



Alberni-Clayoquot Regional District

BOARD OF DIRECTORS MEETING

WEDNESDAY, APRIL 23, 2014, 1:30 pm

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

AGENDA

-
- | | PAGE # |
|---|----------------|
| 1. <u>CALL TO ORDER</u> | |
| Recognition of Traditional Territories. | |
| 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 – April 9, 2014 | 7-14 |
| <i>THAT the minutes of the Board of Directors meeting held on April 9, 2014 be adopted.</i> | |
| 5. <u>PETITIONS, DELEGATIONS & PRESENTATIONS (10 minutes maximum)</u> | |
| a. Dr. Paul Hasselback, Medical Health Officer, Island Health regarding Annual Presentation of Local Health Area Profiles. | 15-64 |
| b. Mr. Jack Peake, regarding the E & N Railway and it's Governing Body, the Island Corridor Foundation. | |
| c. Mr. Ken McRae, regarding Update on Island Corridor Foundation Annual General Meeting. | |
| d. Mr. Don Jones, Duncan Sabine Collyer Partners regarding Presentation of 2013 Audited Financial Statements for the Alberni-Clayoquot Regional District and the Alberni-Clayoquot Regional Hospital District. | 65-106 |
| 6. <u>CORRESPONDENCE FOR ACTION</u> | |
| a. INVITATION | 107-114 |
| Vancouver Island Spine Trail Association, April 8, 2014 regarding Invitation for Board of Directors to attend the 1 st Annual Vancouver | |

Island Trails Network Conference, May 31 – June 1, 2014 at the Kingfisher Oceanside Resort, Courtenay, BC.

(Board Direction Requested)

- b. **INVITATION** **115**
Curtis Korver, Alberni Valley Christian Reformed Church, April 8, 2014 regarding invitation to attend the April 24, 2014 listening circle to discuss the ongoing work of reconciliation.

(Board Direction Requested)

7. CORRESPONDENCE FOR INFORMATION

- a. **AUDITOR GENERAL FOR LOCAL GOVERNMENT** **116-117**
Annual Service Plan for 2014/15 – 2016/17
- b. **THE CORPORATION OF THE VILLAGE OF LUMBY** **118**
Concerns regarding recent amendments to the Canada Postal system
- c. **MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCE OPERATIONS** **119**
Thank you for letter of March 24th, Ministry staff looking into request for the consolidation of small parcels of Crown land within the Alberni-Clayoquot Regional District

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

8. REQUEST FOR DECISIONS & BYLAWS

- a. **REQUEST FOR DECISION** **120**
Vancouver Island Soaring Centre – Hanger Lease Renewal

THAT the Alberni Clayoquot Regional District Board of Directors renews Vancouver Island Soaring Centre's (VISC) hanger lease for a term of one year commencing May 1, 2014 and ending April 30, 2015 at the rate of \$1377.00 plus GST per year. with an option to renew for an additional two (2) years.

- b. **REQUEST FOR DECISION** **121-131**
Community to Community Forum Report

THAT the Alberni-Clayoquot Regional District Board of Directors approve the Community to Community Report held March 28, 2014 with local governments and First Nations.

- c. **REQUEST FOR DECISION** **132-136**
Proposed Building Inspection Agreement with the District of Ucluelet

THAT Bylaw P1310, Regional District of Alberni-Clayoquot Sproat Lake (Electoral Area D) Official Community Plan Bylaw P1310, 2013, be read a third time.

- b. **DVE14001, GAIGA, 5770 MERSEY ROAD** **245-246**
Development Variance Application – Memorandum and Permit

THAT the Board of Directors pass a resolution to issue development variance permit DVE14001.

- c. **SE13009, GAIGA, 5770 MERSEY ROAD** **247-250**
Minimum Parcel Frontage Waiver Request – Memorandum

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

- d. **RE14002, MCARTHUR, 5427 GORDON AVENUE** **251-258**
Rezoning Application – Report and Bylaw P1323

THAT the Board of Directors receive the staff report and concur with staff recommendations.

THAT Bylaw P1323, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a first time.

THAT the public hearing for Bylaw P1323 be delegated to the Director for Electoral Area “E”, the Alternate Director, or the Chairperson of the Regional Board.

9.2 **ALL DIRECTORS**

- a. **AGRICULTURAL SUPPORT SERVICES** **259-260**
Request for Decision

THAT the Board of Directors direct staff to advertise a request for contract proposals not to exceed \$30,000 for agricultural support services.

- b. **BILL 24, AGRICULTURAL LAND COMMISSION AMENDMENT ACT, 2014** **261-272**
Memorandum

THAT the Board of Directors receive the memorandum.

10. **REPORTS**

10.1 **STAFF REPORTS**

- a. Finance Warrant No. 539 Inquiries- April 15, 2014 **273**
b. Staff Action Items Report – April 16, 2014 **274-277**

- c. Meeting Schedule – May 2014 **278**
- d. Building Inspector’s Report – March 2014 **279**

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

10.2 COMMITTEE REPORTS

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
- 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 Convention Roundtable – All Directors
- l. Beaver Creek Water Advisory Committee – J. McNabb
- m. Friendship Centre Board Meeting Notes **280**
- n. Other Reports **281-282**
 - March 2014 Port Alberni RCMP Detachment Report

THAT the Board of Directors receives the Member Reports.

11. UNFINISHED BUSINESS

12. LATE BUSINESS

13. QUESTION PERIOD

14. IN CAMERA

Motion to close the meeting to discuss matters relating to:
i. Labour or other employee relations;

15. RECOMMENDATIONS TO THE BOARD FROM IN-CAMERA

16. ADJOURN

Next Board of Directors Meeting: Wednesday, May 14, 2014, 1:30 pm



Alberni-Clayoquot Regional District

MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, APRIL 9, 2014

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
Bill Irving, Mayor, District of Ucluelet
Wilfred Cootes, Councillor, Uchucklesaht Tribe Government

REGRETS:

Alan McCarthy, Member of Legislature, YuułuꞀiꞀath Government

STAFF PRESENT:

Andy Daniel, Manager of Environmental Services
Andrew McGifford, Assistant Accountant
Mike Irg, Manager of Planning and Development
Wendy Thomson, Manager of Administrative Services
Shelli Lyle, Administrative Assistant

1. CALL TO ORDER

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

The Chair recognized the meeting this afternoon being held in the Tseshaht First Nation and the Hupacasath First Nation Traditional Territories.

2. APPROVAL OF AGENDA

MOVED: Director Kokura

SECONDED: Director McNabb

THAT the agenda be approved as circulated with the addition of the following late items: Delegation, Mr. Dennis Dalla-Vicenza regarding Island Corridor Foundation Funding, Request for Decision regarding Alberni Valley Regatta Association request for a Noise Exemption from Noise Bylaw R1024 and Amendment to Planning Section Application RT14001 – Inclusion of District of Tofino in voting and Staff Update – AV Emergency Exercise.

CARRIED

3. DECLARATIONS

4. ADOPTION OF MINUTES

a. Board of Directors Meeting – March 26, 2014

MOVED: Director Osborne

SECONDED: Director Kokura

THAT the minutes of the Board of Directors meeting held on March 26, 2014 be adopted.

CARRIED

Director Bennett entered the meeting at 1:32 pm

5. PETITIONS, DELEGATIONS & PRESENTATIONS

a. Mr. Dennis Dalla-Viceza regarding Island Corridor Foundation Funding.

Mr. Dalla-Viceza expressed his concerns with the ACRD providing funding to the Island Corridor Foundation. He requested the ACRD to follow the Regional District of Nanaimo's motion of non-confidence in the existing administrative function of the Island Corridor Foundation at their Committee of the Whole meeting held April 8, 2014.

6. CORRESPONDENCE FOR ACTION

a. Port Alberni & District Labour Council, March 18, 2014, regarding April 28th – National Day of Mourning, request for proclamation and ceremony attendance.

MOVED: Director McNabb

SECONDED: Director Kokura

THAT the Alberni-Clayoquot Regional District proclaim April 28, 2014 National Day of Mourning in recognition of workers who are killed or injured while on the job, purchase a floral arrangement for \$30.00 and designate a representative to speak on behalf of the Board.

CARRIED

b. United Way Central & Northern Vancouver Island, March 18, 2014, regarding a request for a donation of \$1,000.

MOVED: Director Bennett

SECONDED: Director Kokura

THAT the Alberni-Clayoquot Regional District receive the request for a donation of \$1000.00 to the United Way Central & Northern Vancouver Island.

CARRIED

- c. **Ms. Linda Myres, Coordinator, Bamfield Community Emergency Program, April 1, 2014, regarding a request that the Regional District submit a request to the Provincial and Federal Governments to carry out detailed tsunami modeling and mapping of potential inundation zones for the communities of Bamfield, Tofino and Ucluelet.**

MOVED: Director Irving

SECONDED: Director Osborne

THAT the Alberni-Clayoquot Regional District submit a request to the Provincial and Federal Governments to carry out detailed tsunami modeling and mapping of potential inundation zones in the communities of Bamfield, Huu-ay-aht, Kildonan, Uchucklesaht, Alberni Valley, Ucluelet and Tofino, using state-of-the-art models and “worst-case but plausible scenarios” for Cascadia subduction zone earthquakes.

CARRIED

7. CORRESPONDENCE FOR INFORMATION

- a. **OFFICE OF THE AUDITOR GENERAL OF BRITISH COLUMBIA**
Catastrophic Earthquake Preparedness
- b. **CITY OF DUNCAN**
AVICC Resolution R26 – Social Policy Framework
- c. **MINISTRY OF TRANSPORTATION & INFRASTRUCTURE**
Salmon Beach Road Maintenance
- d. **MINISTRY OF SOCIAL DEVELOPMENT AND SOCIAL INNOVATION**
Community and Employer Partnerships
- e. **MUNICIPAL FINANCE AUTHORITY OF BRITISH COLUMBIA**
Spring Debenture Issue – Very Good Rate of Interest

MOVED: Director Kokura

SECONDED: Director McLeman

THAT the Board of Directors receive a – e correspondence for information and refer item 7b to the Alberni-Clayoquot Health Network.

CARRIED

8. REQUEST FOR DECISIONS & BYLAWS

- a. **Request for Decision regarding appointment to the Island Corridor Foundation Board.**

MOVED: Director McNabb

SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors re-appoint Mr. Ken McRae to represent the Alberni-Clayoquot Regional District Board of Directors on the Island Corridor Foundation Board for 2014.

CARRIED

Director Jack entered the meeting at 1:56 pm.

MOVED: Director Banton

SECONDED: Director Irving

THAT the Alberni-Clayoquot Regional District Board elect an alternate for the Island Corridor Foundation under Ken McRae's mentorship.

CARRIED

Director McNabb left the meeting at 2:00 pm due to potential conflict of interest.

b. Request for Decision regarding Vehicle Purchase – Planning Department.

