



Alberni-Clayoquot Regional District

BOARD OF DIRECTORS MEETING

WEDNESDAY, OCTOBER 23, 2013, 1:30 pm

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

AGENDA

	PAGE #
1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF AGENDA</u> <i>(motion to approve, including late items requires 2/3 majority vote)</i>	
3. <u>DECLARATIONS</u> <i>(conflict of interest or gifts)</i>	
4. <u>ADOPTION OF MINUTES</u>	
a. Board of Directors Meeting – October 9, 2013	6-14
<i>THAT the minutes of the Board of Directors meeting held on October 9, 2013 be adopted.</i>	
b. Beaver Creek Water Advisory Committee Meeting – October 7, 2013	15-17
<i>THAT the minutes of the Beaver Creek Water Advisory Committee meeting held on October 7, 2013 be adopted.</i>	
5. <u>PETITIONS, DELEGATIONS & PRESENTATIONS</u>	
a. Inspector Mac Richards, Officer In Charge, Port Alberni Detachment, RCMP regarding the Port Alberni RCMP Report for September 2013.	18-19
6. <u>CORRESPONDENCE FOR ACTION</u>	
a. INVITATION	20
Port Alberni & District Labour Council, October 9, 2013 regarding invitation to attend November 13 th meeting and Year End Social.	
<i>THAT the Alberni-Clayoquot Regional District Board of Directors authorize the Chairperson or a designate to attend the Port Alberni & District Labour Council Year End Social-November 13, 2013</i>	
b. REQUEST FOR PARTICIPATION	21-25
Appoint a Director-Unity Celebrity Game 2013 Advisory Committee-Distribution of Funds Raised.	

(Board Direction Requested.)

7. CORRESPONDENCE FOR INFORMATION

- | | | |
|----|---|--------------|
| a. | AUDITOR GENERAL FOR LOCAL GOVERNMENT | 26 |
| | Annual Report to be released on website | |
| b. | ISLAND COASTAL ECONOMIC TRUST | 27-28 |
| | Economic Development Strategy Being Developed | |
| c. | CANADIAN UNION OF POSTAL WORKERS | 29-41 |
| | The future of Canada Post | |
| d. | MINISTRY OF ENVIRONMENT | 42 |
| | Follow Up to UBCM Meeting | |
| e. | NETWORK BC-CHRIS HAUFF, DIRECTOR | 43-44 |
| | UBCM Follow Up-Network BC | |
| f. | ISLAND CORRIDOR FOUNDATION-IAN HOWAT, ACTING GM,
COPROPRATE SERVICES | 45 |
| | Regular Meeting of Council-Monday, September 9, 2013 | |
| g. | ROSS CURTIS | 46-54 |
| | Faber Park Wharf | |

THAT the Board of Directors receives correspondence for information a-g.

8. REQUEST FOR DECISIONS & BYLAWS

- | | | |
|----|--|--------------|
| a. | REQUEST FOR DECISION | 55-58 |
| | 2014 Alberni Golf Club Tax Exemption Bylaw | |

THAT the Alberni-Clayoquot Regional District Board of Directors give four readings to Bylaw F1105 cited as "2014 Alberni Golf Club Tax Exemption Bylaw".

- | | | |
|----|--|--------------|
| b. | REQUEST FOR DECISION | 59-62 |
| | 2014 Long Beach Recreation Cooperative Tax Exemption Bylaw | |

THAT the Alberni-Clayoquot Regional District Board of Directors give four readings to Bylaw F1104 cited as "2014 Long Beach Recreation Cooperative Tax Exemption Bylaw".

- | | | |
|----|---|--------------|
| c. | REQUEST FOR DECISION | 63-71 |
| | Cherry Creek Water Works District Gas Tax Funds Request | |

THAT the Board of Directors of the ACRD respond to the request of the Cherry Creek Water Works District for a \$350,000 allocation of gas tax funds by indicating that 100% of the gas tax funds have been allocated already and as part of the allocation an assessment of potential integration between the Cherry Creek Water Works District and Beaver Creek Water System will be completed in 2014.

d. **REQUEST FOR DECISION**

72-76

Proposed Building Inspection Agreement with Toquaht Nation

THAT the Board of Directors enter into a two (2) year agreement with Toquaht Nation to provide building inspection services and direct the CAO and Chairperson to sign the BUILDING INSPECTION RESOURCE SHARING AGREEMENT.

e. **REQUEST FOR DECISION**

77-81

Bylaw E1052-1, Beaver Creek Fire Protection Service Area Amendment

THAT the ACRD Board rescind third reading of Bylaw E1052-1, Beaver Creek Fire Protection Service Area Amendment, 2013.

THAT Bylaw E1052, Beaver Creek Fire Protection Service Area Amendment, 2013 be amended by removing the requirement of Approval by the Inspector of Municipalities.

THAT the ACRD Board give third reading and final adoption to Bylaw E1052-1, Beaver Creek Fire Protection Service Area Amendment, 2013

9. **PLANNING MATTERS**

9.1 **ELECTORAL AREA DIRECTORS ONLY**

a. **RC13002, WILD PACIFIC ESTATES, ITTATSOO BAY**

82-118

Rezoning Application – Public Hearing Report, Minutes and Bylaw P1312

THAT the Board of Directors receive the public hearing report.

THAT the Board of Directors receive the public hearing minutes.

THAT Bylaw P1312, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a second time.

THAT Bylaw P1312, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a third time.

b. **DVD13005, WALE, 10449 LAKESHORE ROAD**

119-126

Development Variance Application – Report

THAT the Board of Directors pass a resolution to consider issuing development variance DVD13005.

10. REPORTS

10.1 STAFF REPORTS

- a. Andy Daniel - Manager of Environmental Services – Backhoe Costs - October 18, 2013 **127-128**
- b. Staff Action Items Report - October 18, 2013 **129-134**
- c. Financial Statement-September 30, 2013 **135-136**

- d. Teri Fong-CGA Manager of Finance-UBCM Convention Costs-October 17, 2013 **137**
- e. Building Inspectors’s Report – October 2013 **138**

THAT the Board of Directors receives the Staff Reports a-e.

10.2 COMMITTEE REPORTS

- a. **West Coast Committee Meeting, October 16, 2013, T. Bennett (verbal)**

THAT the Board of Directors receives this verbal report.

10.3 MEMBER REPORTS

- a. 9-1-1 Corporation – C. Solda
- b. Vancouver Island Regional Library - P. Cote
- c. Central West Coast Forest Society – T. Bennett
- d. Emergency Planning – J. McNabb/P. Cote/M. Kokura/C. Solda
- e. Alberni Valley Chamber of Commerce – C. Solda **139-143**
Minutes-October 17, 2013
- f. Coastal Community Network – T. Bennett/B. Irving/C. Solda
- g. West Island Woodlands Advisory Group – J. Jack/L. Banton
- h. Island Coastal Economic Trust – C. Solda
- i. Air Quality Council, Port Alberni – J. McNabb
- j. West Coast Aquatic Board – T. Bennett
- k. Association of Vancouver Island & Coastal Communities – C. Solda
- l. Beaver Creek Water Advisory Committee – J. McNabb

m. Emcon Services Inc. Winter Prep Report – C. Solda

n. Other Reports

THAT the Board of Directors receives the Member Reports.

11. **UNFINISHED BUSINESS**

12. **LATE BUSINESS**

13. **QUESTION PERIOD**

14. **ADJOURN**

Next Board of Directors Meeting: Wednesday, November 13, 2013, 1:30 PM



Alberni-Clayoquot Regional District

MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, OCTOBER 9, 2013

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

DIRECTORS

Cindy Solda, Chairperson, City of Port Alberni

PRESENT:

Penny Cote, Vice-Chair, Electoral Area "D" (Sproat Lake)

Eric Geall, Electoral Area "A" (Bamfield)

Mike Kokura, Electoral Area "B" (Beaufort)

Tony Bennett, Electoral Area "C" (Long Beach)

John McNabb, Electoral Area "E" (Beaver Creek)

Lucas Banton, Electoral Area "F" (Cherry Creek)

John Jack, Councillor, Huu-ay-aht First Nation

Jack McLeman, Councillor, City of Port Alberni

Josie Osborne, Mayor, District of Tofino (via teleconference)

Bill Irving, Mayor, District of Ucluelet

Alan McCarthy, Member of Legislature, Yuułuꞑiꞑath Government

Wilfred Cootes, Observer, Uchucklesaht First Nation

STAFF PRESENT:

Russell Dyson, Chief Administrative Officer

Andy Daniel, Manager of Environmental Services

Teri Fong, Manager of Finance

Mike Irg, Manager of Planning and Development

Wendy Thomson, Manager of Administrative Services

1. CALL TO ORDER

The Chairperson called the meeting to order at 1:30 pm.

2. APPROVAL OF AGENDA

MOVED: Director Kokura

SECONDED: Director McLeman

THAT the agenda be approved as circulated with the addition of the following late items: West Coast Aquatic Management Association, Vancouver Island Regional Library, Central Westcoast Forest Society, report from Director Cootes and a resolution to go in-camera at the end of the meeting.

CARRIED

3. DECLARATIONS

4. ADOPTION OF MINUTES

a. Board of Directors Meeting – September 25, 2013

MOVED: Director Geall
SECONDED: Director Bennett

THAT the minutes of the Board of Directors meeting held on September 25, 2013 be adopted.

CARRIED

b. Alberni Valley Committee Meeting – September 25, 2013

MOVED: Director Kokura
SECONDED: Director McNabb

THAT the minutes of the Alberni Valley Committee meeting held on September 25, 2013 be adopted.

CARRIED

5. PETITIONS, DELEGATIONS & PRESENTATIONS

a. Mr. Arne Elias and Ms. Ann Taylor, Sproat Lake, regarding Subdivision application SD08222, Minimum Parcel Frontage Waiver, 9644 Lakeshore Road.

MOVED: Director Kokura
SECONDED: Director McNabb

THAT Mr. Arne Elias and Ms. Ann Taylor be invited to address the Regional District Board.

CARRIED

Director Jack entered the meeting at 1:35 pm.
Director Osborne entered the meeting at 1:37 pm
Directors' Irving, Bennett and McCarthy entered the meeting at 1:38 pm

Mr. Elias and Ms. Taylor provided background information on their property located at 9644 Lakeshore Road and their subdivision application. They requested the ACRD Board to approve their application for a minimum parcel frontage waiver.

MOVED: Director Bennett
SECONDED: Director Kokura

THAT agenda item 9.1 a. – Planning Matters - Subdivision Application SD08022 be moved up in the agenda for consideration.

CARRIED

9.1 ELECTORAL AREA DIRECTORS ONLY

- a. SD08022, TAYLOR/ELIAS/SEETON, 9644 LAKESHORE ROAD**
Minimum Parcel Frontage Waiver Request - Memorandum

MOVED: Director Bennett
SECONDED: Director Banton

THAT the Board of Directors grant the Minimum Parcel Frontage Waiver.

CARRIED

6. CORRESPONDENCE FOR ACTION

- a. REQUEST FOR LETTER OF SUPPORT**
Alberni Valley Regatta Association, September 28, 2013 regarding request for letter of support to the Province for use of the Sproat Lake Provincial Park for Regatta event.

MOVED: Director Cote
SECONDED: Director Kokura

THAT the Board of Directors send a letter to the Alberni Valley Regatta Association supporting their use of the Sproat Lake Park for a Regatta event on the third weekend of August each year.

CARRIED

8. CORRESPONDENCE FOR INFORMATION

- a. ISLAND COASTAL ECONOMIC TRUST**
Fire Lookout to be Restored
- b. BRITISH COLUMBIA ACHIEVEMENT FOUNDATION**
2013 British Columbia Community Achievement Awards
- c. REGIONAL DISTRICT OF NANAIMO**
Island Corridor Foundation
- d. CITY OF PORT ALBERNI**
Uptown Revitalization Tax Exemption Bylaw.

MOVED: Director McLeman
SECONDED: Director McNabb

THAT the Board of Directors receive a – d correspondence for information.

CARRIED

MOVED: Director Cote
SECONDED: Director McLeman

THAT the Regional District Board refer information item 8. b. to the in-camera portion of the meeting.

CARRIED

9. REQUEST FOR DECISIONS & BYLAWS

- a. Request for Decision regarding Tsunami Warning System – China Creek Marina and Campground.**

MOVED: Director McNabb

SECONDED: Director Kokura

THAT the Request for Decision regarding Tsunami Warning System be referred to the Alberni Valley Committee for consideration.

CARRIED

- b. Request for Decision regarding request for a Sewage Collection System at Arrowvale Riverside Campground – 5955 Hector Road.**

MOVED: Director Cote

SECONDED: Director Kokura

THAT the Board of Directors informs the owners of Arrowvale Campground that the ACRD is not prepared to establish a pump and haul sewage collection service when other options for sewage disposal exist.

CARRIED

- c. Request for Decision regarding Finance Warrant No. 533.**

MOVED: Director Kokura

SECONDED: Director Jack

THAT the Board of Directors approves Finance Warrant Number 533 in the amount of \$637,908.88 dated September 30, 2013.

CARRIED

- d. Request for Decision regarding Beaver Creek Water Service VIHA 4-3-2-1 Implementation Strategy.**

MOVED: Director McNabb

SECONDED: Director Irving

THAT the Board of Directors of the Alberni Clayoquot Regional District direct Staff to present the Beaver Creek Water Service Vancouver Island Health

Authority 4-3-2-1 Implementation Strategy to the residents of Beaver Creek for input in advance of its adoption and submission to VIHA.

CARRIED

e. Request for Decision regarding 2014 Tax Exemption Bylaw.

MOVED: Director McLeman

SECONDED: Director Bennett

THAT Bylaw F1104, 2014 Tax Exemption Bylaw be referred back to staff with the following instructions:

- a. Separate the Long Beach Golf Club and Alberni Golf Club into two separate Bylaws, and;*
- b. Refer the Long Beach Golf Club 2014 Tax Exemption Bylaw to the West Coast Committee for discussion, and;*
- c. Both Bylaws be placed on the October 23, 2013 ACRD Board agenda for consideration.*

CARRIED

f. Request for Decision regarding Kitsuksis Reservoir.

MOVED: Director McNabb

SECONDED: Director Kokura

THAT the Board of Directors of the Alberni-Clayoquot Regional District (ACRD) authorize the continued use of the leaking concrete Kitsuksis Reservoir to alleviate potential boil water advisories until the new Strick Road Pump Station is completed as scheduled in January 2014.

CARRIED

g. Request for Decision regarding Bylaw E1052-1 Beaver Creek Volunteer Fire Protection Service Area Amendment.

MOVED: Director McNabb

SECONDED: Director Banton

THAT the Alberni-Clayoquot Regional District Board of Directors give 1st reading to Bylaw E1052-1, cited as Beaver Creek Fire Protection Service Area Amendment, 2013.

CARRIED

MOVED: Director Bennett

SECONDED: Director Jack

THAT the Alberni-Clayoquot Regional District Board of Directors give 2nd reading to Bylaw E1052-1, cited as Beaver Creek Fire Protection Service Area Amendment, 2013.

CARRIED

*MOVED: Director Kokura
SECONDED: Director Geall*

THAT the Alberni-Clayoquot Regional District Board of Directors give 3rd reading to Bylaw E1052-1, cited as Beaver Creek Fire Protection Service Area Amendment, 2013.

CARRIED

h. Request for Decision regarding Millstream/Ucluelet Emergency Connection and Water Infrastructure Upgrade

*MOVED: Director Bennett
SECONDED: Director Geall*

THAT the Alberni-Clayoquot Regional District Board of Directors approve the Millstream/Ucluelet Emergency Connection and Water Main Upgrade Project.

CARRIED

9. PLANNING MATTERS

b. DPE13006, VAN VLIET, 5985 HORNE PARK DRIVE
Development Permit Application – Report and Permit

*MOVED: Director McNabb
SECONDED: Director Bennett*

THAT the Board of Directors pass a resolution to issue development permit DPE13006.

CARRIED

c. MARIHUANA FOR MEDICAL PURPOSES REGULATION
Report

*MOVED: Director Bennett
SECONDED: Director Geall*

THAT the Board of Directors receive the report.

CARRIED

MOVED: Director Bennett
SECONDED: Director Cote

THAT the Board of Directors direct staff to proceed with preparing an amendment to the Regional District of Alberni-Clayoquot Zoning By-law No. 15 as follows:

- a) Add the following text to Section 3 Definitions: "Medical Marihuana Facility means a building or structure, approved and licensed by Health Canada, for the production, growing and incidental processing of medical marihuana, but specifically excluding storefront or retail outlet distribution of medical marihuana."*
- b) Include Medical Marihuana Facilities as a permitted use in the Small Holdings (A1) District, Rural (A2) District, Forest Rural (A3) District, Forest Reserve (A4) District and Industrial Park (M1) District.*

CARRIED

10.1 STAFF REPORTS

- a.** CAO Report – October 3, 2013
- b.** Planning & Development Manager Report – October 1, 2013
- c.** Environmental Services Department Report – October 4, 2013
- d.** Staff Action Items Report – October 4, 2013

MOVED: Director Kokura
SECONDED: Director Cote

THAT the Board of Directors receives the Staff Reports a-d.

CARRIED

10.2 COMMITTEE REPORTS

11. UNFINISHED BUSINESS

12. LATE BUSINESS

- a. West Coast Aquatic Management Association**
Update on economic support services related to the Pacific Salmon Treaty (PST) Mitigation Program under Chapter 3 (Chinook).
- b. Vancouver Island Regional Library**
Newsletter - From the Board Table.
- c. Central Westcoast Forest Society**
Update

d. Fibre Optics to West Coast
Update - Verbal

Director Irving reported on a meeting held earlier today between West Coast representatives, BC Hydro, Telus and Network BC regarding fibre optics to the West Coast. A sub-committee has been formed to find a way to get this project up and running.

e. Uchucklesaht Government
Joining ACRD Board

Director Cootes reported his Government sees value in joining the ACRD Board. A letter has been submitted to Regional District Staff stating the Uchucklesaht Government wishes to join the ACRD table as a participating member.

MOVED: Director Geall

SECONDED: Director McLeman

THAT reports a to e be received.

CARRIED

13. QUESTION PERIOD

14. IN-CAMERA

MOVED: Director McNabb

SECONDED: Director Geall

THAT the meeting be closed to the public to discuss matters relating to:

- i. negotiations and related discussions respecting the proposed provision of a Regional District service that are at their 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

The meeting was closed to the public at 3:26 pm

The meeting was re-opened to the public at 3:50 pm

15. RECOMMENDATIONS TO THE BOARD FROM IN-CAMERA

16. ADJOURN

MOVED: Director Bennett

SECONDED: Director Cote

THAT this meeting be adjourned at 3:50 pm

CARRIED

Certified Correct:

Cindy N. Solda,
Chairperson

Russell Dyson,
Chief Administrative Officer



Alberni-Clayoquot Regional District

MINUTES OF THE BEAVER CREEK WATER ADVISORY COMMITTEE MEETING HELD ON OCTOBER 7, 2013

Regional District Board Room, 3008 Fifth Avenue, Port Alberni, BC

MEMBERS John McNabb, Chairperson, Director, Electoral Area "E" (Beaver Creek)

PRESENT: Wayne Hasler
Gord Blakey
Kelly Schutte
Harold Carlson

STAFF PRESENT: Russell Dyson, CAO
Andy Daniel, Manager of Environmental Services

1. CALL TO ORDER

The Chairperson called the meeting to order at 7:00pm.

2. APPROVAL OF AGENDA

MOVED: W. Hasler

SECONDED: H. Carlson

THAT the agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

a. Beaver Creek Water Advisory Committee Meeting held August 7, 2013

MOVED: W. Hasler

SECONDED: H. Carlson

THAT the minutes of the Beaver Creek Water Advisory Committee Meeting held on August 7, 2013 be adopted.

CARRIED

4. PETITIONS, DELEGATIONS & PRESENTATIONS

5. CORRESPONDENCE FOR ACTION/INFORMATION

6. REQUEST FOR DECISIONS & BYLAWS

- a. Request for Decision regarding Beaver Creek Water Service VIHA 4-3-2-1 Implementation Strategy

There was a general discussion about the proposed plan and the implications of cost and the future of a regional water supply. Mr. Dyson distributed the terms of reference for an interim water supply and regional water as presented by the City of Port Alberni. The committee proposed that costs of the 4-3-2-1 plan be presented to the public in a monthly cost per cubic meter.

MOVED: H. Carlson
SECONDED: G. Blakey

THAT the Beaver Creek Water Advisory Committee supports that the Board of Directors of the Alberni Clayoquot Regional District direct Staff to present the Beaver Creek Water Service Vancouver Island Health Authority 4-3-2-1 Implementation Strategy to the residents of Beaver Creek for input in advance of its adoption and submission to VIHA.

CARRIED

- b. Request for Decision regarding Kitsuksis Reservoir

Mr. Daniel outlined the status of the reservoir and the type of work and material required to repair the leak.

MOVED: H. Carlson
SECONDED: W. Hasler

THAT the Beaver Creek Water Advisory Committee supports that the Board of Directors of the Alberni-Clayoquot Regional District (ACRD) authorize the continued use of the leaking concrete Kitsuksis Reservoir to alleviate potential boil water advisories until the new Strick Road Pump Station is completed as scheduled in January 2014.

CARRIED

7. REPORTS

8. NEW BUSINESS

9. IN CAMERA

MOVED: W. Hasler
SECONDED: H. Carlson

*Motion to close the meeting to discuss matters relating to
i. Litigation or Potential Litigation affecting the Regional District*

CARRIED

The meeting was closed to the public at 7:05pm.
The meeting was re-opened to the public at 7:20pm.

10. ADJOURN

MOVED: H. Carlson

SECONDED: G. Blakey

THAT this meeting be adjourned at 8:35pm.

CARRIED

Certified Correct:

John McNabb,
Chairperson

Russell Dyson,
CAO



PORT ALBERNI RCMP DETACHMENT MONTHLY REPORT



This report represents the policing activities undertaken by the Port Alberni RCMP Detachment during September 2013. I have included an update on policing activities thus far in 2013 and a comparator to previous years.

Policing activities in September

- Detachment received and responded to 1045 calls for service
- September and August saw a slight increase in the number of mischief complaints being received
- Overall the Detachment was busy with the end of the summer season, community events and the volume of calls received during the month
- As a result of a complaint from concerned citizens about the possibility of drug trafficking near the Alberni District Secondary School a drug investigation was undertaken. This resulted in charges being laid against two persons for possessing marihuana for the purposes of trafficking
- The Port Alberni Aboriginal Policing Service is actively engaged in community policing and fulfilling its mandate in bringing programming to the First Nation communities. During September boat patrols and small vessel compliance checks were conducted, patrols were made to Anacla and Bamfield, visits have been made to the Friendship Centre and police “office hours” are being conducted at Band Offices. Plans are underway to bring additional programming and initiatives to the communities
- Detachment members were visible and worked with: Tour de Rock (Cops for Cancer), Alberni Literacy by reading to local students in both English and French, Raise a Reader Road Hockey Challenge, Salmon Fest and Fall Fair
- Thirty eight new clients were assisted by the Victim Services Unit

The Alberni-Clayoquot Regional District and the Port Alberni Detachment have identified a number of areas for police focus for the 2013/14 year. September marks the half way point in these initiatives:

- i) Build greater visibility and engagement within the community:
 - a) Conduct targeted high visibility patrols. Goal 30, Status 30
 - b) RCMP attendance at various community events. Goal 15, Status 14
- ii) Reduce the impact of drugs and controlled substances
 - a) Increase solved drug offences by 10%. Goal 100, Status 54
- iii) Reduce the incidences of and harm associated to violence in relationships
 - a) Decrease violence in relationship files by 5%. Goal 300, Status 116
- iv) Reduce incidents of criminal activity within the community
 - a) Curfew checks conducted on individuals under judicial orders. Goal 1200, Status 736
 - b) Reduce incidences of mischief by 5%. Goal 530, Status 366

Detailed Crime - 2013 Year Review

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Assault	39	36	40	39	40	56	46	50	55				401
Relationship Violence	6	8	9	9	9	16	4	6	10				77
Thefts	51	44	70	79	105	99	101	79	68				696
Break and enter	15	25	18	27	16	31	29	20	18				199
Mischief	33	37	44	45	65	64	57	65	70				480
Drugs	14	21	32	15	18	36	34	38	32				240
Provincial Traffic	88	81	84	110	98	105	132	91	89				878
Criminal Code Traffic	28	18	26	29	29	35	40	14	21				240
Motor Vehicle Incidents	26	25	19	26	21	30	54	30	29				260
Calls for Service	832	774	864	877	1007	1110	1259	1148	1045				8916

5 Year Average

	2008	2009	2010	2011	2012	2013	2014	2015	Total
Assault	766	728	628	616	622				3360
Relationship Violence	222	175	158	112	140				807
Thefts	1508	1288	1159	1077	1124				6156
Break and enter	450	325	298	359	251				1683
Mischief	738	679	538	555	582				3092
Drugs	445	323	257	372	329				1726
Provincial Traffic	1212	1199	1211	1150	1042				5814
Criminal Code Traffic	373	359	398	374	354				1858
Motor Vehicle Incidents	518	484	406	364	389				2161
Calls for Service	14340	12848	12077	12429	11790				63484

Insp Mac Richards
 OIC Port Alberni Detachment

PORT ALBERNI & DISTRICT LABOUR COUNCIL
CLC & BC FEDERATION OF LABOUR AFFILIATED
Serving the Alberni Valley and West Coast of Vancouver Island since 1964

3940 Johnson Road
Port Alberni, BC V9Y 5N5

Dave Warrender, President
Phone: 250-724-1582
e-mail: mdwarrender@shaw.ca

Nancy Czigany, Secretary
Phone: 250-724-1139
e-mail: czigany@shaw.ca

Ms. Cindy Solda, Chair
Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, BC

October 9, 2013

Dear Cindy;

The Port Alberni and District Labour Council is pleased to invite you and the Directors of the Alberni-Clayoquot Regional District to join us for our November meeting and Year End Social to be held on Wednesday, November 13, 2013 beginning at 7:00 pm at the Steelworkers' Hall on Montrose Street.

We would also like to invite you, or your designate, to say a few words on behalf of the Regional District.

We hope you will be able to attend and look forward to seeing you.

Best Regards,

Dave Warrender, President

RSVP: Nancy Czigany, Secretary
250-724-1139 or czigany@shaw.ca

ACRD

The recent *Unity in the Community Celebrity Basketball Game* generated a sum of funds (approximately \$14,000 at time of this notice).

We are requesting input from major sponsors for the distribution of these funds. This input would be based on being a member of an advisory committee, for this purpose only. This distribution process will be based on submitted written grant applications, which are now available to youth organizations in the Alberni Valley. We are anticipating our first meeting to be Thursday October 24, 2013. Grant applications will be due November 31st, 2013 and the funds dispersed no later than the end of December 2013.

As ACRD was a major sponsor of this event, we would respectfully request a person from ACRD to attend these meetings and participate in the process.

Kind Regards,

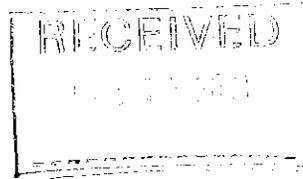
Rosalie Lawes

Planning Committee

cc *Lefty* Williams, Dave DeJong



Unity Celebrity Game 2013 Information for Sponsors



October 9, 2013

Dear Sponsors,

We are grateful for your support and that of our community at the Unity Celebrity Game this past Friday evening at the Alberni Athletic Hall (a full house!) and wanted to share with you the process we are setting in place for distributing the proceeds from this exciting event.

Attached is the application form for those who would like to apply for funding for the children or youth programs they provide, together with an introductory letter that explains the guidelines and criteria we plan to use in determining the distribution of funds raised. Applications are now available from Jericho Road church, and we are currently inviting several major community sponsors to be a part of the board which determines where the funds will go. This board will be made up of 3 representatives from Jericho Road and a minimum of 3 representatives from the broader community. Once the board is finalized and all applications are received, a list of successful applicants and the amount raised and distributed will be publicized in the local media.

Please feel free to forward the attached application form to those whom you feel might qualify for funding, and if you have any questions about this application or board process, please contact one of our planning team members below.

Sincerely,

Lefty Williams
harold@leftywilliams.org
250 731 4160

Dave De Jong
dave.dejong@shaw.ca
250 730 1838

Rosie Lawes
rosron@shaw.ca
250 724 0339

Jericho Road Port Alberni 5100 Tebo Ave., Port Alberni, BC V9Y 5Y6 Tel: 250.723.2328

Email: jerichoroad@shaw.ca

Website: www.jerichoroad-church.com



Unity Celebrity Game 2013 Grant Application Guidelines

The *Unity Celebrity Game* is an initiative of Jericho Road church in partnership with and/or support from various service organizations, regional government agencies, individual and corporate sponsors. All proceeds from the *Unity Celebrity Game* ticket sales and associated fundraising activities (raffle tickets, jersey sales, concession and a 50/50 draw) will be distributed to local organizations who support children and youth in the Alberni Valley.

GUIDELINES

- Only one application per organization or group may be submitted.
- Applications must be received prior to November 30, 2013.
- All proceeds will be distributed by December 31, 2013.
- Grants will be considered by a board with representation from Jericho Road church and a minimum of three (3) major sponsors (individuals and/or representatives of local sponsoring organizations).
- Incomplete applications will be returned to the applicants for revision and re-submission.
- Please keep a photocopy of the application for your records.
- Please allow a minimum of 30 days for review of application; processing time will vary depending on the number of applications submitted and the availability of funds.

CONSIDERATION

To help ensure fair distribution of funding, the following screening criteria will be applied:

- Only organizations, clubs, or other recognized groups that serve children and youth will be considered – individuals cannot apply for funding. These organizations, clubs or other groups must serve the community with no discrimination by age, race, gender or religion.
- Exact duplication of an existing program/project is discouraged. The intent is to support initiatives that address underfunded or unmet needs within the Alberni Valley and not to duplicate an effort a group or individual is presently successfully addressing.
- Grant applications that show availability of funds in addition to those being requested may be given higher priority than those programs/projects which solely rely on grant funds.
- The board will also consider the design, budget, target audience, organizational structure, and economic impact of programs/projects.
- Churches and other religious organizations may apply for grants if the related program provides a community benefit beyond religious purposes.

APPLICATION APPROVAL

Notification of the status of the application will be sent to the applicants as soon as possible. If the application is approved, applicants will be notified by a phone call and/or email directed to the person designated on the application. Cheques to approved applicants will be disbursed by December 31, 2013.

PRIVACY / CONFIDENTIALITY

Jericho Road respects your privacy. We will never sell, trade or loan your information to any other organization. Information provided in this application is being collected for the purpose of disbursing proceeds from the *Unity Celebrity Game* and to maintain financial accountability to our sponsors, Jericho Road members, and Revenue Canada. This information will only be disclosed to church personnel who need the information to carry out the responsibilities of their job.

on the journey of a lifetime

JERICHO ROAD

Certificate of Appreciation

This Certificate Is Awarded To

Albani - Claycoquet Regional District

In Recognition And Appreciation
For Your Valuable Contribution To



The Unity Celebrity Game in Port Alberni

Lefty Williams

Lefty Williams, Associate Pastor, Jericho Road

4th October, 2013

John Cox

John Cox, Senior Pastor, Jericho Road





October 4, 2013

Ref: 218

To: Mayors and Councillors
Chairs and Directors

Greetings to All:

I am pleased to advise you that the Auditor General for Local Government Annual Report for the period of April 25, 2012 to March 31, 2013, will be released on our website www.aglg.ca at the end of day October 7.

The Annual Report fulfills a requirement under the *Auditor General for Local Government Act* that I prepare a report on the activities of my office and progress in relation to the goals, objectives and measures established in the office's annual service plan. As also required under the *Act*, I have included unaudited financial statements for the year 2012/13, which include expenditures made by government on preparations prior to my appointment, the activities of the Audit Council and the recruitment and hiring of the Auditor General for Local Government.

