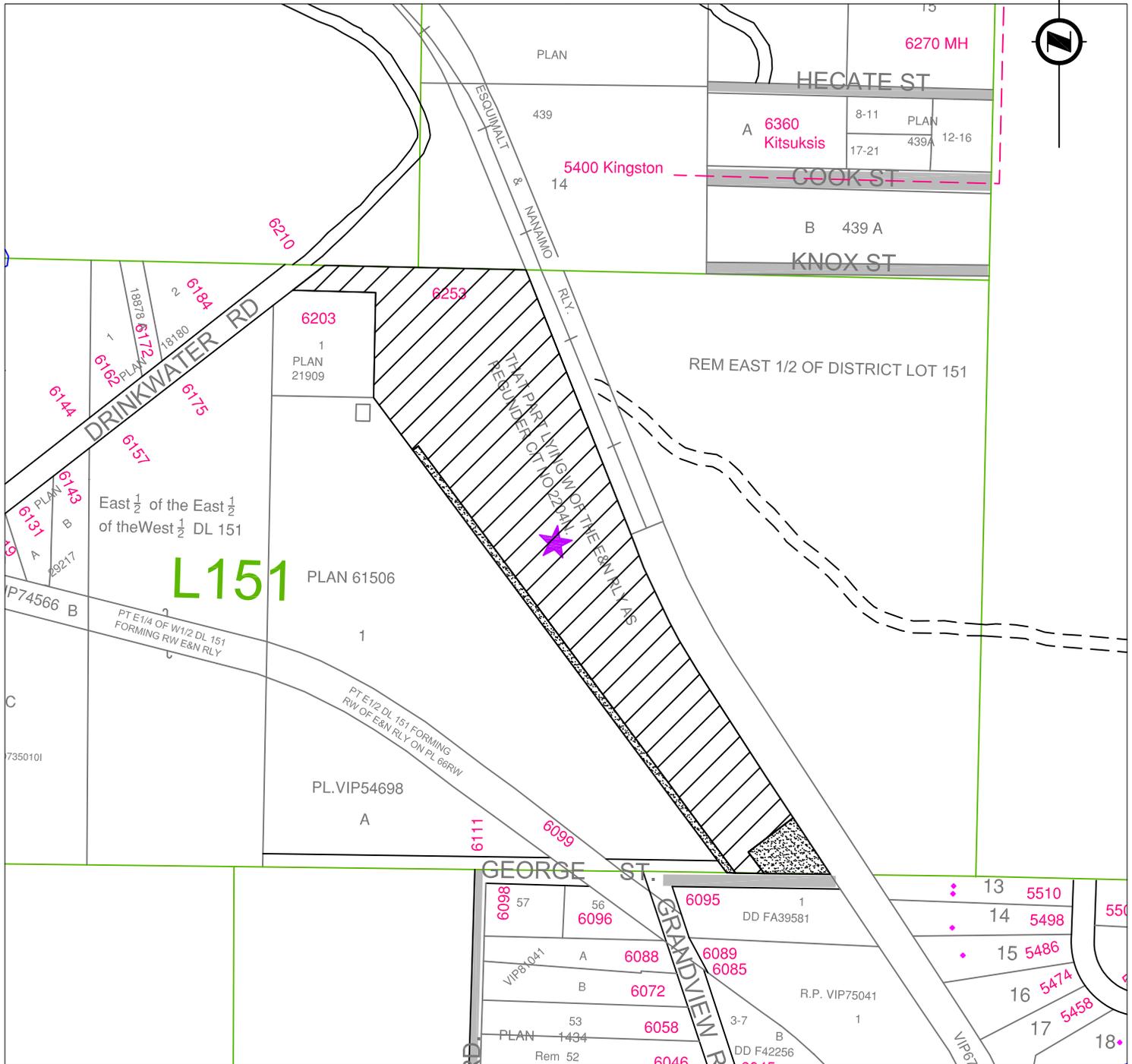


ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

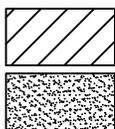


Schedule 'A'

This schedule is attached to and forms part of Bylaw P1268



Legal Description: THAT PART OF THE EAST 1/2 OF DISTRICT LOT 151, ALBERNI DISTRICT, LYING WEST OF THE ESQUIMALT AND NANAIMO RAILWAY AS REGISTERED UNDER C/T NO. 2204N, EXCEPT THE ESQUIMALT AND NANAIMO RAILWAY RIGHT OF WAY SHOWN COLOURED RED ON PLAN 66RW, EXCEPT THAT PARTS IN PLANS 21909, VIP54698 AND VIP61506



To be rezoned from Forest Rural (A3) District to Acreage Residential (RA2) District

To be rezoned from Forest Rural (A3) District to Park and Public Use (P2) District





MEMORANDUM

To: Regional Board of Directors
From: Carla Connolly, Planner
Date: August 18, 2011
Subject: Public Hearing Report for Bylaws P1266 & P1277 (Louie)

The Public Hearing for the above noted bylaws was held on Tuesday, August 16, 2011 in the Board Room of the Alberni-Clayoquot Regional District office. The meeting was attended by the applicant (J. Louie) and his agent (M. Mercer) and 11 members of the public.

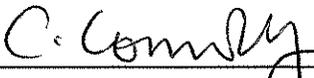
There was considerable discussion and all, but one member of the public present, voiced opposition to the proposal. While the amendments comply with associated planning documents; neighbours seem to be strongly opposed to the rezoning due to the increased density, lack of buffering and lack of wetland protection.

Two written submissions were received. Referral agency responses are supportive of and/or interests are unaffected by the proposed amendments. Agency referrals are attached to the public hearing minutes.

While staff feels this application complies with the 2005 Sproat Lake Official Community Plan and stands by their earlier recommendation to proceed with the proposed amendments; there was considerable neighbour opposition to the proposal.

The Board has three options available:

1. Proceed with 2nd and 3rd reading; or
2. Turn down the proposed amendments; or
3. Request additional information from the applicant, which would require an additional public hearing to be held.

Submitted by: 
Carla Connolly, Planner

Reviewed by: 
Mike Irg, Manager of Planning and Development

RD11005

Members: City of Port Alberni, District of Ucluelet, District of Tofino
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek), and "F" (Cherry Creek)



MEMORANDUM

To: Russell Dyson, Chief Administrative Officer and Regional Board

From: Carla Connolly, Planner

Date: August 17, 2011

Subject: RD11005 (Louie) Referral Responses Summary

Referrals were sent to the agencies listed below and their responses follow.

- Vancouver Island Health Authority – Approval Recommended for reasons outlined below:
 - That I see this proposal through the referral process with the Ministry of Transportation and Infrastructure as outlined in VIHA's subdivision standards.
- Ministry of Transportation – Approval Recommended subject to conditions:
 - Driveway access to the Alberni Highway #4 for the northern portion will require a valid access permit from the Ministry of Transportation and Infrastructure. Access may be required to be consolidated into one access point. A 15 meter paved level apron may be required to minimize tracking of material onto the highway;
 - Direct driveway access to the Alberni Highway #4 for the southern portion will not be permitted. All public access is to utilize existing Tilly Road;
 - Should subdivision proceed within the southern portion, Tilly Road may require upgrading to Ministry of Transportation and Infrastructure standards;
 - Should subdivision proceed, the Alberni Highway #4, its drainage system (including cuts and fills plus 2 meters) and public utilities are to lie fully within the legally dedicated boundaries. Public road dedication may be required to contain these features.
- Alberni-Clayoquot Regional District Building Inspection – Approval

- Recommended subject to conditions below:
- May require geotechnical report on land and future buildings
 - Must follow VIHA regulations on clearances to wells and waterways
 - Must have potable water testing per lot for wells
 - May require turning radius for emergency vehicles per MOT.
- Sproat Lake Volunteer Fire Department – Approval recommended subject to conditions:
 - The proposed road ways need to meet the requirements of BCBC 2006 3.2.5. This sets out provisions for fire fighting. Included in these provisions are access route design including turn around design, grade change surface requirements, etc. BCBC 2006 9.10.20 sets out further requirements for fire department access.
 - Ministry of Community, Sport and Cultural Development – Interests Unaffected
 - School District 70 – Interests Unaffected
 - Hupacasath First Nation – Interests unaffected.
 - Tseshaht First Nation – Interests unaffected.

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

Minutes of a Public Hearing held on Tuesday, August 16, 2011 at 7:00 pm at the Alberni-Clayoquot Regional District office.

Present: Penny Cote, Director
Staff: Mike Irg, Manager of Planning and Development & Carla Connolly, Planner
Applicants: Jack Louie, Owner & Matt Mercer, Agent
Members of the Public: 10

1. The meeting was called to order at 7:04 pm.
2. The Director Penny Cote introduces herself, Mike Irg, and Carla Connolly. Director Cote asks staff to read out loud the ad for the Public Hearing.
3. The ad is read by Carla Connolly as follows:

A Public Hearing for residents and property owners within Electoral Area "D" will be held in the Board Room at the Regional District of Alberni-Clayoquot Office, 3008 Fifth Avenue, Port Alberni, BC, at 7:00 pm on August 16, 2011 to consider the following bylaws:

Bylaw P1266 to amend the Sproat Lake Official Community Plan by redesignating a portion of SECTION 91, CLAYOQUOT DISTRICT, EXCEPT PARTS IN PLANS 585 RW, 2634, 8555, 9653, 27730, 31169, 31720, 32403, 34205, 36025 AND 2750 RW from "Rural" to "Rural Residential" to allow for subdivision.

(Jack Louie, Owner & Matt Mercer, Agent – 10700 Tilly Road)

Bylaw P1277 to rezone a portion of SECTION 91, CLAYOQUOT DISTRICT, EXCEPT PARTS IN PLANS 585 RW, 2634, 8555, 9653, 27730, 31169, 31720, 32403, 34205, 36025 AND 2750 RW from Forest Rural (A3) District to Small Holdings (A1) District to allow for subdivision.

(Jack Louie, Owner & Matt Mercer, Agent – 10700 Tilly Road)

Bylaw P1275 to amend the Sproat Lake Official Community plan by adding "Chapter 21 Temporary Use Permits". The Temporary Use Permits designation would only apply to designated properties, two (2) hectares or greater, for Light Industrial Home Industry uses.

(ACRD – Electoral Area "D" Sproat Lake)

All persons who consider their interest in property affected by the proposed bylaws will be given an opportunity to be heard in matters contained in the bylaws.

The Public Hearing for Bylaws P1266, P1277, and P1275 is to be held by Director Penny Cote, her Alternate Director or the Chairperson of the Regional Board, as a delegate of the Regional Board. A copy of the Board resolution making this delegation is available for public inspection along with copies of the bylaws as set out in this notice.

Interested persons may inspect the bylaws and relevant background documents at the Regional District of

Alberni-Clayoquot Office during normal office hours, 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays, from August 5, 2011 to August 16, 2011 both inclusive. Any correspondence submitted prior to the Public Hearing should be directed to the undersigned.

4. Director Cote: The purpose of this hearing is to hear any representations, written or verbal from any person who believe their interest in property is affected by the proposal. Is there any written?
5. C. Connolly: There are no written comments or submissions.
6. Director Cote: Okay the Regional Board will receive full minutes of this hearing before voting on the bylaw. If the hearing is contentious we will record it and produce a verbatim transcript. If not, the staff will take written minutes that summarize the issues raised. I call upon the applicant to explain your proposal.
7. M. Irg: You can pass the microphone around if you want, whatever you would like.
8. M. Mercer: No, this is fine. Hi my name is Matt Mercer and I am acting as agent on behalf of Jack Louie, my wife is Jack's niece and I'm assisting Jack with his application here. What we are asking for is the property that Jack has had for approximately 30 years, Jack used to be a zone forester here in Port Alberni for several years and has owned the property since the early 80's. The proposed north parcel, north of Pacific Rim Highway currently is rural OCP designation and what we are asking for is a rural residential OCP designation. And what that will allow Jack to do is to subdivide the north piece into two parcels that are approximately 17 acres, 15-17 acres each. And that will be consistent, you can't see it on that map, but it will be consistent with lots to the north and east of his property.
9. Member of the public: Is that number 1 and two? I can't, I don't understand.
10. M. Mercer: The Pacific Rim Highway bisects Jack's property so there is 30 acres to the north.
11. Member of the public: (muffled discussion) Okay, thank you. The triangle.
12. M. Mercer: And the piece to the south, so where you see the lots indicated, current zoning is A3 and what we are asking for is A1 zoning with resulting a minimum allowable lot size of approximately 2 ½ acres each. It'll actually be, there are 12 lots shown, probably more realistically it'll be 11 lots, so they would be in excess of 2 ½ acres each. And why we are asking for that is the official community plan for Sproat Lake actually designates that area as potential for 0.6 acre lots but we feel that 2 ½ acres is probably more appropriate for this area, for the end of Tilly Road and it is consistent with some of the lot sizing in and around Tilly Road area.
13. Member of the public: 0.6.
14. M. Mercer: Yes, the official community plan for Sproat Lake, if you look actually on this map here, shows the land use designations and if you look at that the minimum allowable lot size on that, on this community plan is 0.6 of an acre for that particular parcel. So what we have tried to do is balance that with what we feel would be a little bit more appropriate, larger lot, 2 ½ acres, much less density, and in ground septic on 2 ½ acres and a drilled well on each lot. One other comment I'd like to make, I guess, I think there are some people that probably aren't thrilled with 2 ½ acres but we feel it's a good balance. Jack has made, previously Jack had made an application for a woodlot licence for this particular parcel and it was turned down by BC Assessment. They felt that the higher and better use of this property was actually subdivision. What we have done is something that is consistent with the community plan and something that is consistent with previous correspondence Jack has had with the province.
15. Director Cote: Now are there any presentations from the public present here? Does anyone want to make a presentation or speak to or have anything to say. Please state your name and talk to the Chair. When you, please say your name and address before beginning and.
16. C. Law: Okay, I am Chris Law, 10693 Tilly Road, we live in the parcel, I'll just point it out, we live in this parcel here, we have been here for 13 years. We moved to Port Alberni and we looked at zoning on the lake and we sort of picked our lifestyle accordingly to where we wanted to live. We could have picked lakefront at