MOVED: Director Irving

SECONDED: Director Geall

THAT the Alberni-Clayoquot Regional District Board of Directors agree to purchase a 2014 Jeep Cherokee Sport from Alberni Chrysler for \$22,688.26 (tax and extended warranty included) with trade in of the 2004 Dodge Dakota pickup.)

CARRIED

Director McNabb re-entered the meeting @ 2:01 pm.

c. Request for Decision regarding 2014-2015 Transit Annual Operating Agreement.

MOVED: Director Cote

SECONDED: Director Geall

THAT the Alberni-Clayoquot Regional District (ACRD) Board of Directors receive the request.

CARRIED

MOVED: Director Cote

SECONDED: Director Geall

THAT the Alberni-Clayoquot Regional District (ACRD) Board of Directors invite BC Transit, Diversified Transit Ltd. to make a presentation to the AV Committee.

CARRIED

*MOVED: Director McNabb
SECONDED: Director Kokura*

THAT the Alberni-Clayoquot Regional District (ACRD) Board of Directors approve the 2014 – 2015 Transit Annual Operating Agreement between BC Transit, Diversified Transportation Ltd. and the ACRD for the 2014/15 fiscal year and authorize the Chairperson and Chief Administrative Officer to enter into the Agreements on behalf of the ACRD.

CARRIED

d. Request for Decision regarding Finance Warrant No. 539.

*MOVED: Director Kokura
SECONDED: Director McNabb*

THAT the Board of Directors approves Finance Warrant Number 539 in the amount of \$689,156.49 dated March 31, 2014.

CARRIED

e. Request for Decision regarding Alberni Valley Regatta Association request for a Noise Exemption from Noise Bylaw R1024.

*MOVED: Director Cote
SECONDED: Director Geall*

THAT the Board of Directors re-issue the permit for a special event as per Section 7 of the "Sproat Lake Noise Control Bylaw No. R1024, 2013" for July 18, 19, and 20, 2014.

CARRIED

9. PLANNING MATTERS

9.1 ELECTORAL AREA DIRECTORS & DISTRICT OF TOFINO

a. RT14001, ACRD, MEDICAL MARIHUANA FACILITIES
Zoning Text Amendment – Public Hearing Report, Minutes and Bylaw P1321.

*MOVED: Director McNabb
SECONDED: Director Kokura*

THAT the Board of Directors receive the public hearing report.

CARRIED

MOVED: Director McNabb

SECONDED: Director Kokura

THAT the Board of Directors receive the public hearing minutes.

CARRIED

MOVED: Director Osborne

SECONDED: Director Kokura

THAT Bylaw P1321, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw be deferred and direct staff to remove A4 zoning from the bylaw and hold another public hearing.

DEFEATED

MOVED: Director Bennett

SECONDED: Director Kokura

THAT Bylaw P1321, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw be deferred and refer to an Electoral Area Directors meeting to include Tofino.

CARRIED

10.1 STAFF REPORTS

- a. **CAO Report - April 4, 2014**
- b. **Planning and Development Report – April 2, 2014**
- c. **Financial Manager Report – April 3, 2014**
- d. **Environmental Services Manager Report – April 4, 2014**
- e. **Staff Action Items Report – April 4, 2014**
- f. **Raincoast Education Society Partnership – April 3, 2014**
- g. **Environmental Services – Correction of information provided in the March 26, 2014 RFD – Salmon Beach Proposal Recommendations – April 3, 2014**

MOVED: Director Bennett

SECONDED: Director Kokura

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

CARRIED

The Manager of Environmental Services reported the final commissioning is being performed at the Beaver Creek Water System Strick Road pump station in the next few weeks. A final inspection was conducted on Monday, April 7 with the Contractor.

Agreements need to be adopted by the City of Port Alberni and the ACRD. The goal is to run the station fulltime starting the week of April 23. Information is being sent out to the residents via notices and posted on website.

10.2 OTHER REPORTS

- a. **Municipal Insurance Association of British Columbia 2013 Annual Report.**
- b. **Reconciliation meeting with the Friendship Centre March 25th, 2014 - verbal report – T. Bennett/C. Solda/P. Cote**

Director Bennett reported the discussions at the reconciliation meeting at the Friendship Center. The Friendship Center Board members were very pleased we contacted them and initiated the discussion.

- c. **C2C Forum – West Coast March 28th, 2014 – verbal report**

The Directors reported the session was very useful, expanding understanding; the open communications with different levels of government, information sharing and the gathering of contacts was valuable and look forward to having an annual session.

- d. **Alberni Valley Emergency Exercise – March 28th, 2014 – Report from Laurie L'Heureux**
- e. **Municipal Finance Authority – March 27th, 2014**

Director Kokura reported on the Municipal Finance Authority (MFA) meeting held on March 27, there are 39 members and there are 103 votes. The ten Trustees were all acclaimed and Frank Leonard remains the Chair of the MFA.

MOVED: Director Bennett
SECONDED: Director McNabb

THAT the Reports a-e be received.

CARRIED

11. UNFINISHED BUSINESS

- a. **Board Governance and Evaluation Meeting on April 23 @ 10:30 am.**

12. LATE BUSINESS

13. QUESTION PERIOD

14. ADJOURN

MOVED: Director Kokura

SECONDED: Director Cote

THAT this meeting be adjourned at 3:04 pm.

CARRIED

Certified Correct:

Cindy N. Solda,
Chairperson

Wendy Thomson,
Manager Administrative Services



2012 Local Health Area Profile Alberni (70)

Prepared by Planning and Community Engagement
Island Health
December 2013

An accompanying Interpretation Guide has been created to assist with the interpretation of indicators.

The Interpretation Guide should be read with the profiles.

These profiles are not intended to be used for detailed planning or analysis. As they are updated on an annual basis, there may be more current data available. If you are intending to use these profiles for health planning purposes, or if you have questions or notice a discrepancy, please contact

[Melanie Rusch](mailto:Melanie.Rusch@viha.ca) (Melanie.Rusch@viha.ca).

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1 Key notes

Demographics

- The average age of Alberni residents is similar to Island Health, but older than BC.
- As of 2012, Alberni represented 4.1% of the Island Health population.
- As of 2011, 16.9% of Alberni residents identified as Aboriginal¹ compared to 6.6% for Island Health and 5.4% for BC (Statistics Canada, National Household Survey, 2011).
- The total Alberni population is expected to hold relatively stable through to 2036 at about 31,853, while the population 75+ is expected to increase 97.7% by 2036.

Economic Wellbeing

- Alberni had a higher percentage of individuals receiving income assistance (4.4%) than BC (1.9%) or Island Health (1.9%).
- Alberni had a higher percentage of individuals on employment insurance (2.7%) than BC (1.8%) or Island Health (1.6%).
- Alberni had a lower percentage of low income seniors (7.7%) than BC (14.7%) or Island Health (8.6%).

Education

- A higher percentage of grade 4 and grade 7 students scored below standard in writing in Alberni (30.0%) than BC (16.1%) or Island Health (19.9%).
- A higher percentage of kindergarteners in Alberni were rated as vulnerable for language development (17.0%) than in BC (10.3%) or in Island Health (11.5%).
- A lower percentage of kindergarteners in Alberni were rated as vulnerable for communication skills (9.0%) than in BC (13.7%) or Island Health (11.6%).

Housing

- There was a higher percentage of dwellings needing major repairs in Alberni (12.1%) than BC (7.4%) or Island Health (7.2%).
- There was a lower percentage of older housing in Alberni (12.4%) than BC (7.9%) or Island Health (10.2%).
- In Alberni there was a higher percentage of crowded households (2.3%) compared to Island Health (1.6%), but a lower percentage compared to BC (3.1%).

Social Support

- There was a higher percentage of male-lone parent families in Alberni (7.5%) than BC (5.2%) or Island Health (6.3%).
- There was a higher percentage of common-law relationships in Alberni (11.3%) than BC (8.4%) or Island Health (10.1%).
- There was a higher percentage of lone-parent families in Alberni (32.0%) than in BC (25.7%) or Island Health (29.9%).

Healthy Development

- There was a higher rate of births to teen mothers in Alberni (104.3 per 1,000 live births) compared to BC (30.9.3 per 1,000) or Island Health (43.0 per 1,000).
- There was a higher rate of children in need of protection in Alberni (21.5 per 1,000 children aged 0-18) than BC (6.4 per 1,000) or Island Health (12.1 per 1,000).
- There was a higher rate of children in care in Alberni (27.7 per 1,000 children aged 0-18) than BC (9.1 per 1,000) or Island Health (13.5 per 1,000).

¹ Refers to those persons who self identified with at least one Aboriginal group (North American Indian, Métis or Inuit, and/or those who reported being a Treaty Indian or a Registered Indian, as defined by the *Indian Act of Canada*, and/or those who reported they were members of an Indian band or First Nation).

Child Health

- The infant mortality rate was higher in Alberni (8.2 per 1,000 live births) than BC (3.7 per 1,000) or Island Health (4.4 per 1,000).
- The preterm birth rate was higher in Alberni (97.9 per 1,000 live births) than BC (74.6 per 1,000) or Island Health (76.3 per 1,000).
- The percentage of women who reported smoking during current pregnancy was higher in Alberni (13.1%) than in BC (9.1%), but was a similar percentage as in Island Health (12.7%).

Crime

- The serious juvenile crime rate was higher in Alberni (8.1 per 1,000 youth aged 12-17) than BC (3.8 per 1,000) or Island Health (4.9 per 1,000).
- In Alberni the alcohol sales per capita was higher (177L per resident aged 19+) than BC (104L) or Island Health (125L).
- The serious crime rate was higher in Alberni (13.7 per 1,000 people) than BC (11.1 per 1,000) or Island Health (8.9 per 1,000).

Birth Statistics

- Alberni had the second highest rate of infant deaths and preterm births in Island Health.

Mortality Statistics

- Alberni ranked highest in deaths due to ischaemic heart disease and medically treatable diseases in Island Health and second highest in deaths overall.

Chronic Disease Prevalence

- 28.7% of Alberni residents suffered experienced hypertension.
- 28.5% of Alberni residents experienced depression/anxiety.

Hospital Admissions

- Of the 6,919 hospital admissions for Alberni residents in 2011/2012:
 - 41.7% were for day cases, while 58.3% were for inpatient cases;
 - 56.3% were for medical cases, while 43.7% were for surgical cases;
 - 57% were at West Coast General Hospital, and 21% were at Nanaimo Regional General Hospital;
 - Newborn singleton, vaginal delivery was responsible for the most inpatient cases (151);
 - Lens extraction/insertion, typically for cataracts, was responsible for the most day cases (388).
- Of the 27,133 days for Alberni residents in 2011/2012:
 - 20.3% were for an alternate level of care (ALC);
 - Reasons for hospitalization not contained within the MCC classifications were responsible for the most patient days (4,377 or 16.1%)
- The ambulatory care sensitive conditions (ACSC) rate for Alberni residents is 5.3, higher than the Island Health average of 4.5; and
- The percentage of alternate level of care days (ALC) has been above Island Health as a whole since 2005/06.