Most of the information in this report covers the brief two and a half months of office operations after I began work as British Columbia's first AGLG on January 15, 2013. This period was marked by the dynamic evolution of the office as we took great strides forward, working together as a team toward a common goal. During this period, we also successfully took on the challenges that are typical of a start-up organization.

I am very grateful for the input we have received from you, your staff and other key stakeholders since our office opened in January. I want to thank local governments and local government organizations for your openness and frank exchanges of views. I appreciate your cooperation and willingness to engage with us, including those of you who have had doubts about the office's role.

I hope you will take the opportunity to read our Annual Report and share your feedback and comments with us. Please send your comments to info@aglg.ca or call the office at (604) 930-7100.

Best regards,

Basia Ruta, CPA, CA
Auditor General for Local Government

pc: Chief Administrative Officers

From: Island Coastal Economic Trust [<mailto:info@islandcoastaltrust.ca>]
Sent: Thursday, October 10, 2013 2:26 PM
To: Wendy Thomson
Subject: [Press Release] ECONOMIC DEVELOPMENT STRATEGY BEING DEVELOPED



Press Release

ECONOMIC DEVELOPMENT STRATEGY BEING DEVELOPED

October 10, 2013

Island Coastal Economic Trust, Village of Zeballos partner to create a new economic framework

COURTENAY - The Island Coastal Economic Trust is supporting the Village of Zeballos with a \$16,000 grant to develop a community economic development strategy.

The project, with a total value of \$32,000, will see the Village develop a comprehensive strategy to address economic decline in the area.

Engagement with the community, business and other stakeholders, and area First Nations will help define a new economic vision for the Village.

"Times change, and managing the transition from a traditional resource-based economy requires strategic thinking," said ICET Chair Mayor Phil Kent. "The people of Zeballos are resilient and creative, and when the Village approached us to help fund their economic development strategy, we were eager to get involved."

The new economic framework will enable the Village to retain existing business, and to create tools to attract new investment.

"By working together, the people of this community can define what they want their economic future to look like," said Zeballos Mayor Ted Lewis. "Our goal is to support sustainable job creation by providing lasting opportunities for our historic West Coast community."

In January of 2013, ICET launched its new Economic Development Readiness Program, designed to support communities, First Nations and non-profit organizations with funding for projects related to economic development

planning and high value investment attraction.

About the Island Coastal Economic Trust

The Island Coastal Economic Trust is a \$50 million endowment established in 2006 by the Government of British Columbia to help diversify the economies of central and northern Vancouver Island and the Sunshine Coast.

ICET is guided by a Board of Directors and two Regional Advisory Committees which include more than 50 locally elected officials and MLAs and five appointees. This exceptional team of leaders collaborates to set regional priorities and build vital multi-regional networks.

Through a community-centred decision-making process, ICET has approved \$47 million for over 100 economic infrastructure and economic development readiness projects on the Island and Sunshine Coast since implementing its grant program in 2007. ICET investments have leveraged over \$260 million in incremental funding into the region.

A full overview of ICET can be found at www.islandcoastaltrust.ca

-30-

For further information:

Mayor Phil Kent, ICET Chair
City of Duncan
Tel. 250-709-0186
mayor@duncan.ca

Line Robert, CEO
Island Coastal Economic Trust
Tel. 250-871-7797 Extension 227
line.robert@islandcoastaltrust.ca

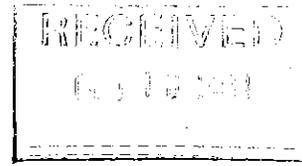
Mayor Edward Lewis
Village of Zeballos
Tel. 250-761-4229
mayorzeb@live.ca



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Visit us Online at www.IslandCoastalTrust.ca

October 14, 2013

Cindy Solda
Chairperson
Regional District of Alberni-Clayoquot
3008 5th Ave
Port Alberni, BC V9Y 2E3

Dear Ms. Solda:

Re: The future of Canada Post

Next year, the federal government will look at how it handles public postal service with a review of the Canadian Postal Service Charter. This review is important because the government could reduce Canada Post's obligation to provide service or even lay the groundwork for privatizing or deregulating our public post office.

Canada Post has been holding consultations on the future of our public postal service to prepare for the upcoming charter review. The corporation has been clear. It wants to dramatically cut service to improve its financial situation.

Cutting might help Canada Post with its money problems in the short-term but it is not a good long-term strategy and it certainly won't improve the future of postal service in our country. Fortunately, the corporation has other options according to a new study by the Canadian Centre for Policy Alternatives (CCPA).

CCPA study: Why Canada Needs Postal Banking

The CCPA study is entitled *Why Canada Needs Postal Banking*. It makes a powerful case for preserving postal services and improving Canada Post's financial picture through the addition of financial and banking services.

The study looks at the changing banking environment in our country as well as our post office's experience with banking. In addition, it reviews the status of postal banking around the world, highlighting five successful models in the United Kingdom, France, Italy, Switzerland and New Zealand. Having established that there is a need for improved financial services in our country and viable models in other countries, the study concludes by suggesting possible models for postal banking in Canada. It recommends that the federal government and Canada Post immediately establish a task force to determine how to deliver new financial services, and establish priorities for delivering new products.



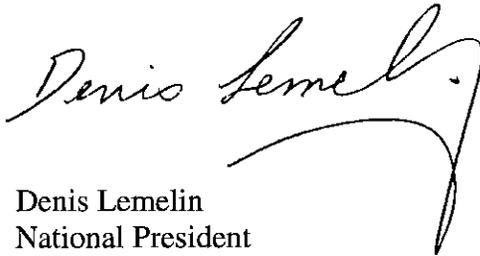
CUPW has enclosed an executive summary of the CCPA study. You can get the full report by going to <http://www.policyalternatives.ca/publications/reports/why-canada-needs-postal-banking>

The union has also enclosed two resolutions that it would like you to consider passing. These resolutions request that you ask the Minister Responsible for Canada Post:

1. To use the upcoming review of the Canadian Postal Service Charter to focus on revenue-generating services, not cuts, including financial services such as bill payments, insurance and banking.
2. To improve the Canadian Postal Service Charter and make the upcoming review of the Charter open to public input.

Thank you very much for considering our request. If you have any questions or concerns, please do not hesitate to contact me.

Yours truly,



Denis Lemelin
National President

Encl.

cc. National Executive Committee, Regional Executive Committees, National Union Representatives, Regional Union Representatives, Specialists

/bk cope 225



CANADIAN POSTAL SERVICE CHARTER REVIEW SHOULD FOCUS ON REVENUE-GENERATION, NOT ADDITIONAL CUTS

WHEREAS the federal government will look at how it handles public postal services with a review of the Canadian Postal Service Charter in 2014.

WHEREAS Canada Post is preparing for the review by campaigning for major service cuts.

WHEREAS Canada Post has already dramatically cut service by closing or downsizing public post offices, eliminating rural mailbox delivery and removing street letter collection boxes.

WHEREAS Canada Post and the federal government should do everything in its power to prevent additional cuts during the upcoming review, and instead deal with financial issues by adding revenue-generating services like many other post offices around the world, including lucrative financial services like bill payments, insurance and banking.

BE IT RESOLVED THAT the (name of municipality, business or organization) write a letter to the Minister responsible for Canada Post to request that the government consider innovative ways to generate postal revenue during the Charter review, including financial services like bill payments, insurance and banking.

MAILING INFORMATION

Please send your resolution to: Lisa Raitt, Minister of Transport, Place de Ville, Tower C, 29th Floor, 330 Sparks Street, Ottawa, Ontario, K1A 0N5.

Please send copies of your resolution to:

1. Denis Lemelin, President, Canadian Union of Postal Workers, 377 Bank Street, Ottawa, Ontario, K2P 1Y3
2. Your Member of Parliament. You can get your MP's name, phone number and address by calling 1-800 463-6868 (at no charge) or going to the Parliament of Canada website: <http://www.parl.gc.ca/common/index.asp?Language=E>
3. Claude Dauphin, President, Federation of Canadian Municipalities, 24 Clarence St, Ottawa, Ontario K1N 5P3

FOR FURTHER INFORMATION

Contact us at "Charter Review" 377 Bank Street, Ottawa Ontario, K2P 1Y3 or feedback@cupw-sttp.org



CCPA

CANADIAN CENTRE
for POLICY ALTERNATIVES
CENTRE CANADIEN
de POLITIQUES ALTERNATIVES

This report is available free of charge at www.policyalternatives.ca. Printed copies may be ordered through the CCPA National Office for \$10.

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The opinions and recommendations in this report, and any errors, are those of the authors, and do not necessarily reflect the views of the publishers or funders of this report.



ABOUT THE AUTHOR

John Anderson is an independent researcher and consultant. He is the former Director of Parliamentary Affairs for the Official Opposition, and, before that was Director of Government Affairs and Public Policy for the Canadian Co-operative Association. He has also been a Senior Policy Analyst at the National Council of Welfare and the Vice-President of Strategic Partnerships and of Research for the Canadian Council on Social Development. In the nineties, he was Co-ordinator of the Technology Adjustment Research Program of the Ontario Federation of Labour. He is the author of and researcher on numerous studies and briefs on the economy, poverty, technology and the workforce, co-operatives and Aboriginal issues. He received his education at McGill University, University of Sussex and the London School of Economics. He has taught at McMaster, Western and York Universities. He has been a long time supporter of and participant in the CCPA Alternative Budget process.

ACKNOWLEDGEMENTS

The author would like to thank the Canadian Union of Postal Workers (CUPW) for their generous support of this research. The views are the author's own and do not necessarily reflect those of CUPW. He would like to especially thank Katherine Steinhoff and Geoff Bickerton of CUPW for their help and for their own groundbreaking research on this topic. He would also like to thank all those who agreed to be interviewed for this project and all those who helped review the manuscript. Thanks are due to the dedicated staff at CCPA especially Bruce Campbell, David Macdonald, Kerri-Anne Finn, and Tim Scarth for his work on layout. Also a very special thanks to the translation team at CUPW, including Guy Laflamme, Manon Parrot, Anne Boulet, Charles Drouin and Maryse Prévost for all their excellent work and suggestions.

Summary

Why Canada Needs Postal Banking

OVER THE LAST two decades, we have seen a major decline in the number of branches and locations for banks and credit unions. In 1990, there were almost 8,000 branches (7,964) and, by 2002, the number had fallen to 5,908, a decline of 26%.

The Canadian Bankers' Association reports that, between 2006 and 2012, there was a small increase in the number of bank branches in Canada: from 5,902 to 6,205. But since 1990, there has been a decline of more than 1,700 branches, a 22% drop, and the number of branches increased by only 5.1% from 2002 to 2012, with most of the new branches added in Ontario (195), Alberta (98), and British Columbia (37).

In many communities today, credit unions or caisses populaires are the only financial institution. In 2012, the Credit Union Central of Canada reported that credit unions were the only financial in-

stitution in 380 communities. The Desjardins Group noted in 2013 that caisses populaires are the only financial institution in 388 towns and villages in Quebec. But the total number of credit union and caisse locations has also dropped from 3,603 in 2002 to 3,117 in 2012, a decline of 13.5%.

The Rise of Banking Fees and High Credit Card Rates

In 2010, a study by Vision Critical (commissioned by ING Direct bank before it was taken over by the Bank of Nova Scotia) found that banking fees in Canada were among the highest in the world. More than half of Canadians (55%) have fee-based chequing accounts and, on average, pay \$185 per year in fees for these accounts. Credit card rates remain high in spite of

low Bank of Canada prime rates. Typical bank card interest rate hover around 20% annually and department store cards are closer to 30%.

ATM, Internet, Telephone Banking

The decline of branch banking is not only linked to banks rationalizing their bricks-and-mortar locations. It is also linked to the rise of ATMs, Internet and telephone banking. Today there are more than 58,000 ATMs across Canada, 61% of them so-called white machines owned by non-bank companies. Online banking has grown at a tremendous rate in recent years, with 67% of Canadians now using this form of banking, according to a CBA study. The study also noted that 47% of Canadians “now use the Internet as their main means of banking, up from 8 % 12 years ago.”

Retail Store Banking

Canadian Tire, WalMart, and PC Financial (to name only the largest) are all major challengers to the traditional banks. Clients of these institutions are not using traditional bank branches. There has also been a rise of branchless banking. ING Direct Canada, a branchless bank, which was originally a subsidiary of a major Dutch bank, now has some 1.8 million clients and almost \$40 billion in assets. It was absorbed by the Bank of Nova Scotia in 2012, but still maintains autonomous activity.

Fringe Financial Institutions

Another major change in the banking environment that shows there is an opening for new financial services is the rise of Fringe Financial Institutions. These FFIs provide short-term loans and cheque cashing services, as well as money transfers and prepaid credit cards.

While offering services customers want, the interest rate charges for their services on an annual basis can only be considered usurious. A study of FFIs in Prince George, B.C., for example, concluded: “Given that the average pay-day loan in Canada is \$280 for a 10-day period, a pay-day lender in B.C. can now legally charge \$64.40 for this transaction. This computes to a nominal annual percentage rate of interest (APR) of 839.5%.”

These are extremely profitable operations. DFC, the owner of Money Mart, the largest Canadian pay-day loan firm, made global profits before tax of \$387 million on revenues of \$1.062 billion in 2012, and 28.7% of their total global revenues for the fiscal third quarter 2013 came from Canada.

A new group of Internet branchless companies, such as Zippy Cash and Wonga, have also started up in Canada in the last few years. In Canada, on the Wonga website, the cost for a \$200 loan for 30 days is \$40.10, or a rate of over 240% per year.

The rise of this kind of institution is linked in a chicken-and-egg fashion to the increase in the number of “unbanked” or “underbanked.” It is estimated that between 3% and 15% of the population do not

have a bank account. If we take the lowest figure of 3% that was estimated to be 842,000 people in 2005. Today, the number of unbanked, using the same method of calculation, would approach 910,000.

Aboriginal communities remain largely without banks or credit unions. Over the past decade, the Aboriginal population has increased dramatically, growing by 20.1% between 2006 and 2011. Some 1.4 million people now identify as Aboriginal, or 4.3% of the Canadian population. But banks and credit unions lag behind in providing services. While the major banks all have Aboriginal services, there are very few branches on reserves. There are 615 First Nations communities in Canada today and many other Métis and non-status communities. A quick tally of branches of banks and credit unions on reserve shows only 54.

All these trends in financial services have opened up the potential for the entry of new banking and financial services in Canada. They show there is a market demand that is not being met by the existing major banks and credit unions.

Postal Banking: The Canadian Debate

Postal banking is not something new to Canada. For over 100 years after Confederation, Canada had a postal savings system.

The high point of deposits for the Post Office Savings Bank was \$47.5 million total in 1908. This would be around \$1 billion in today's money. The total shrank to \$17.2

million in 1968. In 1968, the Postal Savings Bank was closed down, although the legislation still remains on the books.

Today, over 45 years later, the debate around the need to revive or relaunch a Post Office Bank has begun to grow again.

In 2005, a study from Library of Parliament research services supported the extension of financial services as an important means of preserving the post office across Canada, and particularly in rural areas. "At present, the idea of establishing a postal bank underpinned by Canada Post's network is not based primarily on a need to change the banking landscape. Rather, it stems from the growing need to breathe new life into Canada Post so that it can both cope with globalization and guarantee universal postal service, which is a real, if not official, part of its social mandate, particularly in rural areas."

A recent study by the Conference Board of Canada, commissioned Canada Post, provided a positive analysis of the effects of financial services in post offices around the world, but failed to recommend financial services or even to examine their possible application in Canada, on the grounds that a highly developed banking system in Canada left no room for a postal banking option.

Public support has been confirmed in a recent survey by Strategic Communications of 1,514 Canadians from May 24–26, 2013, commissioned by the Canadian Union of Postal Workers. The survey showed that nearly two-thirds (63%) of Canadians "supported Canada Post expanding revenue-generating services, including financial

services like bill payments, insurance and banking.” Politically the New Democratic Party has supported the expansion of financial services in Canada Post.

Postal Banking Around the World

Postal banking has deep roots internationally and is entering a period of expansion of services. This has been shown in a major global study of postal banking recently carried out in 2012 by researchers of the Universal Postal Union, of which Canada is a member.

The UPU report shows that, “After banks, postal operators and their postal financial subsidiaries are the second biggest world-wide contributor to financial inclusion, far ahead of microfinance institutions, money-transfer organizations, co-operatives, insurance companies, mobile money operators, and all other providers of financial services.”

There are many large and important postal banking operations around the world, from Japan Post Bank, the world’s largest deposit holder with ¥203 trillion (C\$2.15 trillion) in assets, to the Postal Savings Bank of China, the fifth-largest commercial bank in China with over 400 million customers, to the Deutsche Post Bank, which is now owned by Deutsche Bank but remains one of the largest in Germany with its own network of over 100 branches and 4,500 postal outlets.

Our study does not examine these banks, but rather looks at five successful

models in industrialized countries — the United Kingdom, France, Italy, Switzerland, and New Zealand — which have all maintained an important relationship between the financial services offered through post office outlets and the post office. These countries have been chosen because of their relevance to Canadian options. In all five countries, the Post Office is publicly owned, although the UK is in the process of privatizing its delivery services, the Royal Mail, while keeping the Post Office public.

The United Kingdom’s Post Office’s financial services, in their present form, offer a model which is based on a major partnership with a private sector financial institution, some new products, as well as access for customers of most existing banking services.

France’s Banque Postale is a chartered bank owned by the Post Office that offers a wide range of products, including insurance, and is particularly concerned with offering products to the NGO and mutual sector, as well as to low-income citizens. The bank makes the list of the world’s top 50 safest banks.

Italy’s BancoPosta presents the model of a non-chartered bank that offers a wide range of services and excels in offering them through mobile phones as well as banking cards.

Switzerland’s PostFinance, wholly owned by the Swiss Post Office, is the leader in money transfers and one of the largest banks in a country famous for its private sector banking. It has just this year become a chartered bank. It also offers

FIGURE 1 Summary of Postal Banking Models and Services in the United Kingdom, France, Italy, Switzerland and New Zealand

Postal Financial Services	Name of Financial Services Institution(s)	Structure of ownership of Financial Services	Services Offered	Bank Charter	% of Post Office sales or profits for latest year	Rank of Services
United Kingdom	Post Office	Main partnership with Bank of Ireland and agreements with other banks	All financial services, including new chequing accounts	No	25% of sales	No ranking
France	La Banque Postale	La Poste	All services	Yes	36% of before-tax earnings	44 th Safest Bank in World
Italy	BancoPosta and insurance companies	Poste Italiane	All services; savings in partnership with the CDP (Cassa Depositi e Prestiti)	No	67% of total profits	Largest retail bank in Italy
Switzerland	PostFinance	Swiss Post, with partnership on all loan and insurance products	All services	Yes	71% of total Swiss Post operating profits	Number 1 in payment services and number 3 in customers
New Zealand	Kiwibank	NZ Post	All services	Yes	70% of profits	Largest NZ-owned bank

mortgages and loans in partnership with major private sector financial institutions.

Finally, Kiwibank, owned by New Zealand Post, is a relatively new entrant in the world postal banking sector and has been able to offer a wide range of services, including special mortgage products to low-income earners and to the Maori community.

Postal Banking for Canada

When we examined these five national postal banking systems in detail, we found that they were all successful in their own way. However, success did not seem to be

linked to the particular form of structuring of the financial services (which ranged from full ownership by the Post Office to various kinds of partnership with the private sector), or to the kind of products offered, as some offered all major financial products and some fewer. The diversity in successful models shows that the key component for success seems to be characteristics of the Post Office itself, including widespread locations, trust in the institution, and the staff.

Why Postal Banking?

Our study shows clearly that postal banking would succeed in Canada and would help improve and stabilize Canada Post's services and revenues. The five post offices we studied in other countries are all publicly owned, and receive a substantial percentage of their sales and profits from financial services while other sources of revenue declined.

The rise of virtual and new retail banking and the growth of Fringe Financial Institutions in Canada show that the traditional financial banking sector is not meeting all the needs of Canadians. Millions of Canadians have opened accounts in or are using the services of these new institutions; but, although they operate in a similar fashion to traditional banks, they tend to be concentrated in urban areas and are not available in many parts of the country.

A new Canada-wide financial institution could offer products and services that challenge the existing patterns. The ability to offer competition for existing fees would be helped by the fact that banking services would be delivered through existing premises and staff. Use of the e-post system, as well as existing Canada Post delivery services, could help keep costs low.

Clearly, offering postal financial services would allow the millions of Canadians without local bank branches or easy access to banking the access they need.

First, there are many Canadians living in large parts of Canada who lack physical access to banks or credit unions. The

number of bank and credit union branches has shrunk over the last two decades. In rural Canada, many bank branches have closed in small towns and, while credit unions have purchased some of these branches, this process has slowed markedly in recent years.

Because postal outlets are present in both rural communities and inner city neighbourhoods, new postal banking could offer to citizens and businesses in many communities banking services where they do not currently exist. In Northern and rural Canada, on Aboriginal reserves, and in the three Northern territories, there have always been fewer banks and credit unions than are needed. (There are no credit unions in the territories.)

Second, it is estimated that some 3% to 8% of Canadians do not have a bank account. This represents a potential of more than a million new customers for postal financial services. Many Canadians use fringe financial services at a high personal cost. New postal banking services could also be combined with legislation requiring the immediate roll-back of FFI interest rates to bring them in line with existing banking rates.

The Kiwibank and Banque Postale are both excellent examples of how a postal bank can offer special services to low-income people, such as home mortgages, rent-to-buy, and even social housing loans. In the case of Kiwibank, a special mortgage program for Aboriginal peoples has been developed that could be replicated in Canada.

Canada Post's Banking Advantages

- Canada Post has the largest network of retail outlets already in place across Canada.
- Canada Post had a total of almost 6,400 postal outlets in 2012.
- 3,800 Canada Post outlets (60%) are in rural areas where there are fewer banks and credit unions. The post offices in these locations could provide key services for individuals, but also for local businesses.
- Some communities in Canada have a postal outlet, but no other (or limited) banking services, especially since the closure of 1,700 bank branches and hundreds of credit unions over the last two decades.
- Canada Post has a high trust factor among Canadians, and an already existing skilled and stable workforce of 68,000 employees, some of whom could easily be trained to handle financial services. Thus it would not mean starting from scratch, but rather building on what already exists.
- Many Canada Post outlets are already open 6 or 7 days a week and could operate longer daily hours if necessary. Many of them are located in drug stores or small convenience stores with long weekday and weekend opening hours.
- Since Canada Post is owned 100% by the federal government, it could use

the expertise developed at the Bank of Canada, the Business Development Bank of Canada, Farm Credit Canada, Canada Mortgage and Housing Corporation, Export Development Canada, and Canada Savings Bonds.

The financial services Canada Post could provide would be tested regionally first; would be fair and transparent; be delivered from bricks-and-mortar branches as well as through the telephone and Internet; expand existing services; and contribute to financial literacy. All services, of course, would be profitable for Canada Post to provide.

Canada Post already provides some financial services, such as postal money orders, domestic and international money transfers, bill payment and financial transaction and payment notices, and prepaid Visa cards.

Brand new services could consist of:

- access by all banks and credit union customers to their accounts to deposit or withdraw cash, as is the case in the UK;
- savings accounts and low-fee chequing accounts;
- low-interest credit cards; and
- prepaid debit cards.

In the future, services could be extended to:

- mortgages;
- small-business loans and agricultural loans;

- insurance products;
- mutual funds and stocks; and
- special new products for low-income and Aboriginal peoples.

Canada Post financial services should offer new competitive products to all Canadians, but they could also make sure that there were special services offered to low-income and Aboriginal Canadians, similar to services offered by both the French and New Zealand post office financial systems.

The postal bank could also provide special services for NGOs and social economy organizations. The Banque Postale in France has become a banker for NGOs, social economy and mutual organizations in fields such as social housing. For a while it looked as though Citizen's Bank would take on this role in Canada, but its retreat from the sector means that once again there is no bank specializing in the needs of this kind of business.

Delivering Financial Services

Canada Post Corporation could examine the optimum method of delivering these services. This could be done by establishing a task force of experts from the financial and postal services to examine how they are delivered in other jurisdictions, the best method for Canada Post (in terms of profit and sales), and the best method for users of these services.

Who Should Own the Services?

There are several possibilities:

- Create a non-chartered bank — a Canada Post-owned subsidiary — to deliver financial services. This is the route taken in Italy
- Create a chartered bank wholly owned by Canada Post. This is the route taken by France, Switzerland, and New Zealand
- Create a bank to deliver some of the services and partner with banks and others to deliver the rest. This is the route taken by Switzerland.
- Create a national credit union or mutual to deliver the financial services in partnership with Canada Post. A national credit union is one such possibility, as it would allow for widespread ownership by Canada Post employees as well as the public.
- Partner directly with one or more financial institutions to deliver the services. This is the route taken in the U.K.

What Mix of Financial Services Should Be Offered? Who Should Deliver Them?

Canada Post already has partnerships with a number of different institutions that could be approached to assist with these services. Once the first question is answered, the second one could be exam-

ined and the experience of other countries taken into account.

All potential partnerships, if that is a route taken, should be determined by open tender on delivering a service for a specific period of time. With its 6,400 outlets, which often serve populations with no competition in financial services and sometimes no services at all, Canada Post would undoubtedly be courted by many financial institutions anxious to supply services. There is also no reason to necessarily have all services provided by the same stakeholder or stakeholders across the country.

Whatever the ownership mechanisms, some services could be completely owned by Canada Post and others delivered by a partnership with existing credit unions or banks. Partnerships could be made nationally or developed on a regional basis. This would also allow Canada Post to partner with regionally-based credit unions and *caisse populaires* in different provinces.

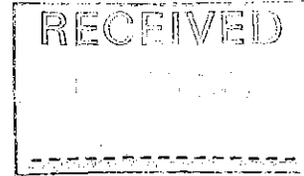
The question of delivery has become easier with the uptake in Internet and mobile phone technology. For example, the UK Post Office Ltd. delivers its services with a core of 300 financial specialists, as well as trained Post Office staff for 11,500 outlets. Internet and telephone technologies allow people in remote areas to connect with financial specialists.

Conclusion

- Canada's existing financial and banking system is not providing competi-

tive services to Canadians, nor adequate service to many of the under- or unbanked.

- Canada's postal system has a long history of delivering financial services. Currently delivering some products, it could develop a full banking system.
- Postal banking systems are proliferating around the world and are prominent in most of the developed countries. They have shown themselves capable of generating the additional income needed to preserve the postal system as traditional letter volumes decline.
- Analysis of the postal banking systems in the five developed countries we have selected has demonstrated that there are many ways of creating a successful system. We can use the experience of these countries to create our own model in Canada.
- Our study concludes that the idea of Canada Post expanding into financial services is a sound one. Other studies, as well as opinions of past Canada Post presidents and experts around the world, have reached the same conclusion.
- We recommend that the federal government and Canada Post immediately establish a task force to determine how to deliver new financial services, and determine priorities for delivering new products.



Reference: 198472

OCT 11 2013

Cindy N Solda, Chair
and Council representatives
Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni BC V9Y 2E3

Dear Chair Solda and Council representatives:

I am writing to follow up on our recent meeting at the 2013 Union of British Columbia Municipalities (UBCM) Convention: Navigating the Local Landscape.

The annual UBCM convention offers an important opportunity for local governments to have conversations and outline priorities with the provincial government, informing ministries of the issues that matter most to British Columbia communities. I was pleased to have the opportunity to meet with you and discuss issues of mutual concern. Ministry staff have committed to following up under separate cover on the issue(s) raised at this meeting.

Thank you again for taking the time to meet. I look forward to continuing to work closely with you.

Sincerely,

Mary Polak
Minister

Loreen Brown

To: |
Subject: FW: UBCM Follow Up: Alberni-Clayoquot Regional District / Network BC Confidential Dialogue - September 17, 2013

From: Hauff, Chris R MTIC:EX [<mailto:Chris.Hauff@gov.bc.ca>]
Sent: October-17-13 10:17 PM
To: Cindy Solda; Penny Cote; Russell Dyson
Cc: Bangert, Wilf R MTIC:EX; Fuccenecco, Maria MTIC:EX; McGrath, James MTIC:EX; Network BC MTIC:EX
Subject: UBCM Follow Up: Alberni-Clayoquot Regional District / Network BC Confidential Dialogue - September 17, 2013

Good evening Chair Solda, Vice Chair Cote, and Mr. Dyson:

Thank you again for meeting with the Network BC team at UBCM and for providing an update on the connectivity requirements in the Alberni Clayoquot Regional District (ACRD). It was a pleasure to have met you and the delegation from your region. By the end of the week, Network BC had many meetings with delegations from regional districts and communities all over the province concerned about the lack of connectivity in their areas or the quality of service that is available. It is clear that local government officials take seriously the economic development role of high-speed Internet and cellular telephone access and are very interested in working with the Province to address the need for improved telecommunications services.

Cellular Service

Under the Connecting BC Agreement between the Province and TELUS, 1716 Km of additional cellular coverage is being added along unconnected segments of highways to enhance public safety as well as provide additional connectivity options to nearby residents. At our meeting, Network BC indicated there is the possibility of two segments being considered by TELUS for cellular coverage in 2014 in this region. As this is still in planning and no further details are available at this time it would be helpful for Network BC to receive feedback from the ACRD on unconnected highway stretches where demand for cellular service is greatest from a public safety perspective. The ACRD agreed to provide Network BC with a list of Highway sites that are currently without coverage, specifying the Hwy # and the approximate location (highway markers). Network BC agreed to forward this input on to TELUS (and other carriers) as soon as it is received from the ACRD.

Broadband (High-Speed) Internet Service

The ACRD indicated there are areas that still lack broadband coverage, for example Sprout Lake, Salmon Beach and other areas such as remote Islands. Providing a list and mapping the coverage gaps would be a very useful reference tool. Network BC agreed to forward this input on to TELUS (and other carriers) as soon as it is received from the ACRD.

Fibre Build Along Hwy 4

On October 9, 2013, we had a productive meeting in Ucluelet with officials from the Districts of Ucluelet and Tofino, First Nations, TELUS, BC Hydro, the local MLA, and Chambers of Commerce regarding the status of the fibre build from Port Alberni to Ucluelet. The Mayor of Ucluelet will be communicating an update on the outcome of the meeting and next steps moving forward in the near future.

If this project moves forward (and we sure hope it does) replacing the poles along Hwy 4 from Port Alberni to Ucluelet will allow the placement of a fibre line and then eventually the building of a cellular network. The fibre line will address the current bandwidth congestion impeding access to services in the two districts and five First Nations along the West Coast. To date, the Province has facilitated meetings with TELUS and with BC Hydro to determine the actual funding gap (estimated to be between \$2.1M and \$4M) and both companies are reviewing their plans to determine a way forward. Time is of the essence as TELUS' and BC Hydro's capital

plans must be finalized in the very near future. We are doing everything we can to facilitate a solution, however, ultimately it will depend on the ability to address the funding gap and guarantee any cost overruns.

Going forward, TELUS would be happy to respond to any questions or escalations and provide updates regarding the status of their projected build plans. Please feel free to contact Aurora Sekela, TELUS Ambassador direct at Aurora.Sekela@telus.com. She will respond immediately to your questions or concerns.