the time. If we wanted to live in close proximity to other people, smaller lots, that's not what we chose. We chose to live in property that had acreage and some privacy to it. For the past 13 years, we have been fairly active in the community participating in things like the official community plan and what I see, I was kind of surprised to see that of the official community plan because it's not anything that I remember the public asking for. When we participated in that process, that is what people didn't want in the official community plan. People wanted to maintain the rural characteristics and privacy. We didn't want to turn Sproat Lake into Shawnigan Lake and so I'm just sort of quite surprised to see that that is what came out of the official community plan because I don't think it is what anybody who participated in the process, maybe one person, wanted. So as far as, I'm familiar with that piece of property where the 12 lots are and one of my concerns is water. Everybody in that area has drilled wells and, you know, to subdivide that, like right now it is zoned for 10 acres. 10 acres is the minimum under the current zoning. And you know, 10 acres for that rocky piece of property, it's very rocky, it's very steep, and you know, I don't particularly see how you could get septic in that place for that many lots. And I don't even think, I'm not even sure you could get enough water for 12 lots in there. So those are a couple of my concerns. And then, just the whole, you know, it's really going to affect what we have come to know Tilly Road to be. It's a nice road and we're more than happy to have neighbours but we want to keep it within the zoning that we bought into. The zoning that we sort of planned our lifestyle around and to reduce it down to ¼ of what it is zoned now, we just think it is too much high intensity and it's not something that that land can handle sustainably. Matt mentioned a lot of smaller lots. Those smaller lots are all along the lake where people can draw their water from the lake. You know, I don't think the other lots around Tilly are on the same side of Tilly Road are 10 acres, all the lots are 10 acres and the other side is 5 acres, I think it is zoned for 5 acre minimums. And that's pretty much what I have to say, I just sort of, you know, like I said we've been living there 13 years and have been an active part of the community and an active part of the community plan and it sort of catches me off guard that this is what the community plan says. You know, we sort of feel that we would like to maintain it at the 10 acres.

17. Director Cote: Next.

18. J. Hutchison: Hello, my name is Judith Hutchison, I live on 10670 Tilly Road. I've actually got two submissions here. The first one is from Wesley Brick who lives on 10254 South Drive so I will read his into the record first. Dear Director Cote. I strongly oppose the development of Mr. Louie's property as presented. I believe the lot sizes of any new development should conform to those outlined in our community plan. The property on the lake side of Highway 4 contains a pond where I have seen turtles, ducks, and other wildlife. What is to happen to those assets should also be considered. Wesley Brick. And I'll point out where I live on the map.

19. Director Cote: Can we have copies of those as well? Thank you.

20. J. Hutchison: This is my property here. Dear Director Cote. I own the property directly adjacent to Jack Louie's land. The changes proposed to the zoning of that property would directly affect me in profoundly negative ways. I therefore object, most strongly, to any rezoning to allow a subdivision to be developed next door to me. I have lived on Tilly Road for almost 20 years. I have 10 acres at the end of a long, climbing driveway. This location is surrounded by forest, providing a buffer so that I am off the road and my neighbours and I are out of sight of each other. I value the privacy, I value the surrounding woods. I bought the property because of them. The proposed rezoning would put a public road right up the long side of my property. This road would carry traffic every day of the year to 12 houses on 12 cleared lots. As the road climbs to lots higher up the hillside, I would be overlooked. I would lose my treasured privacy. I would also lose the quiet joys of the forest. The frogs croaking in the spring, the turtle that comes out once a year, the sound of beavers slapping their tails, the woodpeckers, the owls, even the bears. When I moved to Tilly Road, the house on my lot was so bad that it did not meet the minimum requirements to qualify as a house for mortgage purposes. The land around the house was a moonscape of bulldozed rock. But I bought the

property anyway because of the quality of the location. I then spent the last 16 years working on improvements. The considerable money that I have invested in these improvements was a commitment to this location. If rezoning for a subdivision were to be allowed, the matching commitment of the Regional District in zoning this area as forested low density would prove false. Leaving me to pay off a financial burden without the reason for undertaking it. This would be devastating to me. Furthermore, I have been working for a future that depends on the zoning remaining as it is. In order to supplement my pension, I plan to develop a business using my property as the basis. I've already begun renovations toward this purpose. The privacy and natural setting provide a place conducive to retreats for small groups to explore nature trails, environmental education, personal research, reflection, contemplation, creative writing, and the like. The road and overlooking subdivision proposed in this rezoning application would destroy the nature of the setting of my property and so destroy my opportunity to generate income from it. I had felt secure in my plans because they are in accord with the community development plan drawn up a few years ago. That plan underlines a vision of 10 acre lots and natural forest surroundings, again, I would request that the Regional District honour this commitment. Finally, I have concerns with this rezoning application without respect to my personal interests. I refer to environmental concerns. I inquired at the Regional District office and was told by the planner that there has been no environmental impact assessment. Without this kind of information, I have only questions. What would happen to the frogs and the beavers if there swamp was drastically altered for a subdivision? We are always hearing about the ignored values of wetlands. Could a subdivision go in without destroying their habitat? We always hear about the dwindling numbers of frogs and amphibians worldwide. Are these frogs important? What about the fish and all the other forest values? Does the zoning refer only to people or can other species and their habitats be included in community planning? Are we serious about environmental protection? Does it have a place at this table? And I want to add in here something that I haven't written in, and that is, Chris brought up the risk to my well. I don't want to risk my well water because it's the only water I got. I hope the Regional District will protect my individual concerns as the property owner next door, the expressed will of the larger community, and the values of the living land. All of these are upheld if the zoning is left as it is. Faith in the democratic process is also upheld. When residents can believe that regulations are in place for a reason and that they can rely on elected representatives to uphold them. Thank you.

21. Director Cote: Thank you Judith.

22. J. Hutchison: Now, I have a question. Since I added something, my concern about my well, I just noted it in in pen.

23. Director Cote: It will be added.

24. J. Hutchison: Okay, then I'll just turn these in.

25. Director Cote: We have a recording so.

26. J. Hutchison: All right, thank you.

27. Director Cote: Is there anyone else who'd like to make a presentation?

28. J. Vos: Hi there. My name is Jody Vos. I live on 10637, no 10633 Tilly and we also own the adjacent property listed as 10667 bordering on Chris and Kim's lot 10693. I wish I had written something up so eloquent as Judith. I have concerns about living in what's looking like a metropolis when, same thing, I have lived on that property for 28 years, it's been a dead end road. We've counted on all that and it doesn't sound when I recited it to myself yesterday, I thought it sounded like weeny little requests because I like where I live and it is a pristine and beautiful beautiful area. I never want to leave it. But, understanding, I don't own that property, neighbours are always a good thing, but not a subdivision where we are used to having land around us. I walk in, not so much the property on this side of the road but on the other side of the road, every day. Just about every day for the last 28 years and we see wildlife abounding. It is, lately, a sidebar, my dog has become ill, crippled, and I only walk down to the small pond that is on that property and

my husband and I have marvelled at the wildlife that is down there. As Judith said, there is turtles there, there's beavers there, much to the chagrin of the highways department. They're always digging it out when they close it off. There is kingfishers, there's eagles, there is crows, there, it is a wonderful wonderful little pond and I really believe around the lake, our wetlands have been, if not desecrated, certainly compromised. And on the other side of the road, there is another large wetland which anybody who moves onto it is going to have to have screens for sure. There is huge amounts of mosquitos down there but there is blue herons also. The children used to go fishing down there, you could always catch trout and salmon, small salmon down there. It's connected to a creek which runs further back and seasonally, over the years, it is a little less, year round, but seasonally there's salmon that make it up that creek. And my concern is, as Judith and Chris have said, not just personal, it's for the environment with which we had purchased and expected to live in. So if, if subdivision was to go ahead, I would certainly implore that it become something with larger lots than what is proposed there because that's going to turn our property into on the edge of something completely different than we had expectations of. If that is able to hold any weight, I seriously say look at the difference and what it will make because all of us have taken great care to remain and maintain perimeters on our property for which we can't see eachother. It sounds, we're not unfriendly, we just really really appreciate what that does for us and the peace and quiet that it allows. We're right now in the process of having our road used for 2 months to allow more traffic to come by and it's like biting the bullet to wait for those 2 months to go by. It's a detour that we are hopeful will be reduced and we don't have young children on that road anymore but the quiet that I have at my house means a great deal to me. And this proposed plan, new neighbours would be welcomed, but certainly that's going to bring up the possibility of 100 new people to our area and this time of year, I can't use my wells for anything but drinking water and baths. We don't have a drilled well through a large rock, you know it's not a very deep well, but we actually have two of them that are, I don't know maybe 20 feet deep, and we're out of water if I water anything. So, ground water is going to be a huge concern for us as well. I suppose I could say that I oppose the rezoning, not necessarily new neighbours. Thank you.

29. Director Cote: Thanks Jody, is there anyone else who would like to make a presentation?

30. B. Maurice: My name is Bob Maurice, 10601 Tilly Road, and I have much the same concerns as the previous 3 people who spoke. I'm concerned about traffic on my road, I think the density that they are proposing here is too much, I wouldn't be opposed to maintaining 10 acre parcels like the rest of that side of the road is. I am quite sure that lot 1 and 2 are not even really part of the plan any way because that is just a swamp. I don't see anyone building in a swamp. But, quality of water, septic disposal, and my main concern is density. I don't really care for that much traffic going up and down a dead end road. I don't know that I have a lot else to say. The other side of the highway doesn't concern me as much but this particular proposal on this side, I'm opposed to.

31. Director Cote: Thank Bob, anybody else?

32. C. Bonesky: Hi my name is Cynthia Bonesky, I don't live adjacent to this property, I live on Bothwell Road on the other side of the bay. But, I am friends with Jody Vos and I also walk on those trails very very frequently and I have environmental concerns. I understand that whoever owns this property would be looking to get some value from it and logging, subdividing and so on would provide an income. I was just wondering what something like that ducks unlimited might be able to do for this because I know that they are an organization that buys up wetlands in order to protect them from development. If it may be possible to approach them to maybe purchase the swamp part of this parcel of land and perhaps some adjacent forest. That would allow for some money to change hands to protect that part of it and maybe still allow the environmental concerns to be protected. I don't know, I haven't researched this, I don't know if it is something they could do or perhaps they could be approached and some portion of the land sold to an

organization like that and then the rest divided in whatever way. It was, it might be something worth looking into anyway.

33. Director Cote: Thanks for that Cynthia. Is there anyone else who would like to make a presentation?
34. D. Powell: I have a question for the planners now, can I go up there?
35. Director Cote: You can do it from there if you like. You still need to say your name and address.
36. D. Powell: Dan Powell, I'm on Asher Road, 10521. One of the planners could please explain to me, probably everyone else in this room is familiar with it but, explain the process of the official community plan verses zoning. I would just like to understand the linkages and what the Regional District does when they are faced with situations like this. Is there a specific objective of those that the official community plan be consistent with zoning or that zoning be consistent with the official community plan. And what is the linkage there, I don't understand that whole, that whole matter.
37. C. Connolly: For sure. You're right, there are two documents, there's the zoning bylaw and the official community plan. And our zoning bylaw actually was written in 1973, or adopted in 1973, and our official community plan was 2005 I believe was when it was adopted. So the zoning bylaw is a lot older obviously than the official community plan so basically we base our decisions, we put a lot of credence in our official community plan since it is most recent. So it meets the needs of current residents. However, we have to meet the requirements of the zoning bylaw. So while they may not fit together, as they should, obviously we have these issues where we have to, people are required to go through a rezoning to meet the requirements. So, is that answering your questions or should I get a little bit more detail, it's a little bit confusing.
38. D. Powell: That helped a lot but I would like to be given a little more detail.
39. C. Connolly: For sure. Well the official community plans are required, it's a requirement of the province that we have official community plans that direct development for each area and districts. We have 6 districts and Sproat Lake is one of them, as you all know. So we went through this process recently, unfortunately I wasn't involved in that, I came a little bit later to the Regional District. Penny, were you involved with the development of that document.
40. Director Cote: Right after.
41. C. Connolly: So Mike might be able to speak a little bit more detail about the issues that came up surrounding that or what was involved exactly with that process at that time. If you're looking for more specifics regarding that?
42. D. Powell: That would be helpful. But before we get into that, Chris mentioned that the official community plan doesn't represent what he thought, doesn't reflect the input. I'd like you to speak to that as well.
43. C. Connolly: Mike might be able to give you a bit more.
44. M. Irg: Sure. And with respect to, there's a lot of discussion around the lake and lot sizes, my recollection, that area, from when we started was always designated residential ? and there was discussions through the community plan process about what should be the minimum lot sizes in residential, in the residential designation, and that sort of thing, so that was that, that was certainly what was shown on everything we did, that isn't an amendment, that was in the community plan that we did in 2004 and 2005. The designation. The other thing Dan, that you asked was how does the OCP work with the zoning bylaw and the other thing is, any zoning we do, any rezoning that the Board does has to be consistent with the community plan. But its not vice versa right, so because the community plan allows for a certain use or a certain density, doesn't mean you have to rezone down to. In this example, the property currently has a 10 minimum parcel size, they're not applying for a 0.6 which is what is permitted on ? applying for 2 ½ acres on a 2 acre minimum parcel size. But again, there isn't an obligation on the Board that they have to rezone because the community plan says so. If that answers your question.