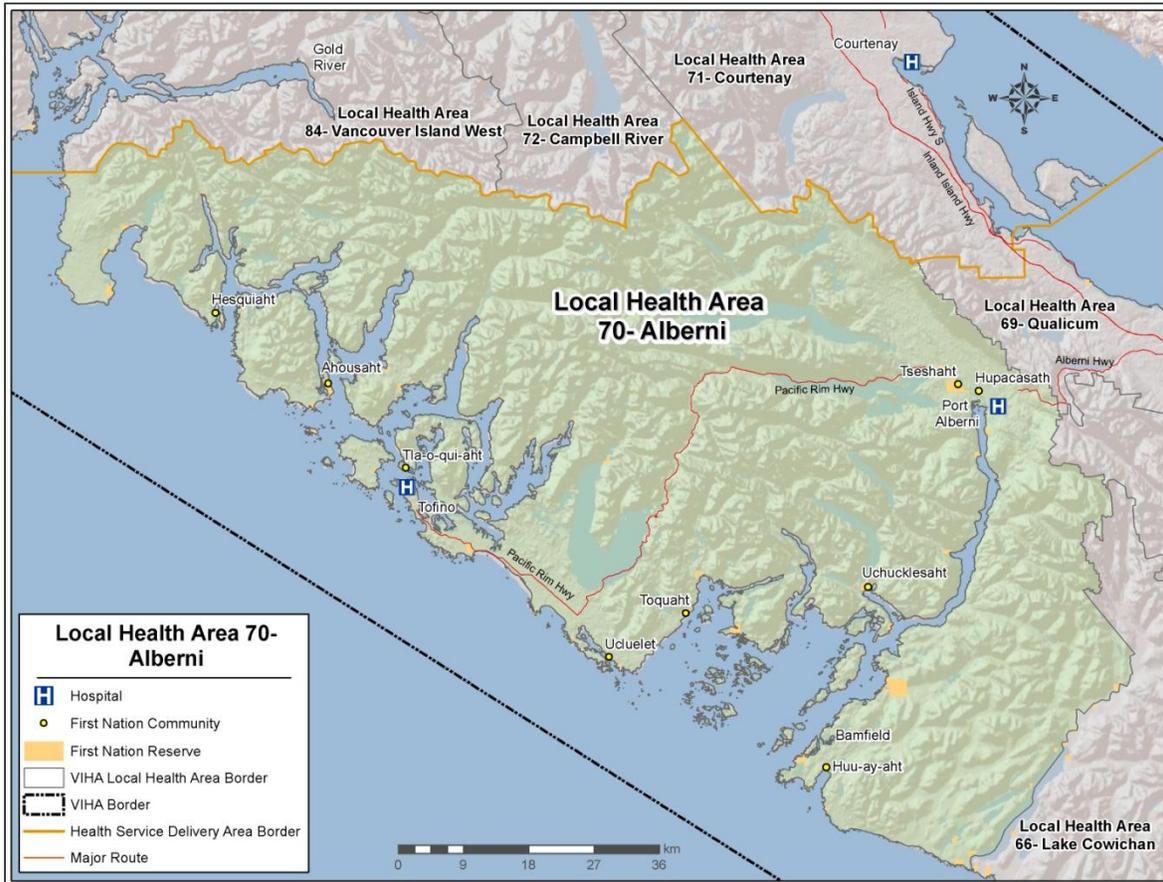
Emergency Department Visits

- Of the 21,299 emergency visits by Alberni residents in 2012/13:
 - 85% were at West Coast General Hospital;
 - 25% were for individuals aged 60 years and older.
- More visits occurred on Fridays and Saturdays than on other days of the week for Alberni residents, and they had a lower proportion of visits from Mondays to Wednesdays compared to Island Health.
- Compared to Island Health as a whole, Alberni residents made more visits to emergency services (676 visits per 1,000 people compared to 369 per 1,000 people).

2 Geography

2.1 Location Description

- Alberni Local Health Area is one of 14 LHAs in Island Health and is located in Island Health’s Central Island Health Service Delivery Area (HSDA).
- Alberni is at the northwest corner of the Central HSDA. It covers 6,904 square kilometers, and the communities of Port Alberni, Tofino and Ucluelet. It borders on six other LHAs: Vancouver Island West, Campbell River, Courtenay, Qualicum, Nanaimo and Lake Cowichan.



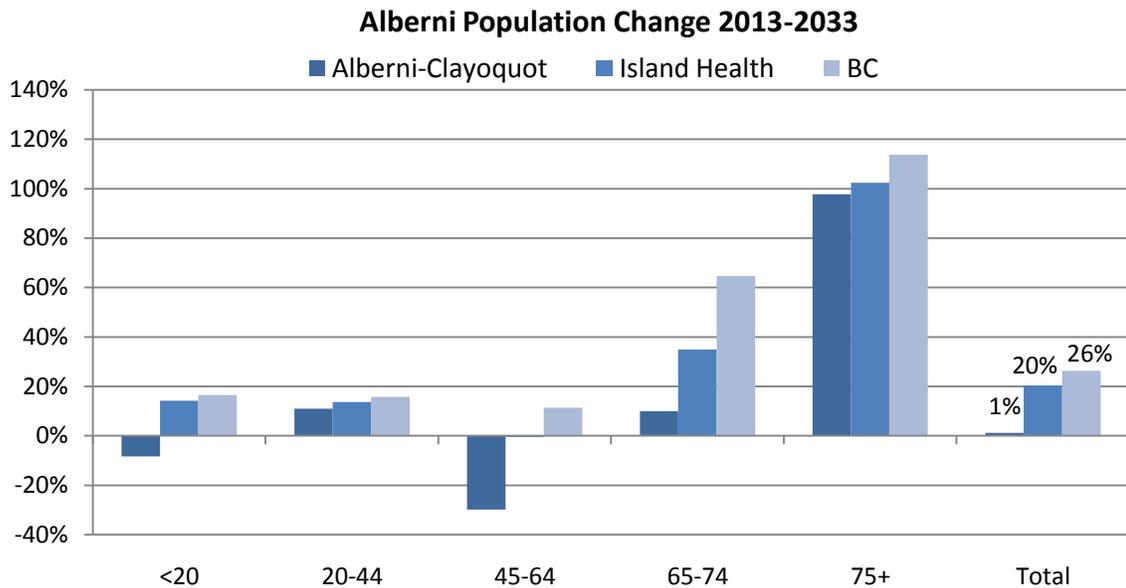
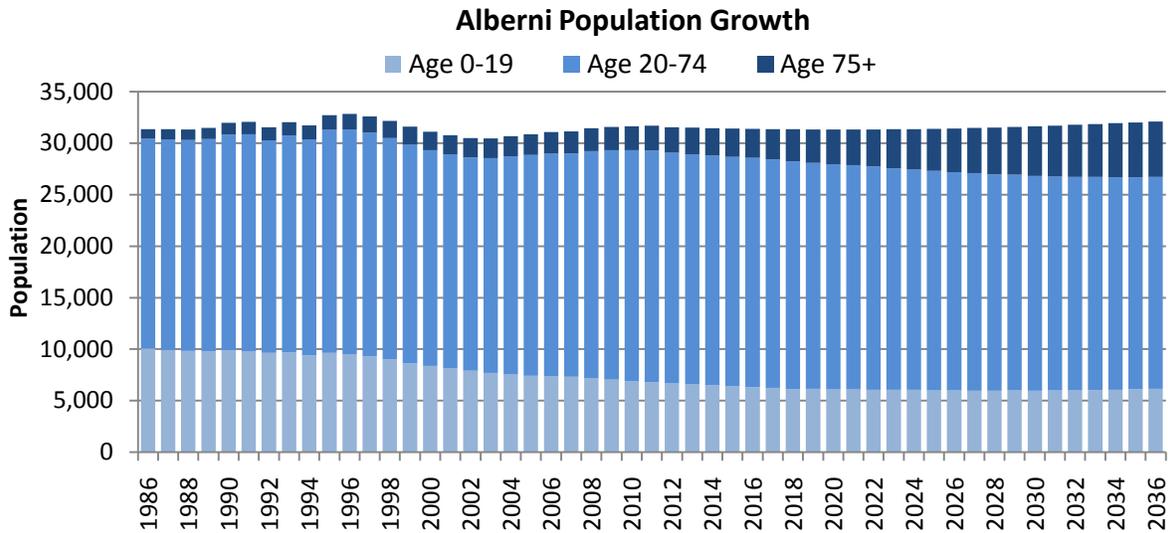
2.2 Transportation

- Alberni is situated along Highway 4. Port Alberni is approximately one hour from Nanaimo; Tofino is approximately three and a half hours from Nanaimo.
- There are more than 5 bus routes in the city of Port Alberni, as well as a handyDART service. There is also a daily bus service between Tofino, Ucluelet, Port Alberni and the major Island hubs.

3 Demographics²

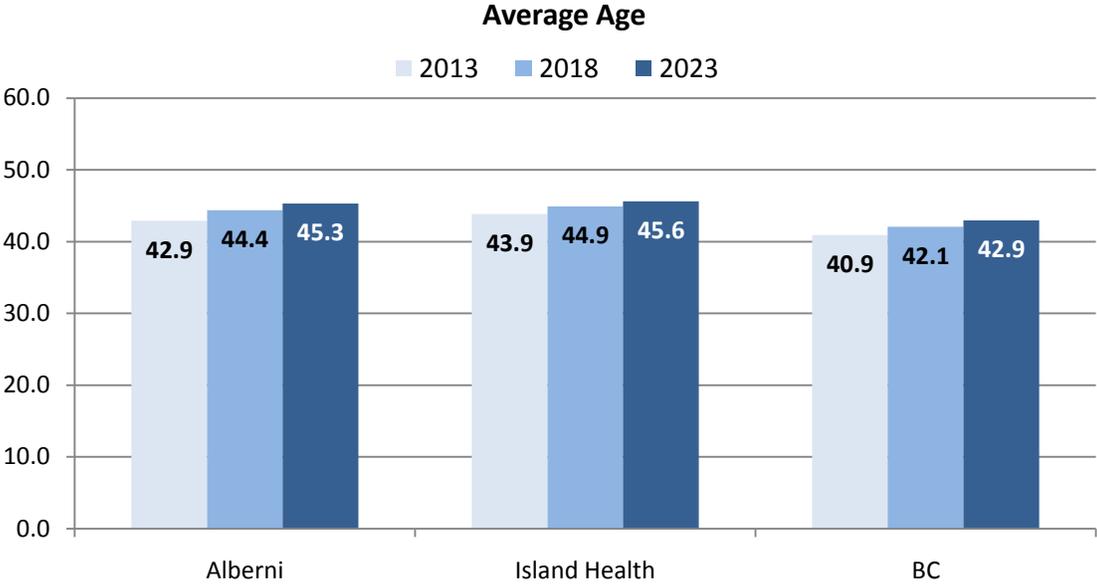
Key Notes:

- The average age of Alberni residents is similar to Island Health, but older than BC.
- As of 2012, Alberni represented 4.1% of the Island Health population.
- As of 2011, 16.9% of Alberni residents identified as Aboriginal³ compared to 6.6% for Island Health and 5.4% for BC (Statistics Canada, National Household Survey, 2011).
- The total Alberni population is expected to hold relatively stable through to 2036 at about 31,853, while the population 75+ is expected to increase 97.7% by 2036.