Industry Canada's 700 MHz Spectrum Auction

Right now, we are encouraging local governments to write letters to the federal Minister of Industry requesting that some (or all!) of the funds derived from the upcoming 700 MHz spectrum auction be reinvested to expand connectivity further into rural and remote communities. This is an auction coming up early in the new year of radio frequency spectrum that will be used by the major Canadian telecommunications companies to deliver advanced cellular services. It is expected, based on past experience, to generate billion dollars for the federal government (the 2008 auction generated \$4B and analysts predict an even higher return this time around). The Minister may be reached as follows:

The Honourable James Moore
Minister of Industry
C.D. Howe Building
235 Queen Street
Ottawa ON K1A 0H5

Telephone: 613-995-9001
Fax : 613-992-0302
Email: minister.industry@ic.gc.ca

The Province provided input to Industry Canada in 2011 as public consultation was conducted in advance of the auction – most of this is pretty technical, but the last paragraph makes the point that funds should be used to bridge the digital divide:
[http://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/smse-018-10-emergency-mgmt-bc-sub1.pdf/\\$FILE/smse-018-10-emergency-mgmt-bc-sub1.pdf](http://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/smse-018-10-emergency-mgmt-bc-sub1.pdf/$FILE/smse-018-10-emergency-mgmt-bc-sub1.pdf).

Should you decide to have a letter sent, please copy the Premier and the Honourable Andrew Wilkinson, Minister of Technology, Innovation and Citizens' Services, as this confirms that the digital divide remains a priority for your community.

Once again, thank you for meeting with Network BC and we look forward to continuing our dialogue.

Please let me know if you have any questions.

Take care

Chris

Chris Hauff
Director
Network BC
<http://www.networkbc.gov.bc.ca>

Office of the Chief Information Officer, Province of British Columbia
Ministry of Technology, Innovation and Citizens' Services

PO Box 9412 STN PROV GOVT
Victoria, BC V8W 9V1
Desk Phone: 250.387.9637
Mobile Phone: 250.217.4657
Fax: 250.952.0254
Email: chris.hauff@gov.bc.ca

Location: 4000 Seymour Place



2013-OCT-17

RE: Island Corridor Foundation

At the Regular Meeting of Council held Monday, September 9, 2013, it was moved and seconded that:

"Whereas the Island Corridor Foundation is working to re-establish the passenger train service on the E&N Railway;

And whereas the E&N rail corridor has other important transportation and recreation values whether or not the passenger rail service is re established at this time;

Now therefore be it resolved that the City of Nanaimo requests that the Island Corridor Foundation work with all local governments and First Nations along the route with a high priority of establishing bike and walking facilities on the entire length of the corridor without compromising future and existing rail services;

And be it further resolved that the Island Corridor Foundation also seek senior government funding assistance for walking and bicycle facilities along the rail corridor;

And be it further resolved that copies of this resolution be forwarded to all local governments and First Nations along the E&N rail corridor.

The motion carried unanimously.

Yours truly,

Ian Howat,
Acting GM, Corporate Services

IH/ms
pc: Mayor&Council

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From: Ross curtis [<mailto:rosscurtis@shaw.ca>]
Sent: October-08-13 2:16 PM
To: Cindy Solda; regionaldirector@mybamfield.com; Mike Kokura; Tony Bennett; coteeart@shaw.ca; John McNabb; Lucas Banton; John Jack; Jack McLeman; osbourne@tofino.ca; Bill Irving; Alan McCarthy; sproatltd@shaw.ca; kyunim@shaw.ca; bjlazydog@shaw.ca; kghorvath@shaw.ca; joe@albernihometeam.com; burkosky@shaw.ca; cedargirl@shaw.ca; ursip@shaw.ca; tourismsabrina@gmail.com
Cc: 'Hugh Fraser'; 'Bill and Brenda Goorts'; adaniel@arcd.bc.ca; Russell Dyson
Subject: FW: Faber Park Wharf - "It's all because of a wharf... but it should be all because of the fish"

TO: Sproat Lake Parks Commission and ARCD Directors

On September 6th , at the request of ACRD Staff, I outlined my concerns and issues with the proposal to put a new wharf at Faber Park (which I found out about through a neighbour). At that time staff committed to send my concerns to the Parks Commission members and I requested that my submission be sent to Director see email below) . After hearing that at least one of you have not received my submission to date I am taking the step of sending it to all of you. I am not impressed with the lack of communications and stakeholder relations actions by the ARCD.

To Date – Penny cote returned my original request to speak on the phone and recommended that I speak to Mike as my questions were technical. Mike returned my call and said I had to speak to Andy. Andy requested I put my concerns in writing. Since sending the letter I have spoken to Andy who said I had to speak to Joe (sent an email which has not been acknowledged) and Russell (left phone message – call not returned).

I would have assumed a timely response would have been forthcoming, that commitments would have been upheld and that actions would have been taken after a month. On consulting with my Sproat lake neighbours I found that none of them had had a written response to their letters and that consultations over the proposed new wharf were limited to one lot on either side of the park. This is not an acceptable stakeholder relations policy or process. I think that in addition to my concerns below that you should consider reviewing the stakeholder relations policies and communications policies. Of the ARCD

In addition to the serious issues outlined below you may find it interesting that local governments in the interior of BC have been removing all wharfs, ramps and pilings due to risk management of third person liability. For example if a younger person were to dive off the piling in the attached picture and render themselves a quadriplegic it is highly probable that a law suit would occur. Liability determinations would be made by the BC court and judges tend to be sympathetic to the underdog (especially a child or youth). It is easy to see a situation where damages exceeding \$10 million

dollars (lifetime full time care costs) and that a portion of could be claimed from the ACRD. The old wharf was not a public place and was trespassing on Timber West Foreshore and held in place by a piling and anchor which were also installed in violation of the BC Water Act . With no signage posted on the wharf (such as no diving) and nature of the existence of the wharf in the first place it is highly likely that the ARCD would be found liable for a portion of damages. If you think this is far fetched please check out both the attached photographs which were taken in the day – similar events occurred at the “Night time parties” . The water depth at the piling varies during the year but it is entirely feasible for someone diving from the top of the pole to hit the bottom during low water periods.

My apologies if I have missed anyone’s email address or have copied someone in error and I would ask you all to check and ensure that the whole Parks Commission and all Directors have received a copy

Cheers & Thank you

Ross Curtis

Ross Curtis Consulting
Land 250-592-3328
cell 250-516-4299

From: Ross curtis [<mailto:rosscurtis@shaw.ca>]
Sent: September 6, 2013 12:52 PM
To: Rdyson@acrd.bc.ca; adaniel@acrd.bc.ca; mirg@arcd.bc.ca
Cc: coteart@shaw.ca; joe@albernihometeam.com; 'Ross curtis'
Subject: Faber Park Wharf - "It's all because of a wharf... but it should be all because of the fish"

First let me begin by thanking you all for doing the work, both volunteer and career, that you have chosen to do. Having served the Province for over 20 years in positions ranging from a Deputy Minister to a policy advisor I appreciate your efforts as public servants and elected officials. As a volunteer for over 10 years with Ducks Unlimited I also appreciate and respect the work to which Volunteers have chosen to dedicate your time and efforts to. We all have to live here together -- so please bear with me as this is going to be a relatively long email as I articulate the concerns as per the request of ARDC staff.

I am pleased that everyone has been calm, collected and respectful over the past few days of my questions but I am even more concerned now than I was originally about a number of issues regarding Faber Park, and the operations and responsibilities of the Regional District Staff and Volunteer Sproat Lake Parks Commission as they have been explained to me.

This time I am not going to simply give up or be tricked as I believe I was when the piling was installed and the Regional District Staff person told me that the piling work was paid for by volunteers, and the wharf was a used one that was donated so there was nothing I could do about it. A significant number of waterfront residents also feel that their concerns have not been addressed over the past 6 or 7 years and have asked for my assistance in ensuring that their views are listened to and that appropriate actions result.

My contention is that the Regional District Elected officials, staff and the Volunteer Parks Commission knew or should have known at that the time the piling was installed off Faber Park, and that they currently know, that the hiring of a private pile driving company to install and construct a wharf and associated works in salmon spawning habitat without meeting the requirements of the BC Water Act and regulations, the Federal Fisheries Act and its regulations as well as creating one or more potential trespasses on Timber West foreshore and lake bottom constitute one or more **illegal** actions. From my perspective this is very serious and continuing to knowingly disregard the law may have significant consequences.

As a property owner at Sproat lake I know that, as the draft OCP states, is true that the plan must be based on our vision of the future, not necessarily tied to the past, with the ability to see opportunity and respond to the challenge. However in some circumstances the past must be accounted for (example - the rationale for the park in the first place which was protecting a fish spawning stream) and we need to recognize that the vision may also be constrained by larger overriding issues which also serve a valuable public purpose such as the Federal Fisheries Act and the Provincial Water Act which are but two examples.

The Volunteer Parks Commission, and the Regional District are constrained by both Federal and Provincial Legislation, Regulation and Policy and in my view it is the duty of the Regional District Directors and staff to ensure that the volunteers are advised on such matters to ensure that operate within the legal confines of the applicable rules. The Parks Commission is a creature so to speak of the Regional District and the Elected Directors which are ultimately responsible for the actions and decisions of the Parks Commission. The primary concern with regard to this particular Park is the fish habitat that it protects – yet all I am hearing is about a wharf. To quote the draft OCP “Stream side protection setbacks and protection of environmental riparian vegetation are essential to protect the aquatic environment of lakes rivers and streams”, So what is the stream protection setback in this case? Where is the assessment of the riparian values? You have a draft OCP why are you not piloting the provisions or even trying to consider what may be shortly required? One illustration of the complete disregard of fish habitat and impacts is that the work that is being proposed is from my understanding likely to occur in the next 4 to 6 weeks which I am sure includes part of the spawning window for coho in this sensitive creek. So who exactly is looking after the Fish and Fish Habitat – isn't that what the Parks Commission should be doing?

Even if you could resolve the fish and fish habitat concerns there are a number of other issues which need to be addressed.

I believe that that as public servants, Volunteer officials or elected representatives that you are held to a higher standard by those you serve and it is not correct to simply say if everyone else does it we can too. In fact it is completely irrelevant if others flaunt the law you have a duty as elected officials, volunteers and employees of the Board to abide by our laws. You must respect the laws of both Canada and British Columbia and rise above to be the best at everything that you strive for in doing your duty to the public.

We must also be careful as to the arguments and positions we support and be clear of the public

policy behind them. The “squeaky wheel” syndrome which is frequently experienced by volunteers and politicians must be managed from a complete public policy perspective where the greater public good position is defended and supported by all. In this case I believe that the views of the waterfront lot owners are being ignored and have been overwhelmed by the views of the Wharf supporters all to the detriment of the Fish.

Over the past 10 or more years when the wharf was not there (including the past two months) people came to the park, swam and enjoyed the lake – nothing stopped them . **BUT** there were no parties, minimal garbage on the beaches of neighbours, no yelling & shouting and loud music at all hours, no diving off the pilings or peeing off the wharf and no theft from our properties (over the years we have lost paddle boats, row boats, life jackets, skis, chairs). These events all occurred at times when there was a wharf and we have the privilege of paying higher property taxes for this?

People swimming likely have a minimal impact on fish and fish habitat – it’s the construction and existence of the works and the wharf that create the problem.

The current proposal in my view does not deal with the legal requirements around fish and fish habitat In addition

- Having a wharf is not a necessary prerequisite to swimming
- Constructing a stick boom around the proposed wharf is simply undertaking additional habitat disturbance and providing a “jump” for the jetskiers. The small bay is relatively protected from boats and skiers/boarders and a permanent boom is likely unnecessary
- Hiring of security guards is a complete waste of time and money – they can only be effective inside the park boundary not on the foreshore or the trespassing wharf. For example you can close the park at dusk but the foreshore private property remains unaffected by the closing and enforcement on private property cannot occur .
- By hiring a company to undertake the proposed work when you know that you do not have the necessary authorities creates even more of a problem and you should seek legal advice. In addition I believe you have a duty to also inform your contractor as I am sure that he/she is of the view that a legitimate local level of government such as the Regional District would not knowingly hire him to undertake an illegal activity and potentially risk the seizure of the company assets.
- By replacing the wharf, ramp and other works you may be exposing Timber west to additional liabilities as they are the owner of the foreshore and lake bottom
- Proposal for the RCMP to provide enhanced patrols – Sorry been there done that – Our past experience is that they are far too busy dealing with issues of more importance and their efforts and powers are limited by the fact that the foreshore is not a public place rather it is private property – No one parties in the actual park – just the fish – people party on the Wharf! Find a solution using your bylaw creation and enforcement powers.
- There is no attempt to deal with washroom facilities and garbage

Perhaps on top of dealing with the Fish issues ask yourself and answer these questions?

- 1) Why should residents who do not own waterfront properties expect the Regional District to provide a wharf and the associated benefits of waterfront property without purchasing

waterfront property? You don't need a wharf to swim and boats would not to be allowed so why is this so necessary?

- 2) How many Provincial Parks do you see with swimming wharfs? Due to Liability and associated risk they are not considered acceptable to the Province so what is different about the Regional District that it can assume the risk that the Province won't? (Wharfs are permitted in special circumstances such as viewing the Petroglyphs (Note no swimming sign) or the small fingers at the boat ramp.
- 3) How is the Regional District dealing with ensuring that the property owner (Timber West) is absolved of any liability?
- 4) What's wrong with the Provincial Park across the lake – its less than 6 minutes by vehicle, it has amenities and more importantly washrooms ? What level of convenience does the Regional District need to need to provide to residents?
- 5) Do we need more parks for recreation if so are people willing to pay for them?
- 6) Why should a lakefront property owner be subject to all of the noise, garbage, theft and inconvenience? Who is protecting and looking after my interests? We already paid a premium price for the waterfront lot – including the share for the park (passed on by the developer) as well as the higher annual property taxes. Are you greasing the squeaky wheel or undertaking sound public policy? Where is fairness in this issue?

My understanding is as follows ;

- 1) Faber Park is Provincial Crown property and administered and managed by the Regional District of Port Alberni - Clayoquot The Regional District has a constituted a volunteer Sproat Lake Parks Commission which performs the management function however the legal and policy functions reside with the Regional District Elected officials and staff and the Volunteer committee is organized, coordinated by and derives its authority from the Regional District.
- 2) The Regional District and its Volunteer Parks Commission have not undertaken any type of assessment of riparian values prior to contracting for the Wharf, ramp and stick boom placement or undertaken any analysis of other potential habitat impacts . The proposed work is also likely to occur within the spawning timing window.
- 3) I contacted Crown lands staff a number of years ago (when the piling was installed) and was informed that Faber park was originally a creation of a subdivision application in which the developer was required to contribute the current park land to protect the fish habitat in the Coho spawning area of the creek and provide access to the lake for Fire vehicles (at the time, which was prior to the establishment of the Regional District, there were few if any access roads leading to the lakefront which is no longer the case).
- 4) At the current time the foreshore and the lake bottom in front of the park are the private property of Timber West. The foreshore includes the creek mouth and associated riparian habitat as well as concrete works constructed to anchor a ramp.
- 5) The Regional District and the Park Commission have no permissions or authority granted by Timberwest or its predecessors to allow access, anchorage, occupation or use of the Timberwest Foreshore or lake bottom and Timberwest is unaware of the existing piling, wharf and works and has not be consulted or informed by the Regional District or the Parks Commission on this issue. Timber west is an extremely environmentally aware company

and they practice best management standards for their activities thus I would be surprised if they would even entertain allowing activities to knowingly occur in a salmon spawning area on their property.

- 6) The Regional District and it's Parks commission knowingly have not met past or current requirements under section 9 of the Provincial Water Act to construct a wharf, install a piling, ramp and other associated work and yet have proceeded hire a company to construct and install such works .
- 7) For intermittent periods of time over the last decade a wharf has been illegally trespassing on the TimberWest foreshore. Ownership of this wharf has varied over the years from being simply a small work undertaken by nearby teenagers and residents to the last installation which was installed by or with the full knowledge of the Regional District Directors , Staff and the Parks Commission at the time. Parks Commission know or should know that they are contracting a pile driving company to trespass on both private foreshore and lake bottom property and install works such as a wharf, piling and that this constitutes one or more illegal actions

If you believe that any of this information is incorrect then I would appreciate receiving your substantiated response and copies of any permissions, waivers etc.

In my view it is time for the Regional District and the Parks Commission to say OK we made a mistake – acknowledge that the wharf cannot be legally installed and move on.

Lets undo our past mistakes and think about the future including but not limited to the following –

- Develop a proper riparian program to protect the fish and the associated habitat at Faber Park and in the associated wetlands above the park with landowners.
- Removing all the old works, pilings concrete etc in and about the stream and undertake mitigation.
- Educate and inform the local residents ad Park users about the purpose of the park and the riparian requirements.
- Ensure that the fish bearing stream signs are replaced.
- Require pets to be on a leash during the spawning window and strive to minimize other activities in the park and the associated foreshore during this period.
- Ensure that Regional District employees are educated about riparian values to avoid the potential cutting of grass, vegetation and shade cover in and about the stream
- Develop a partnership with Timber west and landowners and fish habitat enhancement groups to protect riparian values together.

If you really believe that a “Swim Wharf” is a necessary objective and a priority for Regional District parks then examine other alternatives where you are sure that

- 1 You would be respecting Fish habitat and avoiding spawning creeks etc and meeting all other federal and provincial requirements
- 2 You own, control or have regulatory authority over the foreshore and if necessary the lake bed and that the land, foreshore and works can be designated a public place
- 3 You can implement and enforce regulations in a manner which eliminates liability risks and meets the expectations of residents

Perhaps the current waterfront location for the Volunteer fire department could be an alternative and suitable purchase arrangements for the foreshore and lake bottom could be made with Timberwest. This may also provide an opportunity for 24hr coverage by having a fireman with delegated bylaw enforcement authority, a potential fireboat mooring space, a police vessel mooring space. There are likely quite a few good options should you so decide .

Again I would welcome any factual corrections, copies of permissions, legal opinions etc or other written work that is relevant to the Faber Park Wharf.

Thank you for committing to ensure that the members of the Parks Commission are provided a copy of this note and I would request that you copy all elected members of the Board.

Thank you for your time & I hope you all have a great weekend

Respectfully yours

Ross Curtis







REQUEST FOR DECISION

To: Board of Directors
From: Teri Fong, CGA, Manager of Finance
Meeting Date: October 23, 2013
Subject: 2014 Alberni Golf Club Tax Exemption Bylaw

Recommendation:

That the Alberni-Clayoquot Regional District Board of Directors give four readings to Bylaw F1105 cited as "2014 Alberni Golf Club Tax Exemption Bylaw".

Desired Outcome:

The desired outcome is to exempt the Alberni Golf Club from taxation in 2014.

Background:

At the September 25th Board of Directors meeting, a representative from the Alberni Golf Club made a presentation requesting tax exemption in 2014. A resolution was passed to approve, in principle, the tax exemption and staff was instructed to prepare a bylaw for consideration by the Board of Directors. Bylaw F1105, 2014 Alberni Golf Club Tax Exemption Bylaw is attached for your consideration.

The Regional District may exempt land and improvements for an athletic or service organization that is used principally for public or recreation purposes. The Regional District has exempted the Alberni Golf Club for a number of years. Tax exemption bylaw requires an affirmative vote of at least two-thirds of votes cast in order to be adopted.

Time Requirements – Staff & Elected Officials:

Minimal.

Financial:

If the Alberni Golf Club had been taxable in 2013, their tax bill would have been approximately \$17,000.

Policy or Legislation:

Local Government Act Section 809.

Submitted by: _____

Teri Fong, CGA, Manager of Finance

Approved by: _____

Russell Dyson, Chief Administrative Officer

ADOPTED this _____ day of _____ 2013, by an
affirmative vote of at least two-thirds the votes cast.

Certified true and correct copy of
**“2014 Alberni Golf Club Tax
Exemption Bylaw No. F1105.”**

The Corporate seal of the Regional
District of Alberni-Clayoquot was
hereto affixed in the presence of:

Russell Dyson,
Chief Administrative Officer

Cindy Solda,
Chairperson



REQUEST FOR DECISION

To: Board of Directors
From: West Coast Committee and Teri Fong, CGA, Manager of Finance
Meeting Date: October 23, 2013
Subject: 2014 Long Beach Recreation Cooperative Tax Exemption Bylaw

Recommendation:

That the Alberni-Clayoquot Regional District Board of Directors give four readings to Bylaw F1104 cited as "2014 Long Beach Recreation Cooperative Tax Exemption Bylaw".

Background:

At the October 16th West Coast Committee meeting the Directors considered the bylaw for a request from the Long Beach Recreation Cooperative for tax exemption in 2014. The Committee had some concerns over the not for profit status of the entity but were satisfied by the additional information provided by the Cooperative and recommend that the Board of Directors proceed with the adoption of the tax exemption bylaw.

The Regional District may exempt land and improvements for an athletic or service organization that is used principally for public or recreation purposes. The Regional District has exempted the Long Beach Recreation Cooperative since 2008. Tax exemption bylaw requires an affirmative vote of at least two-thirds of votes cast in order to be adopted.

Time Requirements – Staff & Elected Officials:

Minimal.

Financial:

If the Long Beach Recreation Cooperative had been taxable in 2013, their tax bill would have been approximately \$8,000.

Policy or Legislation:

Local Government Act Section 809(4)(a).

Submitted by: 
Teri Fong, CGA, Manager of Finance

Approved by: 
Russell Dyson, Chief Administrative Officer

ADOPTED this _____ day of _____ 2013, by an
affirmative vote of at least two-thirds the votes cast.

Certified true and correct copy of
**“2014 Long Beach Recreation
Cooperative Tax Exemption
Bylaw No. F1104.”**

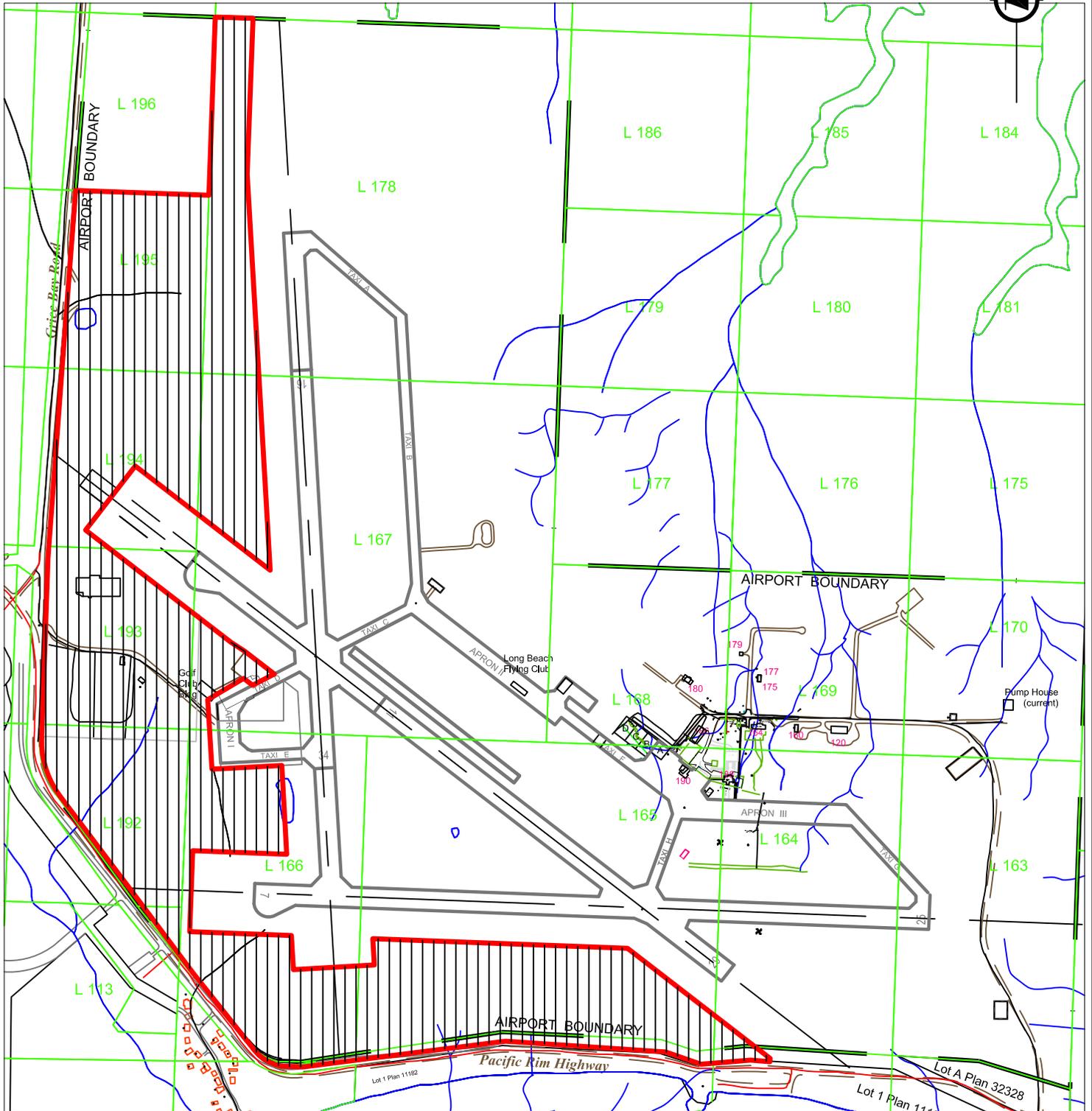
The Corporate seal of the Regional
District of Alberni-Clayoquot was
hereto affixed in the presence of:

Russell Dyson,
Chief Administrative Officer

Cindy Solda,
Chairperson

Schedule 'A'

This schedule is attached to and forms part of Bylaw F1104 Long Beach Recreation Cooperative Tax Exemption Bylaw



Long Beach Recreation Cooperative Lease Area



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





REQUEST FOR DECISION

To: Board of Directors
From: Russell Dyson, Chief Administrative Officer
Meeting Date: October 23, 2013
Subject: Cherry Creek Water Works District Gas Tax Funds Request

Recommendation:

That the Board of Directors of the ACRD respond to the request of the Cherry Creek Water Works District for a \$350,000 allocation of gas tax funds by indicating that 100% of the gas tax funds have been allocated already and as part of the allocation an assessment of potential integration between the Cherry Creek Water Works District and Beaver Creek Water System will be completed in 2014.

Background:

The Regional District has received a request from the Cherry Creek Waterworks District (letter attached) to allocate \$350,000 of Gas Tax Funds for use in the mainline replacement in the Cherry Creek Waterworks District.

The attached reports outline the consideration given by the Regional District to the allocation of gas tax funds for the 2013 regional water improvement project. The allocation focused on the Regional District's water systems in consideration of the costs of required capital works and the limited ability for users to pay.

The project is proceeding well and one component the potential integration of the cherry creek and beaver creek systems will be evaluated upon completion of the capital works currently underway. Since this allocation the Board has made one adjustment to benefit the cherry creek water district directly with \$45,000 for water main upgrades.

Policy/Legislation:

A resolution was adopted by the ACRD Board to allocate 100% of currently available funds.

Submitted by: _____
Russell Dyson, Chief Administrative Officer

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

October 15, 2013

Board of Directors
Alberni Clayoquot Regional District
3008 5th Ave
Port Alberni, BC
V9Y 2E3

Dear Directors,

At the regular meeting of the Board of Trustees of the Cherry Creek Water District dated October 9th, 2013 a discussion was held on potential infrastructure upgrades for the District. The Board would like to request an amount of \$350,000 of Gas Tax Funds for use in mainline replacement in the District. The Board believes these monies would meet all of the required criteria outlined in the Gas Tax Agreement.



Michelle Price
Administrator
Cherry Creek Water District

cc: Russell Dyson, CAO, Alberni Clayoquot Regional District
Lucas Banton, Cherry Creek Director, Alberni Clayoquot Regional District
Teri Fong, Manager of Finance, Alberni Clayoquot Regional District



REQUEST FOR DECISION

To: Electoral Area Directors Committee

From: Russell Dyson, Chief Administrative Officer

cc: Senior Staff

Meeting Date: February 16, 2013

Subject: **2013 Regional Water Improvement Project - Revised**

Recommendation:

*That the Electoral Area Directors Committee recommends to the Board of Directors the amended allocation of \$2.25 million of gas tax funds for the Regional District's **2013 Regional Water Improvement Project** with the endorsement of the three recommendations as outlined in this report.*

Background:

The Board of Directors have referred the recommendation of the February 6, 2013 Electoral Area Directors Committee back to the Committee to seek alternatives whereby funding could be provided to the two electoral areas not having water systems – Sproat Lake and Beaufort.

Summary:

Presently the Regional District has \$2.25 million available for gas tax projects. This amount may change on account of interest earned in advance of expenditures and the possibility funding may be renewed by the federal government. The purpose of this report is to establish common ground among electoral area directors so that they may develop a recommendation for gas tax allocation to move forward with projects at the earliest opportunity.

Staff presented a proposal for the **2013 Regional Water Improvement Project**, whereby all available gas tax funds would be allocated to system upgrades for current water systems. The Water Systems are a priority in consideration of:

- The Board defining water systems as one of its priorities for gas tax projects;
- The systems exist now and are 100% the responsibility of the ACRD;
- There appears to be no alternatives for grant funding for water systems– The proposed Beaver Creek booster pump was declined for the third time;

Request for Decision - 2013 Regional Water Improvement Project

- The water system needs exceed the ability of residents to pay. Reports and studies have identified requirements in excess of \$8 million for these water systems, with regulation and standards increasing, the systems aging and the impact of inflation, these costs are bound to increase;
- Residents connected to these water systems will be paying for other improvements and will be realizing increased costs for taxes and tolls. Many of these communities are struggling economically;
- The investment for the Long Beach Airport is necessary to maintain greater autonomy over the water resource and the budget is near its maximum requisition and cannot assume these costs;
- The Regional District is required by VIHA to develop a plan for meeting 4-3-2-1 requirements for the Beaver Creek water system. The proposed works are one very important component for a plan;
- Water is essential; the integrity of water quality will be compromised if infrastructure needs are not addressed.

The following outlines changes to the project to make funding available for the Bell Road and Stuart Avenue water project - an interest to the Area Director for Sproat Lake:

Bamfield Water System

Approve the total expenditure of \$480,000; meet with BWC and Engineer to refine priorities, works likely to be completed in 2014.

Millstream Water System

Approve expenditures and projects for \$121,000; consult with District of Ucluelet for water agreement, projects to proceed following agreement with the District – possibly in 2013.

Beaver Creek Water System

Approve Strick Road watermain and booster pump as proposed with reduced gas tax contribution by \$100,000 (shortfall to be provided by short term borrowing) - gas tax contribution would be \$750,000. Staff would finalize the agreement with CPA for a regional water system and commence design as soon as possible with construction during the summer of 2013. Without authorization to proceed now, works may not be completed in 2013.

Long Beach Airport Water System

Focus priorities on development of wells and treatment of effluent water. Reduce total contribution to \$250,000. Gas tax funds are important to enable project to proceed in 2013 and to maintain ACRD autonomy over water supply for the benefit of future airport needs.

Request for Decision - 2013 Regional Water Improvement Project

Beaver Creek – Cherry Creek Systems

Reduce commitment to \$385,000, with engineers study to be complete within 2 months to confirm viability and actual cost of projects, otherwise these funds are available for other purposes. This project is important to continue with a regional approach to water, provide a form of benefit to the Cherry Creek water system and to keep water supply options open for Beaver Creek.

The preliminary cost for the proposed **Bell Road – Stuart Avenue water system** is \$1,050,000. This includes the construction cost along with engineering, with a 15% contingency of \$125,000. The estimate is based on connecting to the existing Tseshaht water system with a bulk water meter, and installing 6" water mains and fire hydrants along Stuart Avenue and Bell Road. It includes extending the main to the houses on Seaton Road to the west of Stuart Avenue (approximately 60 properties). It allows for the cost of a water storage reservoir (\$95,000) and a re-chlorination building (\$30,000). Included is an allowance for trench rock and directional drilling for road crossings. The completed report will consider whether water storage is necessary, and what the fire fighting requirements are. This would possibly mean that the cost could be reduced.