45. D. Powell: Okay the next question is the one I have already asked which is why does the official community plan appear to be inconsistent with the messages that Chris at least said came from the public.
46. M. Irg: I can't answer that question about this today because we went through a lot of public hearings, public meetings and consultation with that and at the end, I'm not going to say that everybody was happy but I don't think you ever are when you are doing something at the magnitude. Certainly, people seem to feel we're a lot happier a lot more willing to accept the community plan that was adopted.
47. D. Powell: Could you clarify or expand on that just a little, I'm still.
48. M. Irg: Well we went through a couple of public hearings and several public information meetings when we went through the public community plan process when we did this. What was presented was what was shown there. And when we went through the last public hearing, I don't recall any concern for what was brought up today, being discussed. Having said that, we are still going through a rezoning process for this specific property which is required and gathering public input. So that is what we have to focus on today.
49. D. Powell: If it's okay through the Chair.
50. Director Cote: Yes.
51. D. Powell: Chris, did you attend those meetings?
52. C. Law: I attended the meetings that were held, they were the preliminary meetings for when they asked the public what they wanted in an official community plan. So, now we have this official community plan, is it up for review soon?
53. Director Cote: Yes.
54. C. Law: So that provides an opportunity to maybe clarify what the community really wants at this point. You know that, was anyone else here that participated in the plan.
55. B. Maurice: I was a member of the advisory planning commission, I was involved in most of those meetings and it was my opinion, for whatever it's worth, that Appleton was the driving force at the time and dragged it on through so many meetings that most people got tired of going and he won by attrition in my opinion. I was opposed to a lot of the things that did come into the official community plan and I was one of two that stayed the argument to the end but most people gave up and quit going to meetings.
56. Director Cote: I would like to add here that the official community plan is a living document that can be changed and it is there so that there is room for expansion for development for the future. What it prescribes for our area is a way to actually have further development because just about every lot is privately owned. So there is nowhere, there is no new land, so we have to deal with what we have so its just one of the tools that was put into the official community plan to be able to deal with any kind future development. Am I correct?
57. M. Irg: Yes. That sums it up.
58. Director Cote: It is a living document though and it can be changed and we are going to be looking at our OCP this winter I believe, so its coming. It's supposed to be looked at about every 5 years.
59. M. Irg: So I just want to jump in and just sort of, I think the focus is this application and the overall community planning process and what you do when you do an OCP is you look at generally, what does a community want and what's appropriate at certain levels and then as we deal with specific applications, which we're dealing with today, we'll look at site specific issues. So we'll look at from the planning prospective. We send out a referral, you hold the public hearing, and take in the input and those things so then we're dealing with that. The purpose of this rezoning application ultimately will to be to subdivide the property. That's how you create the lots. That also has to go through another process. Now this is clearly, this is the public input stage is at the rezoning stage. The subdivision is a technical issue but that is where they look at the specifics on is there water available for wells and stuff like that. They have to prove septic capabilities, road design, specifics around swampland, there would be parkland dedication requirements, so that is sort of how the development process would work. Just so that you're aware of that. I'm not sure if

- everybody. But this is also the public input, you know we certainly want and need to hear what the neighbours and the public have to say. That is an important part because once you get the subdivision, you are just dealing with technical issues. Can you meet septic, and it's not a public process.
60. ???: I did have a question about lots 1 and 2 there are basically swampland and on the other side the swamp is also a huge part of that chunk of land. Is it the intention that that would be drained. I mean I don't know what or why someone is going to buy that lot obviously you know would be drained and filled.
61. M. Mercer: I could speak to that. To begin, Jack is a registered professional forester and he is very aware and very conscientious about the environment. It is very important to Jack and Jack will speak to that perhaps. But the swamp to the north, the wetland to the north, there is no intention to do anything, in fact there would be a buffer on that. That is a very important piece of the property to Jack and protecting that is very important to him. The area to the south, lot 1 and 2, I guess one thing I could say about the lot configuration, it's at this point, it's probably a first cut and there is 12 lots showing. More realistically there is some constraints and it may end up being 10 or 11 lots. Requesting the 2 ½ acres is what we're trying to do to strike a balance between the OCP at 0.6 and the 32 acres that it is now. And have some flexibility to get a lot configuration so some of those boundaries may change. That swamp on that piece, lot 1 and 2 that you're referring to used to be much smaller and Jack is actually losing land and trees as the beavers go in and plug that culvert that was put in by highways. But there is no intention to infill that, that would stay as is and lot configuration would be appropriated around that. So there is no plans, it is certainly not Jack's style, he is very aware of environmental concerns.
62. ???: I just think that is really important.
63. M. Mercer: And it's important to Jack.
64. ???: I think everybody mentioned that the (mumbled discussion)
65. M. Mercer: Absolutely, and just to touch on what Mike was saying, as far as Chris and a few others mentioned, septic, water, those are issues that have to be addressed by the landowner at the subdivision stage. And if you can't prove water, if you can't get septic, you can't get subdivision. So we're in the first stage and there are a lot of hurdles that we have to satisfy to ultimately subdivide.
66. ???: Can I toss one suggestion?
67. M. Irg: I would just ask, because I know Charity is going to be typing the minutes up later on and she won't have been here, just to state your name.
68. M. Mercer: Matt Mercer, 1483 Nanoose, Marina Way.
69. Director Cote: I would like to go back to the agenda, is there anybody else for the first time? For the first time that would like to speak?
70. M. Irg: I think this fellow here and then you'll get a chance Jack. I think to sum up. I just want make sure Dan, were you finished with all your questions? We sort of got off track and I apologize because I started talking.
71. D. Powell: I'm going to say that is fine for now.
72. Director Cote: Okay is there anybody else that would like to speak for the first time?
73. J. Sears: Jim Sears, 11149 Lakeshore Road. We have been on the lake relatively recent. We've lived there for the last 5 years and had the property for about 10. But one thing we have noticed is that as people subdivide and people move onto the lake, there is more and more clearing right down to the lake. With very little regard to the lakeshore area. And I'm noticing that there are two lots right in that pond, I know you said that might change but still, is this another one where you may have the best of intentions and it gets sold then the new owner, according to our information we have, the agencies have nothing they can do about it once they have cleared down to the water. Because they have been unable to affect change on the lake, on Sproat Lake. How can they affect change here? And that's my concern. There is a water body there and how will it be treated? Especially, when you have 2 lots actually 3 lots right next to it.

74. Director Cote: That's it? Thank you Jim. Is there anyone else who would like to speak for the first time?
75. ??: I think I have said everything that I wanted to say.
76. Director Cote: Okay so back to the applicant? Jack.
77. J. Louie: Okay. I was a zoned forester for the Alberni's from about 1977 to about 1982 or 84 whenever the forest service reorganized. They did away with ? districts and they did away with zone foresters. I bought the property in 1981 with the intention of managing it, well, to do forest management in it because I was a forester. I wanted to practice forestry on my own private area. There was no intention on my part when I bought the property, to subdivide. It was the zone at the time was for 10 acres. I made applications to the assessment authority to have that property classified as tree farm land. I was rejected because they said the higher use was subdivision. That was 1982 okay. I can read you parts of the letter if you would like. In September of 1981, I made some inquiries and BC Assessment authority said that to be considered for a tree farm classification, the land must first fit the definition of tree far that is the highest and best economic use must be under forest crop. Once this class has been met, then it is the local assessor who decides the highest and best use. In 1982, May of 1982, I got a reply back from the minister with regards your application returned for tree farm land classification of March 15, 1982. The BC Assessment authority has advised that the highest and best use of the land is not under forest crop. The assessor is of the opinion that the area would be suitable if subdivided as zoning regulations permit. I therefore must advise that your application is hereby disallowed. 1982. In the mid 80's, I noticed that my assessment went up. Jumped up quite a bit and I wondered why and I thought okay, I looked at the settlement plan at the time, settlement plan had the area marked for residential purposes as opposed to forest purposes. So, I've basically had to accept that the assessed value is up higher because of what the developers have, or what the district has envisioned. Over the years, I have had people that wanted to take gravel from the property. I said no, I didn't want gravel taken off. Especially from the creek area because that would disturb values, environment values. I've had people want to take firewood from the property. I don't want people to take firewood from the property, I mean I don't know what kind of mess they will make. I just think that was their way to make money. I didn't want to do that. I've had people who want to take maple. Specifically maple for I guess whatever maple product they wanted to cut. I said no. I wanted something a lot more specific for myself. I've done some forest spacing, I've spaced an area out in some stands, I've done some pruning, I've done some conifer release, I've had a number of those things done. But I've got the application that I can't use it properly for forestry and once I lost my zone forestry job, I didn't do too much more after that. But I certainly did not want to be environmental problem, I do not want environmental problems there. That's not my style. You talk about turtles and frogs and beaver, none of that's going to change. How can that change. You're not going to be doing anything to the wetlands at all. There's a, I think you made a reference to getting ducks to purchase that. I would be open to just about anything but at any rate, I will increase the forest to go to subdivision?.
78. ??: Is that because of the increase in value of the land the taxes have risen? (mumbled discussion)
79. J. Louie: That's part of it. I had a very steep increase in taxation a couple year ago and I fought that. I think, I was successful, by the way. But I've been eating the high taxes since about 1985. I noticed some people have used the land for hiking and a lot of other things. It is nice that people have made use of my land but still, I have paid a high price for it.
80. ??: (mumbled discussion) instead of subdivisions (mumbled discussion)
81. J. Louie: No, no, change the problem, it wouldn't solve the problem. But I already put in so much time and effort into it.
82. Director Cote: Judith, would you like to say something.
83. J. Hutchison: Judith Hutchison. Two reactions to what I've heard. One is, I don't see any protection for the wetlands as the plan is presented. Those bottom lots are just regular subdivision lots for sale. Once the

land is sold, someone owns it, they decide to drain, so that's one concern, where's the protection? And secondly, I know the frustration of dealing with the ministry. I have a lot of experience with the Ministry of Forests and Environment (mumbled discussion). In those days, the concept of where the forest boundary was, was pretty pretty neandrathalistic, but I'm not sure if that is a word. But anyway there was no recognition in those days for any value other than the (mumbled discussion) and I wonder if nowadays there would be any improvement in addressing real values and would you be interested in reapplying, you know, from 82 to 2011, has there been enough change in the education level of the ministries so that an application such as the one you made then would.

84. J. Louie: 30 years ago, I was much younger and I could tackle those. I'm not 30 years, I'm 30 years older now.
85. M. Irg: I have a question for everybody who is present here. I've heard a couple of concerns that keep coming up and one of those is density. We are talking about a 35 plus acre parcel so, and 12 lots, so 2 ½ acres is not a residential size and is not a tight lot. So while it is a change, 12 lots, there is still some size to those properties. But density is one of the concerns. The other one is the protection around the wetlands and streams and certainly we have the option of the applicant agreeing to entering into a covenant that protects the stream and prevents the removal of vegetation up to 15 meters around the stream and you know, dealing with this all the time, we know that will be a requirement of subdivision. If that's an environmentally sensitive wetland, that's generally what gets done. The approving officer requires it. If a rezoning application is to proceed, that is something we have the capabilities of. And again, we also sometimes have put a maximum number of lots through a covenant, but again, I'm just mentioning it, throwing it out there, because it is something we have done.
86. C. Law: Chris Law. One thing about forest designation, there is no government body that tells you you can't practice forestry on your own property. There's government bodies that say you don't get a reduced tax rate when you practice forestry on your own property. So Jack can practice forestry on his property, he just wouldn't get the reduced tax. There's a forest land designation which reduces the property because you don't pay taxes on the value of the trees. But if you're so inclined, you can practice forestry on your property any time you want. Nobody tells you you can't. And then policy has changed over the years where there is woodlot licences that you, at any time, people can apply for a woodlot licence and attach their private land to it. And woodlot licences have come and gone in the valley over that period of time and you get a high value of points towards your woodlot application if you add your ? onto it. So over the past few years there has been lots and lots of opportunities. Just because you get one letter to stop you from getting a forest land designation doesn't mean you're not allowed to do forestry on your property. And Mike made a comment that 2.4 acres which is 1 hectare, pretty much (mumbled), that's two football fields, and for a city, that's a big lot, but for what the neighbours have bought into, it's a small lot. It's like, we look at it, 10 acres, that's what we bought into.
87. K. Regimbal: Kim Regimbal. I live at 10693 Tilly Road with Chris and he said a lot of things that I don't need to repeat but I don't want to sound too simple, I have never had to do this before, I have never gone to a rezoning meeting but what Chris has said about buying into something when we originally purchased this lifestyle and this home and put all this energy into it the last 13 years. You know, what is wrong with staying with the size of lot that already is zoned for which is 10 acres. That is what we purchased our property based on and my understanding with the community plan, which I went to the meetings and drew a doodle art and all the stuff of what our future would look like at the lake. The main values that we established at that meeting that I remember, which I don't have sitting in front of me, have nothing to do with this plan. So I'm not quite sure how that meshes. You know, I don't understand how 0.6 acres was part of it either. I thought it was 10 acre lots. So that we don't live in a subdivision. I don't want to live in a subdivision, that's why I live on a no through road with nothing around me. 10 acre lots, its just property. I don't know, I guess

I just don't understand some of the process of why its being, its just that you have to apply to change it, but how much say do we have as people who actually own the land and live in here and pay our taxes, and contributing. How much say do we really have in this process? I'd actually like to know, in this meeting how much this counts.