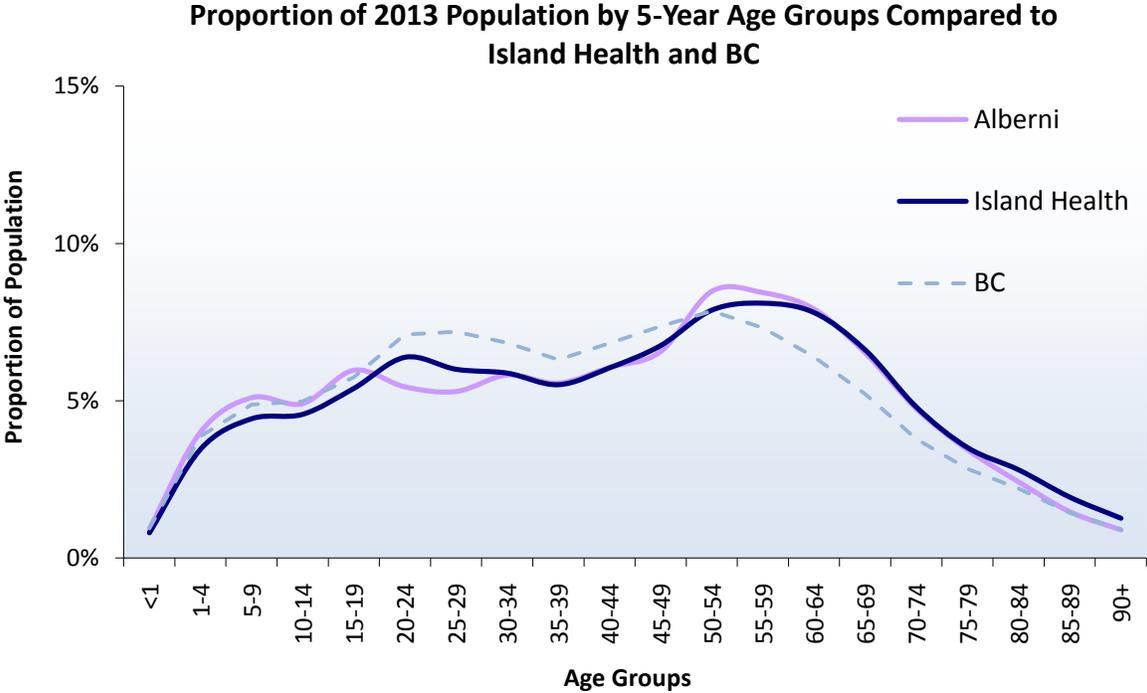
² Source: BC Statistics, PEOPLE 2013, unless otherwise specified.

³ Refers to those persons who self identified with at least one Aboriginal group (North American Indian, Métis or Inuit, and/or those who reported being a Treaty Indian or a Registered Indian, as defined by the *Indian Act of Canada*, and/or those who reported they were members of an Indian band or First Nation).



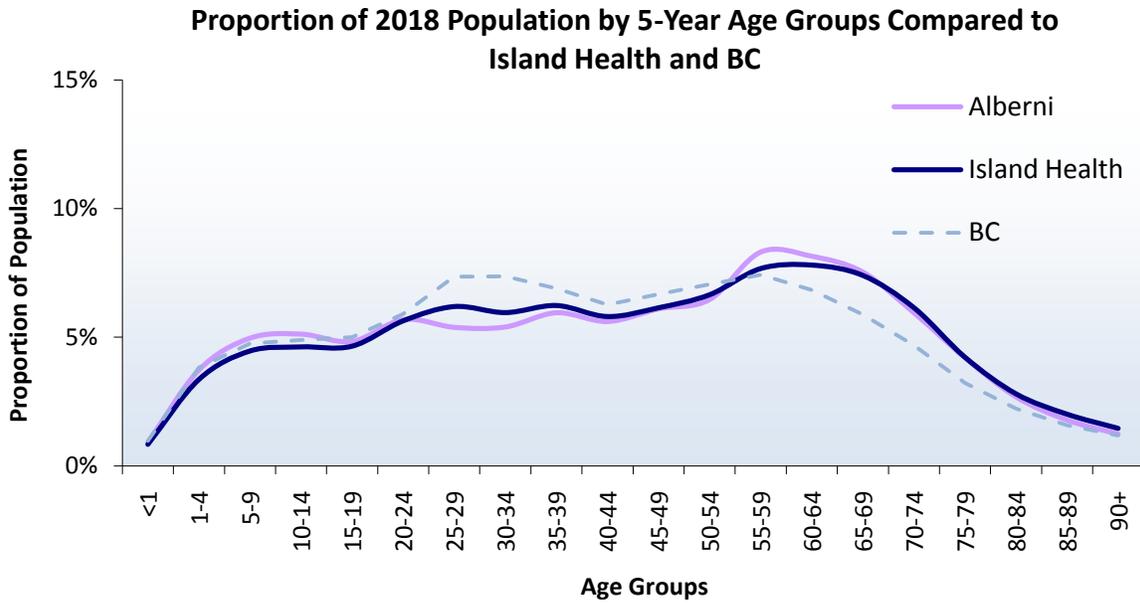
Alberni’s 2013 population profile is very similar to Island Health as a whole; however, it has:

- A lower percentage of people aged 20-29; and
- A slightly higher percentage of people aged 50-59.



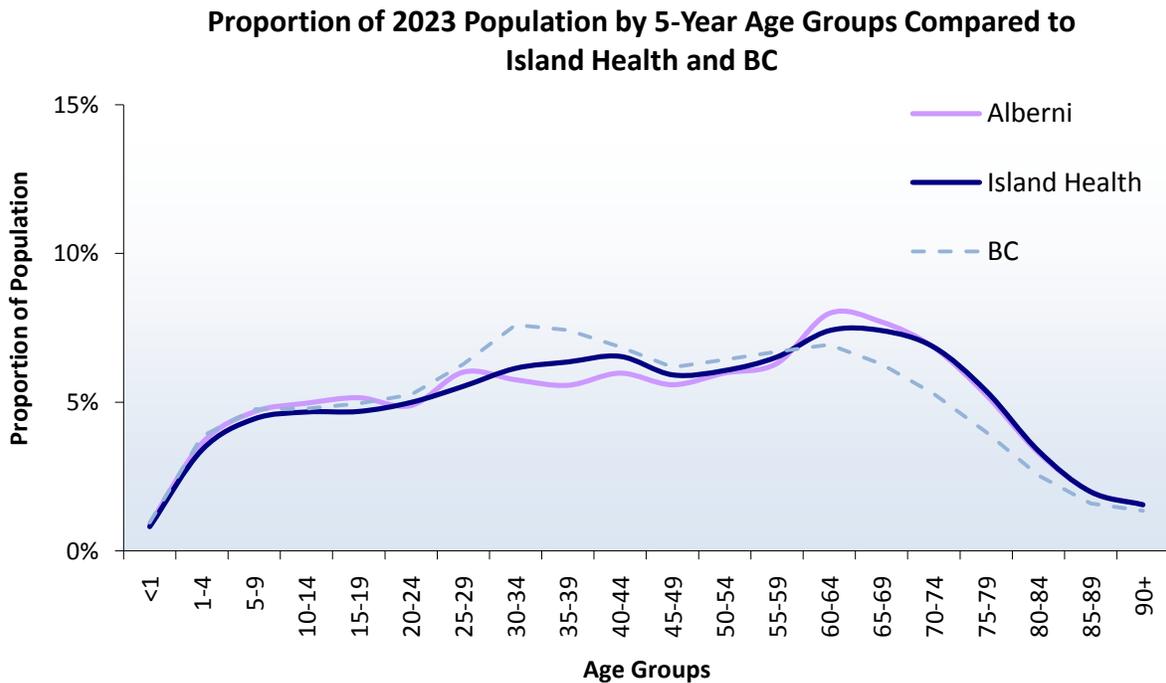
Alberni’s 2018 population profile is still similar to Island Health as a whole; however, it has:

- A lower percentage of people aged 25-34; and
- A slightly higher percentage of people aged 55-64.



Alberni’s 2023 population profile is still similar to Island Health as a whole; however, it has:

- A lower percentage of people aged 35-44; and
- A slightly higher percentage of people aged 60-64.

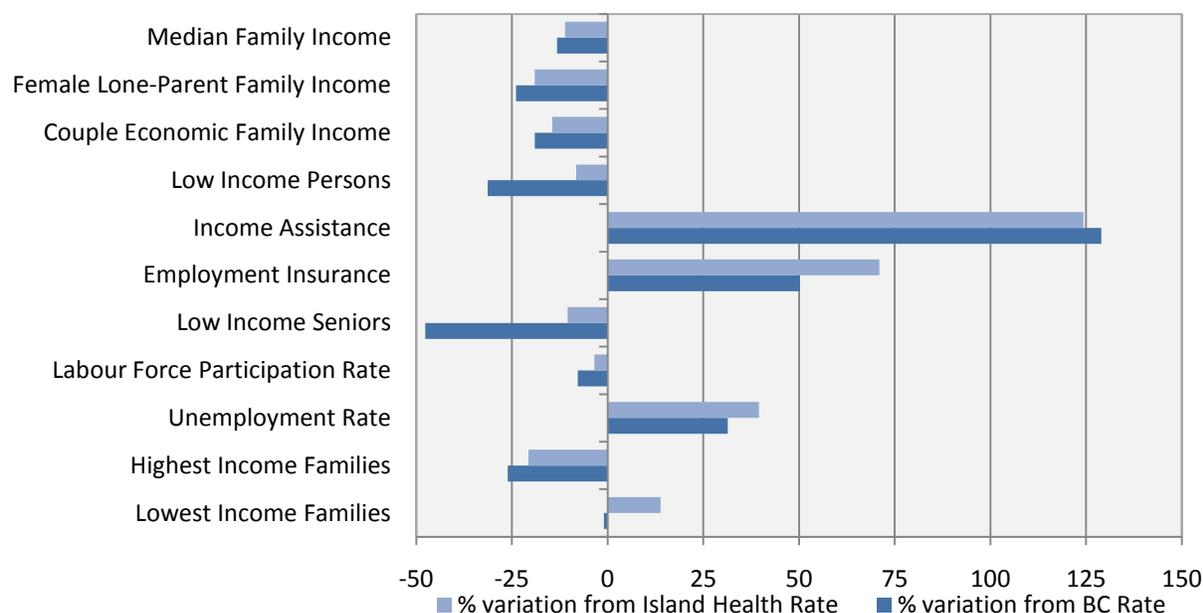


4 Social Determinants of Health and Wellbeing

4.1 Economic Wellbeing

Key Notes:

- Alberni had a higher percentage of individuals receiving income assistance (4.4%) than BC (1.9%) or Island Health (1.9%).
- Alberni had a higher percentage of individuals on employment insurance (2.7%) than BC (1.8%) or Island Health (1.6%).
- Alberni had a lower percentage of low income seniors (7.7%) than BC (14.7%) or Island Health (8.6%).