The above amendments to the gas tax proposal make available a minimum of \$264,000 (depending on interest earned). This could be reserved for the Bell Road – Stuart Avenue water system installations and would amount to at least 25% of the estimated costs. Proceeding with this project depends on various steps and approvals including a water use agreement with Tseshaht and the City of Port Alberni and creation of required service area (with resident approval). It is unlikely for the project to proceed in advance of 2015. Allocation of gas tax monies to this project could be made dependent upon service area establishment by 2015 and residents being responsible for a minimum of 50% of the costs.

The interest for the Area Director of Beaufort is **Beaver Creek Hall upgrades**. Attached is a proposal from the Community Hall Association. In order to utilize gas tax funding for the hall the UBCM agreement would need to be amended. The Board previously rejected an amendment when an interest was expressed by the Cherry Creek Improvement District. The Regional District could fund the \$20,000 of improvements to the hall through Alberni Valley Electoral area grant in aid. An interest to this approach was discussed at the Area Directors meeting.

Time Requirements – Staff & Elected Officials:

This project will require substantial time on the part of Environmental Services staff to coordinate engineering design, tendering and overseeing each project. It is essential that direction be provided in order that work can be completed in 2013.

Request for Decision - 2013 Regional Water Improvement Project

Policy or Legislation:

Agreement between the ACRD/UBCM and Federal Government stipulates conditions of the Gas Tax Program.

Recommendations:

There are three resolutions proposed in order to proceed with the 2013 Regional Water Improvement Project while accommodating interests of Sproat Lake and Beaufort.

That the Electoral Areas Committee recommend that the Alberni Valley electoral areas provide a grant in aid to the Beaver Creek hall in the amount of \$20,000 for heating and lighting improvements to provide for greater energy efficiency.

That the Electoral Areas Committee recommend allocating \$2.25 million in gas tax monies to a refined 2013 Regional Water Improvement project as follows:

- 1. Bamfield Water System – a total expenditure of \$480,000, to be completed by 2014, for projects prioritized with input from the BWC and Regional District engineer.*
- 2. Millstream Water System– a total expenditure of \$121,000, for the interconnection with the District of Ucluelet and associated watermain upgrades following consultation with District of Ucluelet for water agreement, works to be completed by 2014.*
- 3. Beaver Creek Water System – a total expenditure of \$750,000 for the Strick Road watermain and booster pump to be completed in 2013.*
- 4. Long Beach Airport – a contribution of \$250,000 for well development and water effluent treatment, to proceed in 2013, subject to security of required funds.*
- 5. Beaver Creek – Cherry Creek – a commitment of \$385,000 for integration of the Beaver Creek and Cherry Creek systems subject to confirming viability through an engineer’s report and agreement with the Cherry Creek Improvement District, with works commencing in 2014.*
- 6. Bell Road / Stuart Avenue – a commitment of \$264,000 (to a maximum of 50% total construction costs), subject to all required approvals and work proceeding in 2015.*

Request for Decision - 2013 Regional Water Improvement Project

That the electoral areas committee recommend to the Board of Directors that staff proceed immediately to prepare the required engineered drawings for the completion of the Strick Road watermain replacement and booster pump, conduct discussions with the City of Port Alberni regarding a regional approach to Alberni Valley water supply and consult with residents of Beaver Creek regarding options and plans for the water system.

Submitted by: _____
Russell Dyson, Chief Administrative Officer



REQUEST FOR DECISION

To: Board of Directors
From: Russell Dyson, Chief Administrative Officer
cc: Senior Staff
Meeting Date: February 27, 2013
Subject: **2013 Regional Water Improvement Project - Revised**

Recommendations:

The following three resolutions, recommended by the Electoral Area Director's committee are provided for the Board's consideration and endorsement:

That the Board of Directors of the Alberni Clayoquot Regional District allocate \$2.0 million in gas tax monies to the 2013 Regional Water Improvement project as follows:

- 1. Bamfield Water System – a total expenditure of \$455,000, to be completed by 2014, for projects prioritized with input from the BWC and Regional District engineer.*
- 2. Millstream Water System– a total expenditure of \$121,000, for the interconnection with the District of Ucluelet and associated water main upgrades following consultation with District of Ucluelet for water agreement, works to be completed by 2014.*
- 3. Beaver Creek Water System – a total expenditure of \$750,000 for the Strick Road water main and booster pump to be completed in 2013.*
- 4. Long Beach Airport – a contribution of \$250,000 for well development and water effluent treatment, to proceed in 2013, subject to security of required funds.*
- 5. Beaver Creek – Cherry Creek – a commitment of \$385,000 for integration of the Beaver Creek and Cherry Creek systems subject to confirming viability through an engineer's report and agreement with the Cherry Creek Improvement District, with works commencing in 2014; and*
- 6. Bell Road / Stuart Avenue – a commitment of \$264,000 (to a maximum of 50% total construction costs), subject to all required approvals and work proceeding in 2015.*

Request for Decision - 2013 Regional Water Improvement Project

That the Board of Directors of the Alberni Clayoquot Regional District instruct staff to amend the contract with UBCM to allow gas tax funds to be allocated to the Beaver Creek Community Club for upgrades to the hall in the amount of \$25,000.00.

THAT Board of Directors of the Alberni Clayoquot Regional District direct staff to proceed immediately to prepare the required engineered drawings for the completion of the Strick Road water main replacement and booster pump, conduct discussions with the City of Port Alberni regarding a regional approach to Alberni Valley water supply and consult with residents of Beaver Creek regarding options and plans for the water system.

THAT Board of Directors of the Alberni Clayoquot Regional District forward a letter to the District of Tofino and District of Ucluelet outlining electoral area directors recommended use of gas tax funds at the Long Beach Airport for well development and effluent treatment and request the Districts' to consider budgeting funds in 2014 for the Long Beach Airport.

Background

At the February 13 Regular Board meeting the Directors referred the proposed 2013 Regional Water Improvement Project to the Electoral Area Directors Committee. The attached staff report was considered at the meeting held Tuesday February 19 and the recommendations of the committee are provided in this report for the Board's consideration and endorsement.

Submitted by: _____
Russell Dyson, Chief Administrative Officer



REQUEST FOR DECISION

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

From: Mike Irg, Manager of Planning and Development

Meeting Date: October 17, 2013

Subject: Proposed Building Inspection Agreement with Toquaht Nation

Recommendation:

That the Board of Directors enter into a two (2) year agreement with Toquaht Nation to provide building inspection services and direct the CAO and Chairperson to sign the attached BUILDING INSPECTION RESOURCE SHARING AGREEMENT.

Desired Outcome:

The Toquaht Nation requires a building inspector to provide building inspection services on their Treaty Settlement Lands and has requested the ACRD provide that service.

Summary:

ACRD staff and Toquaht Nation staff have been working on a draft building inspection agreement for the last several months. The attached BUILDING INSPECTION RESOURCE SHARING AGREEMENT was reviewed and endorsed by the Toquaht Nation Executive on October 9, 2013. The next step is for the ACRD Board to pass a resolution to enter into the agreement.

At this time, the amount of proposed construction on Toquaht Nation's treaty settlement land would not warrant Toquaht Nation retaining a building inspector. Within the building inspection service, the ACRD provides building, plumbing and woodstove inspections.

Under the proposed agreement Toquaht Nation would establish, charge, and collect all fees. The ACRD would bill Toquaht Nations for the time spent of Toquaht building permits and wood stove inspections.

Background:

Under treaty, one of the areas of responsibility that the Toquaht Nation has is building inspection and Toquaht has asked the ACRD to provide building inspection as a contract service.

Time Requirements – Staff & Elected Officials:

The ACRD building inspection service has the capacity to provide this service and trips to Toquaht can be coordinated with scheduled inspections at Salmon Beach. If building inspection workloads increase, the hours for the part-time building inspector can also be increased as required.

Financial:

The agreement proposes a cost recovery system based on the time spent on Toquaht Nation building permits and travel. The hourly rate will be at 1.59 times the building inspector’s hourly rate to cover benefits, supervision, and administration. Vehicle mileage will be \$0.55/km. Where ever possible mileage and travel time will be shared with travel to the West Coast and Salmon Beach. For example, if the travel time to Salmon Beach and Toquaht is three hours, Toquaht Nation will be billed 1.5 hours and half the mileage.

Policy or Legislation:

The proposed agreement, including fees, has been modeled on the existing agreement the ACRD has with the City of Port Alberni to share building inspection services. The ACRD has the ability to enter into agreements with other governments. As the recommended term of this agreement is two years, the building inspection service arrangements can be reviewed if and when the Toquaht Nation joins the ACRD Board.

The proposed agreement includes an indemnity clause (section 2.1) and stipulates that the ACRD Building Inspector will only provide plan checks and inspect construction for compliance with the BC Building Code. The Toquaht Supervisor is responsible for confirming compliance with Toquaht Nation legislation and all Federal and Provincial Acts and Regulations.

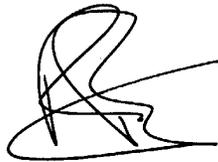
Options Considered:

At this time the only options are for the ACRD to contract building inspection or for the Toquaht Nation to make other arrangements for building inspection.



Submitted by: _____

Mike Irg, M.C.I.P.
Manager of Planning &



Approved by: _____

Russell Dyson, Chief Administrative Officer

THIS AGREEMENT MADE IN DUPLICATE THIS DAY OF , 2013.

BETWEEN:

TOQUAHT NATION

1971 Peninsula Road, P.O. Box 759, Ucluelet, BC, V0R 3A0

(hereinafter called **Toquaht Nation**)

AND:

ALBERNI CLAYOQUOT REGIONAL DISTRICT

3008 5th Avenue, Port Alberni, Province of British Columbia, V9Y

(hereinafter called **the Region**)

This Agreement shall be known as the **“BUILDING INSPECTION RESOURCE SHARING AGREEMENT”**

WHEREAS

Toquaht Nation wishes to occasionally retain the services of the Region’s building inspection staff to undertake building inspection work within the Toquaht Nations’ jurisdiction

The Region is willing to make their building inspection staff available to Toquaht Nation under the terms and conditions outlined in this agreement.

THEREFORE in consideration of the mutual covenants and other considerations recited below, the parties agree as follows:

1. Definitions

“Toquaht Nation Supervisor” means the Director of Lands, Public Works and Resources

“Regional Building Inspector” means the incumbent in an employment position titled “Building Inspector” at the Region

“Regional Supervisor” means the Manager of Planning and Development

“Regional Collective Agreement” means the prevailing collective agreement in place between and the Region and the Canadian Union of

Public Employees Local 118.

2. Toquaht Nation Covenants

- 2.1 Toquaht Nation assumes all risk and agrees to indemnify and hold the Region harmless, and to defend the Region against and from any claims, costs, liabilities, expenses (including, without limitation, court costs and attorneys' fees), or demands of whatsoever nature arising from the actions of the Region's Building Inspector's providing inspections, approvals, reports, permits, and other activities in good faith at Toquaht Nation's request and within the jurisdiction of Toquaht Nation.
- 2.2 The Toquaht Nation Supervisor will be responsible for confirming that all construction complies with Toquaht Nation legislation and all other applicable Federal and provincial Acts and Regulations.

3. Region Covenants

- 3.1 Provided that the Regional Supervisor determines that the Region's operational needs can be met, the Region will make the Regional Building Inspector available to Toquaht when requested by the Toquaht Nation Supervisor.
- 3.2 The Regional Building Inspector will only conduct plan checks, inspect construction for compliance with the B.C. Building Code and provide woodstove inspections. The Toquaht Supervisor will be responsible for confirming that all construction complies with Toquaht Nation legislation and all other applicable Federal and Provincial Acts and Regulations.
- 3.3 The Region will continue to pay all wages and benefits for the Regional Building Inspector while working on Toquaht Nation inspections. The Region will subsequently invoice Toquaht Nation for all time the Regional Building Inspector spends on Toquaht Nation inspections based on the specified hourly rate in the Regional Collective Agreement times a factor of 1.59 to cover benefits, supervision, and administration.
- 3.4 The Region will provide a vehicle for the Regional Building Inspector's use for transportation to and from assigned Toquaht inspections and will subsequently invoice the Toquaht Nation for required mileage at a rate of \$0.55/km.

4. Term of Agreement:



REQUEST FOR DECISION

To: Board of Directors

From: Wendy Thomson, Manager of Administrative Services

Meeting Date: October 23, 2013

Subject: Bylaw E1052-1, Beaver Creek Fire Protection Service Area Amendment

Recommendation:

That the Alberni-Clayoquot Regional District Board of Directors pass the following resolutions (separately):

- a. THAT the ACRD Board rescind third reading of Bylaw E1052-1, Beaver Creek Fire Protection Service Area Amendment, 2013.
- b. THAT Bylaw E1052, Beaver Creek Fire Protection Service Area Amendment, 2013 be amended by removing the requirement of Approval by the Inspector of Municipalities;
- c. THAT the ACRD Board give third reading and final adoption to Bylaw E1052-1, Beaver Creek Fire Protection Service Area Amendment, 2013

Desired Outcome:

The amend the boundaries of the Beaver Creek Volunteer Fire Department in order to provide fire protection coverage to a property in the Cherry Creek Electoral as requested by property owner.

Background:

The Alberni-Clayoquot Regional District received a request from Mrs. W. E. Striechsber to have her property legally described as Lot 12, DL 112 A/D, Plan 896 included within the Beaver Creek Fire protection service area. The Regional District received a sufficient petition for the service from the property owner as required by the *Local Government Act*.

This property borders on the boundaries of the Beaver Creek Volunteer Fire Department. The Fire Chief of the Beaver Creek Volunteer Fire Department has confirmed they can provide the fire protection services to this property.

The current participating areas in the Beaver Creek Fire Protection Service are Electoral Area "E" (Beaver Creek) and a portion of Electoral Area "B" (Beaufort). The participating Electoral Area Directors' have given their consent to adopting the amending Bylaw.

At the October 9th Board meeting, Directors gave three readings to Bylaw E1052-1, Beaver Creek Fire Protection Service Area Amendment, 2013. Staff forwarded the Bylaw for approval by the Inspector of Municipalities. Staff has been advised by the Ministry that Inspector approval is not required when a

Request for Decision – Bylaw E1052-1

sufficient petition has been received and all participating area Directors consent to adding a property to a service area. The Board can rescind 3rd reading (received October 9th), amend the Bylaw striking Ministerial approval and then give 3rd reading as amended and adoption.

Time Requirements – Staff & Elected Officials:

Minimal

Financial:

The costs for the provision of the service are borne by the service area participants.

Policy or Legislation:

Local Government Act and Community Charter and Regional District Establishing Bylaw Approval Exemption Regulation 113/2007.

Submitted by: 

Wendy Thomson, Manager of Administrative Services

Approved by: 

Russell Dyson, Chief Administrative Officer



Regional District of Alberni-Clayoquot

Bylaw E1052-1

A Bylaw to Alter the Boundaries of the Beaver Creek Volunteer Fire Protection Service Area

WHEREAS the Regional District may, by bylaw, establish and operate a service under provisions of the *Local Government Act*;

AND WHEREAS the Regional District Board operates the Beaver Creek Volunteer Fire Department as a service as described in Bylaw E1052 cited as, “Beaver Creek Fire Protection Conversion and Establishment Bylaw, 2009”;

AND WHEREAS the Regional District has received a sufficient petition to extend the boundaries of the Service Area to include Lot 12, DL 112, Alberni District, Plan 896, Electoral Area “F” (Cherry Creek);

AND WHEREAS the Regional District Board wishes to alter the boundaries of the Beaver Creek Volunteer Fire Protection Service Area to include this property;

AND WHEREAS the Directors for Electoral Area “B” (Beaufort), “E” (Beaver Creek) and “F” (Cherry Creek) have consented in writing, to the adoption of this Bylaw;

AND WHEREAS the approval of the Inspector of Municipalities is required under the Local Government Act;

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

1. Bylaw E1052 cited as, “Beaver Creek Fire Protection Conversion and Establishment Bylaw, 2009” is hereby amended as follows:

Section 2 – Boundaries

Replace Schedule “A” with the new Schedule “A” attached to and forming part of this Bylaw.

Section 3 – Participating Areas

Be replaced with the following:

Electoral Area "E" (Beaver Creek) and a portion of Electoral Areas "B" (Beaufort) and "F" (Cherry Creek);

- 2. This Bylaw may be cited as **"Bylaw E1052-1, Beaver Creek Fire Protection Service Area Amendment, 2013"**.

Read a first time this 9th day of October 2013.

Read a second time this 9th day of October 2013.

Read a third time this 9th day of October 2013.

I hereby certify the foregoing is a true and correct copy of the Bylaw cited as "Bylaw E1052-1, Beaver Creek Fire Protection Service Area Amendment, 2013 as read a third time by the Board of the Regional District of Alberni-Clayoquot on 9th the day of October, 2013.

Russell Dyson,
Chief Administrative Officer

Consented to on behalf of the electors on the 9th day of October, 2013.

Approved by the Inspector of Municipalities the _____ day of _____, 2013.

ADOPTED this _____ day of _____, 2013.

Certified true and correct copy of
**"Bylaw E1052-1, Beaver Creek
Fire Protection Service Area
Amendment, 2013."**

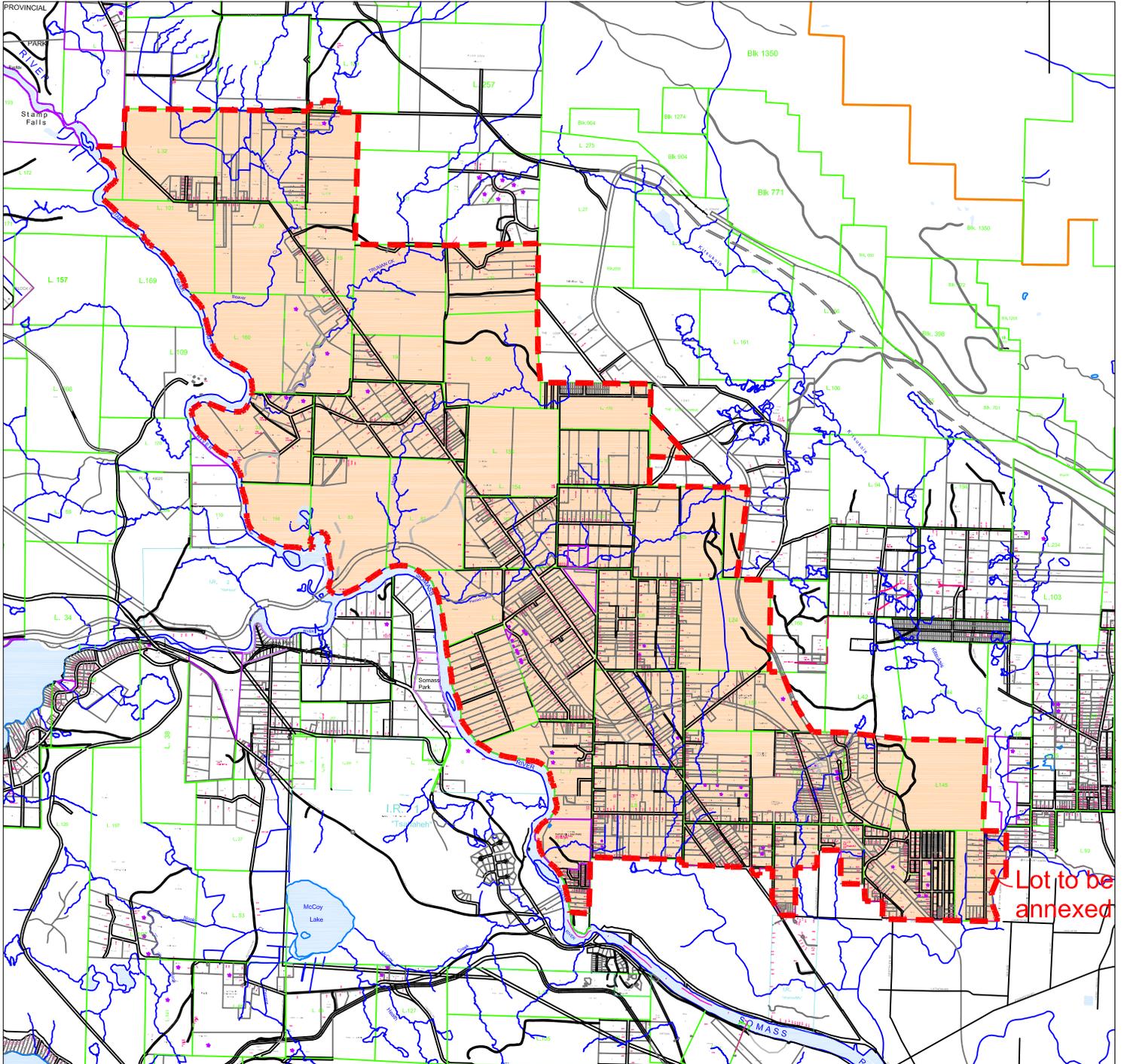
The Corporate seal of the Regional
District of Alberni-Clayoquot was
hereto affixed in the presence of:

Russell Dyson,
Chief Administrative Officer

Cindy N. Solda,
Chairperson

Schedule 'A'

This schedule is attached to and forms part of Bylaw E1052-1, Beaver Creek Fire Protection Service Area



 Service Area



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT





MEMORANDUM

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

FROM: Alex Dyer, Planner

DATE: October 17, 2013

RE: Public Hearing Report for Bylaw P1312 (Wild Pacific Estates Management Corporation)

A Public Hearing for Bylaw P1312 was held on Tuesday, October 15th, 2013 at the Ucluelet Community Centre. The meeting was attended by Electoral Area "C" (Long Beach) Director Tony Bennett, ACRD planning staff member Alex Dyer, the property owner David Martin (representing Wild Pacific Estates) and 15 members of the public.

There were four (4) written submissions received prior to the public hearing. These submissions were read into the record by staff at the public hearing and are attached to the minutes as Appendices A through D. The submissions were generally opposed to the rezoning proceeding as submitted and raised a number of questions surrounding road access, sewage disposal, wildlife, potable water, First Nations consultation and environmental concerns.

There were five (5) verbal submissions from the public received at the public hearing. Don Hunt has concerns with the rezoning and raised questions about road maintenance, use of the boat launch and wetlands on the property. Steve Halinda has concerns about drainage and road access and maintenance. Mike Gitelman spoke generally in favour of the rezoning application. Curtis Fendelet spoke in favour of entering into an agreement to share road maintenance as his family has interest in property at Mussel Beach which is accessed by the same road network. Julian Ling is on the strata council at the neighbouring Uplands subdivision developed by Wild Pacific Estates and spoke in favour of the rezoning application.

David Martin, Wild Pacific Estates addressed each of the written submissions at the public hearing. He noted that many of the concerns have already been addressed and discussed the options for road access and maintenance.

Agency referral comments received prior to the public hearing were either supportive, conditionally supportive or interests unaffected by the bylaw and are attached to the minutes as Appendix E.

RC13002

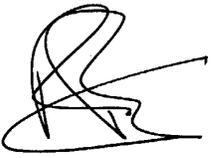
Recommendation

That the Board of Directors proceed with second and third readings of Bylaw P1312.

Submitted by: 

Alex Dyer, Planner


Reviewed by: _____
Mike Irg MCIP, Manager of Planning and Development



Russell Dyson, Chief Administrative Officer



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 – ELECTORAL AREA 'C' LONG BEACH

Minutes of a Public Hearing held on Tuesday, October 15, 2013 at 7:00 pm at the Ucluelet Community Centre, 500 Matterson Drive, Ucluelet BC.

Present: Tony Bennett, Director
Staff: Alex Dyer, Planner
Applicants: David Martin, President – Wild Pacific Estates
Members of the Public: 15

1. The meeting was called to order at 7:19 pm.
2. Director Tony Bennett introduces himself and Alex Dyer. Director Bennett asks staff to read out Notice of Public Hearing.
3. The notice is read by Alex Dyer as follows:

A Public Hearing for residents and property owners within Electoral Area “C” will be held in the Ucluelet Community Centre, 500 Matterson Drive, Ucluelet BC, at 7:00 pm on October 15, 2013 to consider the following bylaws:

Bylaw P1312 to rezone LOT 2, DISTRICT LOT 1511, CLAYOQUOT DISTRICT, PLAN VIP84285; and THAT PART OF DISTRICT LOT 804, CLAYOQUOT DISTRICT, LYING TO THE SOUTH OF THE PRODUCTION EASTERLY OF THE NORTHERLY BOUNDARY OF DISTRICT LOT 805 OF SAID DISTRICT; and THE EASTERLY 10 CHAINS OF DISTRICT LOT 805, CLAYOQUOT DISTRICT from a combination of Rural (A2) District, Forest Rural (A3) District, and Park and Public Use (P2) District to Country Residential Comprehensive Development 1 (CRCD1) District to allow for subdivision of up to 26 five (5) acre lots.

(David Martin, President, Wild Pacific Estates Management Corporation)

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 Bylaw P1312 is to be held by Director Tony Bennett, his 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 October 4, 2013 to October 15, 2013 both inclusive. Any correspondence submitted prior to the Public Hearing should be directed to Mike Irg, M.C.I.P, Manager of Planning and Development.

4. Director Bennett: Thank you Alex. So the purpose of this hearing is to hear representation, both written and verbal, from any person who believes their interest in property is affected by the proposal. As such, we have a process that everybody will get a chance to voice and concerns or make any comments. But we do have a process and so it may seem a little tiresome, we do have to read into the public record any of the written submissions that we have received. And we have received four. As such, the Regional Board will



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 – ELECTORAL AREA 'C' LONG BEACH

receive full minutes of the hearing before voting on the bylaw. If the hearing is contentious, we will record it and produce a verbatim transcript. If it is not, staff will take written minutes that summarize the issues raised. And of course we are taking verbatim. Staff, Alex will now read out any written submissions that have been received prior to this hearing and any correspondence received ahead of time from the public.

5. A. Dyer reads out loud the letters received as follows:
Appendix 'A' letter received October 15th, 2013 from Carl Young.
Appendix 'B' letter received October 15th, 2013 from Hans Heringa, Moh Creek Contracting Ltd. Director Bennett clarifies the letter references the Uchucklesaht First Nation incorrectly and it should be the Yuułuʔiłʔatḥ Government.
Appendix 'C' letter received October 15th, 2013 from Erik Sahlin.
Appendix 'D' letter received October 15th, 2013 from Alice Sim.
6. Director Bennett: Thank you again Alex. So, Alex I'd first of all, I'd like if possible, if you could explain, maybe just a little bit of brief history and the, and the proposal and then I'll turn it over to the applicant, Mr. David Martin to both address some of the concerns and to explain the proposal more completely.
7. A. Dyer: Sure, I'll explain it in broad terms. The parent property was originally subdivided in 1982, I think, and then 1990 again. All of you probably know the history as well, I know some of you are neighbouring owners. The upland subdivision was developed by the current owner in 2006 which created 14 strata lots which are a minimum of 10 acres in size. The current application that we are, that's under consideration of the Board now is a 26 acre, or 26 lot density, with a five acre minimum. This is the rezoning stage so while the applicants have submitted a conceptual subdivision plan, this isn't, this isn't where we hammer out the details of the subdivision. We're more dealing with the use of the land and the density.
8. Director Bennett: Thank you very much Alex. And I'd like to introduce Mr. David Martin, the applicant and I'll let Mr. Martin fully explain the proposal.
9. A. Dyer: Excuse me David. If I can just give a quick run down. If anybody wants to speak to the application, if you could come and speak into the mic, that's fine, our mic will pick you up. If you need to use the map that's fine. But if anybody would like to speak to it later on, we'll need you to speak into the mic and I'll also need to remind everybody to sign the sign-in sheet, if anybody has missed that. I'll leave this out front. You go ahead Dave.
10. D. Martin: Yeah, excuse me. So, my partner and I, Ken Westlake, bought the oceanfront in 1991. It's 68 acres and we essentially want to share this land with other people rather than control it and own it just ourselves. We ourselves don't often get out here and so, in 2004 I think we bought what was called the Edwards' land, and that was, had some logging on it. And it was already zoned for 10 acre lots. So, this little green book is a rezoning application that we filed on December 22, 2004. Almost nine years ago. And at that time, the Regional District didn't have an Official Community Plan for area C. I think it's fair to say that when we filed this application, that the Regional District said look, we can't adjudicate this application without having a broader understanding of what uses the land should be put to, on the whole of Barclay Sound, in area C effectively. And I think starting, I don't know whether I have these dates exactly right but, about 2005, the Official Community Plan process started. And there were a number of public hearings and we came out and participated in those public hearings. We had filed the original application, filed a much denser version of the subdivision plan. It was available in the community for a long time and we proposed, at that time, one acre lots on the ocean front. We developed those plans with the old CFE, as it was. We did a number of hydrological studies, some of the people have said in their letters that we haven't examined the hydrology, we proposed a, we did a number of hydrological studies starting with one in EB, or by EBA, which is an engineering firm in Nanaimo. Don MacKinnon went out with a backhoe, maybe most of you know Don, and dug, on this map there's, I think there is something like 30 or 40 test holes with a backhoe in order to



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 - ELECTORAL AREA 'C' LONG BEACH

get a sense of the gravel and potential sites for septic fields, and to provide, to put in test pipes that would provide the water engineers a very accurate picture of where the water flowed across the entire property. We didn't do it down in the ocean front because we didn't have a road in there. But across the uplands, we did a full hydrological study which informed where we were going to lay out the land, the lots, and the lot layouts of the uplands, as you know them today, were partly informed by the contours of the land and EBA's projection of where there would be water sources. So, I found this interesting, maybe you will, they tell us, and I think Alice's partner here is also, we were chatting before the hearing, is also knows something about water, but apparently, there's some major fault lines here on the west coast that are water reservoirs. Those blue lines there show those reservoirs, so when we drilled lots in the uplands. Wells in the uplands, we didn't drill them on all of the sites because, you know, where to put the well on a 10 acre site is a function of where somebody might want to build. We drilled, I think, 11 of them. We recently drilled another one on lot 9, where somebody, the Lings who are here, have built a house. But we did one test well, as one of the letter authors indicate, down here in the midlands and, I forget, whether it's 40 or 50 gallons a minute, but there was just vast amounts of water. And I know Dougal Meekison, who when he still owned the lands now owned by the first letter writer Carl Young, did another well and I've just heard hearsay that it also was like 40 or 50 gallons a minute. Very productive well. Just consistent with the water availability studies that EBA made. They tell us that these, that the existence of these main fractures just store billions of gallons of water. So their professional opinion is that there's no water shortage of any kind on the lands. So, we did this study about 4, bringing our original rezoning application, because we wanted to make sure that we could provide water. So, back in 2005, the Regional District started the Official Community Plan process. And it's a major document, I don't know whether any of you have had the opportunity to read it but, it essentially set out the Alberni-Clayoquot Regional District's vision after multiple public hearings, of what land use should, what uses this area should be put to. And, essentially what was decided through that process, I guess the Official Community Plan went through a consultation phase then ultimately was adopted by the Regional District. Regional District said that in the Barkley Sound area, they wanted to encourage alternate forms of land holdings that allowed people to, lots of lots here in town, but allowed people to be able to buy a larger piece of land that they could use for a variety of purposes. Whether they wanted to start a woodworking shop or have a farm or do some home-based industries, large enough pieces of land where people could sort of have some acreage, where they could live out their dreams. And that was very attractive to me, that was why I started this whole thing. I wanted to create an opportunity for people to have a chunk of land that they could have a home industry in, they could have a farm, they could live whatever their dream is. And because at the time, when we looked around the community that, those kind of large lots, simply weren't available. So under the Official Community Plan, basically, there are three kind of categories of density. The first category of density is you can create like a one-acre lot, but you have to service it by a communal sewage and water system. Basically starting a municipality. Where you're putting in a water treatment plant, and you're going to central sewage system, and you've got piping everywhere, in the way the town of Ucluelet has it. The second category of usage was, I think, 2 ½ acres and 2 ½ acres, correct me if I'm wrong Mr. Planner, but I think it either required communal sewage or communal water, one of the two, but there was, I forget the details of the 2 ½ acre option, but the 5 acre option allowed lots 5 acres to have their own sewage and water. And as I recall it, dealing with the various experts that were preparing the Official Community Plan, they thought that a 2 ½ acre size is adequate for individual water and septic fields. I think that's the Provincial regulation standard.