88. C. Connolly: It counts for quite a bit. Penny is your representative in your area and she takes all your comments, she's here to listen to the discussion and she is hearing all of this, and she takes that back to the Board along with all of the comments that are as you know, recorded and are being written down so that it's passed onto the Board as well. So Penny is one member of the Board. They are all other members that represent the electoral areas so as a group, they make a decision. So your voice is one of the considerations that they consider when making the decision but it does count for a lot. Because you live there, you're the neighbour, absolutely.
89. Director Cote: Judith?
90. J. Hutchison: I was concerned to hear this 0.6 figure and now at the hearing of development process because I also thought that, that document reflected the feeling in that area and there was the question that how can this be. And now I hope the same thing isn't happening again tonight. Because everyone has addressed the issues of density has made the point that subdivision doesn't fit the community as we bought into. And I reiterate, I bought into the rezoning as it is. And so then I heard you say $2\frac{1}{2}$, that is not a small lot, that does not reflect what everyone spoke to that issue. So context is everything. $2\frac{1}{2}$ might be a big lot somewhere else, but in this context, we all said we bought into 10 acre lots, this $2\frac{1}{2}$ is very small, very high density, so I want to be clear that you're hearing what we are saying. Because I don't see it reflected.
91. ???: I just wanted to sort of follow up on that and say if you're looking at a large, a broad area of the lake, the size of the lot is very different. Just up the road, the lake, I did not want to ever live on the lake, as much as it is a beautiful place to be because I'm a hermit. I like my privacy, I have grown trees all the way around me. I love my neighbours, don't want to see them. So I bought two properties and we have 5 acres approximately in total and if I walk down the road and have a place that's worth probably 4 times as much as mine, I would have no privacy. And the thought of living right on the edge of a subdivision, where $2\frac{1}{2}$ acre parcels looks very small compared to what I have envisioned, over the span of the rest of our like on Tilly Road so when people are considering the area and 0.6 acres, 0.6 of an acre right down on the water is what people are used to. You look at your neighbours and say hi hello then compare your seeds, in fact you're running across your property line. But in our, just up the road, certainly if I owned the land, I would be pretty righteous about doing what I want to with it and if you live around there, it's like, it makes me think of when you go into big fancy subdivisions and their bound by law to make a house just like the rest of them, but if they don't, they look ridiculous because they have this country cabin in the middle of all these big places and I feel that that would be so incongruent to the view that was our expectation but also the view that is there. These larger, private treed areas compared to small lots right next door to me. And I also have concerns about the road in that just to make it make sure it's know that a through road would be a little bit worse than that many people driving down our road in that people would turn off on there and if there was ever any thought of Tilly Road becoming open to the highway, huge huge huge safety concerns. My young son come home, he's been away for awhile. I'll betcha 10 there's a big accident before this 2 months is gone because that road opens out onto a very dangerous part of the highway and so if in the future that was ever looked upon as an option to make better our concerns about our road becoming busy, it is not a good option. It is a very dangerous option.
92. Director Cote: I have had conversations with person that's contracted to do the closure and open up Tilly and part of their contract is to close Tilly after. And there's going to be slow to 60 along that stretch of highway. Possibly a flagperson, I keep asking them if there's going to be and they said in the first couple of

- days they're going to assess it to see if they need a flag person. So I don't think that Tilly Road will ever be opened up to the highway. Lakeshore is dangerous enough. Is there any other comments.
93. D. Powell: Dan Powell again. I live on Asher which is probably about a mile or kilometre from this proposed subdivision. So I'm not right in the neighbourhood. The thing I would like to do right now is make some comments about Jack. I've known Jack since about 1979. I kept an eye on Jack's property for him because I knew him through work and over the years we became friends. Jack originally lived in Vancouver when he bought that property and I was amazed to see him give up his vacation time and come up and practice forestry on that property. I was also, I can also state that it was very important to Jack, about the fish for one, that were going through his property. He would phone me up and tell me how many he had seen. So, as I say, I live a kilometre away but I just wanted, for the record to show, that Jack is what he says he is, whether that has any relevance on this process, that's up to the Regional District to decide. But to the group that is here, I can assure you that Jack is very environmentally aware and he has always been concerned with what goes on on that property with respect to those other environmental values.
94. ???: I certainly have no reason to doubt what you say Dan but like somebody already said, once that property is sold and Jack's got nothing to say about it anymore.
95. M. Mercer: Matt Mercer. Just to reiterate what Mike said, there is a mechanism to deal with that. Covenants can be placed on title. So there is actually, with environmental concerns and I'm sure Jack would be quite receptive of this. Those same values are on top for Jack, Jack has those things on as well. We support a lot of what you've spoke about today.
96. C. Connolly: So Matt, maybe I could just ask a question because it sounds like a lot of the residents here are, have an issue with the smaller lot size. Have you or Mr. Louie thought about increasing the lot sizes for those lots in the southern portion? Like having maybe 5 acres, 3 acres, 4 acres and maybe 10 acres on that portion at all.
97. M. Mercer: Well, to be blunt, there is a cost to building a road to access 5 acre lots and 10 acre lots. When Jack bought this property, one of the reasons he bought this property, like most people, as an investment and he has had it for 30 years and to build a road to access 10 acre lots, becomes cost prohibitive. You know, at that point, the option becomes, I guess, you know if you wanted to maximize, you want to get an investment return on a piece of property you've owned for 30 years, then you have to look more seriously at timber harvesting on the property. Jack is trying to strike a balance here, he's trying to get some return for his investment, on property he's had for 30 years while still being very aware and managing the values.
98. C. Bonesky: I don't think it's ? those lots ? you're not going to timber harvest. I mean one way or another, the timber is going to come off.
99. M. Mercer: Absolutely, there would have to be some clearing, but there are different scales of timber harvesting than can occur.
100. ???: But again, if the lot is sold, covenants aside, if you can put buffers around the swampland to protect it, but some other lot is sold, I mean I've seen lots up at our end of the lake where they've sold, like a 2 acre lot sort of thing and they have taken every tree off. And they build a house and plant some shrubs back onto it and that could be those any of those that are sold. A 2 acre (mumbled discussion) they can do what they want.
101. Director Cote: Judith?
102. J. Hutchison: Judith Hutchison. Just a clarification. I believe you said something about Jack buying the property as an investment like everyone here. The record would have to be checked but that's flagged in my mind like everyone here. I think what we heard was that those of us who bought here did not buy here as an investment. Taking investments means money, we all could have made a difference if we were looking for monetary return. We bought into this place as a place to be, a place to live, because of the

values of low density forested lots of 10 acres. That's what we invested in. We didn't make these purchases looking to change a ?.

103. Director Cote: Jack?
104. J. Louie: When I bought the property, I stated before that I bought it not as an investment but as a place that I could practice private forestry. That's what I have always done with it. Settlement plan changed things in that my assessments when up. I had to pay the assessed value of the area being potentially developable.
105. Director Cote: Is there any other comments? You just came in, are you interested in saying anything?
106. C. Hills: Well, I don't know. I'm not even sure where this land is that's proposed to be switched. Is this it here?
107. ???: Do you know Dan, could you point it out.
108. M. Irg: It's the property at the end of Tilly Road.
109. C. Hills: Oh okay.
110. ???: And there's one across the highway so it kind of straddles the highway.
111. C. Hills: Oh I know I'm a little late but I just wanted to see what is going on. I'm not sure what stage we're at with this.
112. Director Cote: This is the public hearing.
113. C. Hills: Okay.
114. Director Cote: So if you have any comments on the development, now is your opportunity to say what you.
115. C. Hills: Not at this point I don't, no.
116. Director Cote: After, just want to point out that, that after this meeting closes, the Board cannot receive any more information.
117. ???: Written?
118. Director Cote: No, they cannot receive any more comments or information before making the decision of this bylaw. If any member of the Board does so, it invalidates this hearing which means it has to be held again. So we're very particular about not receiving any more information. Today is your day to have your say.
119. ???: Is it more important to have written than us talking? Like is it recorded?
120. Director Cote: Everything is verbatim so it'll come out to the Board. They will get all of the information.
121. ???: Okay.
122. Director Cote: And they'll be making a decision of the information that is provided from this meeting. Judith?
123. J. Hutchison: Judith Hutchison. I actually wondered about that because the notice I got in my mailbox was dated August 5th and this is August 16th. So 5 from 16 leaves 11. So that would be 11 days that people had to receive notification to be here. And fewer days than that if you count just working days and I thought gee, it's the holiday time. A lot of people might not even be around, they're on holidays. I just question that that 11 days for the notice is sufficient to get the best input.
124. Director Cote: Pretty much, I think, all the neighbours are here. So, do you have any comments to add to that? This is I think our usual scheduling and public hearing, this is how the process goes so.
125. M. Irg: There is some legislative requirements about notifying the property owners as well as ads in the newspaper. That's where the timelines come from.
126. J. Hutchison: I hope no one has been left out since this is their only opportunity, and as I said given the holiday time of year. I hope no one.
127. Director Cote: Sproat Lake, there is no good time. We have had public hearings in the winter and people say that they're not here in the winter so, yes, you can never win. A public hearing has happened when a public hearing comes through the process. Unfortunately, that's the way it works. Okay, is there any

comments on the other Bylaw 1275 to amend Sproat Lake official community plan by adding chapter 21 temporary use permits. Temporary use permits designation would only apply to designated properties 2 acres/hectares or greater for light industrial home industry uses.

128. C. Law: So are you talking hectares or acres now?
129. C. Connolly: 2 hectares, so property, 5 acres, 2 hectares in our description but.
130. C. Law: Why is that part of this meeting?
131. C. Connolly: This is another issue.
132. C. Law: Oh, it's separate. Okay.
133. C. Connolly: But we have to deal with it at the same public hearing.
134. ???: So what does it actually mean?
135. ???: Yeah, please, in English.
136. C. Connolly: Well, we can go into it a little bit.
137. Director Cote: Should we ask if there are any other comments regarding the, this Jack Louie. Are you okay. So were onto this one.
138. C. Connolly: Okay, so maybe I'll just read you through the comments section of the report just briefly so it's ultimately the result of a bylaw enforcement action. There was an existing use, an auto restoration and welding shop that was not in keeping with the official community plan or the zoning bylaw. And the enforcement action was taken and as a result, we reviewed the file and according to the applicants, the non permitted use has been in operation since 1984. Due to the upcoming review of the official community plan, staff looked at it as possibly being dealt with at that time when we start the review this winter and it is anticipated as part of the review that there will be substantial changes to the home occupation section of the official community plan which could possibly allow these types of uses to occur. The planning departments intention based on past public consultation is to allow more intensive home occupation and/or light industrial home uses. Home industry uses in the Alberni Valley provided that they meet associated requirements. Issuing temporary use permits would give the planning department some flexibility when it comes to applications like the one that I just mentioned, the auto restoration and welding shop, meaning a rezoning would not be the only option. Temporary use permits would be more, would more accurately meet the needs of the community but it is not the intent to provide property owners a means to avoid rezoning. It's more an opportunity for the Regional District, as well as residents of the area to allow individual uses to occur where they seem logical in specific areas with precise restrictions and particular requirements on a temporary basis. So basically, that is what the temporary use permits are, they're only going, we're only looking at allowing them on properties designated rural, rural residential, residential, agriculture within the Sproat Lake OCP and that they have a minimum lot size of 2 hectares or 5 acres. These light industrial type uses would be considered for temporary uses, they include, so, storing, assembling, altering, repairing, manufacturing, fabricating, packing, preparing, breaking up, it kind of goes on. Uses that can be carried out without hazard or intrusion and without detriment to the amenity of the surrounding area by reason of scale, noise, vibration, smell, fume, smoke, it goes on, and do not use process water and do not produce process waters and include, but are not limited to home daycares, production of arts and crafts, winery, caterers, establishments, boarding stables, service shops, blacksmiths, storage buildings, for vehicles, equipment and commodities. So there are criteria that they would have to meet in order to be approved for temporary, or have a temporary use permit issued. And that they would have to go the Board for approval, they would have to take place within the main structure or permitted accessory structure. Have to be setback 30 metres, 100 feet, or more from a watercourse or wetland. Not create any additional traffic and not have any onsite retail. So basically, that is what we are looking at for temporary use permits. Allowing it in the Sproat Lake area right now.
139. ???: So why did it get attached to this?

140. C. Connolly: Just for holding it one time. This is the public hearing for Sproat Lake and it's convenient to hold them at the same time instead of having to do the noticing and everything.
141. Director Cote: Judith?
142. J. Hutchison: Judith Hutchison. I would like some clarification of the word temporary. Does that just mean one lifetime or?
143. C. Connolly: Yes, no for sure. It's 3 years is the initial permit and then they have the, the applicant has the option to apply for an additional 3 years. Only to be renewed one time. And if at that time, it is perceived that it is more of a commercial use or an established use that they applied for a rezoning which would be more appropriate if they want to continue the commercial use. However, especially in these economic times, the uncertainty, you know you're not really sure if the business is actually going to work take off, or your idea is really solid or not, this gives the property owner the opportunity to give the business a try, you know, under certain restriction, with certain restrictions and specific criteria while not applying and investing all that time and energy into rezoning and the commitment that basically involves.
144. M. Irg: And just if I tag on a little bit just so that everybody here understands. What it is is a that there is a designation in the community plan that allows property owners that if they meet the criteria that Carla explained to apply for a temporary use permit. So you actually have to make application to the Board, we, you know, staff reviews it, there's a notification requirement, for all the property owners, to get any feedback. It's not a public hearing but there is notification that anything that comes back you can kind of make a presentation to the Board or write a letter and then the Board makes a decision upon the temporary use permit. And so again it can be for, and there's other conditions that the Regional District could put on as far as setbacks, you know that we can't necessarily do in the zoning bylaw.
145. J. Vos: I'm Jody Vos. So we're open at this meeting to make comments about our feelings about that zoning being changed. I'm just really sounding like ? here the thought of our residential area becoming more of a openness to commercial doesn't really please me at all. One of my neighbours, I have several ? like them all seems determined to become a auto wrecker and he's not hung a shingle or anything like that but there's more vehicles on there than there is on all or our properties put together now. And I have actually considered, like what would that be like if now we start loading the fields up with more vehicles and people start coming to get parts, and that's exactly what sounds like would be okay. So, I don't think that would match with most of our community ideas, it doesn't become necessarily a community, it becomes Beaver Creek which, I moved away from. I'm not interested in going back so, I just, that makes me very concerned. I remember when we were, at one point, early on in us living where we are, we had considered moving somewhere else and we were so concerned about our neighbours, that everybody that came on there was just like, they can't, they can't because everything they wanted to do. One was having a dog kennel, in our property and that's the kind of thing that could be, you know there's all sorts of options, I'm sure that would be down-played by everybody who lived around it but residential is ? and increasing traffic and the change in that would make a drastic change to the flavour for which we intended ?. So that's just.
146. M. Irg: And just to address here your concern about the coming to get the parts, that would be the retail part that wouldn't be allowed. Even under the.
147. J. Vos: Okay. So they're allowed to store all the vehicles but.
148. M. Irg: There could be some storage but not the retail.
149. C. Connolly: And I don't really think that auto wrecker would really fit into our definition of a home industry at all. I mean we do have these in the definition and it is long, and I did not read the whole definition, and maybe that would be a benefit to everyone here.
150. J. Vos: Maybe we should look at that piece of property now then.
151. C. Connolly: Well, it's not specifically that one because they will have to make the application to the Regional Board if we do permit this but yes.