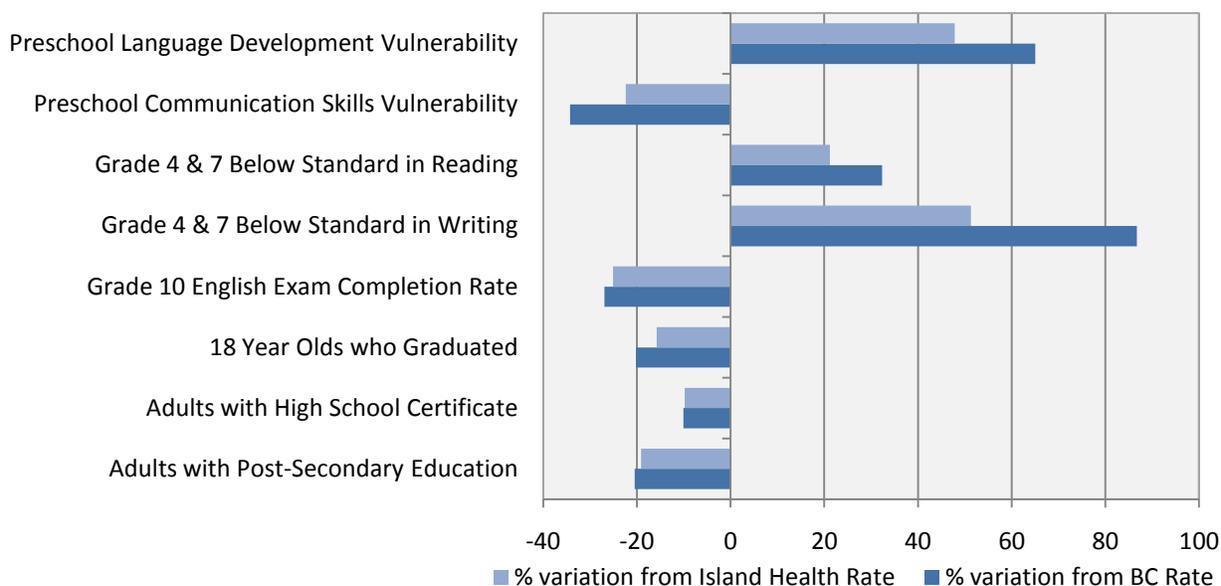
Indicator	Definition	Alberni	BC	Island Health
Median Family Income ¹	Median family income from all sources in 2005	\$57,090	\$65,787	\$64,231
Female Lone-Parent Family Income ¹	Average family income of female lone-parent economic families in 2005	\$33,077	\$43,491	\$40,842
Couple Economic Family Income ¹	Average family income of couple economic families in 2005	\$70,085	\$86,574	\$81,945
Low Income Persons ¹	Percent of persons below the Statistics Canada Low Income Cut-off Point after tax in 2005	9.0	13.1	9.8
Income Assistance (IA) ²	Percent of population aged 15+ receiving income assistance from provincial program	4.4	1.9	1.9
Employment Insurance ²	Percent of population 15+ on Employment Insurance	2.7	1.8	1.6
Low Income Seniors ¹	Percent of persons 65 years of age and over that were below the Statistics Canada Low Income Cut-off Point before tax	7.7	14.7	8.6
Labour Force Participation Rate ¹	Percent of population aged 25 and over that are participating in the labour force	60.5	65.6	62.6
Unemployment Rate ¹	Percent of population aged 25 and over that are unemployed	6.7	5.1	4.8
Highest Income Families ¹	Percent of economic families who earned >\$80,000	28.2	38.1	35.6
Lowest Income Families ¹	Percent of economic families who earned <\$20,000	7.9	8.0	7.0

¹BC Statistics Agency (2006 Census); ²BC Statistics Agency, Employment Insurance Statistics and Statistics Canada (4 Quarter Average Sep 2010-Sep 2011)

4.2 Education

Key Notes:

- A higher percentage of grade 4 and grade 7 students scored below standard in writing in Alberni (30.0%) than BC (16.1%) or Island Health (19.9%).
- A higher percentage of kindergarteners in Alberni were rated as vulnerable for language development (17.0%) than in BC (10.3%) or in Island Health (11.5%).
- A lower percentage of kindergarteners in Alberni were rated as vulnerable for communication skills (9.0%) than in BC (13.7%) or Island Health (11.6%).



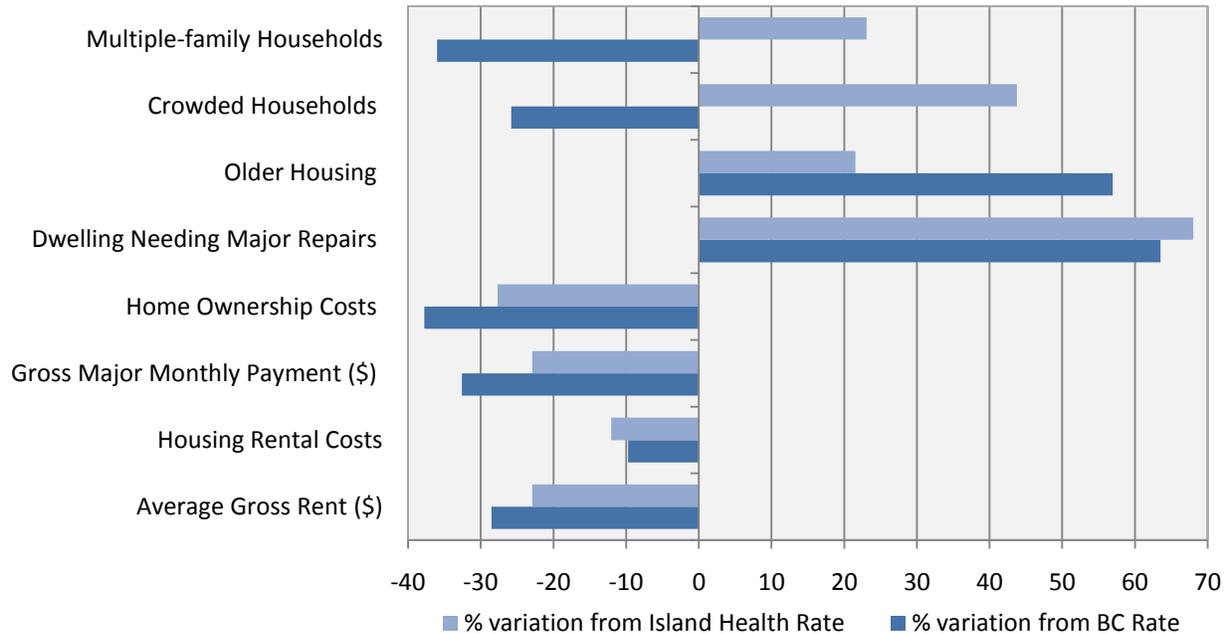
Indicator	Definition	Alberni	BC	Island Health
Preschool Language Development Vulnerability ²	Percent of kindergarten children rated as vulnerable for language and cognitive development (problems in reading, writing and numeracy)	17.0	10.3	11.5
Preschool Communication Skills Vulnerability ²	Percent of kindergarten children rated as vulnerable in communication and general knowledge skills	9.0	13.7	11.6
Grade 4 & 7 Below Standard in Reading ³	Percent of students scoring below standards on standardized test	26.8	20.2	22.1
Grade 4 & 7 Below Standard in Writing ³	Percent of students scoring below standards on standardized test	30.0	16.1	19.9
Grade 10 English Exam Completion Rate ³	Percent of students who did write or pass Grade 10 provincial English exam	60.4	82.6	80.6
18 Year Olds who Graduated ³	Percent of 18 year olds who did graduate high school	57.5	72.1	68.3
Adults with High School Certificate ¹	Percent of population aged 25 to 54 with high school certificate or equivalent	79.9	88.9	88.6
Adults with Post-Secondary Education ¹	Percent of population aged 25 to 54 with post-secondary education (apprenticeship or trades certificate or diploma, college, CEGEP or other non-university certificate or diploma, or university certificate, diploma or degree)	49.9	62.8	61.7

¹BC Statistics Agency (2006 Census), ²Human Early Learning Partnership (2009-2011); ³BC Statistics Agency and Ministry of Education (2008/2009-2010/2011)

4.3 Housing

Key Notes:

- There was a higher percentage of dwellings needing major repairs in Alberni (12.1%) than BC (7.4%) or Island Health (7.2%).
- There was a lower percentage of older housing in Alberni (12.4%) than BC (7.9%) or Island Health (10.2%).
- In Alberni there was a higher percentage of crowded households (2.3%) compared to Island Health (1.6%), but a lower percentage compared to BC (3.1%).