11. A. Dyer: Yes, it matches the VIHA standards for sewage disposal. That's where, that's where that comes from.
12. D. Martin: The Vancouver Health Authority's.



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 - ELECTORAL AREA 'C' LONG BEACH

13. A. Dyer: The Vancouver Island Health Authority.
14. D. Martin: The minimum lot size for individual sewage is 2 ½ acres I believe.
15. A. Dyer: With onsite water.
16. D. Martin: With onsite water. Right. So, in the judgment of the Vancouver Health Authority, thank you for refreshing my memory on that, in the judgment of the Vancouver Health Authority, communal, sorry, individual septic and individual water can be accommodated safely and in a healthy manner on 2 ½ acres. So when we looked at the Official Community Plan, when it finally came out, we decided that we would do the least dense development that it contemplated. I suppose it allows for lots bigger than 5 acres. The 10 acre lots that we've created. People react differently to it, but, many of the people that I've spoken to who are interested in, sometimes say look, I love 10 acres but its more costly than 5 acres, and a I wish there was a 5 acre alternative because I'm not sure I can really use 10 acres. For most people, 5 acres is a lot of land already. And so, the truth is, the 10 acre lots haven't sold that well. I've talked to a lot of the young people in this community who say, you know, if only there was something smaller that was more affordable, I'd love to live out there, I'll bet, I've conversations all day with people since I've got here, who are interested in, in, in having a more remote lifestyle, having a opportunity to build their dream, but who can't afford the larger lots. So that's why we came forward with the 5 acre lot sizes. Double the Provincial requirement for water and sewer, for independent water and sewer, the least dense of the categories of subdivision contemplated by the Official Community Plan, with least, with more privacy for the individuals, least visual impact for anybody using Barkley Sound, and essentially our proposal is consistent with the Official Community Plan's vision for the creation of an alternative to town lots. And so that's, that is I suppose the major background to why we framed it the way we have. I know, maybe some of you who are here, who didn't take the opportunity to write in, might have other concerns but maybe some of the written documents reflect the concerns and I'll just try and quickly address them. Mr., Mr. Young, Dr. Young, whom I haven't met yet but, or spoken to about this, I wished I would have been able to speak to him, recently bought the old Dougal Meekison lands. I think they're 20 some acres. He repeatedly in his letter refers to these small lots. I don't know, I guess if you have 20 acres, 5 acres is small, but for most people, 5 acres is a, is a, more than adequate piece of land. So the first thing he addresses is access. Water access. And says that it is not reasonable to expect that 26 dwellings can adequately be served by water access only. The small dock does not have the capacity to service such a large community. Well, I don't know. Don would know. I don't know that anybody has ever used that dock. Sometime in the summertime, some of the tourists want to use the dock. I've generally had a policy of not letting them use it because they just want to use it. There are commercial facilities at Toquart Bay but the strata owners of the, the people who've bought lots in the uplands and I, insure the dock, so that if anybody has an accident, there's adequate insurance. Its not a supervised dock but the truth is, we need to be candid about these things, I don't think anybody has ever used the dock because everybody uses the road.
17. D. Hunt: A few of them have used it.
18. D. Martin: Pardon?
19. D. Hunt: A few people used it. I had to put a stop to it because of those toilets there.
20. D. Martin: Well, its not intended as a commercial.
21. D. Hunt: Well you can't help nature.
22. D. Martin: Well I understand.
23. D. Hunt: But I mean. I had to go down there and chase a couple of people out of there. Because they'll go all over the rocks.
24. Director Bennett: Okay, Don I'll have to. Just if you, just let David finish, then everybody will get a chance to.



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 - ELECTORAL AREA 'C' LONG BEACH

25. D. Hunt: Yeah, yeah okay. He asked me.
26. D. Martin: No that's, yes, I'm sorry. I mean Don sees who uses the dock.
27. Director Bennett: Yes, I appreciate that.
28. D. Martin: And I'm sorry if I'm out of order asking Don a question but, you know, in general, we've, people of course use the existing road. So water access only is really a term of description from the Regional District, it was originally applied to the development back in the 80's when you and I, Don, bought our original land there. There was a covenant on our lands that said that because it had been subdivided as a water access only, we could not expect Regional District services. So we weren't, the Regional, we had no, we had no basis to believe that the Regional District would grade the road or otherwise maintain our lands in the way governments sometimes do. And the ditches and otherwise. We were basically out there as a group of people who were going to be self sufficient. Probably the only people that are interested in going out there are people who are interested in being self sufficient. So, but I did work on attempting to get the Provincial Government to build a road. Foolishly, I paid almost \$25,000 to a company called Inter Vistas, I've got their report here, who's a company that does road planning and in conjunction with Ucluelet and Toquaht First Nations, prior to the signing of the Ma-nulth Treaty, they were pressing the government to, prior to the recession, when everything changed, to build a proper road. There's a gorgeous road that goes from Highway 4 to Salmon Beach. There's a beautiful Port Albion road, the little section between Salmon Beach and Port Albion Road is in need of improvement. We grade. Don and, and, and grades the road from time to time, and we do our best to keep it up. But that is part of self sufficiency in the country residential zone. So, I hope, as much as everybody else, that in due course, that segment of road from Salmon Beach to Port Albion road gets improved. It does need a community push to cause that to occur. It was a goal of the Official Community Plan. If you go to the Official Community Plan, they, they support the development of that road. It would be good for local business and for the community if there was a road there. We called it a circle route that went from Port Albion Road out to Highway 4. You know governments these days don't have the money to do those kinds of projects and others are competing for that money. But I've done what I can to, to stimulate that road discussion. I think in, you know, particularly if they're, if this community develops, it will stimulate the construction of that road. I've called it in over the last 9 years, I've called it the chicken and egg problem. If there's nobody out there, there'll never be a road. If there's some, if the lands been rezoned and there's a potential for people to come out there, then there's a reason for the road to be built. The Inter Vistas' study concluded looking at all of the lands along the Barkley Sound that, that the tax benefits, and spin offs from construction et cetra, would pay for that road in a matter of 8 or 10 years. Which is kind of the criteria the government uses in deciding whether or not to build new roads. They need to get their investment back in the road, and the Inter Vistas study, they're the leading people. The Inter Vistas study said that that would occur but it needed development to occur since, in order to stimulate the demand for the road to occur. So I'm here in favour of the egg. If we wait for the chicken, there'll never be a road. We need to plant the seeds of, of, of, of a rural community that will stimulate demand for the road. The next point, and I'll really try to do this quickly because, but I, you know, this is also my only chance to address this. I've talked about this for 9 years but never in a public hearing. First Nations, I've got letters in my materials in my briefcase, that, you know, Chief Mack was completely in support of it when we did, did, we were planning the first rezoning application in 2004. Clive hired people from Ucluelet First Nation to do a full sweep of the land to find whether there's any culturally significant sites. I don't know what Dr. Young is talking about. They looked through the land and Clive prepared a report with them to the Regional District that said there were no culturally significant sites. Everybody has known about this for years and years and years so the suggestion that this is happening too quickly is, well, maybe it is for Mr. Young but, you know, both First Nations, I've had extensive meetings with them for 9



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 - ELECTORAL AREA 'C' LONG BEACH

years. And from my understanding, they support this plan. On the question of water, I've already addressed this. Yeah, maybe some of the wells need to be cleaned up a bit. When somebody buys the land but, Fyfe's have done the drilling and, I don't know, maybe others can speak to, to, I haven't myself tried to run one of the wells since they were done in 2007, but nobody's ever suggested to me that, that somehow they've become inoperative. Sewage. Dr. Young says the subject properties lay within a sensitive ecosystem are close to fresh and coastal water. Well, all of the uplands and the midlands, you know, aren't close to coastal water. At the subdivision stage, the Ministry of Highways will absolutely ensure that the septic fields are in an appropriate location and the Vancouver Health Authority will ensure that they are on appropriate ground so that they work fine. Again, Mr. Young calls this, these 5 acre lots are so small that they will contaminate each other, you know, that is just not so. The one question that is a legitimate question that has been raised is the question of fire protection. My original plan 9 years ago, I contemplated a self sufficient fire station up by the entry to the property. And, you know, communities take care of their own fires. The lots haven't sold adequately in order to permit that, that creation and I've been focused over the last, oh, I don't know, 4 years in getting all the licences in place, and the cost estimates, and plan, engineering planning, in relation to the extension of the Barkley Main hydro line down into the property. It's basically a million dollar exercise. The neighbour behind Don's land, from Seattle and I have spoken at length, MacDonald, he's prepared to contribute 50% of the hydro installation cost as he puts it, when the economy picks up, depending on what happens in Washington in the next couple of days. Hopefully the economy will pick up. It seems to be picking up and I've told the realtor Judy Gray, who's here, you know, I need to sell two lots in order to put the power in. So that there's a power system in place and that's certainly my plan. I gotta sell some lots. Environmental concerns, Mr. Young says is the broadest and most important issue, wildlife conflicts. Well, there's bears and wolves and deer and cougars in, in town here for goodness sake. Anybody who goes to a 5 acre or 10 acre lot is probably looking forward to seeing some bears and cougars so, I don't know about that concern. I can't really address it. Anybody who buys a lot out in country residential zone, perhaps will enjoy seeing some bears and wolves. Then the second bullet points the requirement to remove or interfere with old growth forest from 68 acres of land. Well, there is no suggestion that that's going to occur. That's this author's, the author of this letter's fantasy. I'm well known for having started ecotrust in 1993 and for campaigning for the preservation of old growth forest. I was once a very unpopular man in this town, back in 1993. Don will remember. When I supported old growth forest preservation. And so the suggestion that somehow I'm going to go in there and bulldoze the lands is this man's fantasy, not mine. Adverse affects on fish and fish habitats. As was indicated by Mr. Dwyer, we're at the rezoning stage here. At the subdivision stage, if I ever proceed with it, I gotta sell some lots in order to do that, if I ever proceed with it, in the oceanfront, I've brought it back to 5 acre lots that we, 4 down one side and 6 down the other. They're not going to be anywhere near the streams. There are provincially mandated setbacks, and you know, its speculative to suggest that somebody's septic field or septic tank is going to fail and somehow pollute something. I don't know whether Dr. Young has a septic tank, I suspect he does. And his is as much a risk to the ocean as mine would be. If they're properly built, they don't fail, and they work completely properly. Finally please note the restrictive covenant stipulates the buildings can be no closer than 30 meters from the natural boundary. I know that. The houses have to be set back on the ocean front if they, if they're going to be back. I also know about the tsunami regulations, somebody else has commented on them. One of the wonderful things about the property on the ocean front is it is all up on a cliff beyond the height of the tsunami regulations. So, its quite unique in the sense that its low, its low enough bank that you can get down easily but high enough to be safe from any tsunami. I have to tell you, for the record, that I object to somebody talking about an ethically environmentally sound development. I've done nothing but strive to do that for 9 years and it goes on to



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 - ELECTORAL AREA 'C' LONG BEACH

say it's a dense and complicated development. Well, it's the standard that's, that's the less least dense contemplated by the Official Community Plan. Turning to the second letter. Mr. Heringa believes the lots should be smaller potentially in the uplands and maybe larger in some other areas. I don't know that I can please everybody but, the layout of this is preliminary, it is intended to give a concept sketch. I'll tell you why, speaking to environment and the reason I brought this map, is this photograph is taken in the, in, in like the early 2000's. So this is now the main road that we have improved down to the boat launch here, that Don was good enough to sell us the licence of occupation and 5 acres here so that we could do that. But, in terms of the midlands development, the plan, there's a long existing logging road, you know it has alders on it now, but there's a long existing logging road that comes in here. There's a little section here where there's partial roads completed, crosses a creek here and then comes back up here and circles around. So in terms of midland road development, our plan has simply been to use the existing logging roads that Don Edwards put in place in the, you know mid 90's I guess, when he logged this area. That's what we did here too in putting in road access to the uplands. We used the existing logging road beds. We didn't disturb any of the remaining forest cover. And so in the concept plan, there's a lot here because it's a perfect hillside, served by an existing road, and there's some lovely south-facing 5 acre lots along this side. Some 5 acre lots along this side. They overlook this bog in the middle. One of the people wrote that there's been a reduction in this park area that was here and that's been very much by design. Our land only is in this little spot here. The watercourse that runs through here has been preserved and we've extended the parkland through both of the boggy areas where it's the, the, the water naturally flows, there and there, so as to preserve the wetlands on this land. And, you know, if there is biodiversity anywhere, its, you know, where the, where there hadn't been logging and where there is wetlands. Now Mr. Heringa deals with other issues related to roads from his lot. His lot is what you would locally know as medicine farm. Its leased out there. Its in the back above the uplands between the uplands and Ucluelet First Nation. There were long been various suggestions for various roads that would come through the Ucluelet First Nation and potentially join up to Barkley Main et cetra. I don't know what's going to happen to those roads. Whether they'll ever be built but, certainly Mr. Heringa has access to Barkley Main as we do. I don't know there's more that I need to address there. Erick Sahlin, the owner of lot 6, raised an issue regarding height above sea level to ensure tsunami safety. I've already addressed that. That's the primary issue on the bay, all of the lots that would be created there, if ever go forward with it, if this rezoning proposal is accepted, are up depends, 10, 20, 30 feet on the particular lot, it varies along that coastline. Then there's reference to people portaging from the current boat launch. You know, I don't know what to say about that. We all know that everybody drives on the roads that exist there. The roads from the upper corner of my property down to the bay are the most beautiful gravel roads, I think, in British Columbia. They cost an enormous amount of money. And the Regional District, sorry the Ministry of Highways, required me to put them in as well as put in the boat launch, in order to provide access. They cost way more than I ever imagined and they're beautiful. And so, you know, I'm here trying to be serious about doing something to create lots for young people in this town to go and pursue their dreams. So I don't know that its helpful to refer to people portaging from the boat launch. The next comment is again about septic fields and the fact that 5 acres is small. Well, that's just not the case. I don't know what he means by a polka-dot septic scenario. There's lots of septic fields on much, much smaller lots and I'll just repeat that the, the, the proposed lot sizes here are twice the size of what the Vancouver Health Authority believes is appropriate. The next thing is no study has been undertaken to see if wells would be sustainable. I've got the EBA report. I'm happy to send it to anybody who wants it. My final thought is he says that while the subdivision divides the land into neat 5 acre parcels, in reality the land in question is not neat. Well, it is actually. Land is never neat. But the subdivision proposal for the midlands follows the natural contour, when Don Edwards logged out here, he



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 - ELECTORAL AREA 'C' LONG BEACH

viewed the land from a logger's perspective. Where's the best place to put a road that is the easiest thing to build. So he brought along the bottom contour of this hill, crossed the creek and came up around through here, above the valley that falls off on both sides. There's a topographical map if you want to look at it in more detail. The roads he built are in the right places for absolutely no environmental impact. They need work, they need to be improved. The last comment Mr. Sahlin makes is that the developer here is pushing this through with little time for thought. I don't know. I think 9 years. I don't know whether it's a record but it's sure close to it. I've been talking about this for 9 years and I would love to have talked to all these folks who sent in this letter. These letters. To address their concerns in advance of this meeting. But I'm happy to address them now. Alice Sim in lot 5 raises questions related to access to the Hunt Bay Cove. Well there's total access to the cove. I've bought some land off Don and built a road into a boat launch that the strata corporation, that exists out there insures. Alice has raised a question as to whether or not there's absolute right for anybody to use that boat launch. I frankly, have never been asked that question before, as a matter of law. I'm happy to look at the licence of occupation and, and consider that point. If I'm obviously required to give public access then, that'll be done. If it clearly crosses private land to get to the boat launch, its strata land, it belongs to the owners of the uplands. But, I've just never looked at that legal question. I'm happy to do so and address it after looking at it. I'd be surprised if it requires public access when the public isn't contributing to the insurance. And because it is not a commercial service, I don't have a toilet or a lifeguard or a boat launch monitor, which you would have if you were running a public boat launch. But its not a public boat launch. It's a private boat launch for the owners of the uplands who bought lands and thus acquired rights to the boat launch. Then there's comments about parkland. And I've explained why we reallocated, suggested the reallocation of the parkland to preserve other ecologically sensitive areas. Certainly that was what everybody else was telling us we should do. That was making suggestions. The sewage disposal system, again, you know, modern septic systems work well. It's the case that the proposed subdivision isn't in front of a whale migration route, but I just can't see that provincially approved sewage treat, sewage disposal septic are going to be a risk. There's some reference to open pools. Well there's no plan for open pools. And then there's further talk about the park allocation, at least the engineering company in Nanaimo, JE Anderson, tells me that the layout they've done, is the layout that is required by the park allocation laws of the Province of BC. Again, if it isn't, the approving officer, if this land is rezoned, will require me to make more parks. And I will. I don't care whether this is 40 lots or 35. If there's a need for more parkland, that will be created. Again more comments about sewage disposal. I can absolutely assure you that we will comply all the sewage disposal regulations. From my point of view, you know I've only been in this community since 1990. But my goal, just in summation is to try and create a place where people can live in the country. And we put in a strata so that people could contribute to the maintenance of the road and the insurance of the dock and its kind of like just a little vocal community operating in a sustainable way. That's been my goal. I hope I have your support for it. I think young people are interested to get back to the land and to grow their own food. My own daughter's want that desperately. A lot of their friends want to do that. But the price of land is very high. The price of creating these subdivisions is high. Each of these wells is \$15,000 a piece. Depending on how deep they have to drill. The surveying and roads, I mean its all enormously expensive. If I had to do this over again, I wouldn't have done it. Its been 9 years to get to this point. What I've proposed is consistent with the Official Community Plan which is the whole community's vision of what should happen. I know it impacts on neighbours and people are concerned with what's going to happen but it shouldn't be. I'll address all those concerns and I hope I have your support and I hope I have the support of the community going forward to buy some lots so that the hydro can go in and, and so that more people can make their life on some land rather than in the city. Where they, I grew up on a tiny farm in Saskatchewan and its, I've always remembered that time.



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 - ELECTORAL AREA 'C' LONG BEACH

- Maybe other people would like their kids to grow up where they can run a little bit free in the forest and that's what I was hoping to be able to achieve with this community.
29. Director Bennett: Thank you David. So at this time, we'll be opening up the mics for public presentation. Please wait until you're recognized by myself and I would ask that you give your name and address before speaking. You don't necessarily have to come to the mic. I think Alex said the mics will pick up most, most of you from your chair. We will definitely hear everyone wishing to speak for the first time before allowing second comments. And if there is any additional written responses are handed in, Alex will read them into the record. So at this time, I'd like to open up the mics to any public presentation. Mr. Hunt, I'll give you first crack at the mic since I originally cut you off and then just a show of hands and I'll let you speak, anybody speak after that.
30. D. Hunt: Yeah, these, these 5 acre lots. Can it be registered as farms. I understand you have to have 10 acres to be registered as a farm.
31. A. Dyer: Are, are you referring to the registered farm status for tax purposes?
32. D. Hunt: Yes.
33. A. Dyer: So that's a BC Assessment issue. So if you.
34. D. Hunt: Yeah, well he must have looked into it.
35. A. Dyer: Yeah, its an option. Its up to the owner of property. If you operate a farm and sell your, your produce up to a certain amount, BC Assessment will, will certify you as, as a farm.
36. D. Hunt: With 5 acres.
37. A. Dyer: With any amount of land. Its, its, its based on the amount of, of produce that you can actually sell.
38. D. Hunt: Yeah, I, I understood you have to have 10 acres. To have a farm.
39. A. Dyer: Yeah, I mean, that.
40. D. Hunt: If, if anything under 10 acres is a hobby farm. And that's nothing.
41. A. Dyer: Right. Maybe under a different classification with BC Assessment I know. But in the Alberni Valley there are a number of farms on, even, even one acre that have certified farm status.
42. D. Hunt: The other, the other concern I have is the road. Right now, 50% of that road you can't get two cars passing. One has to pull off. And what you going to do with 26 lots, two cars to a lot, add 52 more cars. Its going to be hell there. Especially in the winter time. And, and I don't know how their going to address that.
43. A. Dyer: So the.
44. D. Hunt: That road has to be, has to be widened out. And it's a forestry road.
45. Director Bennett: I, I can talk about that. The road issue for Barkley Sound is, is, is, has been something that we've been working for ever since I was elected to the position of Director. The road actually, David, as you spoke, is a forest service road down to the Toquaht First Nations. And they were able to secure a, a better deal as well as the hydro during the Maa-nulth negotiations. And that's basically how the hydro got down there too. And they were able to negotiate with the forest service, regular servicing of the road from the Highway 4 to the Toquaht, basically down to the campground and into the Toquaht village. From that point on to Salmon Beach is actually no mans land. And in fact, Salmon Beach folks do maintain that themselves. We just recently had a meeting with the Minister of Forests and Lands about the road access into Barkley Sound and explained that much of the development in Barkley Sound including Salmon Beach, which is an old townsite from the 1800's that of course holds about 400 lots, was in fact the province's decision to create by having it as an old townsite and not, and refusing to buy it. So in fact, the province has promoted much of the development down Barkley Sound including the Maa-nulth agreement with the Toquaht and there should be some responsibility into that and the recognition that there needs to be better access down into Barkley Sound. So those discussions do continue. It is something that the, that we at the Regional District are continuing to work on both with the forest ministry staff as well as the Ministry itself, to try and



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 - ELECTORAL AREA 'C' LONG BEACH

get a recognition that there needs to be better access. But I think David is right. I think to some degree, it is a chicken or egg issue. On one hand, if you do not have some development down there, it is easy for the government to say who do you need a road for. If there is some development down there, hopefully the issue because well geez we better start looking at how are we going to get people down there. And there's a recognition that really along the whole of Barkley, along that, that, that shore along there, that the reality of year round boat access is an impossibility. I think most of us would know that any dock out there wouldn't survive a winter in most of the bays along Barkley Sound there. Its unfortunate too but it may also be a bit of a blessing in that the Toquaht, due to the contamination of the boat launch area down in Toquaht no longer does have a, a commercial boat launch. And its something they're trying to address but also hopefully we can address with the various Ministries recognizing there needs to be a much better access for Barkley.

46. A. Dyer: And just to, to follow up on the road access, I did hand out copies of the referral responses (Appendix we received from the various agencies that were referred. My apologies if you didn't receive a copy. I didn't bring enough for everybody here but if you could share with a neighbour, that'd be, that'd be great. But essentially agreements with the Ministry of Transportation and the Ministry of Forests, Lands and Natural Resource Operations will need to be achieved prior to, or at the time of subdivision application. The response received from the Ministry of Forests, Lands and Natural Resource Operations indicated that road access by the existing forest service road would need to be approved by MoT and would need to meet the MoT standards. The MoT response was that in order to facilitate the subdivision, appropriate access must be provided. So they're not willing to, to come up with those agreements at the rezoning stage. They want to deal with it at the subdivision stage.
47. Director Bennett: Which of course is when they have the control over the process at that point. But it is also ridiculous I mean, you know, Mr. Martin is absolutely right and folks down Salmon Beach and anybody that has subdivided in rural properties knows that you have to meet MoT's standards within the subdivision. And then, and then they say well no but we're not going to give you access to that, that, those roads you just built. So it, you know, again it is a catch 22, chicken and egg type thing going on.
48. D. Hunt: Yeah, and, and on the boat launch right now, its, its lost its hinge. What I mean its where it goes to the land its, its separated. Now its heading to sea. And its, every, every year it gets worse. It's a big gap there, now they put logs in there, trying to get across it. I mean, no maintenance at all. Nobody ever looks at it and its sliding out to, out to, out in the water. Now how are you going to get people to use that. You don't. But another point that I want to make is I have a grader and I grade that road from the pavement all the way into my place. And that's(?). And I don't get any help at all. Very seldom I get a few cents from Muscle Beach. They're the ones that contribute. And as far as David goes, he don't give a nickel. And there you go. How do you expect a (?). I got to pay a driver. I got to pay for diesel. And I pay it out of my own pocket. Just to get people into the farm. But I don't get no help. And what are you going to do when you get these other people in there? Who's going to go after them for money? You want me to go after them with a cup, you know, on my hands and knees and beg them for money? I'm not going to do it. They're going to have to bring a grader in from, maybe from Tofino and that'll cost them some money. Anyway, there's lots of concerns. I have lots of concerns about this, this, this parcel. Right now I have my, my farm. My animals are free ranging. They wander. They put all these lots in, you get a lot of people there, I've got to fence my place. Its going to cost me a lot of money. I have to fence my farm off. What for? Why, why am I doing it? I mean at my age, I can't put out that much money. There's lots of concerns about the thing. And I think it should be put off for another month anyway. So, so, and give people a chance to think it over. What's, what's really going on. All that, most of that lots, the 5 acre lots, I would say 33% is swampland. Is



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 - ELECTORAL AREA 'C' LONG BEACH

- swamps. You can't build onto it, you can't fill them up according to the environment. They say its, its supposed to be a filter. So you can't fill the swamps up. So what are you, what are you going to do with it?
49. Director Bennett: Well, I will say it again, that, that it is conceptual, that the process of the subdivision within the province jurisdiction will determine the actual location of lots and any inappropriate areas where that it would not be able to put either a building site or a sewage field, and a well system within the lot itself. So if, if, if, if those turn out to be not, you know, not able to handle the infrastructure necessary for the 5 acre lot, there can't be a 5 acre lot there. So, as David said, the, the determination of actually how many lots in the end run is a partially a determination of the capacity for sewage and water on each of the individual proposed lots.
50. D. Hunt: Well, I've lived there 26 years. I know all that land. I know every bit of it. And I can tell ya that out of that 26, there'd be 15 swamp. Its swamp land. You'll never build on it. You'll be full of mould in no time. Anyway, I have lots of concern but I'll let someone else speak.
51. Director Bennett: Thank you very much Mr. Hunt. So next. Please. Just again, if you could state your name and just your address.
52. S. Halinda: Steve Halinda, Westerly Farms. So, this is the bog here right?
53. D. Martin: Yes.
54. S. Halinda: The low land. This is all high here.
55. D. Martin: Yes.
56. S. Halinda: And its all high here.
57. D. Martin: That's right.
58. S. Halinda: And it all drains right into that, that right in there, doesn't it. All the water from the high side to the high side, it all drains in there. Because the land comes down like this right?
59. D. Martin: Yes.
60. S. Halinda: So, so that means the ecosystem.
61. D. Martin: To the extent that there is some drainage of each lot. The primary source of that, that drainage system.
62. S. Halinda: All this hear is going to flow right into the river.
63. D. Martin: Is the entire course there.
64. S. Halinda: Yes, and another big thing is, is, it is true, the road, like Don and Curtis and Lori and Julian, they are the only ones who have paid to have the road graded. And that is a big concern for Don because Don, he maintains it himself right. And, and he does it like 3 to 4 times a year. And as soon as a rain comes, there's like so many potholes. And you know, David, he did do a beautiful road, from his property in, but why didn't somebody make him, like, not make him but, put something in place that he had to maintain the road coming into that property too right? Like, like from his, from his lots he sells, he should be able to take some of that money from the people that are buying the places and put it toward the road, to help grade the road, right?
65. Director Bennett: Okay but, but to understand how that works means, and it, and it, it can be done, and it can be done, and the way it would be, would be that the property owners down there would consent to developing a service for road maintenance. You know.
66. ???: Totally.
67. Director Bennett: Just the same as Salmon Beach. Salmon Beach has done. Okay. Now, I mean the catch 22 with that is its not really your responsibility, it is a, it is a, a BC provincial responsibility through the forest service and through the forest service acts for maintenance, for access to rural properties, okay. So what you, what you would in fact be doing, as Salmon Beach has done it like I say the maintain about 7 km belong the Salmon Beach property and the Toquaht Bay Road and they put about \$30,000 a year in it. Now the



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 - ELECTORAL AREA 'C' LONG BEACH

thing to, to, to have to develop a service means that you have to have a referendum. All the property owners would say yes we would buy into a service that would grade the road and then you guys can say whoever you want to grade the road, and whatever the cost of grading the road are yours divided up based on assessment to each of the property owners. But again, it would be based on, on, on having a referendum of the existing property owners to say if they are willing to develop that service and then how that service moves forward would be based on the cost of how many times you want it graded per year. But, but I, I, again, I recognize that the road is an issue. All those properties down there do not have road access and the only way we're going to get road access, in my mind because we've been trying to fight it for 10 years, is again the chicken and egg scenario. And, and if we continue to have no development down there, there'll be no road access for sure.

68. S. Halinda: So what you're saying is, we'll, we'll approve this, this, what he wants done and the district does approve it, and then we wait for years and years until something is done about the road?
69. Director Bennett: Well, it may be. The question is, does this development hinder, put onto, you know, given that there is no, first of all. What we are proposing is, is through the Regional District, and correct me if I'm wrong Alex but we submitted this based on a road access.
70. A. Dyer: Yes, yes for sure. So, so the, the approach the planning department took was that road access is obviously an issue and the Ministry of Transportation response was that they want to deal with road access at the time of subdivision. So, not at the rezoning application stage. They make, you know with the increased number of lots, they may make a road maintenance contract a condition of the subdivision. They are the approving authority for subdivisions in the rural area so I mean, if it, if it is not up to their standard, they can, they can hold that up until that standard is reached.
71. S. Halinda: Well that, well that, that's like Salmon Beach is paying for 7, 7 kms, \$30,000 a year. Salmon Beach.
72. Director Bennett: They, they, yes but they do it themselves and they, with no input from the forest service. They hire the grader, they, the forest service has nothing to do with it. What we're trying to do somewhat is to force the issue with the province. We're trying to say look, you have allowed Salmon Beach being the big one, development in Barkley Sound based on boat access. Salmon Beach for instance, never had a boat access, never had a dock, for access, never will have one because it is too sensitive. So, so the reality is the Province has allowed subdivision to happen with the full knowledge that there has never been boat access abilities. Okay, so through the application process, what we're saying to the province is, we want to, we want to approve this road free zoning, and we want it to be road access. And, and the province will now have to address the issue around road access. The feeling of the planning department was yes, if we put this in as boat access, they'll just turn it down. They'll turn down, they'll turn down the application because boat access just makes no sense anymore. But we're trying to push that road access. We think that you need road access down into Barkley.
73. S. Halinda: You do.
74. A. Dyer: And in, in terms of, of whether the planning department or the ACRD decides whether its road access or water access only, its not really something we have a say in. I mean fundamentally, fundamentally you can look at these and say you know realistically, not everybody is going to be accessing by boat if anybody accesses by boat on, on, on these properties. So we, we look at it from a density issue and from a use issue, whether, you know the number of lots that can go there and, and what can happen, whether its water access only or road access only is really up to the province.
75. Director Bennett: Thank you. Is there any further representation or presentation that anybody would like to make. All right Mike.