152. J. Vos: I tend to jump from 0 to 100 real fast.
153. C. Connolly: Yes, for sure. Any uses that would be considered for temporary use permit would have to be carried out without detriment to adjacent land owners so this is, by reason of scale, noise, vibration, smell, fumes, smoke, grit, soot, ash, dust, flare, or appearance and do not use process waters or produce process waters. So I mean, auto wrecking would definitely violate a few of those.
154. J. Vos: It was an example.
155. C. Connolly: Yes, for sure, absolutely, but no it's a good, I mean I'm sure that jumped into a lot of people's minds. Because it sounds, even the name industrial use, it sounds like it is going to be heavy, heavy use, heavy industrial kind of thing. Not our intention for that.
156. ???: Was there not a thing that ? 5 acres before they could even consider ? 2 ½ acres, they shouldn't even come up. Unless somebody buys two probably.
157. C. Connolly: You're right, and it has nothing to do with Mr. Louie's application at all. So let's be clear they're totally separate, and yes, and absolutely you're right. 2.5 acres, they would not even be allowed to apply for temporary use permit, absolutely.
158. M. Mercer: Matt Mercer. Just to reiterate that. This has nothing to do with us. This application of ours is a completely separate. This is the first time I have heard of this.
159. Director Cote: I'd just like to add that the APC has actually looked at this and it's coming forward from them. I can't remember what the vote was. Were they all in favour?
160. C. Connolly: I'm not sure if you had unanimous. I can't remember.
161. Director Cote: But all of these questions did come up at that time and were answered to the extent that the APC actually is recommending that the Board consider this so. And it went to the Board and now it is coming to public hearing. So, it is to this stage and it has been through the advisory planning commission for Sproat Lake so and they did approve it. They were okay with most of it.
162. J. Hutchison: Judith Hutchison. My input would be accent on the word light, easy on the word industrial. You know, what one considers light industrial someone else might consider heavy industrial. That word industrial sounds pretty scary to me. Heavy on the light.
163. Director Cote: Is there any other comments?
164. ???: I wasn't really able, I wasn't aware it was coming so I wasn't able to research it (mumbled) aware of what's going on.
165. Director Cote: Issues like this would, I believe, would just be published in the local paper then. Publicized.
166. C. Connolly: It is in the notice that everybody received. It was at the bottom though so I'm sure when you read the first part, you were like, it takes all the attention away from the rest of it but, yes.
167. C. Hills: I have a question, Cam Hills. Well I live on Faber Road. So when you say that, it's commercial, not retail, is that, am I correct here saying that? Who enforces that?
168. C. Connolly: We do. The Regional District.
169. C. Hills: So you have somebody who goes out and does that.
170. C. Connolly: We do.
171. Director Cote: We do have a bylaw officer.
172. C. Hills: Okay. Because I seen a lot of things going on out the lake that I don't see enforced.
173. Director Cote: The Regional District, the bylaws are enforced by complaints driven. We don't go looking for them but people have to complain to the Regional District generally in writing is the best and it's followed through with a letter to the person who is breaking the laws.
174. ???: The blueberry cannon comes to mind.
175. C. Hills: Yeah what's going on with him but I guess that's another issue. I mean that's my point.
176. Director Cote: That's another issue.

177. C. Hills: I got another question actually for Mr. Mercer and Mr. Louie. So, what do we benefit as residents from you guys developing this land and rezoning? What's the benefit to us?
178. Director Cote: Would you like to respond to that? You don't have to if you don't want to.
179. J. Louie: No comments.
180. C. Hills: Okay.
181. Director Cote: Is there any other comments.
182. M. Mercer: Actually I'd like to make a comment about that. Jack has owned this property for 30 years and what he's trying to do is he's trying to strike a balance. The official community plan for Sproat Lake has that are as potential for 0.6 of an acre. Jack does not want to do that, he wants to try and strike a balance and I understand that it is somewhat subjective, what is large and what is small, but there is a balance there and there is a cost to doing something, and 2 ½ acres is what we feel is a balance and in my opinion is a fairly large lot and I know on Tilly Road there are various sizes, there's 10 acre lots, and there's 5 acres and I believe that, if I'm not mistaken, that there are lots less than 5 acres on Tilly Road as well.
183. J. Vos: Well, ours is actually 2 put together.
184. ??: Yes, the zoning on the other side of the road is less, it is a different zoning.
185. M. Mercer: So what we are trying to do is trying to strike a balance, find something that is consistent with existing use on Tilly Road and we've said that in our application. We're not asking for 0.6 acre, we're just trying to find something that's consistent with what's already occurring on Tilly Road. And Jack does that because he is very conscientious about the environment and impact this property potentially could have. And he has owned that property for 30 years and has spent a lot of time on that property, he is very familiar with ? that property. That's why. What the benefit to you would be, I don't really know how to answer that, other than to say that that's Jack's property and he's trying to do something that's consistent with a community plan that was consistent with existing use.
186. Director Cote: Judith.
187. J. Hutchison: Judith Hutchison. I would say that if your proposal were consistent, it wouldn't require rezoning. The fact that you require rezoning indicates to me your plan is not consistent.
188. M. Mercer: Matt Mercer. It's consistent with the official community plan in that the official community plan stipulates that 0.6 of an acre is an acceptable land use for that area.
189. J. Hutchison: Judith Hutchison. My point was the zoning. I said if it were consistent, you wouldn't need rezoning.
190. K. Regimbal: Kim Regimbal. I want to actually just ask the question because I'm totally, I'm kind of confused that the lot sizes are so low, so small on the community plan, the official community plan. In the future, is there any way to change that 0.6 lot size because my understanding was that's much higher than that. And so I'm surprised, very surprised, that its actually that is the norm so, so to circumnavigate potential future issues, it isn't really reflecting our official community plan then because that is not what I remember hearing. When I was actually at the making of the official community plan. The values that we put in place, I don't remember that being reflected at all. Now, Maybe I'm, obviously I'm mistaking if that's what it says. Something must have happened after the fact but for future, maybe, circumnavigating potential other zoning issues, what can one do to, you're whispering over there, but I'm just saying, I'm not trying to, but doesn't it seem, I'm not trying to stir it up, I just think there must be, why wait until it happens, maybe there is a way to change the official community plan to reflect what I thought it did in the first place.
191. M. Irg: So, as we do the community plan reviews, you know, there is certainly the opportunity to do that.
192. K. Regimbal: Okay.
193. M. Irg: We'd have to go back to verify for sure, my understanding that this is consistent with the settlement plan that was previous but, you know, again I think we still have to go through the public hearing process,

the rezoning is still would be a requirement. Your other question, you know, should be brought up when we do the community plan review which will be starting, we'll be going to the public in the fall.

194. K. Regimbal: All right.
195. Director Cote: Dan?
196. D. Powell: Mike, did I hear you say that this official community plan is consistent with the settlement plan.
197. M. Irg: This, this, well the settlement plan was, community plans used to be called settlement plans, and I would have to pull it out and the old settlement plan, to confirm and I think it was the same designation, the same designation of 0.6.
198. D. Powell: 0.6 of an acre.
199. M. Irg: For residential.
200. D. Powell: In the settlement plan that was previous to this official community plan. And when would that settlement plan have come into effect?
201. M. Irg: It would have been the 80's probably.
202. D. Powell: The 80's, was there anything that preceded that official settlement plan?
203. M. Irg: I don't think so. It was long before my time, I would have to check, but I think we just had the one settlement plan.
204. D. Powell: Was the official settlement plan an enactment or requirement that was mandated by provincial government?
205. M. Irg: The provincial government was certainly involved in it. I don't know if they mandated, required it, they certainly strongly encouraged it.
206. D. Powell: So before the official settlement settlement plan proposed this, was there any other plan in process other than zoning?
207. M. Irg: There would have just been the zoning. The zoning bylaw was adopted in the 70's.
208. D. Powell: So sometime in the 80's, this process.
209. M. Irg: I would have to go back and look to see which them, that, that is going back long before my time. If it's just the one settlement plan or if it was brought in soon after the zoning, I'd have to pull that up.
210. D. Powell: Thank you.
211. Director Cote: Jack.
212. J. Louie: Jack Louie. I'm surprised to hear that you are not, that people weren't aware that this settlement plan was in place. I mean, I have been aware of it since the 80's because I have had to pay higher taxes because of it. So, when you say you haven't heard of it, or you didn't know about it, I'm surprised.
213. K. Regimbal: Well, the official community plan that I was a part of, being with, involved with, is just, I don't remember it being such low lot sizes and contributing to higher density. Because we were talking about exactly the opposite. To retain the value of having these rural lots, to not have this Shawnigan Lake effect go there. I mean that's the the the my understanding, so I'm not making this up, I just simply did not follow it up after that because I knew that your property was actually for whatever it was was 10 acre lots. So I knew the potential wasn't that many lots. So I didn't really worry about it.
214. C. Law: Chris Law. The community isn't unaware that it is 0.6, the community I think what they said is that they don't feel that they don't feel that their input into the official community plan is reflected in the official community plan. What the community says, is what we participated in the meetings and we didn't say we want 0.6 acre lots, what we said is we wanted to maintain the rural characteristics and the preservation of the environment with viable lot sizes. We're saying that we don't feel that what our input into the official community plan is reflected in the official community plan.
215. J. Vos: (mumbled discussion) if I calculate that each of the 2 ½ acre lots were to have 4 family members living there then that's 50 people on average. If you didn't take into consideration those that can't be made because of the swampland. One of the other situations that would be definitely altered when looked upon

is the public access docks that are down on the lake. And there's one every so often nobody really wants anyone else to know about them being there but if you calculate 50 more people in the neighbourhood using those public access docks, that would make a huge difference also to our quality of life. It's the reason I drive out there. Through those 6 or 7 lousy months looking forward to the 4 of sunny seasons. Just something to. Just another option to look at how high density would make a difference.

216. Director Cote: Okay. Are there any other comments at all? Okay. I have to tell you once again, I'd like to stress that the Board cannot receive any new information. Between the end of this hearing and making a decision on the bylaw. If any Board member does so, this will invalidate the hearing and means it will have to be held again. So, I would like to call for the first time, is there any other further representations on the bylaw. I call for a second time, are there any further representations on the bylaw? Third and final time, are there any further representations on the bylaw? Hearing no comments, I declare this meeting terminated at 8:44 pm.

Certified Correct:

Penny Cote, Director



Carla Connolly, Planner

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1266

A BYLAW TO AMEND BYLAW NO. P1118
SPROAT LAKE OFFICIAL COMMUNITY PLAN

WHEREAS by Section 884(2) of the Local Government Act, all bylaws enacted by the Regional Board must be consistent with an existing official community plan;

AND WHEREAS the Regional Board may amend an existing official community plan;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot in open meeting assembled enacts as follows:

1. TITLE

This bylaw may be cited as the Sproat Lake Official Community Plan Amendment Bylaw No. P1266.

2. Map 6 Plan Map is hereby amended by redesignating a portion of SECTION 91, CLAYOQUOT DISTRICT, EXCEPT PLAN 585RW, 2634, 8555, 9653, 27730, 31169, 31720, 32403, 34205, 36025, 2750RW from "Rural" to "Rural Residential" as shown on Schedule "A" which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 25th day of May, 2011

Read a second time this day of , 2011

Read a third time this day of , 2011

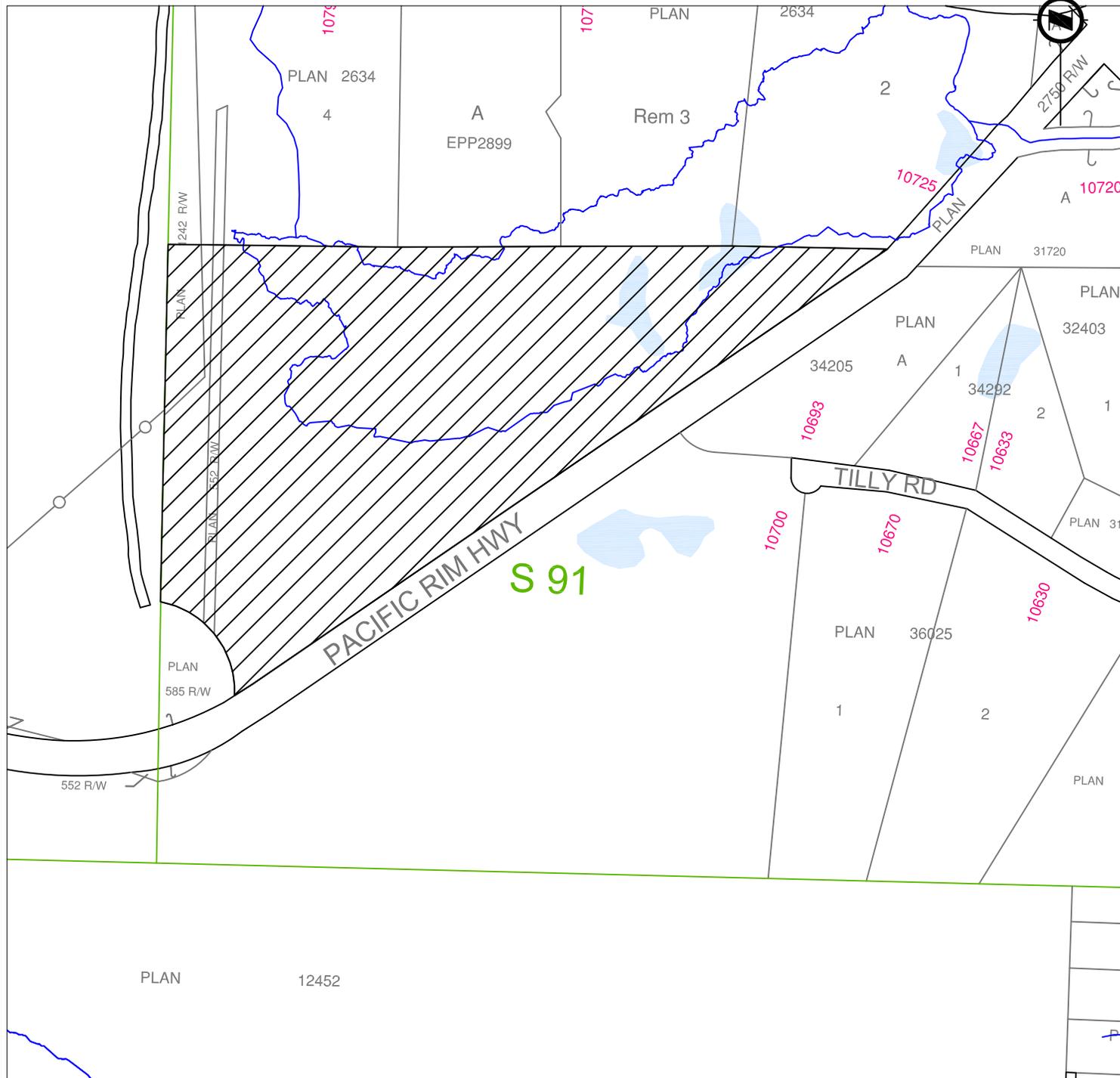
Adopted this day of , 2011

Chairperson

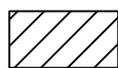
Chief Administrative Officer

Schedule 'A'

This schedule is attached to and forms part of Bylaw P1266



Legal Description: A portion of SECTION 91, CLAYOQUOT DISTRICT, EXCEPT PARTS IN PLANS 585RW, 2634, 8555, 9653, 27730, 31169, 31720, 32403, 34205, 36025, AND 2750RW.