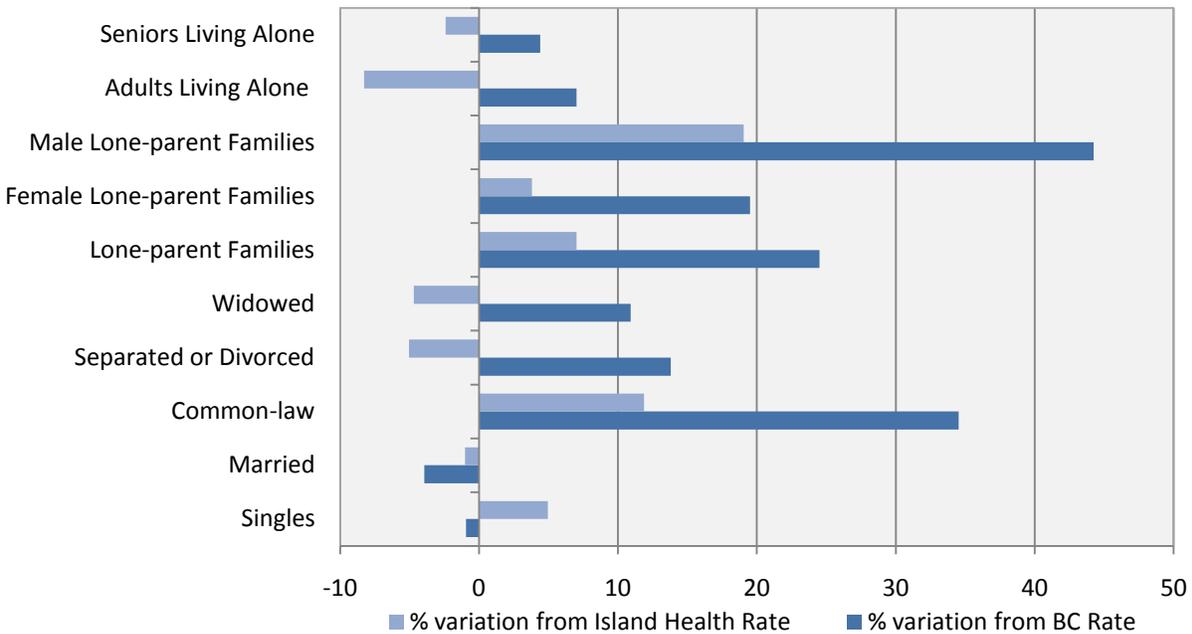
Indicator	Definition	Alberni	BC	Island Health
Multiple-family Households	Percent of private households with multiple families	1.6	2.5	1.3
Crowded Households	Percent of private households with 6 or more persons	2.3	3.1	1.6
Older Housing	Percent of dwellings built prior to 1946	12.4	7.9	10.2
Dwelling Needing Major Repairs	Percent of dwellings rated as needing major repairs by renter or owner	12.1	7.4	7.2
Home Ownership Costs	Percent of home owners spending more than 30% of income on housing	14.1	22.7	19.5
Gross Major Monthly Payment (\$)	Average gross major monthly payment of owner-occupied private non-farm, non-reserve dwellings	\$714	\$1059	\$926
Housing Rental Costs	Percent of renters spending more than 30% of income on rent	39.2	43.4	44.5
Average Gross Rent (\$)	Average gross rent of tenant-occupied private non-farm, non-reserve dwellings	\$592	\$828	768.0

Source: BC Statistics Agency (2006 Census)

4.4 Social Support

Key Notes:

- There was a higher percentage of male-lone parent families in Alberni (7.5%) than BC (5.2%) or Island Health (6.3%).
- There was a higher percentage of common-law relationships in Alberni (11.3%) than BC (8.4%) or Island Health (10.1%).
- There was a higher percentage of lone-parent families in Alberni (32.0%) than in BC (25.7%) but a similar percentage as in Island Health (29.9%).



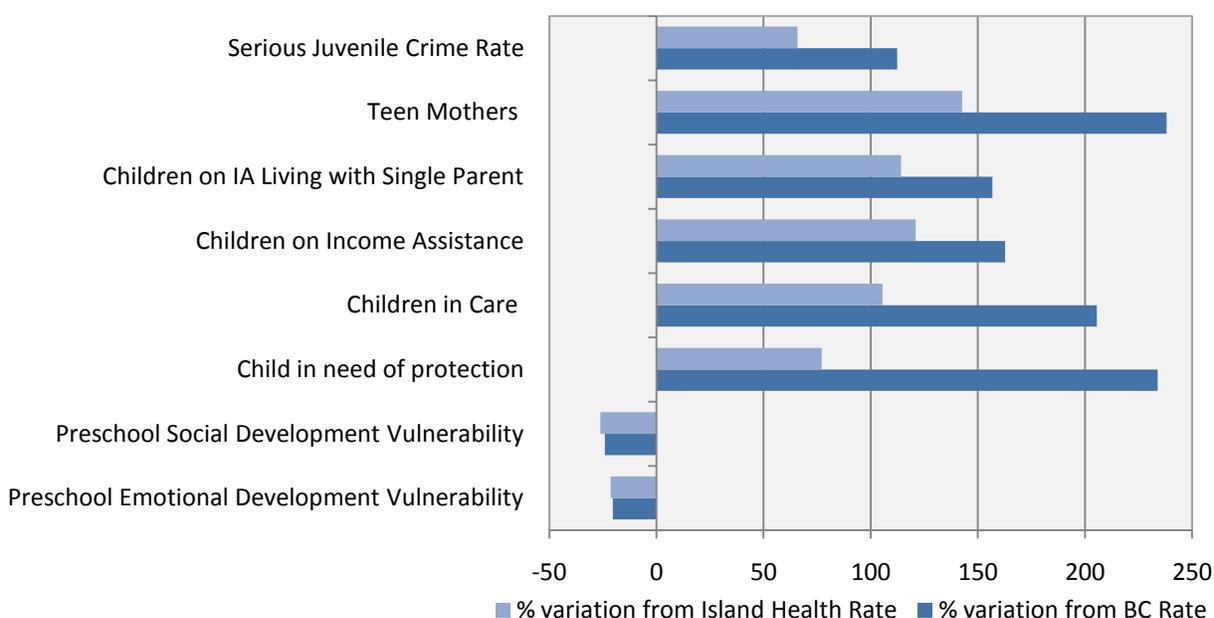
Indicator	Definition	Alberni	BC	Island Health
Seniors Living Alone	Percent of persons aged 65 and over that are not in census families and are living alone	28.5	27.3	29.2
Adults Living Alone	Percent of persons in private households that are not in census families and are living alone	12.2	11.4	13.3
Male Lone-parent Families	Percent of census families in private households that are male lone-parent families	7.5	5.2	6.3
Female Lone-parent Families	Percent of census families in private households that are female lone-parent families	24.5	20.5	23.6
Lone-parent Families	Percent of census families in private households that are lone-parent families	32.0	25.7	29.9
Widowed	Percent of population aged 15 and over that are widowed	6.1	5.5	6.4
Separated or Divorced	Percent of population aged 15 and over that are legally married but are separated, or are divorced	13.2	11.6	13.9
Common-law	Percent of population aged 15 and over that are in a common-law relationship	11.3	8.4	10.1
Married	Percent of population aged 15 and over that are legally married (not separated)	48.8	50.8	49.3
Singles	Percent of population aged 15 and over that have never legally married	31.8	32.1	30.3

Source: BC Statistics Agency (2006 Census)

4.5 Healthy Development (Child and Youth)

Key Notes:

- There was a higher rate of births to teen mothers in Alberni (104.3 per 1,000 live births) compared to BC (30.9.3 per 1,000) or Island Health (43.0 per 1,000).
- There was a higher rate of children in need of protection in Alberni (21.5 per 1,000 children aged 0-18) than BC (6.4 per 1,000) or Island Health (12.1 per 1,000).
- There was a higher rate of children in care in Alberni (27.7 per 1,000 children aged 0-18) than BC (9.1 per 1,000) or Island Health (13.5 per 1,000).



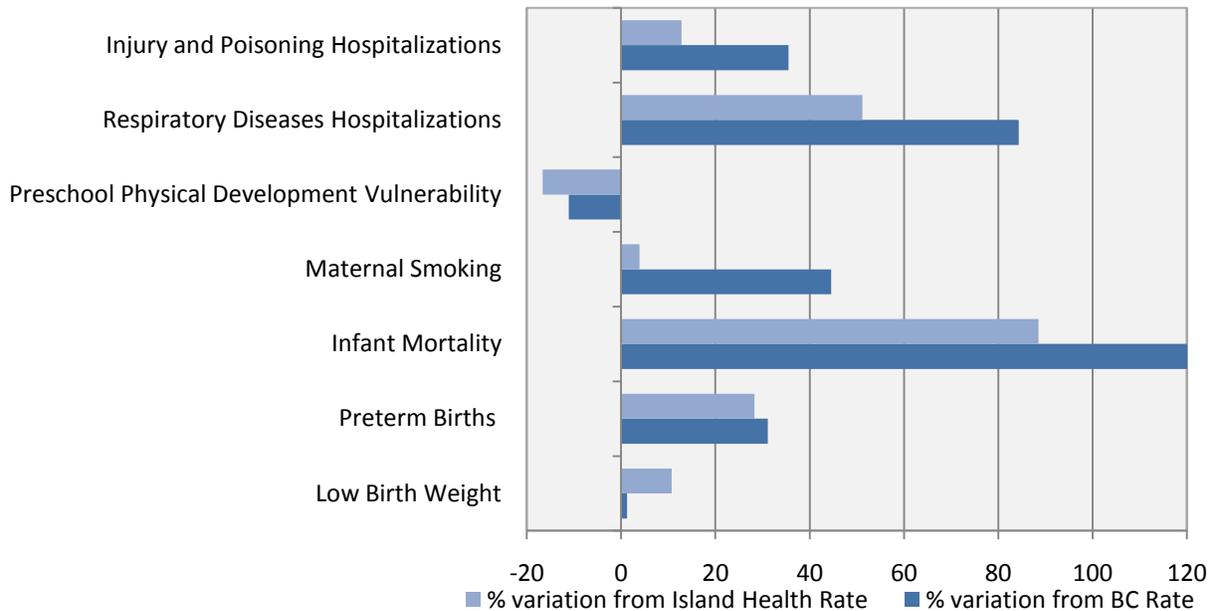
Indicator	Definition	Alberni	BC	Island Health
Serious Juvenile Crime Rate ¹	Juvenile crime rate per 1,000 population aged 12 to 17 (B&E, crimes with weapons and assaults with serious injury)	8.1	3.8	4.9
Teen Mothers ²	Live births to mothers under 20 years of age per 1,000 live births	104.3	30.9	43.0
Children on IA Living with Single Parent ³	Percent of children less than 15 years of age receiving income assistance and living with a single parent	7.6	3.0	3.5
Children on Income Assistance ³	Percent of children less than 19 years of age receiving income assistance	9.1	3.5	4.1
Children in Care ⁴	Children in care per 1,000 children aged 0 to 18 years	27.7	9.1	13.5
Children in Need of Protection ⁴	Reported children in need of protection rate per 1,000 children aged 0 to 18 years	21.5	6.4	12.1
Preschool Social Development Vulnerability ⁵	Percent of kindergarten children rated as having problems forming friendships, accepting rules and showing respect for adults	11.0	14.5	14.9
Preschool Emotional Development Vulnerability ⁵	Percent of kindergarten children rated as having problems with aggressive behaviour, impulsivity, disobedience and inattentiveness	11.0	13.8	14.0

¹BC Statistics Agency, Statistics Canada and Canadian Centre for Justice Statistics (2008-2010); ²BC Vital Statistics Agency (2007-2011) ³BC Statistics Agency, Statistics Canada Census 2006 and Ministry of Social Development (Sep 2011), ⁴BC Statistics Agency and Ministry of Children and Family Development (Dec 2011) ⁵Human Early Learning Partnership (2009-2011)

4.6 Child Health

Key Notes:

- The infant mortality rate was higher in Alberni (8.2 per 1,000 live births) than BC (3.7 per 1,000) or Island Health (4.4 per 1,000).
- The preterm birth rate was higher in Alberni (97.9 per 1,000 live births) than BC (74.6 per 1,000) or Island Health (76.3 per 1,000).
- The percentage of women who reported smoking during current pregnancy was higher in Alberni (13.1%) than in BC (9.1%), but was a similar percentage as in Island Health (12.7%).