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 - ELECTORAL AREA 'C' LONG BEACH

76. M. Gitelman: Yes, box 192. I, I've known David for 7, 8 years? Something like that. I worked for him for 4 years. Found him to be honest and decent and caring. I know he's talks about subdividing, he talks about his favourite piece he'll keep for himself. So he doesn't want to see it go to crap. I believe that. As for, as for road use, from my experience I think that the people who live out there are not the majority of the road users. People we come across on the road are, are the people who are tourists, or I'm not sure what else they're doing out there. From what I've seen of the lowlands, the midlands, its, its seems to be a viable next step that Dave is interested in from, from, I mean I believe David bought the property originally more as a, as a, as a family place to raise his kids. There are signs of their playing out in those woods, and there is no old growth at all out there I don't think, there was talk of old growth. But and, and, and now the kids have grown up and they're far away and David barely gets out here, the ramp is not in good shape, and it is probably just as much as my fault as is, is, is anybody else's that when David gets out here, he doesn't get time to go out and inspect every part of the land. I've never noticed it, I don't go there. Yes, I think, I think that David's following the rules and, and, and it would be good for the community to have available chunks of property that are a decent price in a beautiful area. And part of grading the road too Don is part of the survival of being out here. If, if, if David was living out here driving this road and it got terrible, he'd probably buy himself a grader to take care of the road too.
77. D. Hunt: I wish he would.
78. M. Gitelman: Yeah, yeah. He's out here, not very often. And we all got to take care of, of whatever chunk of road we have and use the cash the best we can. But yeah, from what I've seen, it's a beautiful chunk of property compared to Salmon Beach, its very low impact. That he, I mean there's guidelines out there, I think he plans to keep up with all the guidelines. I've loved being out there, I'd hate to share it with anybody but, but I don't see why not. At all. I think it's a great opportunity for, hopefully for the village, hopefully for the people of the village and outside. That's all.
79. Director Bennett: Thank you Mike. I, I just want to bring up one other thing, the, the Yuuʷuʷiʷaṭṭ First Nations has a member, a director on the regional district board. They haven't responded directly to the referral process that we have gone through but they will have a vote at the board in regards to this application directly through that position. So I just wanted to make sure everybody understood that.
80. A. Dyer: So we've, many of the letters and many of the people who have spoken here have addressed environmental concerns. I just, I just wanted to note here that the properties are within a number of development permit areas which are laid out in the South Long Beach OCP. These areas deal with sensitive ecosystems, wetlands for example, the Ittatsoo watershed, development permit area II is a 30 metre buffer on either side of any natural watercourse. Development area III is a 30 metre buffer from the natural boundary of the ocean and then development permit area IV is a natural hazard area with relation to tsunami inundation. So, prior to, the way a development permit works, or a development permit area, prior to any development of the land, whether it'd be vegetation removal, landscaping, building a structure, or subdivision, a development permit needs to be issued. And a development permit is issued by the Board. The guidelines on what these must entail are in the OCP. In these instances, the guidelines require that a qualified environmental professional be retained who will, who will submit a report that will insure that any proposed development will not have a negative impact on the land. With relation to either the wetlands and the sensitive ecosystems but as well as a, a geotechnical engineer will be required to assess the risks of the tsunami inundation. And basically anything that, it will match the, the zoning but anything that is built within 100 feet of the ocean or a 10 foot vertical elevation above the ocean will need that. So, so that's in place. The applicants have submitted a site plan that shows a number of green spaces as you can see. These may be confirmed by a biologist if, if they, once the review the site. I, I just want to ensure that everybody knows that, that, you know that, the qualified environmental professionals will have to look at



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 - ELECTORAL AREA 'C' LONG BEACH

- this before anything is approved. And that will be a professional biologist and geotechnical engineer at minimum.
81. Director Bennett: Thank you for that Alex, and I'd just like to ad, when the OCP was developing, developed, the Barkley Sound corridors were extremely, or recognized to be extremely special. The, we recognized the beauty and the importance that they held within the Pacific Rim National Park and the Broken Group Islands. And me and David have had a few conversations, when he brought his first submission to us about, you know, we didn't want to see West Vancouver heading out to the Broken Group and he has done a vast change to the development, as he has put this together, and how that would be. So, he's right in the sense that, that we did put things like the development permit areas recognizing both the environmental and special nature of the lands out there. We did allow, we based densities on the ability to, on the ability to have a higher form of development that meant clustering without destroying the beauty of the oceanfront from an ocean point of view. So that if, if waterfront was to be developed we want it to be clustered in a higher density. So that we kept as much of the physical beauty of the ocean from the waterfront. So, Alex is right. A lot of work went into the OCP by the community in developing I think, very careful and, and thoughtful considerations of how the land should be developed out in the Barkley. Again, I can only stress it, it is a difficult, David is right, it is a chicken before the egg scenario with that road out there. We have been working tirelessly, David himself, myself, the Toquaht Nation, the Yuułu?iif?atḥ Nation, to try and get real true access into Barkley Sound. We've been partially successful over the years. We actually have the Toquart Bay Road now, is maintained on a regular basis by forest service, and they have invested in, in, in some major repairs on that road. And maintenance on that road fixing bridges et cetra. So, the trick now is to get them to recognize the other important access which I think from a community standpoint is even more important, and that's the access in from this side of the peninsula. So that not only cause the businesses access, or not only for the residents and the people that use the Barkley area out there access it, but the can access our community for their services and needs and groceries and what have you. I'll again ask if there is any further presentation from the public. And just ask David if there's anything else you'd just like to respond to in regards to what you've heard from the public.
82. D. Martin: The road issue is very important to everybody. I've always imagined a road maintenance service agreement. And the strata maintains a, a fund, a, at our last strata meeting we got \$10,000 in our contingency fund. We're, I frankly thought that we were contributing to road maintenance. Julian has made a big contribution to the, to the community out there, he's build his first beautiful house out there, and we all want better road access. Until the Ministry of Highways is, sees the vision of this community to have access from Port Albion Road, or all the way around to, to Highway 4, I'm totally delighted, Julian is here, he's a representative of the strata committee, our, we're happy to contribute to a road maintenance program. I've lobbied the Ministry of Highways for years and maybe we should do it more formally with a contract with somebody else. I know sometimes Don's got trouble with his, his grader but we're totally willing to do whatever is needed on an interim basis to ensure that the road continues to improve. It gets better year by year.
83. Director Bennett: My best advice for you David is, when you close, when you go out tonight, talk to Don and see if you can make eachother happy.
84. D. Martin: Well yeah, I mean so, yeah sure, that's absolutely the case. We've been friends for 25 years.
85. Director Bennett: The trouble with, yeah the trouble, the trouble with any services, anybody that has a service from the Regional District, it would probably cost you a few dollars more than if you were able to work it out yourself.
86. D. Martin: Yeah, I want Don and Steve to have it. I didn't know they were unhappy. Anyway. So, I frankly think that that addresses anything else that has been raised.



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 – ELECTORAL AREA 'C' LONG BEACH

87. Director Bennett: Thank you very much David. So, I'm going to ask again if there is any other further presentations by the public. I do, oh sorry, go ahead, please.
88. C. Fendelet: Hi my name is Curtis from Mussel Beach Wilderness Campground. One of the questions I would like to ask David is, is would you be willing to, our property is an access of that road, for us to join your strata. Contribute into it, is that an issue. And work as a team on.
89. D. Martin: Yeah, I'm. I'm happy to, to, to do any. I mean one of my problems is, I, I wish I lived out here. But I don't and because we would have all kinds of, I've never really met you very well, we would have all kinds of informal discussions and work on these problems together. I'm totally into finding solutions. Whether or not Muscle Beach should be part of our strata or whether or not we should just have a joint agreement to maintain the roads and contribute to the maintenance of the roads. I know that there is some informal discussions going on about that but, you know, absolutely, we as a community out there have responsibility for ourselves in many ways and most of us, I think, like it that way.
90. Director Bennett: Yeah I, I, I would advise. Like if you guys could talk together and work out sort of agreements on that, I mean if Don, you know I can understand Don's point if he's out there grading road and spending, yeah, everybody should try and chip in on that. But and we, we, can do it for him, we can go through the Regional District, set up a formal service, but any time you do that, it becomes a formal service and sometimes the informal is best. And, and my suggestion if it, if it, if road maintenance and the reality until we are able to get some formal recognition from the province, is if you guys can work together on looking how that would look like, you'd be far better off even in getting the Regional District involved, in a formal one. So we can if you guys want us to, we can. Have some discussions among yourselves.
91. D. Martin: Part of the problem is I haven't been out here enough in the last couple of years.
92. Director Bennett: I don't know if Julian, now that he, you know, with the strata, I mean you're right, you don't need. It may just be an agreement with the strata saying here's the formal agreement between Don Hunt, Muscle Beach and this is how much we are contributing.
93. J. Ling: My name is Julian Ling, owner of Lot 9, District Lot 1511. I haven't got an address yet, sorry. So, yeah, I had a few comments floating around in my head but (?) by the road first. For me, the road is a key issue. It's a key thing that needs a solution. I'm supportive of the District's approach in trying to make it, forcing the issue with the province, and may, you know, getting the answer that way. That is the right way because it's a road and Barkley Main especially but also other roads through the estate and then roads to other recreational areas that may be nearby. And, but it is used by the community as well as by the people that live there. And it seems though there is the, is an amenity that should be made somehow by all its users. And once we could do a formal service arrangement as you say organized by the district and contribute, only a portion of the users of the road would be paying. So it, it seems like during this egg-laying process, to keep the chicken egg scenario going, some kind of informal arrangement for maintaining the upkeep of the road, this is not a formal thing, it doesn't bind the current contributors too heavily, its probably the right approach. I think it would be great if both parties put in their right and appropriate share. Which is probably a matter of much discussion but somehow, if everybody could contribute, including the neighbouring lands, adjacent here, I think that it would be really good. And I'll tell you that (?) point. Just be clear (?) them, I happened to pay the money for that, and their own share. I think that perhaps you could pay for more, but you know, that (?) community I think. I really support the concepts and the other thoughts going through my head. The concept of the zone strikes balance very well with me. I mean the, the dream it describes of living in a more self sufficient way on a piece of property with enough space to live in a self sufficient way, is really appealing. That's why we bought the place we did and we are living very happily there. So, that is, that is a good thing and I definitely support that. The density is a key matter. In my view, the 1 acre parcels that were originally proposed way back, way back for the waterfront was too



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
OCTOBER 15, 2013 - ELECTORAL AREA 'C' LONG BEACH

small and I don't think they support that self sufficient thing. And I look, its my experience to now building a house on 10, 10 acres, 10 acres is definitely sufficient and probably I could do with half. So, you know, the 5 works. Five seems to be a reasonable size. I don't think that the 2 1/2, the VIHA minimum, really meets that. So I, I would say 5 or bigger is my proposal and that is what is being proposed here. So that's fine. And yes, that's it. Its, it's a great (?) idea. It does need a bit of development push for it to come to that next level where, I guess speaking for myself and my wife Nicky, we would like to see it developed to the next stage as a viable place to keep living. Half that picture is the road, a part of that picture is the hydro, what we'd done in fact is we are completely off grid and we don't need hydro, but its, having a hydro service, and having a proper road is something that makes living more economic. And therefore, I think more people could avail of it and live the dream that we have.

94. Director Bennett: Thank you very much Mr. Sims. So is there any, any further discussion from. Okay, so I have to do this formally because if I don't, then its called, I can null and void this meeting. So, I would like to stress that the Board, meaning the Regional District Board, cannot receive any new information between the end of this hearing and then making a decision on the bylaw which will happen.
95. A. Dyer: It will go back to the Board at the next meeting in October, and then that will be for second and third reading, and then all the conditions of the, the rezoning need to be resolved prior to final adoption which would likely be December or January, I would imagine.
96. Director Bennett: Thank you Alex. Well and then at that point, which would be a week tomorrow actually, making a decision on this bylaw. If any Board member does so, this invalidates the hearing and means this will have to be held again. So I will call for the first time for any further representations on the bylaw. I will call for a second time for any further representations on the bylaw. And I will call a third and final time for any representations on the bylaw. Having no further comments, I declare this meeting terminated and I can hear no more further discussions. Thank you all for attending tonight. Very good turnout. Thank you all.
97. The meeting was terminated at 8:57 PM.

Certified Correct:

Tony Bennett, Director

Minutes Prepared by:



Charity Hallberg Dodds, Planning Assistant

CARL W. YOUNG, DDS, MD, FRCD (C)

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TIME SENSITIVE

Re: Bylaw P1312, Notice of public hearing to be held on October 15, 2013.

Monday, October 14, 2013

Dear Sir,

The property in question is an ecologically, environmentally and potentially archeologically sensitive one which requires extensive consultation and planning prior to the contemplated subdivision. The re-zoning proposal from the various Wild Pacific Estates corporations inadequately deals with most of these concerns.

Access – the proposal requests that the subdivision be approved on the basis of "water access only." It is not reasonable to expect that 26 new dwellings in addition to the existing ones in the "uplands" development can adequately be served by water access only. Even if the approval was granted on this basis the existing small dock does not have the capacity to service such a large community. Appropriate road access needs to be mandated.

1st Nations – of course the adjacent 1st nations must be adequately consulted or re-consulted to ensure that no culturally significant sites exist in the area of the planned subdivision. There are well documented culturally significant sites in close proximity to the planned sub-division and appropriately qualified members of both first nations or their delegates must be allowed time to carry out the necessary assays of the land in question.

Water – the proposal states that there are 11 functional wells and a productive test well in the "midlands." Many of the wells in the area do not continue to produce at their rated output for long due to the clay and soft granite that they are drilled into. For example one of the wells on an existing uplands lot required re-working to be functional and another well close to the subdivision is not usable due to silt clogging the well pump. The existing wells need to be re-assayed and, more-importantly it must be recognized that the wells in the area may not be reliable long term sources of water.

Sewage – it is contemplated that the 70 "oceanfront" acres be sub-divided into as many as ten five acre parcels. The subject properties lay within sensitive ecosystems and are close to fresh and coastal water. The septic systems of small 5 acre lots may easily contaminate either the fresh water table or coastal water.

Fire – the proposed subdivision is not in a fire protection area. This must be addressed - with the proposed community density a fire in the subdivision without appropriate support could be catastrophic

ALBERNI-CLAYOQUOT
REGIONAL DISTRICT
OCT 15 2013
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Environmental Concerns – this is the broadest and most important issue. A cursory consultation with an ecosystems biologist recommended a team of environmental professionals to deal with a range of concerns. Examples include:

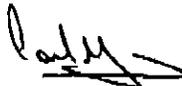
- wildlife conflicts - there are frequent interactions with bears and wolves. Cougars are also a concern.
- the requirement to remove or interfere with old growth forest from over 68 acres of land – such disruption cannot be considered "low impact" and the small lot sizes proposed would mandate significant vegetation removal.
- adverse effects on fish and fish habitats - the proposed subdivision and water traffic would undoubtedly have profound effects on Itatsoo Bay and it's fish population. A Qualified Environmental Professional needs to be consulted to determine the relevant protection requirements. More importantly these requirements would need to be mandated and explicit in the subdivision approval.

These are only 3 examples of many and there is no evidence that the developer has made any effort to deal with the concerns raised by the ecosystems biologist.

Finally please note that a restrictive covenant on the adjacent lot stipulates that buildings can be no closer than 30 meters from the natural boundary of the sea. It would be impossible for a small 5 acre oceanfront lot to meet all the requirements of the zoning (CRCD1) with a similar restrictive covenant. A rational lot size would minimum of 10 (or even more) acres.

The work to date by the various Wild Pacific Estates Corporations can only be considered a beginning. The work that is needed to subdivide the land in question in an ethical and environmentally sound manner is daunting and there are a many unresolved issues that would need to be addressed before allowing such a dense and complicated development in this environmentally sensitive system.

Respectfully submitted,



DDS / MD / FRCD (C)

Carl Young, DDS, MD, FRCD (C)
Co-Owner
Lot 6, DL 1511 Newcombe Channel
Ucluelet, BC, Canada
V0R-3A0

FAXED

Moh Creek Contracting Ltd.
Hans Heringa P. Eng.

#4-1080 Industrial Way,
Parksville, BC, V9P 2W8
Tel: 250 248 2381 Fax: 250 248 4894
Email: hancon@shawcable.com

Oct 11th, 2013
4 page(s)

By E-mail to: mirg@acrd.bc.ca
Mike Irg, M.C.I.P, Manager of Planning and Development
Alberni Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, BC, V9Y 2E3

Dear Sir/Madam,

Re: Block 5, DL797, Clayoquot District Plan 2014 – Port Albion, PID 006 640 095

I am a Civil Engineer, and also a Developer, and my Company (Moh Creek Contracting Ltd.) owns the 20 Acres nearby, to the North, Block 5, DL797.

My comments are as follows.

1. The zoning should perhaps allow a variety of lot sizes, as small as 2 ½ Acres or 1 HA, with (or where there is) suitable septic (and granular soils) and suitable wells, and larger (i.e. 5 Acres or 2 HA) where the septic and soil type is an issue (i.e. all rock and organics). The final design and lot sizes can really only be finalized once septic investigation and more well-drilling have been completed. The All-5-Acre concept could be premature. See River's Edge in the RDN near, Parksville for a recent similar development, with some lots on wells, some are on Community Water, and mostly 1 HA (2 ½ Acre) parcels.
2. The existing 10 Acre or 4 HA lots should probably also be reduced in size to 5 acre, or even down the 2 ½ Acre lots, depending on Septic and ground/soil type and water wells. These lots aren't selling— too large, too remote, no BC Hydro. Being so remote, more densification is really needed to make people feel secure, and to pay for BC Hydro, and to make future school bus and other services more cost effective.
3. The future Road Networks to Stuart bay and Access to Lands beyond, needs to be better addressed as part of in the subdivision rezoning.
 - Is the road to Barclay Main, Forestry Road?
 - Where are the future roads to be?
 - Is there to be proper access to Lands Beyond? (Native lands)
 - Is there a future Road Network Plan, which considers the existing roads, old MOT dedications, Forestry roads and Uchucklesaht Band Roads, existing and future? A plan is needed.

Will the Uchucklesaht Band allow future Public traffic through its Port Albion village, at Port Albion, into this Ittatsoo area one day?

A new road for the (to the) Water Reservoir is presently being constructed to the northern boundary of our Block 5, D797. Can this new road provide a future public access connection for this development, around the edge of our property, in dedicated Highway, and out to Port Albion, and out thru the Uchucklesaht Reserve?

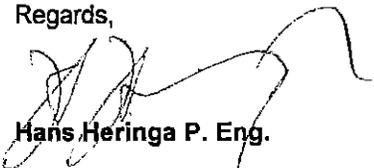
ALBERNI-CLAYOQUOT
REGIONAL DISTRICT
OCT 15 2013
RECEIVED

We have a past road design from our Lands out to Stuart Bay done about 12 years ago using the old and existing Highway Dedications in part. Will this road to Stuart Bay be built one day? How will it all connect? 12 years ago there was a real desire by the Native Band to access the lots at existing Stuart Bay. Does this desire still exist? These lots were already subdivided long ago.

4. Road Maintenance needs to be properly addressed. It's an issue already. Who will cut the trees in the ditches and the boulevards? Who will grade the road? Road maintenance is already an issue out at Salmon Beach, nearby. The Ministry of Forests won't do Maintenance? Highways won't do the Maintenance because the only access is from a Ministry of Forests Rd. The Bands don't have budgets for Road Maintenance either. The issue of Road Maintenance and responsibility for these roads needs to be properly addressed as part of the subdivision approval process.
5. What are the future Plans, Land Uses, and Zonings of the adjoining Lands, now generally owned by the Uchucklesaht Band? Are there zonings and future Land uses that even apply here? Are the uses compatible? Is it possible to obtain any information about the future uses of the Uchucklesaht Band Lands? Or are their Lands to remain as Forestry Lands only? The future Land uses and road networks need to be reviewed, in conjunction with the Uchucklesaht Band.

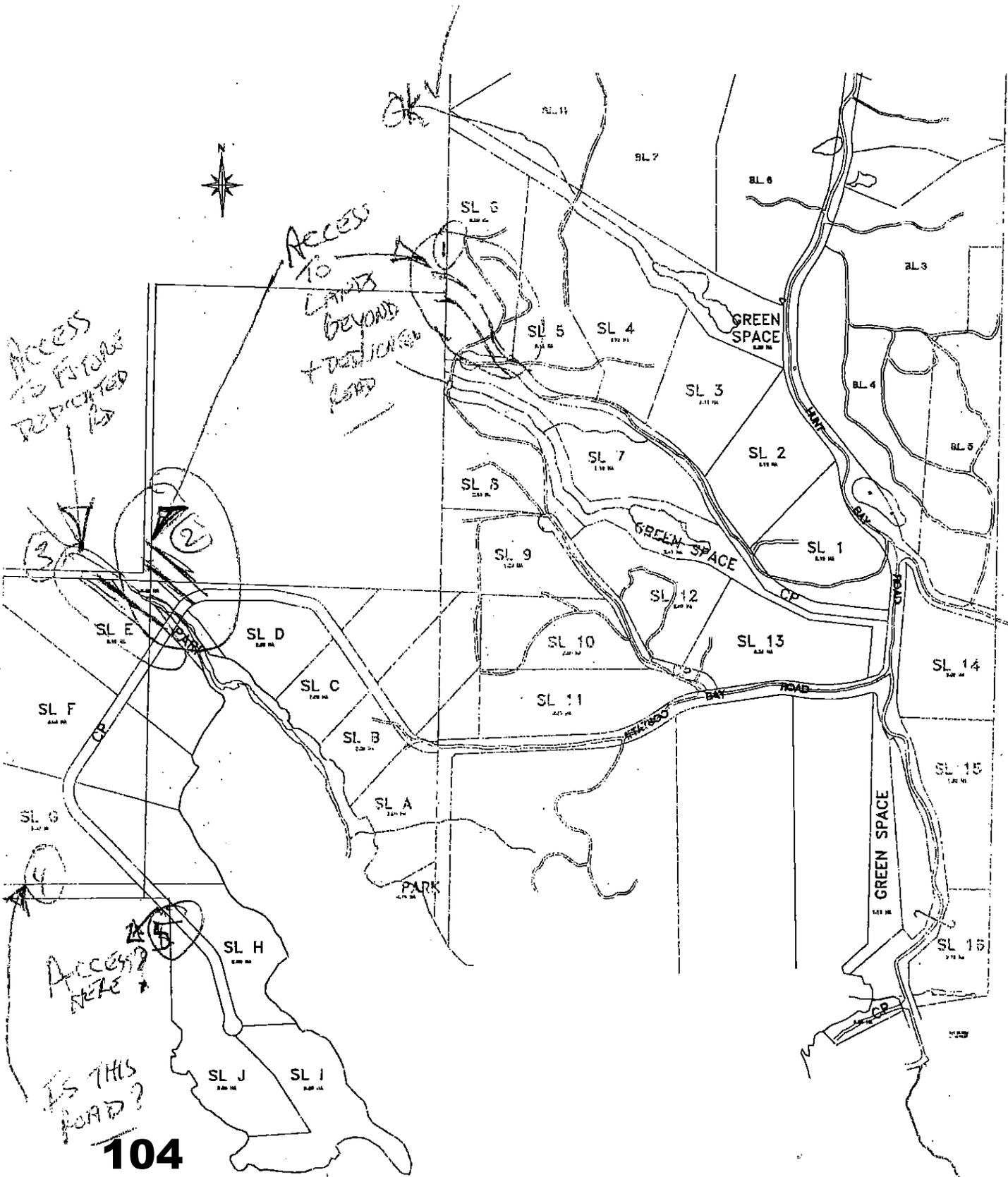
In general, we support further development. However, this rezoning and application could be premature, until the questions of road access and density has been properly determined.

Regards,


Hans Heringa P. Eng.

HH/tpt

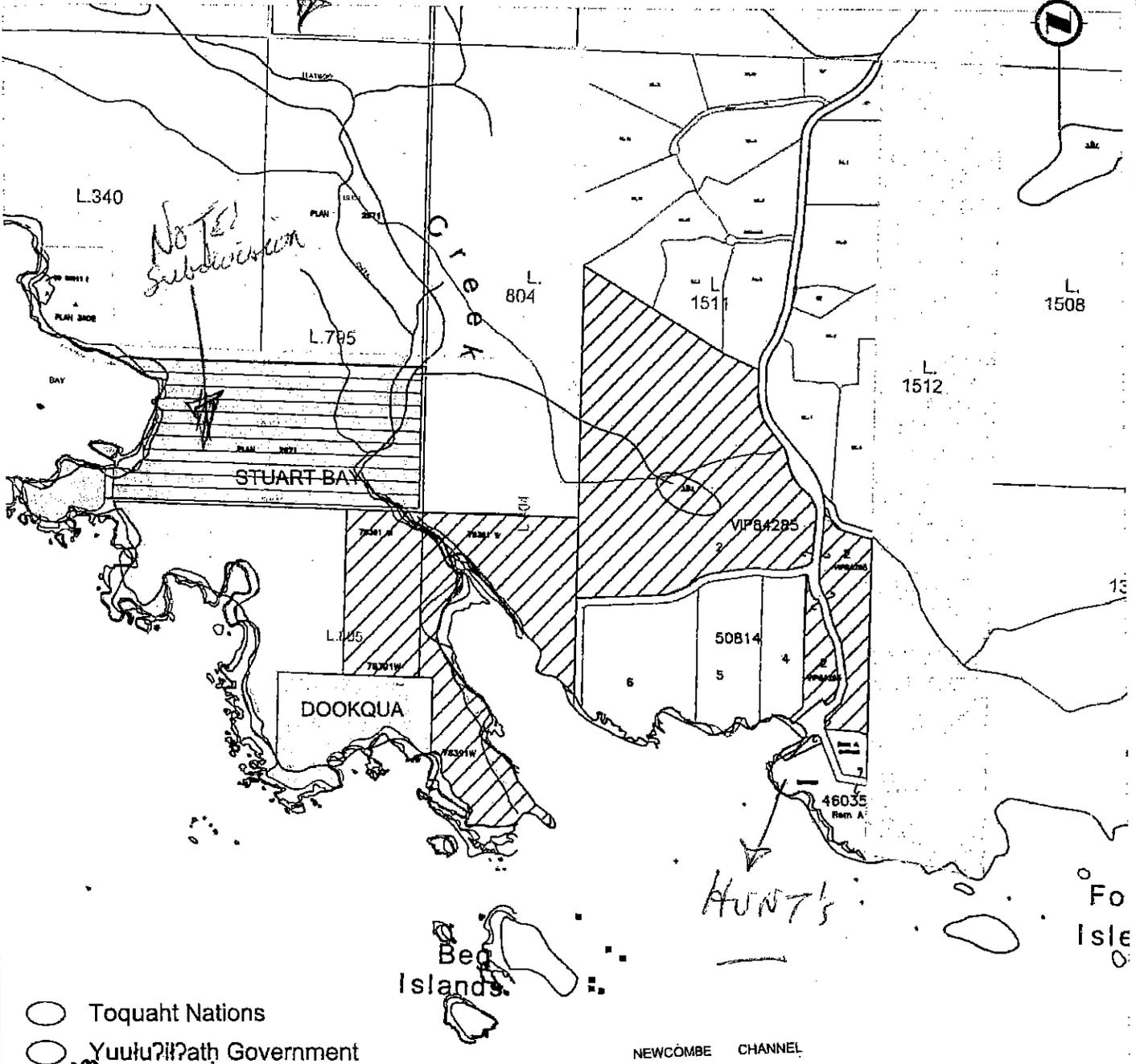
Cc: David J. Martin, President of WPEMC, by Fax to: (604) 682-4209
Alex Dyer, Planner, By Email to: adyer@acrd.bc.ca



Schedule 'A'

This schedule is attached to and forms part of Bylaw P1312 *not*

*My Block 5,
DL 797
(Moh Creek Cont. Ltr.)*



- Toquaht Nations
- Yuułu?i?ath Government

Legal Description: LOT 2, DISTRICT LOT 1511, CLAYOQUOT DISTRICT, PLAN VIP84285; and THAT PART OF DISTRICT LOT 804, CLAYOQUOT DISTRICT, LYING TO THE SOUTH OF THE PRODUCTION EASTERLY OF THE NORTHERLY BOUNDARY OF DISTRICT LOT 805 OF SAID DISTRICT; and THE EASTERLY 10 CHAINS OF DISTRICT LOT 805, CLAYOQUOT DISTRICT

 To be rezoned from a combination of Rural (A2) District, Forest Rural (A3) District, and Park and Public Use (P2) District to Country Residential Comprehensive Development 1 (CRCD1) District



Mike Irg, Alex Dyer, Manager Planning and Development
Regional District of Alberni-Clayoquot
3008 Fifth Avenue
Port Alberni, BC

Re: Bylaw P1312. Notice o Public Hearing.

Dear Sir:

Thank you for allowing public feedback for the proposed Bylaw P1312 to rezone Lot 2, District Lots 805 and 804. As a land owner of Lot 6, District lot 1511Newcombe Channel this rezoning would have a direct effect on our property.

The proposed rezoning is convenient for dividing Lots 804 and 805 into neat 5 acre parcels but little has been done to allay current rezoning requirements.

Restrictive Covenants in place require any buildings to be of sufficient height above sea level to ensure safety in a tsunami event. The proposed developments of Lot 805 would prove to be just too low in height to give this safety factor. The small lots would also prove to be detrimental to current Old Growth forest as the extremely limited building sites would have no choice but to bulldoze.

The Developer has tried to make Lemonade from the Covenant that highlights these lands as Water Access only but unless the tenants intend to portage from the current boat launch it is foolish to think that some road would not be needed to gain access to Lot 805. Road that does not exist. Also, the current "road" serving Lot 804 is not sufficient for any construction that would be required to appease subdivision requirements. Such a large development should have closely scrutinized Access requirements. What will happen in response to Fire or Emergency Evacuations? None of which has been done.

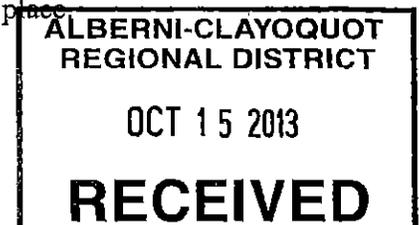
The developer has merely stated that "suitable septic sites are available throughout the lands subject to this rezoning" but has not addressed how so many septic sites would fit into the small parcels of land, nor how those fields would interfere with ecological elements of the area. Such a polka dot septic scenario seems a poor fit for the "low impact" subdivision the Developer portrays.

Previous similar subdivisions have required fresh water access to each individual lot but there is no evidence that this requirement has been met. No study has been undertaken to see if so many wells would be sustainable nor what the ecologic effect to drawing down the water table would be.

My final thought is that while the proposed subdivision divides the land into neat 5 acre parcels, in reality the land in question is not neat. The proposed property lines may prove impossible due to extreme steep terrain, forest and ground cover.

The Developer seems eager to push through the rezoning with little time being allowed for thought much less proper planning. As this will be the only stage the Public will have access to the process, I ask that the rezoning be deferred until such plans can be addressed and put in place.

With Respect,



Erik Sahlin
Owner Lot 6, DL 1511 Newcombe Channel
Ucluelet BC, V0R-3A0

**Written Submission for Public Hearing on Oct. 15, 2013
South Long Beach Electoral Area "C" Bylaw P1312**

Rezoning for Wild Pacific Estates Management Corporation

ATTENTION : Mr. Mike Irg, M.C.I.P. - Manager of Planning and Development

From: Lot 5 - Neighbouring Property Owner, Alice Sim email: alicesim@shaw.ca
Plan 50814, District Lot 1511, Barkley Sound
c/o PO Box 31055, RPO University Heights, Victoria BC V8N 6J3

Thank you for this opportunity to submit the following concerns and questions as a directly impacted property owner.

ISSUES TO BE ADDRESSED

1. Protecting legal Access rights of Neighbouring Water Access Only Property Owners:

Adjacent property owners have existing legal access to the public Cove off Hunt Bay Road which is an established amenity in an important foreshore area. The *Navigable Waters Protection Act* guaranties usage and safe access rights in this Cove.

- i) Under terms of his ' **LICENCE OF OCCUPATION** ' for the Boat Launch at the Cove, the Applicant cannot restrict existing foreshore and land access.
- ii) Under existing Zoning, the Cove is designated as **Park and Public Use - P 2** in the **SOUTH LONG BEACH OFFICIAL COMMUNITY PLAN (OCP)**

2. Backed by legislation, our existing legal Access to the Cove must be upheld in the Rezoning Proposal. Against the OCP, the Applicant seems to have exclusive control to the Cove, blocking legal access. The Applicant's rezoning proposal shows adjustments contrary to the OCP Map.