To be redesignated from "Rural" to "Rural Residential"



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

1:2000



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1277

OFFICIAL ZONING TEXT AMENDMENT

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the "Regional District of Alberni-Clayoquot Zoning By-Law No. 15, 1971".

WHEREAS the Local Government Act authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 890 and 894 of the Local Government Act;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot in open meeting assembled, enacts the following amendment to the text of the Regional District of Alberni-Clayoquot Zoning By-Law No. 15, 1971:

1. TITLE

This by-law may be cited as the Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw No. P1277.

2. By-law No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning a portion of SECTION 91, CLAYOQUOT DISTRICT, EXCEPT PLAN 585RW, 2634, 8555, 9653, 27730, 31169, 31720, 32403, 34205, 36025, 2750RW from Forest Rural (A3) District to Small Holdings (A1) District as shown on Schedule "A" which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

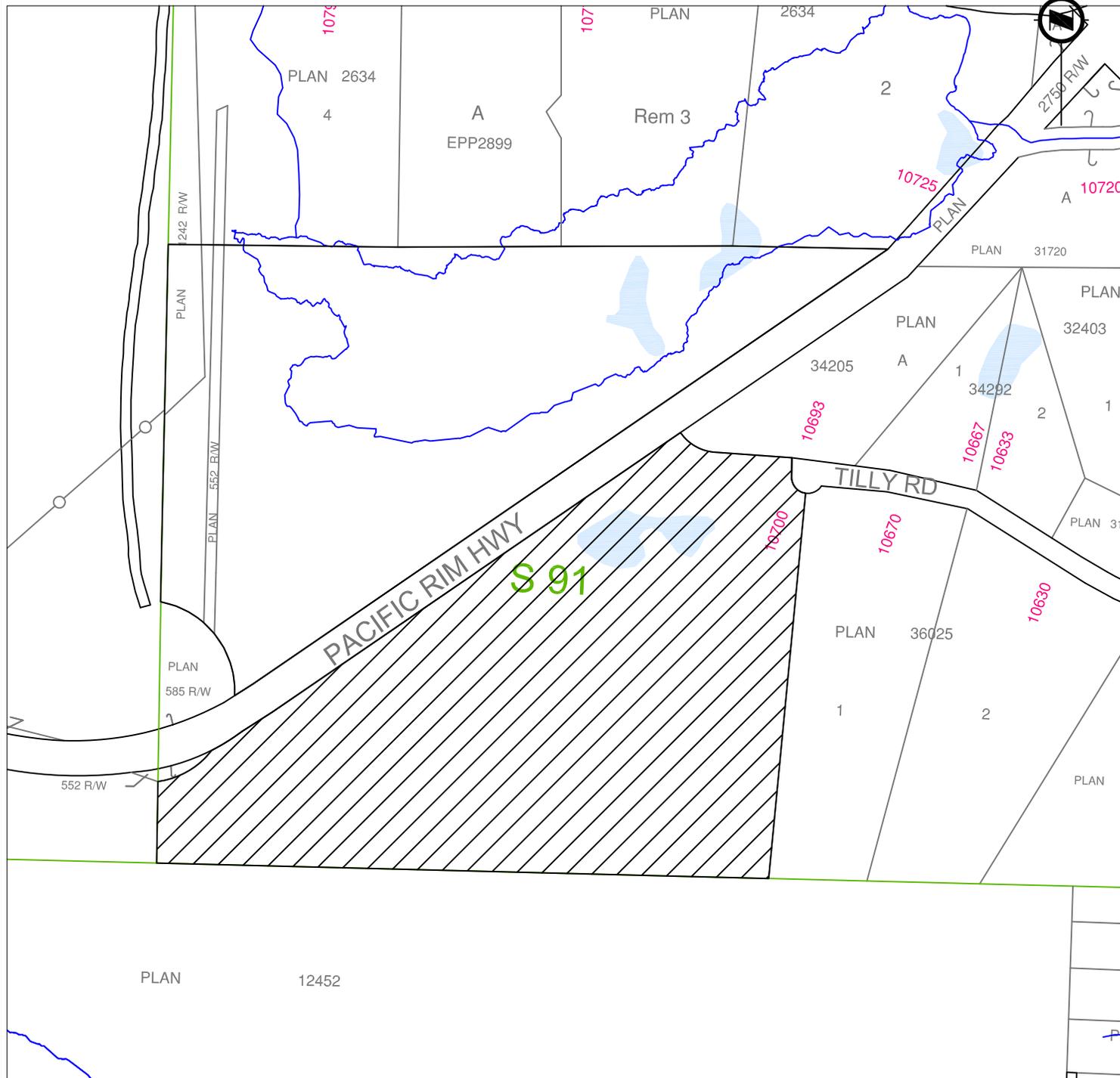
Read a first time this 25th day of May, 2011
Read a second time this day of , 2011
Read a third time this day of , 2011

Chief Administrative Officer

Chairperson

Schedule 'A'

This schedule is attached to and forms part of Bylaw P1277



Legal Description: A portion of SECTION 91, CLAYOQUOT DISTRICT, EXCEPT PARTS IN PLANS 585RW, 2634, 8555, 9653, 27730, 31169, 31720, 32403, 34205, 36025, AND 2750RW.



To be rezoned from Forest Rural (A3) District to Small Holdings (A1) District.



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

1:2000





MEMORANDUM

To: Regional Board of Directors

From: Carla Connolly, Planner

Date: August 18, 2011

Subject: Public Hearing Report for Bylaw 1275 (Sproat Lake Temporary Use Permits)

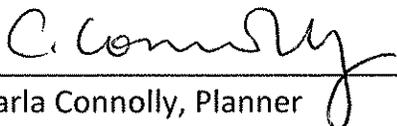
The Public Hearing for the above noted bylaw was held on Tuesday, August 16, 2011 in the Board Room of the Alberni-Clayoquot Regional District office. The meeting was attended by 11 members of the public and the applicant and agent for the other proposed amendment presented during this public hearing.

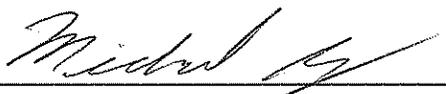
Some members of the public were concerned that industrial uses will be permitted on residential properties, but their concerns seem to have been eased through staff discussion and clarification by Director Cote.

Referral agency responses are supportive of and/or interests are unaffected by the proposed amendment. Agency referrals are attached to the public hearing minutes.

Recommendation

That the Board of Directors proceed with 2nd and 3rd reading of Bylaw P1275.

Submitted by: 
Carla Connolly, Planner

Reviewed by: 
Mike Irg, Manager of Planning and Development

RT11002



MEMORANDUM

To: Russell Dyson, Chief Administrative Officer and Regional Board

From: Carla Connolly, Planner

Date: August 17, 2011

Subject: RT11002 (Temporary Use Permits) Referral Responses Summary

Referrals were sent to the agencies listed below and their responses follow.

- Vancouver Island Health Authority – Interests unaffected.
- Ministry of Transportation – Approval Recommended subject to conditions:
 - Industrial or Commercial access to public roads will require a valid access permit from the Ministry of Transportation and Infrastructure;
 - Each property is to have sufficient on-site parking.
- Alberni-Clayoquot Regional District Building Inspection – Approval Recommended subject to conditions below:
 - Subject to applicable BC Building Code requirements being met (Commercial Part 3 Buildings)
- Sproat Lake Volunteer Fire Department – Interests unaffected.
- Ministry of Community, Sport and Cultural Development – Interests Unaffected
- Ministry of Agriculture – Interests unaffected.
- Ministry of Forests, Lands & Natural Resource Operations – Interests unaffected, but had the following comment:
 - Overall I have no concerns however I have one suggestion related to the Comments Section 1.b, re: the 30m setback from watercourses and wetlands. I realize the RAR isn't a requirement for the ACRD however, to avoid damage and loss of riparian zones I'm suggesting the addition of wording that would clarify this, such that "the intended land use not result in the removal or disturbance

RT11002

Members: City of Port Alberni, District of Ucluelet, District of Tofino
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek), and "F" (Cherry Creek)

- of riparian vegetation”...and could also include “within 30m of the watercourse without a RAR equivalent assessment prepared by a qualified environmental professional” or some such language. Additionally, you might consider addition direction to design and operate the land use consistent with the principles outlined in *Develop With Care*, found at: http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare2006/develop_with_care_intro.html , especially in Sections 3,4 and 5, for Vancouver Island.
- Agricultural Land Commission – Interests unaffected.
- School District 70 – Interests Unaffected
- Hupacasath First Nation – Interests unaffected.
- Tseshaht First Nation – Interests unaffected.

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1275

A BYLAW TO AMEND BYLAW NO. P1118
SPROAT LAKE OFFICIAL COMMUNITY PLAN

WHEREAS by Section 884(2) of the Local Government Act, all bylaws enacted by the Regional Board must be consistent with an existing official community plan;

AND WHEREAS the Regional Board may amend an existing official community plan;

NOW THEREFORE the Board of Directors of the Regional District of Alberni-Clayoquot in open meeting assembled enacts as follows:

1. TITLE

This bylaw may be cited as the Sproat Lake Official Community Plan Amendment Bylaw No. P1275.

2. Sproat Lake Official Community Plan text is hereby amended by adding the following section:

Chapter 21 Temporary Use Permits

1. Temporary use permit areas are properties designated as Rural, Rural Residential, Residential, and Agriculture within the Sproat Lake OCP **and** have a lot size of two (2) hectares (5 acres) or greater.
2. Light industrial home industry* type uses will be considered for temporary use permits. These types of uses must:
 - a. take place within the main structure or a permitted accessory structure;
 - b. be setback 30 metres (100 ft.) or more from a water course or wetland;
 - c. not create additional traffic than would generally be produced by a residential dwelling; and
 - d. not have any onsite retail.

RT11002

* **Light industrial home industry** means the use of land, buildings or structures for the purpose of storing, assembling, altering, repairing, manufacturing, fabricating, packing, preparing, breaking up, demolishing, or treating any article, commodity or substance that can be carried without hazard or intrusion and without detriment to the amenity of the surrounding area by reason of scale, noise, vibration, smell, fumes, smoke, grit, soot, ash, dust, glare or appearance, and does not use process waters and does not produce process waste waters. Uses include, but are not limited to; home daycare, the production of arts and crafts, winery, caterer's establishment, boarding stables, service shop, blacksmith, and storage building for vehicles, equipment and commodities.

3. Temporary use permits will be considered against the following criteria:
 - a. compatibility of the proposal with adjacent uses;
 - b. impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas, and the proposed remedial measures to mitigate any damage to the natural environment as a result of the temporary use;
 - c. intensity of the proposed use;
 - d. inability to conduct the proposed use on land elsewhere in the community; and
 - e. must be reviewed and receive favorable feedback from the Ministry of Transportation and Infrastructure with respect to access to and effect on public roads.

4. The Regional District may specify conditions including, but not limited to:
 - a. number and/or type of buildings to be used;
 - b. setbacks from property boundaries;
 - c. area of use;
 - d. hours of operation;
 - e. duration of permitted use;
 - f. onsite storage, buffers and screening;
 - g. appearance;
 - h. post-use site restoration plan and implementation strategy;
 - i. environmental protection measures; and
 - j. groundwater protection.

5. All development will be subject to current building code, fire and safety codes, as well as environmental air quality requirements.

6. The posting of a bond or other applicable security (if deemed appropriate) may be required by the Regional District so as to ensure compliance with the conditions of the permit.
7. The intent of a temporary use permit is to do one or more of the following:
 - a. allow a use not permitted by a zoning bylaw;
 - b. specify conditions under which the temporary use may be carried on; and (Example: the applicant applying for and receiving a rezoning and/or OCP amendment; the completion of a site profile; mitigation of current impacts and prevention of further impacts; compliance with the ACRD building bylaw; a BCLS site survey; compliance with all other ACRD bylaws; etcetera.)
 - c. allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.
8. In order to receive a temporary permit, an owner must make an application to the ACRD, which will be presented to the Board for a resolution to grant the permit.