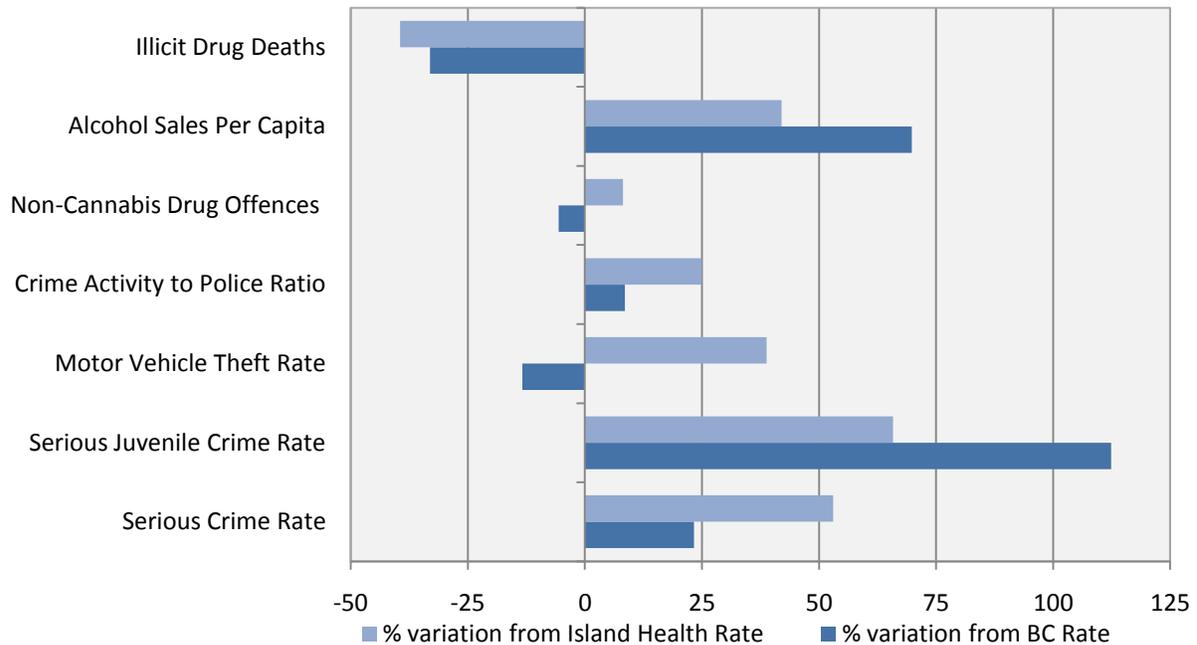
Indicator	Definition	Alberni	BC	Island Health
Injury and Poisoning Hospitalizations ¹	Hospitalization rate per 1,000 children aged 0 to 14	5.9	4.4	5.2
Respiratory Diseases Hospitalizations ¹	Hospitalization rate per 1,000 children aged 0 to 14	16.9	9.2	11.2
Preschool Physical Development Vulnerability ²	Percent of kindergarten children rated as having problems with fine and gross motor skills, daily preparedness for school, washroom skills, and handedness	12.0	13.5	14.4
Maternal Smoking ⁴	Percent of pregnant women who reported smoking at any time during their current pregnancy	13.1	9.1	12.7
Infant Mortality ³	Deaths of children under 1 year of age per 1,000 live births	8.2	3.7	4.4
Preterm Births ³	Newborns with a gestational age < 37 weeks per 1,000 live births	97.9	74.6	76.3
Low Birth Weight ³	Births weighing less than 2,500 grams per 1,000 live births	56.3	55.6	50.8

¹BC Statistics Agency and Ministry of Health (2010-2011); ²Human Early Learning Partnership (2009-2011), ³BC Vital Statistics (2007-2011), ⁴BC Perinatal Health Program (2007/2008-2011/2012)

4.7 Crime

Key Notes:

- The serious juvenile crime rate was higher in Alberni (8.1 per 1,000 youth aged 12-17) than BC (3.8 per 1,000) or Island Health (4.9 per 1,000).
- In Alberni the alcohol sales per capita was higher (177L per resident aged 19+) than BC (104L) or Island Health (125L).
- The serious crime rate was higher in Alberni (13.7 per 1,000 people) than BC (11.1 per 1,000) or Island Health (8.9 per 1,000).



Indicator	Definition	Alberni	BC	Island Health
Illicit Drug Deaths ¹	Deaths per 100,000 population aged 19 to 64	5.1	7.7	8.5
Alcohol Sales Per Capita ^{2,4}	Litres of alcohol sold per resident population aged 19 and older. High tourist areas will be overstated.	176.8	104.1	124.5
Non-Cannabis Drug Offences ³	Non-cannabis drug offences per 100,000 population	182.8	193.6	169.0
Crime Activity to Police Ratio ³	Number of serious crimes per police officer	8.3	7.7	6.7
Motor Vehicle Theft Rate ³	Motor vehicle theft rate per 1,000 population	3.8	4.4	2.7
Serious Juvenile Crime Rate ³	Juvenile crime rate per 1,000 population aged 12 to 17 (B&E, crimes with weapons and assaults with serious injury)	8.1	3.8	4.9
Serious Crime Rate ³	Total violent and property crime rate per 1,000 population	13.7	11.1	8.9

¹BC Statistics Agency, Coroner's Office, Ministry of Public Safety & Solicitor General (Avg 2008-2010), ²BC Statistics Agency, Liquor Distribution Branch (2011), ³BC Statistics Agency, Statistics Canada, Canadian Centre for Justice Statistics (Avg 2008-2010)

⁴ Alcohol sales per capita is based on total volume sold in a local health area and does not consider the impact of tourist volume or non-resident alcohol purchases in that area.

5 Health Status

5.1 Birth Statistics

Key Notes:

- Alberni had the second highest rate of infant deaths and preterm births in Island Health.

Birth Rates	Alberni LHA	Island Health	% Difference	Rank ⁵ in Island Health	BC	% Difference
Elderly Gravida	127.78	201.54	-37%	12	228.41	-44%
Low Birth Weight	56.27	50.82	11%	4	55.57	1%
Infant Death	8.21	4.35	89%	2	3.73	120%
Teen Mother	104.34	42.99	143%	3	30.86	238%
Cesarean	279.02	295.99	-6%	5	310.63	-10%
Pre-term	97.89	76.31	28%	2	74.65	31%
Stillbirth	12.73	8.66	47%	3	9.52	34%
Live Birth	10.84	8.53	27%	3	9.89	10%

Source: BC Vital Statistics Annual Report, 2011 (Avg. 2007-2011)

5.2 Mortality Statistics

Key Notes:

- Alberni ranked highest in deaths due to ischaemic heart disease and medically treatable diseases in Island Health and second highest in deaths overall.

Indicator	Alberni SMR Value	Island Health SMR Value	% Difference	Rank in Island Health	PYLLI
Drug Induced Deaths	1.22	1.14	7%	5	1.40
Medically Treatable Diseases	2.34	0.93	152%	1	2.10
Circulatory System	1.17	1.03	13%	4	1.44
Digestive System	1.35	1.08	25%	3	1.86
Alcohol Related Deaths	2.35	1.31	79%	2	2.81
Falls	1.41	1.19	18%	2	0.67
Cancer	1.29	1.06	21%	2	1.39
Respiratory	1.10	0.93	19%	2	1.15
Suicide	1.25	1.19	5%	8	1.35
Motor Vehicle	2.39	0.92	160%	2	2.33
End/Nut/Met Diseases	1.69	1.01	68%	2	1.94
Diabetes	1.67	1.01	65%	2	1.36
Arteries/Arterioles/Capillaries	1.37	1.02	34%	3	2.31
Pneumonia and Influenza	0.73	0.83	-12%	10	1.36
Lung Cancer	1.42	1.04	37%	4	1.54
Ischaemic Heart Disease	1.29	0.99	30%	1	1.34
Chronic Lung Disease	1.43	0.99	45%	2	1.18
Cerebrovascular Disease/Stroke	1.08	1.03	6%	6	1.83
Total Deaths	1.29	1.03	25%	2	1.68

Source: BC Vital Statistics Annual Report, 2011 (Avg. 2007-2011)

⁵ Rank in Island Health refers to the rank of all LHAs, where 1 is the highest rate and 14 is the lowest.

5.3 Chronic Disease Prevalence⁶

Key Notes:

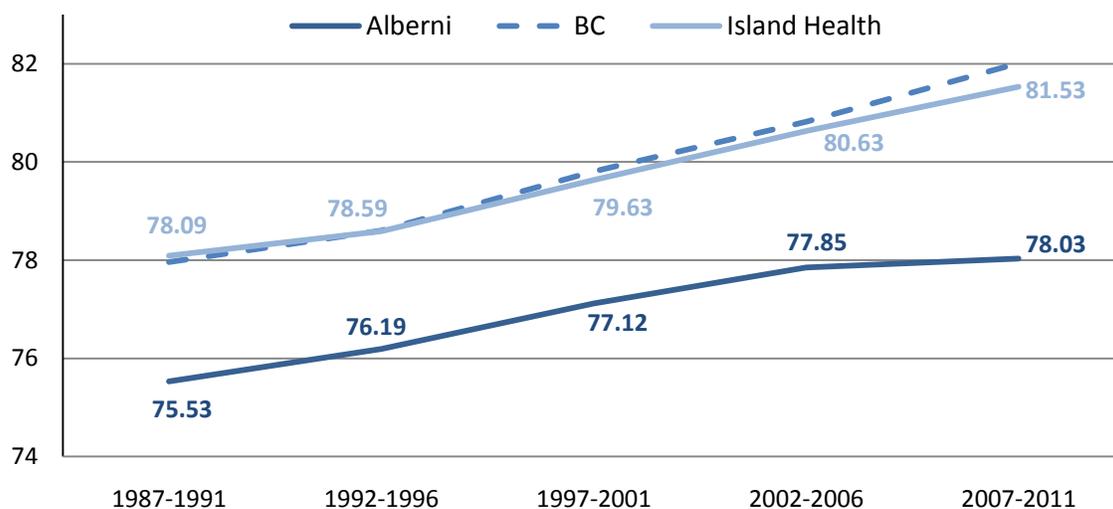
- 28.7% of Alberni residents experienced hypertension.
- 28.5% of Alberni residents suffered from depression/anxiety.