The Map in the Applicant's rezoning proposal shows an adjusted roadway bypassing the entrance to the Cove, but not his exclusive boat launch site. Also, a new designated "Green Space" now occupies the previously-designated P2 zoning for the public use at the Cove.

3. Sewage Disposal System : The area is in an environmentally sensitive zone. The waterway fronting the proposed subdivision is a whale migration route and the water passages of the world famous Broken Group Islands is adjacent. Therefore, any form of open Sewage Disposal System using open pools should not be used to prevent contamination and negative environmental impact to the pristine foreshore waterways or the area's Watershed.

**Written Submission for Public Hearing on Oct. 15, 2013
South Long Beach Electoral Area "C" Bylaw P1312**

Rezoning for the Wild Pacific Estates Management Corporation

ATTENTION : Mr. Mike Irg, M.C.I.P. - Manager of Planning and Development

From: Lot 5 - Neighbouring Property Owner, Alice Sim email: alicesim@shaw.ca
Plan 50814, District Lot 1511, Barkley Sound
c/o PO Box 31055, RPO University Heights, Victoria BC V8N 6J3

ISSUES TO BE ADDRESSED (...continued)

4. Adequate Park Allocations and Amenities:

Does the **CP** designation on the proposed road extension to the public Beach at **Ittatsoo Bay** allow existing Public Access to continue ? The drop in the **Park Dedication** seems steep. How will the Access be accommodated ?

Are the **Parking Facilities** adequate to contain usage within the proposed subdivision and not burden neighbouring Property Owners ?

The Neighbouring Properties are the most impacted because we are surrounded by the Wild Pacific Estates. Before final Approval is given for the proposed Subdivision more detailed information needs to be given such as the type and location of the **Sewage Disposal System**.

Respectfully Yours,

Alice Sim, Lot 5

Charity Hallberg

From: Henigman, Margaret FLNR:EX [Margaret.Henigman@gov.bc.ca]
Sent: September-18-13 10:54 AM
To: Charity Hallberg
Subject: Wild Pacific Estates

Thank you for the referral for this development Charity. Overall I would suggest that everything you need to respond to this you should be able to find in *Develop with Care* . This document was intended to provide local governments with proactive recommendations for development proposals. A Bio-inventory terms of reference was developed and appended to the document (Appendix B), just for this type of development. Given the size and complexity of the site you should be looking for reports from the proponent that describe in detail:

- Species at risk
- Streams – including wetlands, springs etc
- Fish and wildlife presence and how the developer will manage, loss of habitat, WL conflicts etc, access corridors and impacts on wildlife
- Stormwater – alternative design to mimic pre-development flows
- Vegetation retention on each lot and greenspace retention

The developer will need a team of environmental professionals with expertise in all these areas.

I understand there may be development covenant/s on the land. I recommend you consider the rational for creation of such covenants and if this was for biodiversity purposes then you need to think about why you would consider a relaxation or removal of the covenant today?

I wish that I could offer more Charity. I'm on my own now in the region, so my responses will reflect that.

Best,
Maggie Henigman, MA
Ecosystems Biologist
Ministry of Forests, Lands and Natural Resource Operations
West Coast Region
250-751-3214
margaret.henigman@gov.bc.ca
Fax: 250-751-3208





ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue
Port Alberni, BC V9Y 2E3

Phone: (250) 720-2700 Fax: (250) 723-1327

BYLAW RESPONSE SUMMARY

BYLAW NO.: P1312 ACRD FILE NO.: RC13002

APPLICANT NAME: Wild Pacific Estates - David Martin

ACRD CONTACT: Charity Hallberg Dodds

Date of Referral: August 30, 2013

Approval Recommended for Reasons
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Below

Approval NOT Recommended Due to
Reasons Outlined Below

Recommendation of Approval for this rezoning by the Ministry of Transportation is not to be construed as subdivision approval. Applicant must apply for subdivision approval with the Ministry of the Transportation following the property's rezoning if they wish to subdivide.

In order for any future subdivision to be considered, appropriate access must be provided to the satisfaction of the Provincial Approving Officer.

Jordan Wagner
District Development Technician
Ministry of Transportation and Infrastructure
3rd Floor - 2100 Labieux Road
Nanaimo, B.C. V9T 6E9
Phone 250-751-7090
Fax 250-751-3289

Agency (please print): _____

Name (please print): _____

Signature: _____

Title: _____

Date: _____

Sept 24, 2013



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue

Port Alberni, BC V9Y 2E3

Phone: (250) 720-2700 Fax: (250) 723-1327

BYLAW RESPONSE SUMMARY

BYLAW NO.: P1312 ACRD FILE NO.: RC13002

APPLICANT NAME: Wild Pacific Estates - David Martin

ACRD CONTACT: Charity Hallberg Dodds

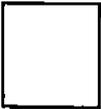
Date of Referral: August 30, 2013



Approval Recommended for Reasons
Outlined Below



Interests Unaffected by Bylaw



Approval Recommended Subject to
Conditions Below



Approval NOT Recommended Due to
Reasons Outlined Below

That I see this proposal through the referral process in accordance with the Local Government Act administered by the Ministry of Transportation and Infrastructure

Thank You
Glenn J. Gibson

Agency (please print):

Name (please print):

Glenn J. Gibson

Title:

EHO

Signature:

Date:

Sept 4/13

Charity Hallberg

From: XPAC Referrals Pacific [ReferralsPacific@dfo-mpo.gc.ca]
Sent: September-04-13 11:57 AM
To: Charity Hallberg
Subject: RE: Bylaw P1312 Wild Pacific Estates/Ittatsoo Bay - Referral Request

Fisheries and Oceans Canada (DFO) - Fisheries Protection Program (FPP) staff have received your rezoning application.

The role of the DFO's FPP is to protect and conserve fish and fish habitat in support of Canada's coastal and inland fisheries resources, and to make regulatory decisions under the habitat provisions of the *Fisheries Act**. The FPP is specifically responsible for reviewing projects for which a s. 32 or s.35(2) Fisheries Act Authorization is required.

DFO does not have a regulatory role related to the development/review of your rezoning application because it does not directly involve works, undertakings or activities that will result in the killing of fish or the harmful alteration or disruption, or the destruction, of fish habitat. Nonetheless, DFO supports the efforts of land managers to develop and implement policies, strategies, programs and plans that ensure responsible development around water for the protection of fisheries resources. DFO has developed, or partnered in the development of, various guidelines and planning tools to support such efforts. These resources are available to you on DFO's Working Near Water in BC and Yukon website (see <http://www.pac.dfo-mpo.gc.ca/habitat/index-eng.htm>). Please consult these guidelines and tools to support your planning and land use decisions.

If you feel that your rezoning may facilitate works, undertakings or activities that will result in harm to fish or fish habitat, or you are unsure of how to protect fish or fish habitat through your planning initiative, then DFO recommends that you/the proponent retain the services of a Qualified Environmental Professional (QEP) with relevant experience and expertise. DFO's Working Near Water in BC and Yukon website also provides detailed guidance on the preparation and submission of individual project referrals to the FPP.

If you have any further questions about DFO's regulatory process or need general information, contact DFO Headquarters toll free: 1-866-845-6776 or email: EnquiriesPacific@dfo-mpo.gc.ca.

From: Charity Hallberg [<mailto:charity.hallberg@acrd.bc.ca>]
Sent: Friday, August 30, 2013 3:35 PM
To: glenn.gibson@viha.ca; 'Wagner, Jordan TRAN:EX'; 'Henigman, Margaret FLNR:EX'; 'Mezynska, Urszula CSCD:EX'; 'Hallworth, Jeff FLNR:EX'; DeVito, Jill; 'icheetham@sd70.bc.ca'; Nigel Sutton; Rob Gaudreault
Cc: Alex Dyer; Mike Irg; 'dm@martinandassociates.ca'
Subject: Bylaw P1312 Wild Pacific Estates/Ittatsoo Bay - Referral Request

Please find attached the referral request for rezoning application RC13002, Bylaw P1312. Please provide your comments to us by September 30, 2013. If you have any questions or require additional information, I can be reached by email and/or by the phone number below.

Thanks in advance for your comments!

Charity Hallberg Dodds

Planning Assistant

Alberni-Clayoquot Regional District

Phone: (250) 720-2712

Fax: (250) 723-1327

Charity Hallberg

From: Hallworth, Jeff FLNR:EX [Jeff.Hallworth@gov.bc.ca]
Sent: September-03-13 1:30 PM
To: Charity Hallberg
Cc: Kleywegt, Ed FLNR:EX
Subject: RE: Bylaw P1312 Wild Pacific Estates/Iltatsoo Bay - Referral Request

Hi Charity,

I have no concerns and I represent the Lands portion of our newly expanded Ministry.

I ran the proposal by Ed Kleywegt, our District Engineering Officer and his comments pertain to the access into the subject private lots. If the access is going to be via Smithdale Road, he is no concern, however if access is anticipated to be via the existing Forest Service Road, then MoTI approval, including a 9 m road width and Regional Engineering Officer signoff is required. Ed can fill you in on further details if this access provision is required; ph: 250-731-3021.

The following is an excerpt from the Engineering Manual that speaks to the issue.

1.6 Subdivisions off Forest Service Roads

The subdivision process involves the legal survey and creation of a number of separate smaller parcels of land from a larger parcel of privately owned or Crown land. Ministry of Forests, Lands and Natural Resource

Operations **ENGINEERING MANUAL**

Chapter 1 – Road Administration 1-17

When reviewing a request for subdivision access from a Forest Service Road (FSR), ensure that the Engineering Group Leader confirms that the road is built to a sufficient standard to safely handle the type and volume of traffic. The minimum requirements set out in the Land Title Act Regulation (Sec. 15) (BC Reg. 334/79) concern the road width as it relates to the maximum width of vehicle allowed on the road.

Examine the width of the entire length of the FSR from the end of the nearest public road to the location of the proposed subdivision and determine whether or not the road width meets the requirement of the Regulation.

In addition, record all relevant factors (e.g., the general condition of the roads, expected traffic volumes, condition of structures, and safety features such as turnouts, widenings, and signage).

The process of subdivision normally requires the dedication and construction of public access roads administered by the Ministry of Transportation and Infrastructure, or a municipality if the subdivision falls within an organized area. However, the use of other forms of access to subdivided areas is also considered, and Section 15 of the *Land Titles Act Regulation* deals with access by FSRs and prescribes the maximum allowed width of vehicles based on different minimum road widths. Minimum widths mean the width of the entire running surface from the nearest public road to the subdivision, other than for permitted exceptions that are spelled out in the Regulation.

Approving Officers consider a number of factors when deciding whether a particular subdivision application should be approved. However, the Approving Officers cannot approve a subdivision application that relies on an FSR for access until the Engineering Group Leader certifies that the FSR in question meets the width requirements of the Regulation.

Cheers,

Jeff Hallworth, P.Ag. Land Officer
Ministry of Forests, Lands and Natural Resource Operations
South Island Natural Resource District
4885 Cherry Creek Road, Port Alberni, BC, V9Y-8E9
Ph: 250-731-3022, Em: Jeff.Hallworth@gov.bc.ca

From: Charity Hallberg [<mailto:charity.hallberg@acrd.bc.ca>]
Sent: Friday, August 30, 2013 3:35 PM
To: glenn.gibson@viha.ca; Wagner, Jordan TRAN:EX; Henigman, Margaret FLNR:EX; Mezynska, Urszula CSCD:EX; Hallworth, Jeff FLNR:EX; DeVito, Jill; 'lcheetham@sd70.bc.ca'; Nigel Sutton; Rob Gaudreault
Cc: Alex Dyer; XT:Irg, Mike Alberni-Clyoquot Regional District EAO:IN; 'dm@martinandassociates.ca'
Subject: Bylaw P1312 Wild Pacific Estates/Ittatsoo Bay - Referral Request

Please find attached the referral request for rezoning application RC13002, Bylaw P1312. Please provide your comments to us by September 30, 2013. If you have any questions or require additional information, I can be reached by email and/or by the phone number below.

Thanks in advance for your comments!

Charity Hallberg Dodds
Planning Assistant
Alberni-Clayoquot Regional District
Phone: (250) 720-2712
Fax: (250) 723-1327



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue

Port Alberni, BC V9Y 2E3

Phone: (250) 720-2700 Fax: (250) 723-1327

BYLAW RESPONSE SUMMARY

BYLAW NO.: P1312 ACRD FILE NO.: RC13002

APPLICANT NAME: Wild Pacific Estates - David Martin

ACRD CONTACT: Charity Hallberg Dodds

Date of Referral: August 30, 2013

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval NOT Recommended Due to Reasons Outlined Below

- Use Technical Assessment prior to issuance of Building Permits.

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

OCT 11 2013

RECEIVED

Agency (please print): ACRD

Name (please print): NIGEL SUTTON

Signature: *[Signature]*

Title: Building/Plumbing Insp.

Date: Oct 11/13

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1312

**OFFICIAL ZONING TEXT AMENDMENT AND
OFFICIAL ZONING ATLAS AMENDMENT NO. 669**

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 amendments to the Official Zoning Text and 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 Text and Atlas Amendment Bylaw No. P1312.

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

- a. Adding a new section “163 Country Residential Comprehensive Development 1 (CRCD1) District” to read as follows:

“ 163 Country Residential Comprehensive Development 1 (CRCD1) District

This District provides for low-density development of large parcels intended for residential and/or recreational use without the provision of water, sewer, sewage disposal, drainage or fire protection services by the Regional District. The natural setting and environmental features will be protected and preserved through large lot sizes, low density, and limited natural vegetation removal.

163.1 Permitted Uses

- (1) Single Family Dwellings;
- (2) Accessory buildings and Uses; and
- (3) Home Occupations.

163.2 Density

- (1) The number of residential lots shall not exceed 26;

- (2) The minimum lot size shall be (2) hectares (4.94 acres);
- (3) The density of use shall not exceed 1.25 residential units per two (2) hectares;
- (4) Single family dwellings, mobile and manufactured homes are equal to 1.0 residential unit; and
- (5) a second dwelling unit of no more than 70 square metres (753.5 square feet) is equal to 0.25 residential unit.

b. Including the following line item to Section 200, Schedule II – Bulk and Site Regulations:

Zoning District or Use	Minimum Lot Width (feet)	Minimum Lot Area	Maximum Lot Coverage	Minimum Setbacks (feet)			Maximum Height (feet)
				Front	Rear	Side	
CRCD1	330	5 acres	5%	50	30	15	35

c. Including “CRCD1” on the line that references “A” Districts in Section 4.3, Interpretation.

d. Including “163 Country Residential Comprehensive Development 1 (CRCD1) District” in Section 5.1, Designation of Districts, under Comprehensive Development Use.

3. Bylaw No. 15 of the Regional District of Alberni-Clayoquot atlas is hereby amended by rezoning LOT 2, DISTRICT LOT 1511, CLAYOQUOT DISTRICT, PLAN VIP84285; and THAT PART OF DISTRICT LOT 804, CLAYOQUOT DISTRICT, LYING TO THE SOUTH OF THE PRODUCTION EASTERLY OF THE NORTHERLY BOUNDARY OF DISTRICT LOT 805 OF SAID DISTRICT; and THE EASTERLY 10 CHAINS OF DISTRICT LOT 805, CLAYOQUOT DISTRICT from a combination of Rural (A2) District, Forest Rural (A3) District, and Park and Public Use (P2) District to Country Residential Comprehensive Development 1 (CRCD1) District as shown on Schedule A which is attached to and forms a part of this bylaw.
4. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 28th day of August, 2013
 Public Hearing held this 15th day of October, 2013
 Read a second time this XXX day of XXX, 2013
 Read a third time this XXX day of XXX, 2013

Adopted this XXX day of XXX, 2013

Russell Dyson, CAO

Chair of the Regional Board



Development Variance Application

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

Date: October 9, 2013

Application: DVD13005

Applicant(s): Allen Wale (Agent - J. Salmon Contracting Ltd.)

Legal Description: LOT 3, DISTRICT LOT 204, ALBERNI DISTRICT, PLAN 10642

Location: 10449 Lakeshore Road

Electoral Area: Area "D" (Sproat Lake)

Recommendation: That the Regional Board:

- 1) Receive the staff report; and
- 2) Pass a resolution to consider issuing a development variance of:
 - i. Section 200 – Schedule II – Bulk and Site Regulations of the ACRD Zoning Bylaw to vary the required front yard setback in the Acreage Residential (RA1) District from 40 feet to 19.95 feet to allow for the siting of a proposed garage located west of the existing home.

Procedure: Prior to the issuance of a Development Variance permit, the Board must first pass a resolution to consider issuing the permit. Staff then notifies neighbouring property owners and tenants to afford them the opportunity to make written or verbal submissions to the Board. At the subsequent meeting, the Board either issues or considers denying the Development Variance permit.

Applicant's Intention: There is one house on the property and the applicants wish is to build a garage approximately 4 feet west of the existing house. The front setback needs to be resolved via development variance.

DVD13005

Observations:

- i. **Property Description:** The property is located on the north side of the lake accessed from Lakeshore Road. The rear of the property is treed with a creek location mapped. The backyard behind the house is cleared, flat, and slopes downward towards the house. There is one house on the property and is accessed directly from Lakeshore Road via a horseshoe shaped driveway with two access points on Lakeshore Road. There is a row of immature Fir trees that separates the driveway from the road forming a visual buffer.

The house is located at less than the 40 feet minimum front setback, though a comfort letter dated June 15, 1977 acknowledges that the setback is only 19.9 feet and indicates that the regional district would take no action at that time. The proposed garage location would be built over-top of an existing concrete pad. The house appears to have been built prior to 1972, prior to the zoning bylaw which would consider this house legal non-conforming. At one time there was a carport, but it appears to have been torn down at an unknown date. The legal survey from 1977 depicted the outline of a carport. The shoreline portion of the lot across Lakeshore Road is undeveloped and consists mainly of Alder and Maple saplings. No dock is associated with this lot.

There are no other structures on this property other than the single family dwelling. The adjacent properties are developed with single family dwellings and have docks on the lake.

- ii. **Services:**

- a) **Sewage Disposal:** On-site sewage disposal. There is a septic field on the rear of the property located behind the house, which excludes this area from being a potential garage location.
- b) **Water Supply:** The house draws drinking water from Sproat Lake.
- c) **Fire Protection:** Sproat Lake Volunteer Fire Department.
- d) **Access:** The house is adjacent to Lakeshore Road and is accessed directly from this road. Due to the location of the septic system behind the dwelling there is no other feasible area to build a garage.

- iii. **Existing Planning Policies Affecting the Site**

- A. **Agricultural Land Reserve:** Not within the ALR.
- B. **Official Community Plan:** The Sproat Lake Official Community Plan designates this property as "Residential 1". This designation supports single family residential development.

C. **Zoning:** The property is zoned Acreage Residential (RA1) District.

RA1 District Accessory Building

Setbacks require:

Minimum Lot Area:	18,000 ft ²
Minimum Lot Width:	90 feet
Minimum Setbacks:	
Front:	40 feet
Rear:	3 feet
Side:	3 feet
Maximum Bldg. Height:	12 feet

The owner has applied for a development variance to resolve the front setback. The required front setback is 40 feet and the garage is proposed to be sited 19.95 feet from the road.

In addition to the front yard setbacks, section 6.2(4)(a) of the ACRD Zoning Bylaw requires that no building shall be constructed within 7.62 metres (25 feet) of the natural boundary of a lake. The proposed garage will meet and exceed these requirements.

Comments:

1. This development variance is required to resolve the front setback and allow the building permit to be issued for the proposed garage.
2. Staff feels that this development variance application has some merit given that the garage will be built on top of an existing concrete pad adjacent to the house, and that the location of the septic field and topography of the property do not allow for the garage to be built any further into the rear yard.
3. The proposed construction is a permitted use in the RA1 District however variances are required to permit the proposed siting of the garage in the front yard.

Prepared by:

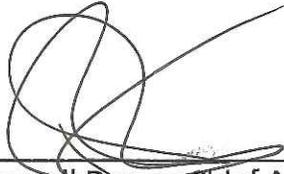


Heather Dunn, Jr Planner/Bylaw Enforcement Officer

Michael King

Reviewed by:

Mike Irg, Manager of Planning & Development



Russell Dyson, Chief Administrative Officer

R.N. ACRES, B.C.L.S.,
RES. PHONE - 250-752-5718.
e-mail address - racres@shawbiz.ca

PROPOSED BUILDING LOCATION

4710 ROGER STREET,
PORT ALBERNI, B.C.
V9Y 3Z2

D.M. POLLOCK LAND SURVEYING LTD.,
D.M. POLLOCK, B.A., B.C.L.S.
RES. PHONE - 250-723-7760.
e-mail address - apbcls@shaw.ca

ACRES+POLLOCK

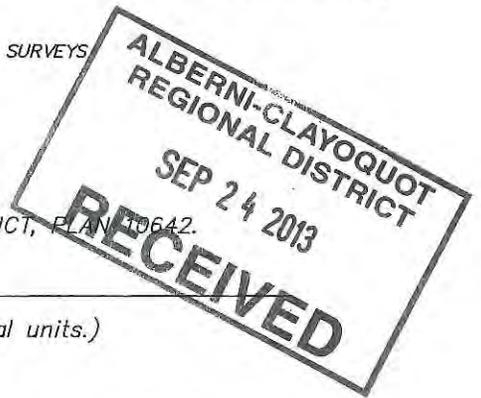
250-723-5412 (phone)
250-723-1500 (fax)

BRITISH COLUMBIA LAND SURVEYORS

SUB-DIVISION DESIGN

LEGAL, TOPOGRAPHICAL, RIGHT-OF-WAY AND FORESHORE SURVEYS

MR. JOEL SALMON,
J. SALMON CONTRACTING LTD.,
PORT ALBERNI, B.C.,



DEAR SIR:

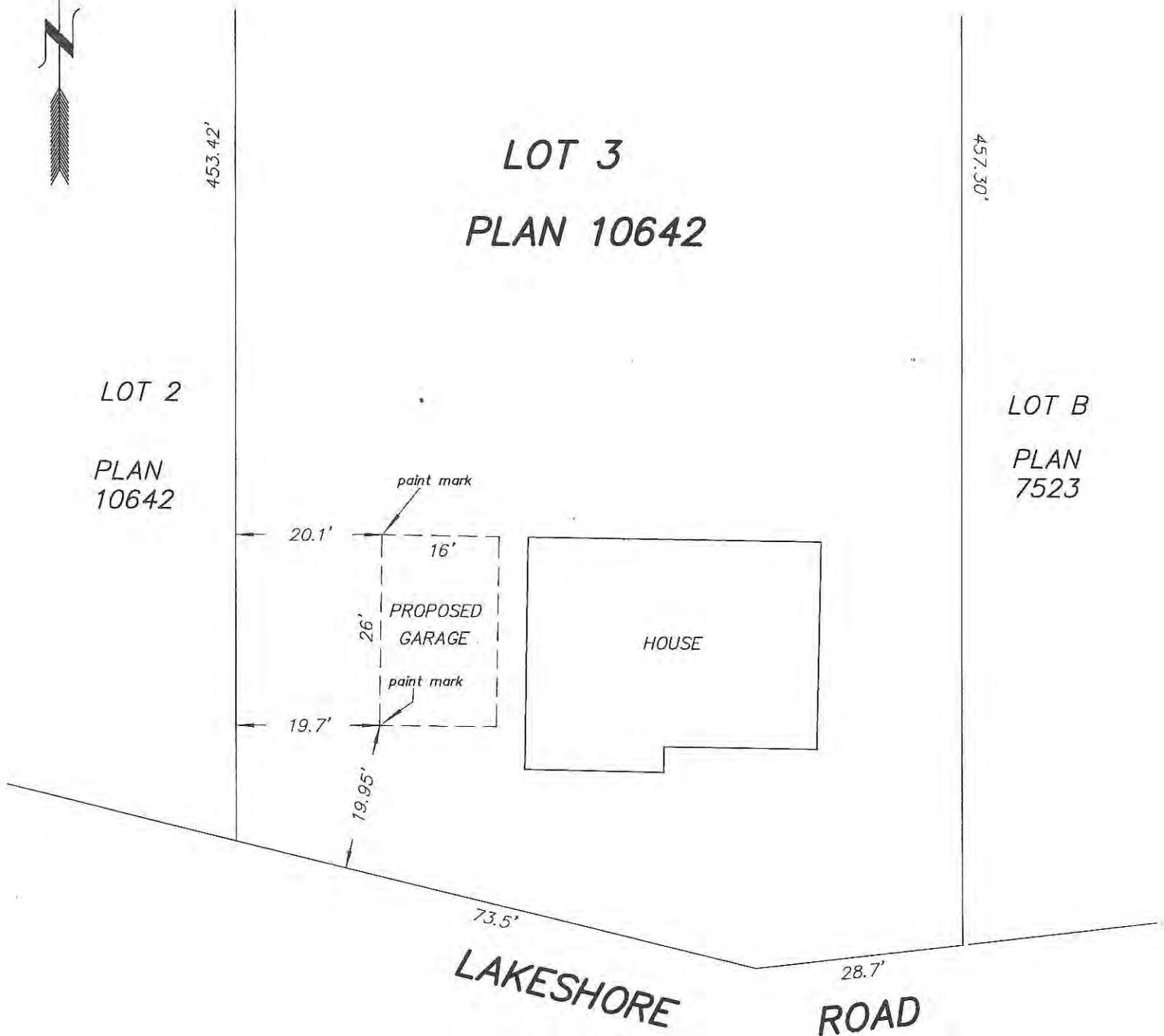
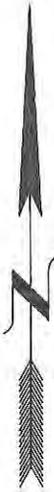
RE: PROPOSED BUILDING ON LOT 3, DL. 204, ALBERNI DISTRICT, PLAN 10642.
10449 LAKESHORE ROAD. (WALE)
OUR FILE NO. :- 16,105. PID - 002-422-093

SCALE: - 1" = 20' (All dimensions are in imperial units.)

0 25 50



NOTE: - The measurements shown are the shortest distances between the PROPOSED FOUNDATION of the building and the adjacent boundaries of the parcel. Parcel dimensions are derived from Plan 10642.



© 2013 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

CERTIFIED CORRECT THIS 17TH DAY OF SEPTEMBER, 2013.

[Signature] B.C.L.S.

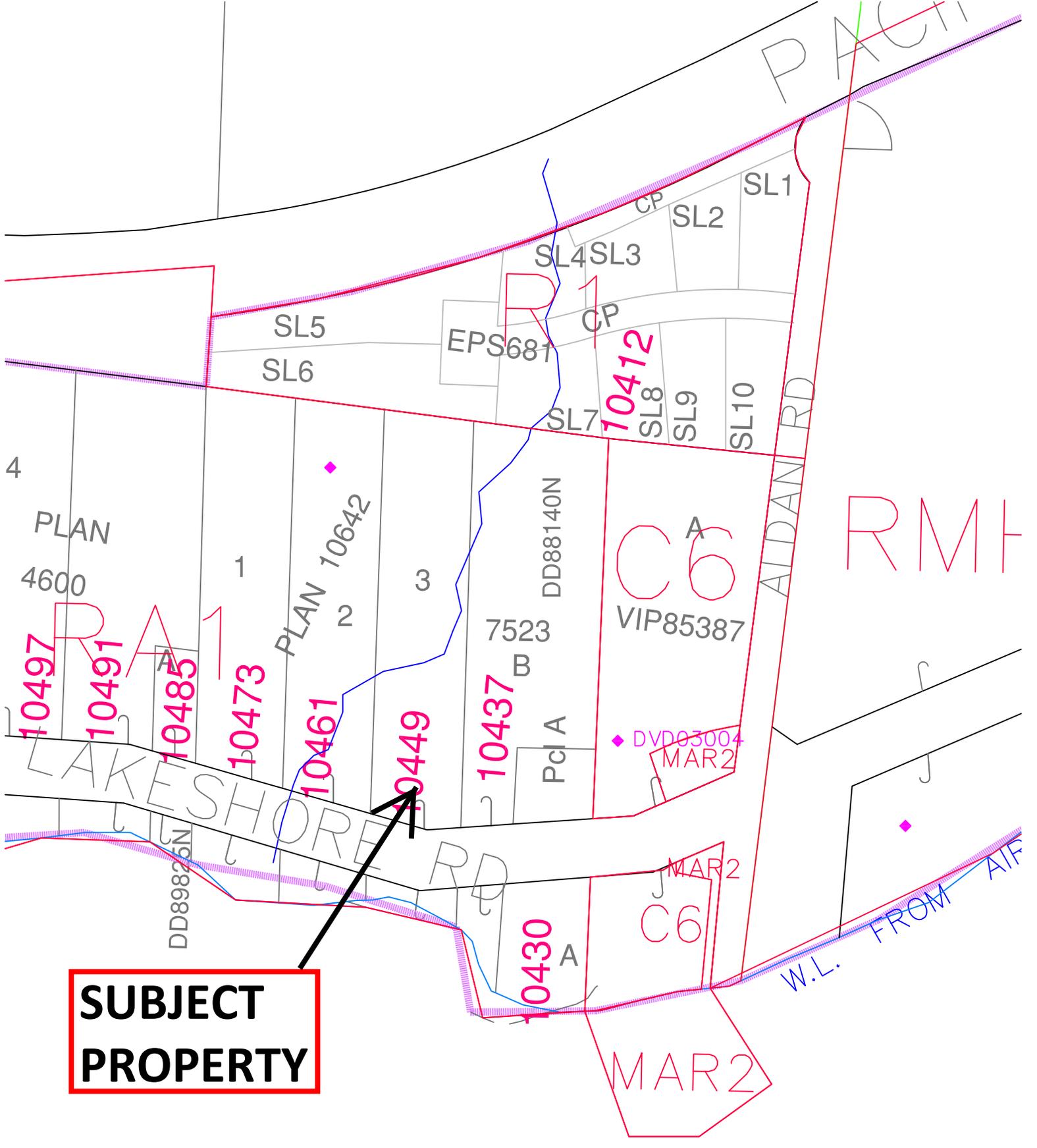
NOTE: - This Plan was prepared for mortgage purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above and shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or taken based on this document.



JSalmonContractingltd@shaw.ca

Application for variance is to allow for the construction of a 16' x 26' garage on the proposed property. The back of the garage will be in line with the existing dwelling unit. Proposed 10' wall height and matching roof pitch approx. 4/12. The proposed garage will be closer than the 40' frontage setback, but greater than the 3' side minimum.





**SUBJECT
PROPERTY**



MEMORANDUM

To: Board of Directors

From: Andy Daniel, Manager of Environmental Services

Date: October 18, 2013

Subject: Backhoe Costs

At the October 9th, 2013 Board meeting the Directors requested a report on the expenses for the backhoe that is currently being used by the Beaver Creek Water Service (BCWS).

The Long Beach Airport (LBA) has a 1972 John Deere backhoe which was relocated to the Alberni Valley to provide service for the BCWS and Beaver Creek Parks (BC Parks) and has been utilized for the following functions:

- Stone Replacement to close off ATV access
- Log Removal
- Leveling of the horse ring
- Ditching around culverts
- Re-installation of sign posts
- Shop clean up and stump removal
- Clean up of brush around hydrants
- Off loading of hydrant
- Moved heavy valves
- Loaded dump truck during water main break

To date, the cost of upgrading the backhoe for safe and road worthy operation is \$7,438. A rate of \$35 /hr has been determined to be market value and is applied when in use. To date this represents charges of:

- BC Parks \$1,120
- BCWS \$2,080

The intention of the relocation was for a cost effective solution with greater flexibility, however the repairs have been beyond expectation. The functionality and safety of the backhoe will be evaluated and its future determined. The LBA will continue to retain this asset and associated costs, while the service area that utilizes the asset will pay the hourly charge out rate for its use. It is anticipated that the full cost of the upgrades will be recovered through further use in the next fiscal year.