Prior to the Board making a resolution to issue a temporary use permit, a notice will be placed in the local newspaper; similar to that which is required for a public hearing.

At the appointed Board meeting, if the Board is considering granting the temporary use permit, public notice must be given as per Section 921 of the *Local Government Act*. At the subsequent meeting, the permit may be issued or denied.

However, if the Board is considering denying the issuance of the permit, the Board will defer the decision and invite the applicant to the next Board meeting to present their own case as to why this matter should not be denied.

9. Temporary use permits are valid for a maximum of three (3) years with the option of being renewed once for up to an additional three (3) years.
10. The ACRD may withdraw a temporary use permit if all the conditions established in the permit are not complied with by the permit holder.
11. Permits are use, site, and holder specific. Permits allow a specific use to occur and nothing else not otherwise permitted by the existing zone; they do not

transfer with a property when it is sold; nor do they transfer with the permit holder if they move.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 27th day of April, 2011

Read a second time this day of , 2011

Read a third time this day of , 2011

Adopted this day of , 2011

Chairperson

Chief Administrative Officer



Rezoning Application

TO: Russell Dyson, CAO, Long Beach APC
and
Board of Directors, Alberni-Clayoquot Regional District

DATE: August 18, 2011

FROM: Mike Irg, M.C.I.P.
Manager of Planning and Development

**Rezoning
Application:** RT11006

**Address and
Location:** Alberni Valley Airport and Long Beach Airport

Electoral Area: "C" Long Beach and Electoral Area "D" Sproat Lake

Recommendation: That the Board:

- (1) Proceeds with first reading of Bylaws P1280, P1281, P1282, and P1283;
- (2) Pass the following resolution, "That the public hearing for Bylaws P1280 and P1281 be delegated to the Director for Electoral Area "D", her alternate director or the chairperson of the Regional District." And

"That the public hearing for Bylaws P1282 and P1283 be delegated to the Director for Electoral Area "C", his alternate director or the chairperson of the Regional District."

- (3) Give first reading to Bylaws P1280, P1281, P1282, and P1283.
-

Applicants' Intention: This is a text amendment initiated by the Regional District. The bylaws will only apply to the two Regional District owned airport lands.

Official Community Plan: The Alberni Valley Airport is within the Sproat Lake OCP area and is designated "institutional". The Long Beach Airport is not within an OCP area.

Zoning: The Long Beach Airport is currently zoned Park and Public Use (P2) District and the Alberni Valley Airport is currently zoned a mix of Forest Reserve (A4) District

RT11006

and Forest Rural (A3) District.

Comments:

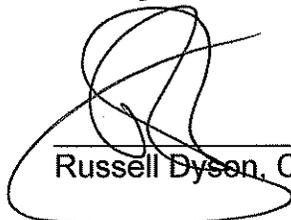
Landworks Consultants have proposed zones for both the Long Beach Airport and the Alberni Valley Airport. These new zones were developed in consultation with the Regional District, stakeholder and public input. Stakeholder meetings were held May 4, 2011 for the Long Beach Airport and May 5, 2011 at the Alberni Valley Airport. Revisions were made to the bylaw based on input received and public meetings were held June 6, 2011 at the Long Beach Airport and June 7, 2011 at the Alberni Valley Airport.

Submitted by:



Mike Irg, M.C.I.P.
Manager of Planning and Development

Reviewed by:



Russell Dyson, CAO

RT11006

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1280

OFFICIAL ZONING TEXT AMENDMENT

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw upon the affirmative vote of the directors in accordance with Sections 890 and 894 of the *Local Government Act*;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the text of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw No. P1280.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by:

- a. Adding a new section “163 Airport (AP) District” and subsections “163.1 Alberni Valley Airport One (APAV1) District” and “163.2 Alberni Valley Airport Two (APAV2) District” to read as follows:

163 Airport (AP) District

This district provides for airport, airport related and other compatible uses. The district will be developed as sub areas APAV1 and APAV2.

163.1 Alberni Valley Airport One (APAV1) District

This district is to provide for aviation-related and compatible community activities on publicly-owned land for uses associated with airport operations such as light industrial, commercial and recreational uses.

163.1.1 Permitted Uses

Lands, buildings and structures in AP1 may be used for the following purposes only:

- a) airport base
- b) heliport

- c) airport service facilities
- d) passenger terminal
- e) aircraft fuel depot
- f) aircraft hangars
- g) aircraft sales
- h) aircraft servicing and maintenance
- i) utilities and communication facilities
- j) emergency services
- k) hospital and health facilities
- l) aviation training, trade schools, high school and biosphere-related schools
- m) scientific, electronic and technological research
- n) taxi dispatchers, bus depots
- o) storage yard, cold storage, warehousing
- p) aviation-related light industrial
- q) National and Provincial Parks offices and support facilities
- r) Department of National Defence uses
- s) meteorological station and metrological facilities
- t) manufacturing, assembly, disassembly, processing or packaging of materials and goods
- u) vehicle rental and ancillary servicing
- v) marine value-added facilities
- w) vehicle and equipment repairs and maintenance
- x) hotel, motel
- y) conference centre
- z) residential use, including staff rental housing
- aa) caretaker accommodation
- bb) offices
- cc) restaurants, cafes and pubs
- dd) retail store not exceeding 125 square metres
- ee) commercial laundry
- ff) agriculture, market gardening, community gardening
- gg) forestry and silviculture
- hh) forestry value-added facilities
 - ii) vegetative-waste (brush, etc.) composting site
- jj) recycling facilities
- kk) golf course and clubhouse
- ll) camping and parking for recreational vehicles
- mm) arena, swimming pool, curling rink
- nn) seasonal exhibition use
- oo) surfboard and/or bicycle rentals, sales and repairs
- pp) natural resource extraction
- qq) museum

163.1.2 Lot Size

For the purpose of a lease, land within this zone must not be divided into parcels of less than 500 square metres.

163.1.3 Lot Coverage

The maximum lot coverage of the leased lot for all buildings and structures is 65%.

163.1.4 Minimum Dimensions Required for Yards

Yard and lease area setback requirements will be in accordance with Transport Canada Airport Regulations and spatial separation requirements of the BC Building Code.

163.1.5 Building Height

The height of all buildings and structures will be limited to the requirements of Transport Canada Airport (TCA) Zoning Regulations.

163.1.6 Setbacks

The setbacks for any building will be as follows:

from any external lot line	not less than 15 m
from the edge of a runway or taxiway	per TCA Regulations
from another building	not less than 5 m
from an internal lot line	not less than 3 m

163.1.7 Off-Street Parking

Off-street parking spaces will be required as per Schedule III of the Alberni-Clayoquot Regional District Zoning Bylaw.

163.1.8 Off-Street Loading

Off-street loading spaces will be required as per Schedule IV of the Alberni-Clayoquot Regional District Zoning Bylaw.

163.1.9 Conditions of Use

- a) All development must be in conformance with the requirements of the airport operations manual or, in the absence of an operations manual, with Transport Canada's publication TP312, *Aerodromes Standards and Recommended Practices*.

- b) All development must be planned, designed and constructed to avoid creating a hazard to flights, such as attracting birds, rodents or other animals to the property.
- c) All illuminated storage and parking areas must have lighting placed in such a manner that all direct rays of light are limited to the storage or parking areas by using full cut-off lighting fixtures which reduce the amount of light escaping above the plane of horizontal or similar lights that achieve the same result in order to reduce light pollution.

163.2 Alberni Valley Airport Two (APAV2) Zone

This zone is intended for less intensive uses.

163.2.1 The only uses permitted in this zone are the following:

- a) passive recreation such as walking trails
- b) agriculture
- c) forestry, silviculture
- d) transportation of natural resources
- e) water runway

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this XXX day of XXX, 2011

Read a second time this XXX day of XXX, 2011

Read a third time this XXX day of XXX, 2011

Adopted this XXX day of XXX, 2011

Russell Dyson, CAO

Chair of the Regional Board

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1281

OFFICIAL ZONING ATLAS AMENDMENT NO. 652

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 890 and 894 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw No. 652.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: Block F, of Block 209, District Lots 130, 157, 171, 172, and 204, Alberni District and Block G, District Lot 204, Alberni District from Forest Reserve (A4) District and Forest Rural (A3) District to Alberni Valley Airport One (APAV1) District and Alberni Valley Airport Two (APAV2) District as shown on Schedule ‘A’ which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of , 2011

Read a second time this day of , 2011

Read a third time this day of , 2011

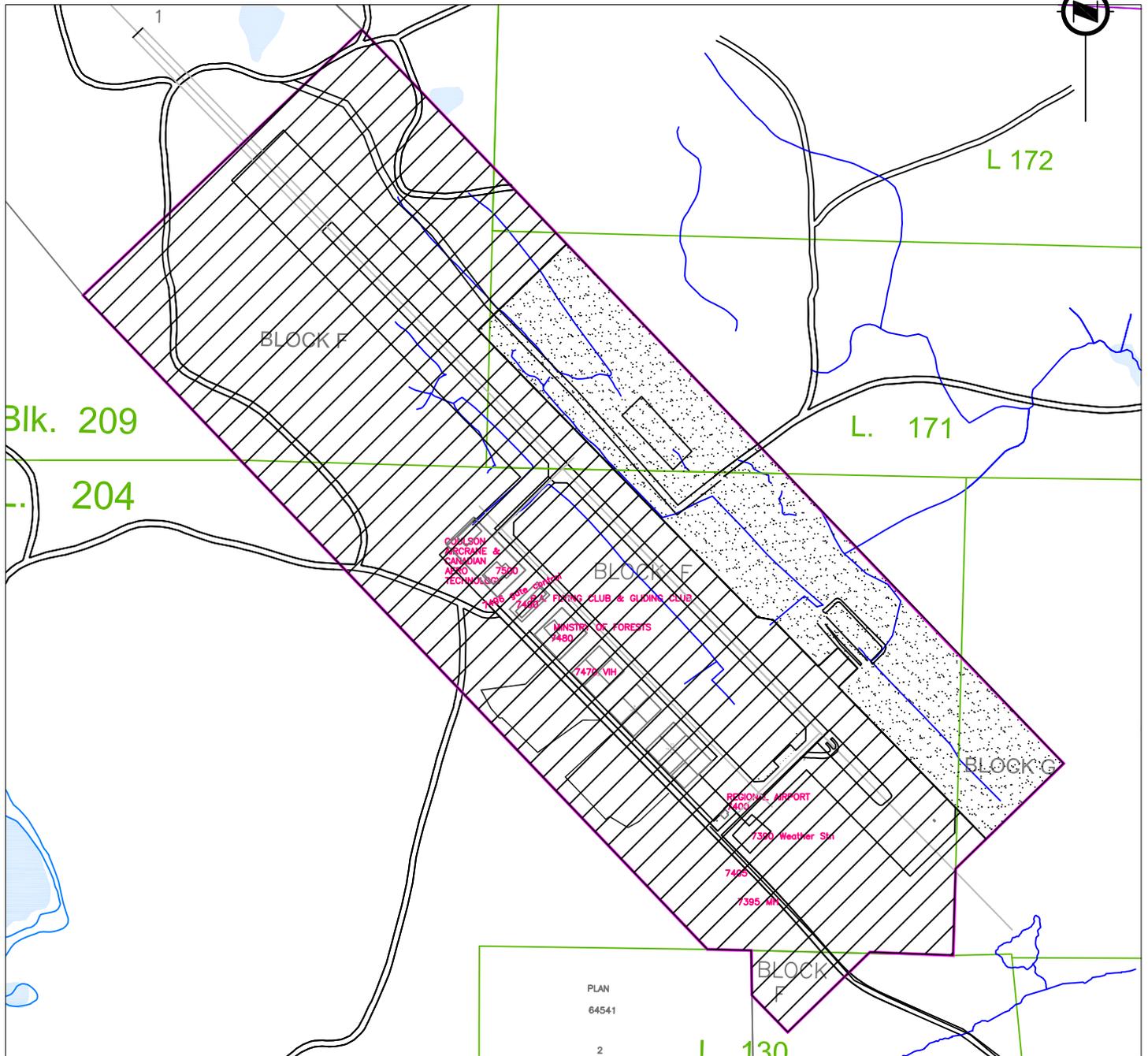
Adopted this day of , 2011

Russell Dyson, CAO

Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of Bylaw P1281



Legal Description: BLOCK F, OF BLOCK 209, DISTRICT LOTS 130, 157, 171, 172 AND 204, ALBERNI DISTRICT **AND** BLOCK G, DISTRICT LOT 204, ALBERNI DISTRICT



To be rezoned from Forest Reserve (A4) District and Forest Rural (A3) District to Alberni Valley Airport One (APAV1) District



To be rezoned from Forest Reserve (A4) District and Forest Rural (A3) District to Alberni Valley Airport Two (APAV2) District



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1282

OFFICIAL ZONING TEXT AMENDMENT

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the “Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971”.

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw upon the affirmative vote of the directors in accordance with Sections 890 and 894 of the *Local Government Act*;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the text of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw No. P1282.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by:

- a. Adding a new section “164 Airport (AP) District” and subsections “164.1 Long Beach Airport One (APLB1) District” and “164.2 Long Beach Airport Two (APLB2) District” to read as follows:

164 Airport (AP) District

This district provides for airport, airport related and other compatible uses. The district will be developed as sub areas APLB1 and APLB2.

164.1 Long Beach Airport One (APLB1) District

This district is to provide for aviation-related and compatible community activities on publicly-owned land for uses associated with airport operations such as light industrial, commercial and recreational uses.

164.1.1 Permitted Uses

Lands, buildings and structures in APLB1 District may be used for the following purposes only:

- a) airport base

- b) heliport
- c) airport service facilities
- d) passenger terminal
- e) aircraft fuel depot
- f) aircraft hangars
- g) aircraft sales
- h) aircraft servicing and maintenance
- i) utilities and communication facilities
- j) emergency services
- k) hospital and health facilities
- l) aviation training, trade schools, high school and biosphere-related schools
- m) scientific, electronic and technological research
- n) taxi dispatchers, bus depots
- o) storage yard, cold storage, warehousing
- p) aviation-related light industrial
- q) National and Provincial Parks offices and support facilities
- r) Department of National Defence uses
- s) meteorological station and metrological facilities
- t) manufacturing, assembly, disassembly, processing or packaging of materials and goods
- u) vehicle rental and ancillary servicing
- v) marine value-added facilities
- w) vehicle and equipment repairs and maintenance
- x) hotel, motel
- y) conference centre
- z) residential use, including staff rental housing
- aa) caretaker accommodation
- bb) offices
- cc) restaurants, cafes and pubs
- dd) retail store not exceeding 125 square metres
- ee) commercial laundry
- ff) agriculture, market gardening, community gardening
- gg) forestry and silviculture
- hh) forestry value-added facilities
- ii) vegetative-waste (brush, etc.) composting site
- jj) recycling facilities
- kk) golf course and clubhouse
- ll) camping and parking for recreational vehicles
- mm) arena, swimming pool, curling rink
- nn) seasonal exhibition use
- oo) surfboard and/or bicycle rentals, sales and repairs
- pp) natural resource extraction
- qq) museum

164.1.2 Lot Size

For the purpose of a lease, land within this district must not be divided into parcels of less than 500 square metres.

164.1.3 Lot Coverage

The maximum lot coverage of the leased lot for all buildings and structures is 65%.

164.1.4 Minimum Dimensions Required for Yards

Yard and lease area setback requirements will be in accordance with Transport Canada Airport Regulations and spatial separation requirements of the BC Building Code.

164.1.5 Building Height

The height of all buildings and structures will be limited to the requirements of Transport Canada Airport (TCA) Zoning Regulations.

164.1.6 Setbacks

The setbacks for any building will be as follows:

from Pacific Rim Park Reserve boundary	not less than 30 m
from the Pacific Rim Highway	not less than 60 m
from the edge of a runway or taxiway	per TCA Regulations
from another building	not less than 5 m
from an internal lot line	not less than 3 m
from the top of band of a ravine	not less than 30 m without an environmental assessment
from the natural boundary of a wetland or watercourse	not less than 15 m without an environmental assessment

164.1.7 Off-Street Parking

Off-street parking spaces will be required as per Schedule III of the Alberni-Clayoquot Regional District Zoning Bylaw.

164.1.8 Off-Street Loading

Off-street loading spaces will be required as per Schedule IV of the Alberni-Clayoquot Regional District Zoning Bylaw.

164.1.9 Conditions of Use

- a) All development must be in conformance with the requirements of the airport operations manual or, in the absence of an operations manual, with Transport Canada's publication TP312, *Aerodromes Standards and Recommended Practices*.
- b) All development must be planned, designed and constructed to avoid creating a hazard to flights, such as attracting birds, rodents or other animals to the property.
- c) All illuminated storage and parking areas must have lighting placed in such a manner that all direct rays of light are limited to the storage or parking areas by using full cut-off lighting fixtures which reduce the amount of light escaping above the plane of horizontal or similar lights that achieve the same result in order to reduce light pollution.

164.2 Long Beach Airport Two (APLB2) District

This zone is intended for less intensive uses.

164.2.1 The only uses permitted in this district are the following:

- a) passive recreation such as walking trails
- b) agriculture
- c) forestry, silviculture
- d) transportation of natural resources

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this XXX day of XXX, 2011

Read a second time this XXX day of XXX, 2011

Read a third time this XXX day of XXX, 2011

Adopted this XXX day of XXX, 2011

Russell Dyson, CAO

Chair of the Regional Board

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
BYLAW NO. P1283
OFFICIAL ZONING ATLAS AMENDMENT NO. 653**

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the "Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw after a public hearing and upon the affirmative vote of the directors in accordance with Sections 890 and 894 of the *Local Government Act*;

AND WHEREAS an application has been made to rezone a property;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the Official Zoning Atlas of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw No. 653.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: Lot 165, Clayoquot District, containing 152 acres, more or less, except parts in Plans 11182 and 1417 RW. Lot 163, Clayoquot District, except part in Plans 1417RW, 11182 and 32328. Lot 164, Clayoquot District, except parts in Plans 11182 and 1417RW. That Part of DL 166, Clayoquot District, except part in Plan 1417 RW, lying to the north and east of Plan 1417 RW. DL 167, Clayoquot District, containing 160 acres more or less. That part of DL 192, Clayoquot District, except part red on Plan 1417 RW, lying to the north and east of Plan 1417 RW. That part of DL 113, Clayoquot District, lying to the north and east of Plan 1417RW That part of DL 193, Clayoquot District, lying to the east of Plan 1371RW. That part of DL 194, Clayoquot District, lying east of Plan 1371 RW. DL 178, Clayoquot District. DL 168, Clayoquot District. DL 169, Clayoquot District. DL 170, Clayoquot District. That part of DL 196, Clayoquot District, except part in Plan 1371 RW lying to the east of Plan 1371 RW. DL 193, Clayoquot District, except that part lying to the west of Plan 1371 RW. That part of DL 195, Clayoquot District, except part in Plan 1371 RW lying to the east of Plan 1371 RW. from Park and Public Use (P2) District to Long Beach Airport One (APLB1) District and Long Beach Airport Two (APLB2) District as shown on Schedule 'A' which is attached to and forms part of this bylaw.

3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of , 2011

Read a second time this day of , 2011

Read a third time this day of , 2011

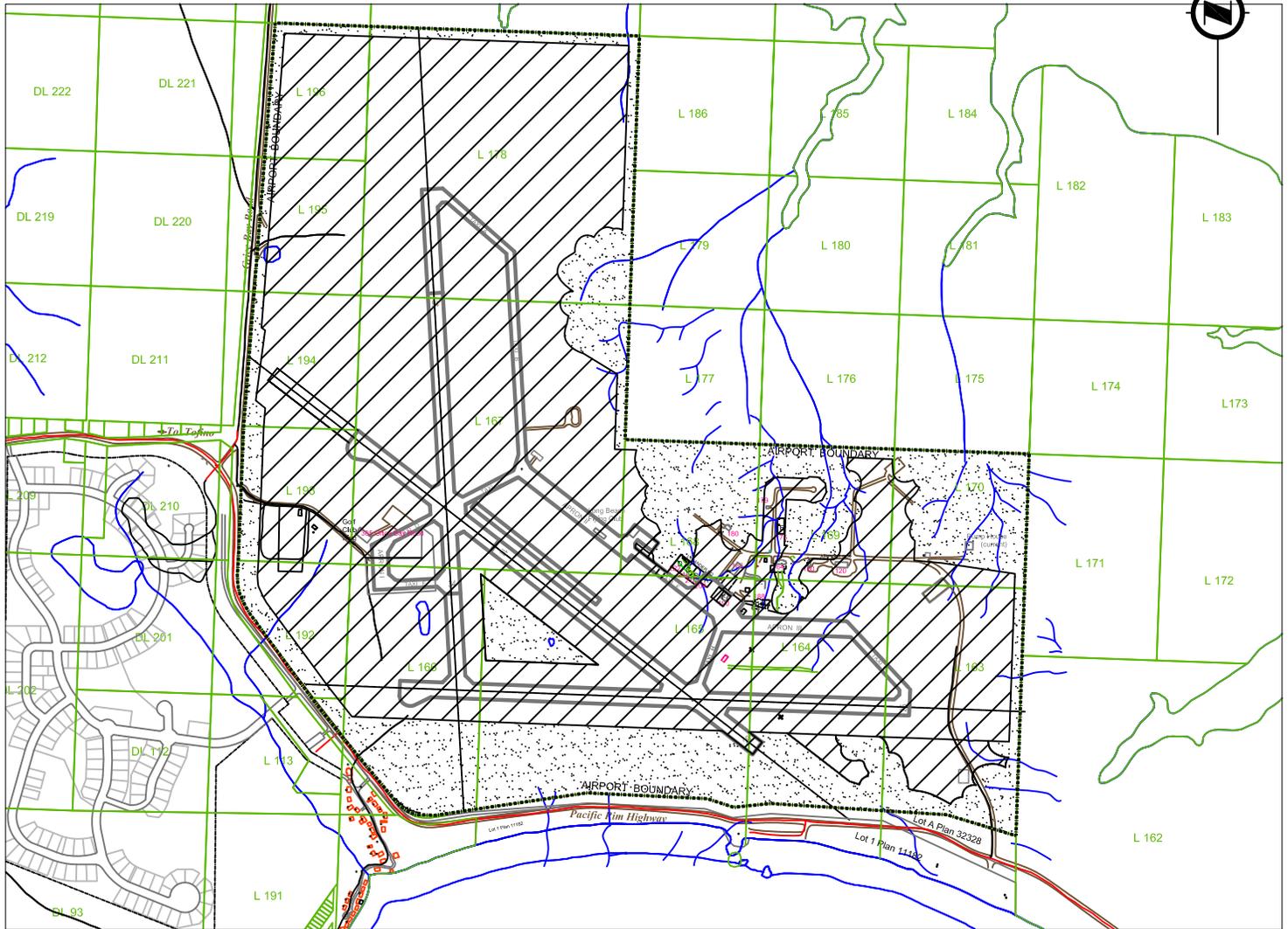
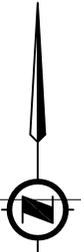
Adopted this day of , 2011

Russell Dyson, CAO

Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of Bylaw P1283



Legal Description: Lot 165, Clayoquot District, containing 152 acres, more or less, except parts in Plans 11182 and 1417 RW. Lot 163, Clayoquot District, except part in Plans 1417RW, 11182 and 32328. Lot 164, Clayoquot District, except parts in Plans 11182 and 1417RW. That Part of DL 166, Clayoquot District, except part in Plan 1417 RW, lying to the north and east of Plan 1417 RW. DL 167, Clayoquot District, containing 160 acres more or less. That part of DL 192, Clayoquot District, except part red on Plan 1417 RW, lying to the north and east of Plan 1417 RW. That part of DL 113, Clayoquot District, lying to the north and east of Plan 1417RW That part of DL 193, Clayoquot District, lying to the east of Plan 1371RW. That part of DL 194, Clayoquot District, lying east of Plan 1371 RW. DL 178, Clayoquot District. DL 168, Clayoquot District. DL 169, Clayoquot District. DL 170, Clayoquot District. That part of DL 196, Clayoquot District, except part in Plan 1371 RW lying to the east of Plan 1371 RW. DL 193, Clayoquot District, except that part lying to the west of Plan 1371 RW. That part of DL 195, Clayoquot District, except part in Plan 1371 RW lying to the east of Plan 1371 RW.



To be rezoned from Park and Public Use (P2) District to Long Beach Airport One (APLB1) District



To be rezoned from Park and Public Use (P2) District to Long Beach Airport Two (APLB2) District



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





MEMORANDUM

TO: Russell Dyson, Chief Administrative Officer and Regional Board

FROM: Carla Connolly, Planner

DATE: August 4, 2011

SUBJECT: DVF11006 (Van Vliet)

Background

On July 27, 2011 the Regional Board reviewed an application for a development variance permit relating to LOT B, DISTRICT LOT 57 ALBERNI DISTRICT, PLAN 8307, EXCEPT PARTS IN PLANS 14784 AND 18388 (6390 Cherry Creek Road).

The Board recommended that this application be furthered to the next stage of the variance process. This involved notifying all property owners within 200 feet of the property. This has been completed. If any objections or responses are received prior to the August 24, 2011 Board meeting staff will inform the Board.

This development variance permit will reduce the required 120 foot lot width requirement to 114 feet to allow subdivision of this property into two (2) lots.

Recommendation

That the Regional Board pass a resolution to issue Development Variance Permit no. DVF11006.

C. Connolly

DVF11006

Members: City of Port Alberni, District of Uchuelet, District of Tofino
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek), and "F" (Cherry Creek)



DEVELOPMENT VARIANCE PERMIT NO. DVF11006

Whereas, pursuant to Section 922 of the *Local Government Act*, a local government may by resolution, on application of a property owner, vary the provisions of a bylaw under Division 7 of Part 26 of the *Local Government Act*;

A Development Variance Permit is hereby issued to:

Name: Leo & Pam Van Vliet

Address: 6390 Cherry Creek Road

With respect to:

Legal Description: LOT B, DISTRICT LOT 57 ALBERNI DISTRICT, PLAN 8307, EXCEPT PARTS IN PLANS 14784 AND 18388

PID: 005-534-330

The provisions of the Regional District of Alberni-Clayoquot Bylaw No. 15 are hereby varied as follows:

- (i) Reduce the required **120 foot** lot width to **114 feet**.

In accordance with the provision of Section 922 of the *Local Government Act*, approval of this permit was given by resolution of the Board of the Regional District of Alberni-Clayoquot on August 24, 2011.

This permit was issued under the seal of the Regional District of Alberni-Clayoquot on XXXXXXXX.

Russell Dyson, CAO

Chair of the Board of Directors

DVF11006

Members: City of Port Alberni, Village of Ucluelet, District of Tofino

Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)



Alberni-Clayoquot Regional District
Board of Directors Meeting Schedule
September 2011

Date	Meeting	Time & Location	Attendees
Wednesday, September 7 th	Mayor's Breakfast Meeting (ACRD Hosts)	7:30 am – Barclay Hotel	Ken, Glenn, Russell
Wednesday, September 14 th	Committee-of-the-Whole Meeting Regional Hospital District	1:30 pm – ACRD Board Room Immediately following above	Directors, Staff Directors, Staff
Thursday, September 22 nd	Emergency Planning Committee	1:30 pm – EOC Office	Committee, Staff
Monday, Sept. 26 th to Friday, Sept. 30 th	Union of British Columbia Municipalities Convention	Vancouver Convention Centre, Vancouver, BC	Directors, Russell
Wednesday, October 5 th	September Board of Directors Meeting	1:30 pm – ACRD Board Room	Directors, Staff

Issued: August 17, 2011