Submitted by: _____
Andy Daniel, Manager of Environmental Services



Approved by: _____
Russell Dyson, Chief Administrative Officer

Alberni-Clayoquot Regional District
Staff Action Items by Department and Date
Update to the Board of Directors as of October 18, 2013

#	Date	Action Item	Assigned to	Target Date/Update
Administration Department				
1.	Jan. 23/13 WC Comm	Explore with the Yuułuʔiłʔatḥ Government possible participation in the South Long Beach Multi Purpose Bike Path in the future	Russell	Letter sent
2.	Feb. 27 th Board	Conduct discussions with the City of Port Alberni regarding a regional approach to Alberni Valley water supply and consult with residents of Beaver Creek regarding options and plans for the water system	Andy/ Russell	Beaver Creek Public Meeting – November 4 th
3.	April 10 WC Committee	Arrange a meeting with Chris Bird, President and representatives of the Long Beach Recreation Cooperative	Russell	Done – Oct. 16 th
4.	July 10 th Board	Contact and work with the Nuu-chah-nulth Tribal Council, the Port Alberni Friendship Centre and Reconciliation Canada to develop short term response for Reconciliation Canada events scheduled for Vancouver September 18-22, 2013 at the same time as the UBCM Conference and to develop a long term plan	Russell	Board direction required following Oct. 11 th Planning Session
5.	July 24 th Board	Forward a letter to Mr. Johnathan Tilly, Ministry of Transportation and Emcon Services to expressing concerns with the lack of maintenance of roads in the region and invite them to make a presentation to the ACRD Board	Wendy	Joint presentation – November 13 th
6.	Sept. 25 th Board	Invite a representative of the Island Corridor Foundation to meet with the ACRD Board and provide an update	Wendy	Invitation sent – arranging meeting
7.	Sept. 25 th AV Comm.	The AV Committee recommend that the Alberni-Clayoquot Regional District Board of Directors take the Sproat Lake Marine Patrol Program to referendum during the 2014 general election and reduce the requisition for the proposed service to \$30,000 – Prepare a report to the Board	Wendy	November 13 th Board Agenda
8.	Sept. 25 th AV Comm	Prepare a report to the Board with recommendations from the AV Committee – Committee agreed to terms for interim water supply for Beaver Creek from the City of Port Alberni and proceeding with a Regional water supply for the Alberni Valley	Russell	November 13 th Board Agenda
9.	Oct. 9 th Board	Send a letter to the Alberni Valley Regatta Association supporting their use of the Sproat Lake Park for a Regatta event on the third weekend of August each year	Wendy	Done

#	Date	Action Item	Assigned to	Target Date/Update
10.	Oct. 9 th Board	The Request for Decision regarding Tsunami Warning System was referred to the Alberni Valley Committee for discussion and consideration	Wendy	Referred to next AV Committee Meeting
11.	Oct. 9 th Board	The Board of Directors gave 3 readings to Bylaw E1052-1, cited as Beaver Creek Fire Protection Service Area Amendment, 2013 – Forward the Bylaw for Inspector Approval	Wendy	Inspector Approval not required – Oct 23 rd Board Agenda
Finance Department				
12.	July 24 th Board	Invite a representative of the Municipal Pension Plan to meet with the Board	Teri	Awaiting information from MPP
13.	Oct. 9 th Board	Bylaw F1104, 2014 Tax Exemption Bylaw was referred back to staff with the following instructions: a. Separate the Long Beach Golf Club and Alberni Golf Club into two separate Bylaws, and; b. Refer the Long Beach Golf Club 2014 Tax Exemption Bylaw to the West Coast Committee for discussion, c. Both Bylaws be placed on the October 23, 2013 ACRD Board agenda for consideration	Teri	Both Bylaws on Oct. 23 rd Board Agenda
Environmental Services Department				
14.	Apr. 8/10 WC	Work with Parks Canada on the landfill road agreement	Russell	In Progress
15.	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	Discussed with TFN – Oct. 16 th Meeting - Done
16.	May 11/11 AV Comm	Investigate with the Tseshaht First Nation possible resource recovery at the AV Landfill	Andy/ Russell	In Progress
17.	June 13/12 BD	Develop a plan for appropriate use of the funds on the Log Train Trail from the Arrowsmith Radical Runners	Andy	Increased signage requested – for discussion next Log Train Trail Adv. Mtg
18.	Oct. 10/12 Board	Work with the Air Quality council to develop a draft valley wide woodstove bylaw based on the City of Port Alberni's bylaw following receipt by the Board of Directors a joint APC meeting will be called to review the proposal	Andy	In progress
19.	Feb. 6/13 AV & Bamfield	ACRD's Engineer to prepare a report on the Landfill Gas Management Program and feasibility of the program within the AV Landfill	Andy	Preparing

#	Date	Action Item	Assigned to	Target Date/Update
20.	May 22 nd Board	Obtain quotes for a GPS for the AV Airport and confer with the Port Authority to participate and contribute	Mark	In progress
21.	August 14 AV Comm	Organize a meeting with Tseshaht First Nation to discuss and tour the AV Landfill	Russell	Meeting Oct. 23 rd
22.	August 14 AV Comm	Prepare Berry and Vale 1 year Contract Extension	Andy	Completed
23.	August 14 AV Comm	Prepare the information and background intended for an AV Landfill RFP process with a minimum of a 5 year operating agreement	Andy	In Progress
24.	Sept. 11 th Board	The Alberni-Clayoquot Regional District Board of Directors awarded the Beaver Creek Road Water main tender to IWC Excavating Ltd. in the amount of \$64,229.96 including GST - Award contract	Andy	Work in progress
25.	Sept. 11 th Board	The ACRD Board passed a resolution to accept the financial incentives offered by Multi Material British Columbia (MMBC) for curbside collection, recycling depot service, resident education and service administration for the Alberni Valley, Bamfield, Beaver Creek and West Coast for a five (5) year period commencing May 19 th , 2014 – Proceed to next steps in the program	Andy	Application completed
26.	Sept. 25 th Board	The Board of Directors grant a one year contract extension to Berry and Vale Contracting to manage the AV Landfill – Extend Contract	Andy	Done
27.	Sept. 25 th Board	The Board of Directors directed staff to apply for a 30 year Crown Land Tenure for a portion of the Bamfield Inlet near Burlo Island in order to install a water line to provide water service to West Bamfield – Submit application	Andy	Application submitted
28.	Sept. 25 th Board	The GPS/WASS system for the Alberni Valley Regional Airport be referred to 2014 budget discussions and staff be instructed to investigate partnerships and report back to the Alberni Valley Committee	Andy	In Progress
29.	Oct. 9 th Board	The Board of Directors passed a resolution directing Staff to present the Beaver Creek Water Service Vancouver Island Health Authority 4-3-2-1 Implementation Strategy to the residents of Beaver Creek for input in advance of its adoption and submission to VIHA	Andy	Nov. 4 th

#	Date	Action Item	Assigned to	Target Date/Update
30.	Oct. 9 th Board	The Board of Directors of the Alberni-Clayoquot Regional District (ACRD) authorize the continued use of the leaking concrete Kitsuksis Reservoir to alleviate potential boil water advisories until the new Strick Road Pump Station is completed as scheduled in January 2014	Andy	Authorized
31.	Oct. 9 th Board	The Board of Directors approved the Millstream/Ucluelet Emergency Connection and Water Main Upgrade Project – Proceed with the project	Andy	Scheduled for Spring 2014
32.	Oct. 16 th WC Comm	Implement water charges for the Long Beach Recreation Cooperative for the Long Beach Golf Club property in 2013 and provide a lease agreement to be implemented by Jan. 1, 2014	Andy	In Progress
PLANNING DEPARTMENT				
33.	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
34.	June 1/09	Bamfield OCP Review	Mike	Nov. APC Meeting
35.	n/a	Airport Zone Bylaw – Long Beach Airport	Mike	Ongoing
36.	n/a	Sproat Lake OCP Review	Mike	Sent to Referral Agencies, Public Hearing in Nov.
37.	Apr. 27/11 BD	The Board adopted the Alberni Valley Agriculture Plan – Develop report identifying ACRD actions and resources needed	Mike	Working with Agricultural Development Committee
38.	April 11/12 BD	Apply to the Ministry of Transportation for a permit to construct the dock at the west end of Nuthatch Road & to Ministry of Forests for foreshore tenure	Mike	Application sent to Ministry of Transportation and Ministry of Forests
39.	April 10 WC Committee	Arrange a meeting with TFN regarding outstanding issues with regards to water and zoning of airport lands	Mike	Met Oct. 16 th
40.	July 11/12 Board	The Board passed a resolution instructing staff to investigate grant opportunities for trail construction in Bamfield and explore partnership with the Huu-ay-aht First Nation – Investigate	Mike	Investigating Grants
41.	Nov. 14/12 Board	The Board referred the Bamfield Community Hall Society's request to approve & support their proposal to build a new hall to staff to review the request and provide a recommendation, following consultation with the Society, on the role of the ACRD	Mike	Working with Hall Society

#	Date	Action Item	Assigned to	Target Date/Update
42.	Nov. 14/12 Board	Investigate and explore options and implications related to taking over the West Bamfield public port facility from Transport Canada	Mike	Investigating
43.	March 13 th Board	Arrange a meeting with the Ministry of Environment, Ministry of Transportation, District of Ucluelet and Yuułu?it?atł First Nation to discuss access, safety and broader land use policies applying to the junction property	Mike	Arranging Meeting
44.	May 15 th AV Comm	Refer the agricultural priorities raised by the City Economic Development Manager to the Agricultural Development Comm. to identify recommendations for the Alberni Valley	Mike	Next ADC Meeting
45.	June 26 th Board	Forward letter to the City of North Vancouver supporting their resolution submission to UBCM regarding Genetically Engineered Free Zone and refer to the Ag. Development Comm. for input	Mike	Working with ADC
46.	July 24 th Board	The Board of Directors instructed staff to work with the Central West Coast Forest Society to investigate funding for the assessment and restoration of the Willowbrae Creek system	Mike	Ongoing
47.	August 28 Board	Chair authorized to attend the Vancouver Island Trails Network Conference in Courtenay On October 26	Mike	Chair registered to attend
48.	August 28 Board	Enquire with the province about consolidating small parcels on Crown Lands	Mike	Investigating
49.	Sept. 11 th Board	Prepare a letter to the Minister of Transportation and Infrastructure, requesting the Ministry implements a permit system for Billboards within 300 meters of a Controlled Access Highway	Mike	Drafting
50.	Oct. 9 th Board	The Board of Directors passed a resolution to inform the owners of Arrowvale Campground that the ACRD is not prepared to establish a pump and haul sewage collection service when other options for sewage disposal exist	Mike	Done – Preparing letter to property owners

#	Date	Action Item	Assigned to	Target Date/Update
51.	Oct. 9 th Board	<p>The Board of Directors passed a resolution directing staff to proceed with preparing an amendment to the Regional District of Alberni-Clayoquot Zoning By-law No. 15 as follows:</p> <p>a) Add the following text to Section 3 Definitions: "Medical Marihuana Facility means a building or structure, approved and licensed by Health Canada, for the production, growing and incidental processing of medical marihuana, but specifically excluding storefront or retail outlet distribution of medical marihuana."</p> <p>b) Include Medical Marihuana Facilities as a permitted use in the Small Holdings (A1) District, Rural (A2) District, Forest Rural (A3) District, Forest Reserve (A4) District and Industrial Park (M1) District</p>	Mike	Drafting bylaw amendments

Issued: October 18, 2013



	2013 YEAR TO DATE ACTUAL	2013 ANNUAL BUDGET	PERCENTAGE OF BUDGET
<u>REVENUE</u>			
Tax requisition	\$ 3,678,016	\$ 3,678,025	100.00%
Parcel taxes	881,179	881,655	99.95%
Grants in lieu of taxes	79,988	30,400	263.12%
Services provided to other governments	56,713	292,493	19.39%
Sale of services	2,841,340	3,398,800	83.60%
Other revenue	184,181	142,600	129.16%
Grants from other sources	571,422	2,205,483	25.91%
Surplus (deficit) from prior years	1,778,369	1,776,271	100.12%
Committed surplus from prior year	2,493,083	2,494,032	99.96%
Transfers between services	551,685	1,719,810	32.08%
	<hr/>		
SUBTOTAL	13,115,976	16,619,569	78.92%
<i>Transfers from Municipalities for</i>			
Municipal Finance Authority	\$ 409,574	\$ 648,591	63.15%
	<hr/>		
TOTAL REVENUE	\$ 13,525,550	\$ 17,268,160	78.33%
	<hr/>		

EXPENDITURES	2013 YEAR TO DATE ACTUAL	2013 ANNUAL BUDGET	PERCENTAGE OF BUDGET
All Members			
E911 Telephone System	263,945	266,000	99.23%
General Government Services	803,730	1,112,100	72.27%
Health Network	100,489	294,500	34.12%
Regional Parks	13,139	50,315	26.11%
Regional Planning	78,001	156,000	50.00%
Electoral Area's			
Building Inspection	228,161	260,000	87.75%
Electoral Area Administration	499,631	1,983,951	25.18%
Mgmt of Development - Rural Areas	192,378	372,000	51.71%
Vancouver Island Regional Library	283,215	378,000	74.92%
Alberni Valley			
Alberni Valley Emergency Planning	54,280	112,200	48.38%
Alberni Valley & Bamfield Waste Mgmt	1,752,026	2,482,200	70.58%
Alberni Valley Regional Airport	130,502	155,000	84.19%
Alberni Valley Water Study	-	10,750	0.00%
Custom Transit	299,096	443,000	67.52%
West Coast			
Long Beach Airport	360,279	1,861,234	19.36%
West Coast Emergency Planning	12,197	14,771	82.57%
West Coast Waste Mgmt	661,424	908,200	72.83%
City of Port Alberni			
Port Alberni Arena	58,915	237,550	24.80%
Bamfield			
Bamfield Community Park	6,060	6,100	99.34%
Bamfield Volunteer Fire Dept	107,882	118,293	91.20%
Bamfield Water System	147,507	675,512	21.84%
Beaufort			
Mountain Ranch Rd Fire Protection	2,592	2,617	99.04%
Long Beach			
Millstream Water System	40,872	151,860	26.91%
Salmon Beach Garbage	12,040	25,150	47.87%
Salmon Beach Power Distribution	15,347	74,496	20.60%
Salmon Beach Recreation	14,766	35,450	41.65%
Salmon Beach Security	25,762	53,750	47.93%
Salmon Beach Sewage	69,047	62,850	109.86%
Salmon Beach Transportation	89,574	154,600	57.94%
Salmon Beach Water	9,887	14,050	70.37%
South Long Beach Bike Path	7,075	7,200	98.26%
South Long Beach Community Park	-	7,500	0.00%
South Long Beach Fire Protection	14,050	14,000	100.36%
South Long Beach Street Lighting	525	810	64.81%
Sproat Lake			
Sproat Lake Animal Control	321	3,100	10.35%
Sproat Lake Arena	31,611	32,136	98.37%
Sproat Lake Community Park	49,541	166,863	29.69%
Sproat Lake Noise Control	33,649	33,000	101.97%
Sproat Lake Volunteer Fire Department	108,737	427,466	25.44%
Beaver Creek			
Arvay Rd Street Lighting	824	1,300	63.38%
Beaver Creek Animal Control	321	3,000	10.70%
Beaver Creek Community Park	1,863	10,100	18.45%
Beaver Creek Arena	24,210	24,735	97.88%
Beaver Creek Noise Control	321	2,100	15.29%
Beaver Creek Volunteer Fire Department	194,813	247,800	78.62%
Beaver Creek Water System	1,185,692	2,016,974	58.79%
Granville Rd Fire Protection	1,216	1,241	97.99%
Cherry Creek			
Cherry Creek Arena	20,129	20,654	97.46%
Cherry Creek Noise Control	320	2,100	15.24%
Franklin River Rd Fire Protection	7,038	11,100	63.41%
Grants-in-Aid	268,078	330,742	81.05%
	6,795,613	15,836,420	42.91%
Transfers to Municipal Finance Authority on behalf of the Municipalities	409,574	648,591	63.15%
	\$ 7,205,187	\$ 16,485,011	43.71%



MEMORANDUM

To: Board of Directors
From: Teri Fong, CGA, Manager of Finance
Date: October 18, 2013
Subject: UBCM Convention Costs

At the October 9th Board meeting Directors requested a report on the cost of the 2013 Union of BC Municipalities Convention that was held in Vancouver during the week of September 16-20th. Six directors and one staff member attended directly from the Regional District and the total cost for registration, indemnities, travel and accommodation was approximately \$16,000.00.

Submitted by: 
Teri Fong, CGA, Manager of Finance

Approved by: 
Russell Dyson, Chief Administrative Officer

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT
SEPTEMBER, 2013**

BUILDING TYPE	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family					1	46,843	1	90,000			1	250,000	3	386,843
Mobile Homes													0	0
Multi-Family													0	0
Adds&Rens					1	8,000					1	7,000	2	15,000
Commercial													0	0
Institutional													0	0
Industrial											1	200,000	1	200,000
Miscellenaous									1	5,750	1	30,000	2	35,750
Totals	0	0	0	0	2	54,843	1	90,000	1	5,750	4	487,000	8	637,593

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT
SEPTEMBER, 2013 TO DATE**

BUILDING TYPE	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family	0	0	1	260,000	4	339,370	5	1,215,318	2	800,000	2	528,264	14	3,142,952
Mobile Homes	0	0	0	0	0	0	1	2,500	2	20,000	1	10,000	4	32,500
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adds&Rens	0	0	1	50,000	3	22,000	5	633,000	2	138,000	6	82,500	17	925,500
Commercial	0	0	0	0	0	0	2	1,600,000	0	0	0	0	2	1,600,000
Institutional	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	1	200,000	1	200,000
Miscellenaous	0	0	0	0	1	5,000	7	148,214	13	380,082	5	132,331	26	665,627
Totals	0	0	2	310,000	8	366,370	20	3,599,032	19	1,338,082	15	953,095	64	6,566,579

	BAMFIELD	BEAUFORT/ BEAVER CREEK	LONG BEACH	SPROAT LAKE	CHERRY CREEK	TOTAL	YTD TOTAL
WOODSTOVE INSPECTIONS		2		4	6	12	60

	YEAR TO DATE		TOTAL YEAR			YEAR TO DATE		TOTAL YEAR	
2012	73	6,839,690	92	9,011,700					
2011	102	8,156,498	120	9,221,498					
2010	134	20,139,833	149	21,524,170					
2009	63	6,581,912	123	11,302,380	1999	37	1,805,788	80	3,348,092
2008	73	9,556,826	147	22,682,130	1998	41	1,650,426	75	3,320,890
2007	73	7,016,424	163	15,007,877	1997	48	2,779,466	104	10,025,166
2006	84	7,663,595	161	15,909,705	1996	69	5,542,700	128	9,050,554
2005	74	8,278,645	138	12,962,379	1995	61	5,910,000	116	9,641,300
2004	77	6,842,554	133	11,036,854	1994	92	6,327,000	151	7,915,500
2003	37	3,671,688	97	6,925,356	1993	82	5,774,000	167	10,864,000
2002	42	1,754,970	76	2,986,134	1992	87	5,660,000	173	11,192,500
2001	40	3,734,396	89	5,790,126	1991	57	3,115,520	126	7,155,120
2000	43	2,009,157	88	4,095,339	1990	53	5,240,500	118	6,323,900

ALBERNI VALLEY CHAMBER OF COMMERCE

BOARD OF DIRECTOR'S MEETING

THURSDAY, October 17/13

MINUTES

CALL TO ORDER: Teresa called the meeting to order at 7:02am

IN ATTENDANCE:

- Kim Heeks, Bill Collette, Les Toth, Gord Groves, Kris Patterson, Bob Kanngiesser, Charlene Patterson, Mark Aussem, Deb Haggard, Cindy Solda, Peter Wienold, Teresa Bird, Jonathan Cross
- Regrets: Kevin Wright, Neil Malbon, Jan Lavertu, Cherie Williams, Matei Mateias, Pat Deakin, David McCormick, Jan Lavertu
- Absent: Matt Williamson, Knox Coupland,

ACCEPTANCE OF AGENDA with addition "CONFLICT OF INTEREST" Bob

- **MOTION:** Peter/Kim "TO ACCEPT THE AGENDA." CARRIED

ACCEPTANCE OF MINUTES: -

- **MOTION:** Peter/Les "TO ACCEPT THE MINUTES OF September 19th" CARRIED.

OLD BUSINESS:

- **TOURISM TOFINO:** Bill summarized the most recent correspondence with Tourism Tofino confirming their agreement to lease up to 20 square feet within the building for their marketing of the Tofino region. Fee of \$6,000.00 for 2014 plus an additional \$5640.00 guaranteed by Tourism Tofino for a minimum of 40 Full Chamber Memberships. Fees to be provided by January 15, 2014.
- **AHTSIK GALLERY:** Bill confirmed that he'd met with Gordon Dick on site to review potential options for his sign request. Subsequent to that Gordon has advised that he gratefully declines the offer and instead plans to invoice the C of C for the disputed \$4,000.00. Bill in turn advised Gordon that the C of C does not have the current ability to pay that invoice and in turn an agreement in principal was achieved to pay monthly starting in January, 2014 (\$333.33 per month). Charlene asked about a Sign Committee meeting to which Teresa responded that not enough members were available and that

we were obligated to satisfy Mr. Dick's request. After further deliberation it was agreed that we owed Mr. Dick the courtesy of adhering to the original agreement. Jonathan did suggest that there should be a clause in our policy booklet outlining procedure with Contra arrangements. Teresa responded that we will move the discussion on Contra matters to the Finance Committee.

- **MOTION: "WE PAY MR. DICK BASED ON THE AGREED UPON TERMS"**
Peter/Les. CARRIED
 - **ACTION: Move Contra matters to the Finance Committee for their review and recommendations.**

HST/GST REVIEW: Bill summarized the present status of the HST/GST recovery application. Confirmed that a plan is in action through DSCP to complete the paperwork and finalize the application. While not guaranteed DSCP did respond in writing, via email, that a potential refund of ~ \$58,000.00 was possible. Expected time frame of anywhere from 6 weeks to 6 months for monies to be in our hands.

INVEST ALBERNI: Teresa updated the board on the Invest Alberni Magazine showing the product to everyone. She indicated that the future of the project was unknown to which Cindy responded that it is used widely by herself and others within the City. Pat Deakin uses a different version, mostly on line, but there is a desire to keep up with the hard copy presentation for potential investors. Jonathan noted that the current edition has a full page dedicated to the West Coast Trail yet nothing about the Steam Train. This was realized as an opportunity for the next publication.

STRATEGY PLAN: Teresa thanked those Directors who committed to the two night exercise citing that it was a very good process. Many goals from the previous version were updated and others added. The Plan has four primary parts including MEMBERSHIP, RELEVANCY, FINANCE & ADVOCACY. Some goals already achieved including the formation of a new SHOP ALBERNI program dubbed 24 DAYS OF CHRISTMAS.

- **MOTION: TO ACCEPT THE STRATEGY PLAN Bob/Kris CARRIED**

NEW BUSINESS:

- **UPTOWN REVITALIZATION BY-LAW:** Bob summarized the By-Law and the review of it by the Civic Affairs Committee. Indicated to the group that they had two letter options to consider which were more or less saying the same thing except that the second version did not specifically mention HARBOUR QUAY as an exclusion to the tax incentives. Jonathan added that members of the committee spent lots of time on this

and that basically four themes came about from the discussions including: Market need, City Lands, Prime Real Estate & Site Specific – Liquor, Gas Stations, (Nightclubs – not mentioned). He also commented that this was an opportunity for the Chamber to develop its Relevance by crafting a properly worded letter. He then suggested that a small committee be struck to finalize the letter since the Civic Affairs Committee had presented their views and opinions accurately. To the question of “who asked for the Bylaw” Bob responded that Council has the right and obligation to draft bylaws. Some questions on why the change from the earlier concept to which Cindy confirmed that Government policy changes gave the local jurisdictions more leverage in tax revitalization programs. The idea is to find ways to attract Big Business to the area. Jonathan added that the bylaw is well intentioned but carries the risk of seeing business relocate from one area of town to another simply to gain tax relief. Jonathan ended the conversation with a special ‘thanks’ to Bob for leading the Civic Affairs committee on this project.

- **MOTION:** Bob/Kim **ACCEPT THE SECOND VERSION OF THE LETTER WITH AMENDMENTS PER THREE PERSON COMMITTEE – BOB, JONATHAN, TERESA. CARRIED**
 - **ACTION:** Bob, Teresa, Jonathan to meet on Friday, October 18th to develop the amendments
 - **ACTION:** Bill to contact the city requesting time for Bob to speak on behalf of the Chamber on this Bylaw.
- **DRAFT BUILDINGS BYLAW:** Bob advised the board of this bylaw indicating that most recent attention has been paid to the UPTOWN REVITALIZATION BYLAW. Still he had time to review it and in general felt it to be reasonable in presentation. The only word or clause he felt was questionable was the reference to “actively...” with respect to repairs etc. He suggested that use of that word could be problematic since it would be tough to determine or confirm whether a property owner was in fact ‘active’ in this regard. Cindy confirmed that she’s been pushing for this for years and she agreed with the concern on the ‘active’ clause.
 - **MOTION:** Bob/Les **SEND BOB’S LETTER REFERENCING CONCERNS ABOUT THE WORD “ACTIVELY.” CARRIED**
- **BC FERRIES CONSULTATION LETTER:** Bill advised the board of the request from the Victoria Chamber of Commerce to write a similar letter to the Minister of Transportation suggesting that no further public consultation occur until such time as an action plan is in place with regard to BC Ferries matters. Cindy confirmed that the Regional Districts have all been invited to present their opinions and concerns to the Minister. The government, including the Premier herself, are very aware of the

problems with BC Ferries and consider it as a major priority. Jonathan indicated that he's not aware of any consultation request and he suggested that we not write the letter and instead we should support further consultation with the public.

- **MOTION:** Jonathan/Charlene **THAT WE NOT WRITE THE LETTER.**

CARRIED

- **CHINA TRIP:** Les gave a detailed report on the recent China trip offered through the Kelowna Chamber of Commerce in partnership with CITSLINC out of California. Les was very complimentary of the trip other than some levels of planning and organization in the early stages.
- **FUTURE TRIPS:** Bill advised the board that COLLETTE VACATIONS out of the Eastern USA also do trips like this and in fact they just finished one that 8 people from Port Alberni, through the Chamber of Commerce, participated in, including Mike Carter. Mike reported very favourably as well and through that trip the Chamber earned a commission of \$1600.00 (8 X \$200.00). Teresa then asked that Bill provide the board with a full summary of how these plans work and what they can do for the Chamber of Commerce.
 - **ACTION:** Bill to provide the report to the board
- **REPORTS:**
 - **PRESIDENTS REPORT:** As submitted.
 - **EXECUTIVE DIRECTORS REPORT:** As submitted. Charlene commented about the amendments to the Standard Operating Procedures suggesting that when 'No Sales' occur we still have to complete a Cash Out.
 - **TREASURERS REPORT:** As submitted
- **COMMITTEE REPORTS:**
 - **BUSINESS COMMITTEE:** As submitted. Teresa commented further on this that the 24 Days of Christmas has been started and that we've achieved a total of 13 Gift Certificates thus far. Charlene wondered why this had already occurred prior to the program being presented to the board for approval. Discussion on this occurred suggesting that procedure was not adequately followed.
 - **SIGNAGE TASKFORCE:** No report
 - **TRANSPORTATION COMMITTEE:** No report

- **YOUNG PROFESSIONALS:** No report, no representative
- **JUNIOR ACHIEVEMENT:** No report
- **MEMBERSHIP:** As submitted. Meeting to occur next week, likely Tuesday evening per request of committee members.
- **CIVIC AFFAIRS:** As submitted
- **PAPA:** No report
- **UPTOWN MERCHANTS ASSOCIATION:** No report
- **ECONOMIC DEVELOPMENT:** No report
- **ALBERNI VALLEY TOURISM:** Jonathan spoke of the recent success with the Tourism VI Conference reminding all that we are fully capable of handling large conferences in Port Alberni. Also expressed that we need to expand beyond the current 12 weeks of summer activity with a focus to get into this type of marketing. Confirmed that the four hotels involved in AVT have voluntarily collected \$125,000. Over the last two years including \$65,000. This year. That money is spent in promoting the community through outside opportunities alongside other contributing partners thus the overall spend is double.

- **MOTION: Peter/Charlene: TO ACCEPT THE REPORTS. CARRIED**

CONFLICT OF INTEREST: Bob brought up the fact that we don't appear to have anything in our policies and procedures surrounding conflict of interest. Teresa asked that we move this topic to our next meeting for a more thorough review.

- **MOTION: Kris/Gord: Adjourn. CARRIED**

DATES TO REMEMBER:

- Networking Dinner Meeting, WEDNESDAY, October 23 5:30pm MV Francis Barkley; Guest Speakers: Shanna Wilson – Fortis BC, Darrell Goertzen – Venture Connect, Fred Chinn – Catalyst
- Executive Meeting: November 19 @ 10:00am
- Board Meeting: November 21 @ 7:00am
- Networking Dinner Meeting: Wednesday, November 27th @ Hospitality Inn. Guest Speakers John Bowman – President North Island College, Gord Johns – Tofino Chamber of Commerce, & ???



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12/04/2011 Revised

October 16, 2013

WINTER PREP, MEETING MINUTES PORT ALBERNI

- **Welcome:** Oliver Watson
 - **Introduction:** Round Table
 - **Stakeholder Issues:**
 - **Questions:**
- 1) Discussed Emcon winter operations including shifts, sub contractors, after hours 1-866-353-3136 radio room call center.
 - 2) Discussed plow blocks, priorities and how the road classifications work.
 - 3) Craig will gather a list of all of the school bus routes to ensure that all of them fall in the class C priority.
 - 4) Discussed salting, sanding, brining
 - 5) Concerns raised over the side slope of some ditches. In some areas, the vegetation between the roadside shoulder and the ditch makes it difficult for pedestrians and vehicles to judge where the edge is.
 - 6) Concerns raised over the debris left behind after roadside brushing and aerial brushing. Sweepers may be required in some areas.
 - 7) Request for aerial brushing on Lakeshore past the West Bay
 - 8) Request for a centerline on Lakeshore (Oliver to forward this request to MoT)
 - 9) Group pleased with the new reader boards on Hwy 4
 - 10) Discussed the challenges over roadside brushing in fish sensitive areas. Emcon can restore sight distance issues in these areas without any problems however the Best Management Practices restrict our ability to brush these areas back.
 - 11) Request for sight distance brushing on Waddy's Hill at intersection

- 12) Request from Lee from SD70 to phone her when we get a heavy snowfall warning that might affect school buses. Number is 720-7112.
- 13) Discussed communicating with the City if we are performing any projects that may delay traffic near City boundaries.
- 14) Request for sight distance brushing at intersections along Beaver Creek Rd.
- 15) Request for some patching on Pierce from Strict to Mercy
- 16) Penny Cote requested a newspaper article from Emcon regarding winter maintenance for the local paper. Oliver will refresh the last article and email it to Penny.

Attendees & Fax numbers:

Oliver Watson, Barry Dales, Emcon Services Inc.
Mike Coady, Alberni RCMP, 250 724-8986
John McNabb, ACRD, 250 723-1327
Greg Roe, SD 70, 250 723-1116
Penny Cote, ACRD, 250 724-5041
Lee Gibson, SD 70, 250 724-2511
Cindy Solda, City of Port Alberni, 250 723-1003

Cc Other Stakeholders**Member Associations**