Chronic Condition	Alberni		Island Health		BC	
	# of Patients	% of Pop	# of Patients	% of Pop	# of Patients	% of Pop
Hypertension	7,070	28.7%	160,418	26.3%	861,385	24.2%
Depression/Anxiety	8,926	28.5%	199,903	26.6%	1,082,983	24.1%
Asthma	2,337	11.9%	51,801	11.1%	310,869	10.2%
Osteoarthritis	3,618	11.6%	78,611	10.5%	388,153	8.7%
Diabetes	3,104	9.9%	58,808	7.8%	352,411	7.9%
Chronic Obstructive Pulmonary Disease	992	6.5%	21,606	5.7%	112,798	5.7%
Ischaemic Heart Disease	1,208	3.9%	28,621	3.8%	155,723	3.5%
Osteoporosis	1,176	3.8%	35,523	4.7%	189,404	4.2%
Dementia	495	3.2%	14,032	3.7%	62,055	3.1%
Congestive Heart Failure	803	2.6%	17,592	2.3%	97,214	2.2%
Rheumatoid Arthritis	711	2.3%	10,433	1.4%	53,019	1.2%
Chronic Kidney Disease	693	2.2%	16,709	2.2%	83,387	1.9%
Hospital Stroke	328	1.0%	5,910	0.8%	32,637	0.7%

Source: BC Ministry of Health Services Primary Health Care Chronic Disease Registries 2010/11

5.4 Life Expectancy at Birth

Life Expectancy of Alberni Residents Compared to Island Health and BC 1987-1991 to 2007-2011



⁶ This reflects the lifetime prevalence of these diseases in 2009/2010, not the 2009/10 prevalence. If a resident has had one of these diseases in their life it will appear in this data. These rates are not age-standardized.

6 Health Service Utilization

6.1 Hospital Admissions⁷

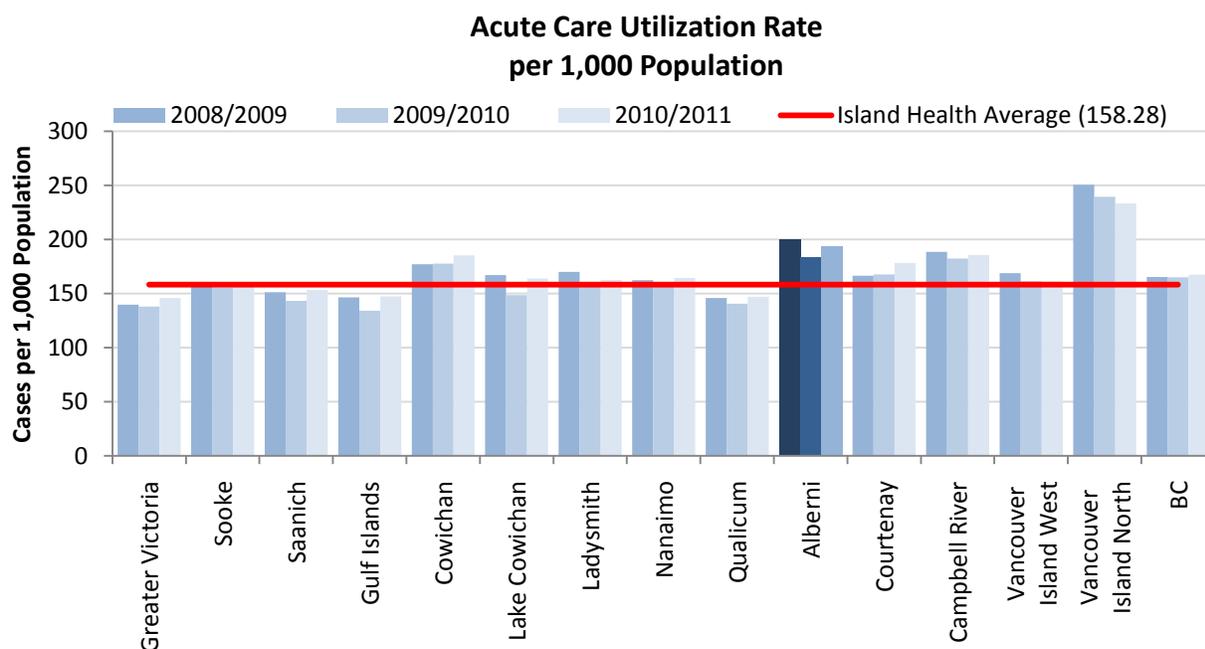
Key Notes:

- Of the 6,919 hospital admissions for Alberni residents in 2011/2012:
 - 41.7% were for day cases, while 58.3% were for inpatient cases;
 - 56.3% were for medical cases, while 43.7% were for surgical cases;
 - 57% were at West Coast General Hospital, and 21% were at Nanaimo Regional General Hospital;
 - Newborn singleton, vaginal delivery was responsible for the most inpatient cases (151);
 - Lens extraction/insertion, typically for cataracts, was responsible for the most day cases (388).
- Of the 27,133 days for Alberni residents in 2011/2012:
 - 20.3% were for an alternate level of care (ALC);
 - Reasons for hospitalization not contained within the MCC classifications were responsible for the most patient days (4,377 or 16.1%)
- The ambulatory care sensitive conditions (ACSC) rate for Alberni residents is 5.3, higher than the Island Health average of 4.5; and
- The percentage of alternate level of care days (ALC) has been above Island Health as a whole since 2005/06.

Total Hospital Cases and Days for Alberni Residents

2011/12	Day Cases	Inpatient Cases	Inpatient Days	% Days ALC	Total Cases
Medical	1082	2816	21033	25.9%	3898
Surgical	1805	1216	6100	1.3%	3021
Total	2887	4032	27133	20.3%	6919

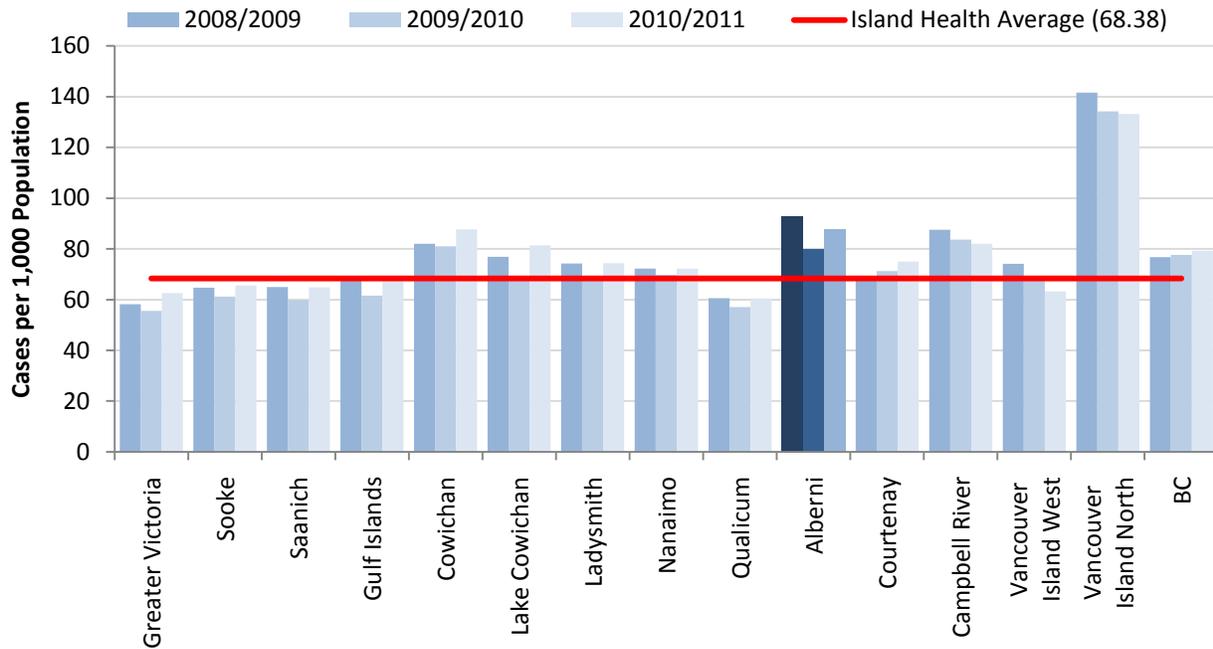
Acute Utilization Rates overall and by category:⁸



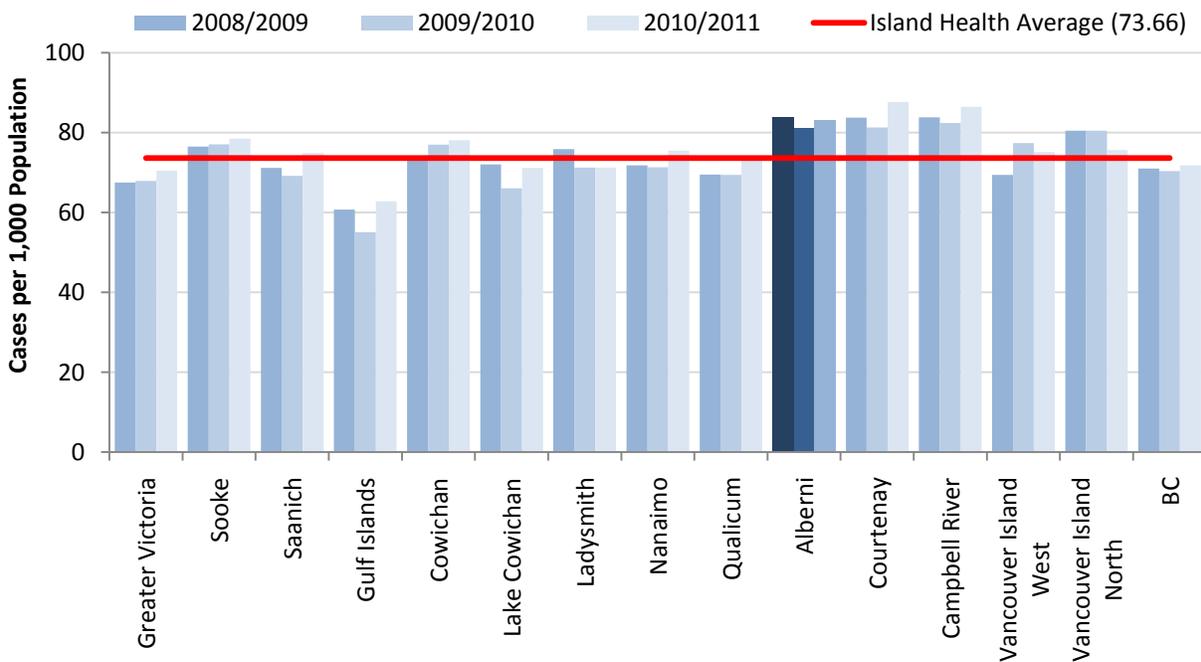
⁷ Source: 2010/11 Discharge Abstract Database, unless otherwise specified.

⁸ Source: Quantum Analyser

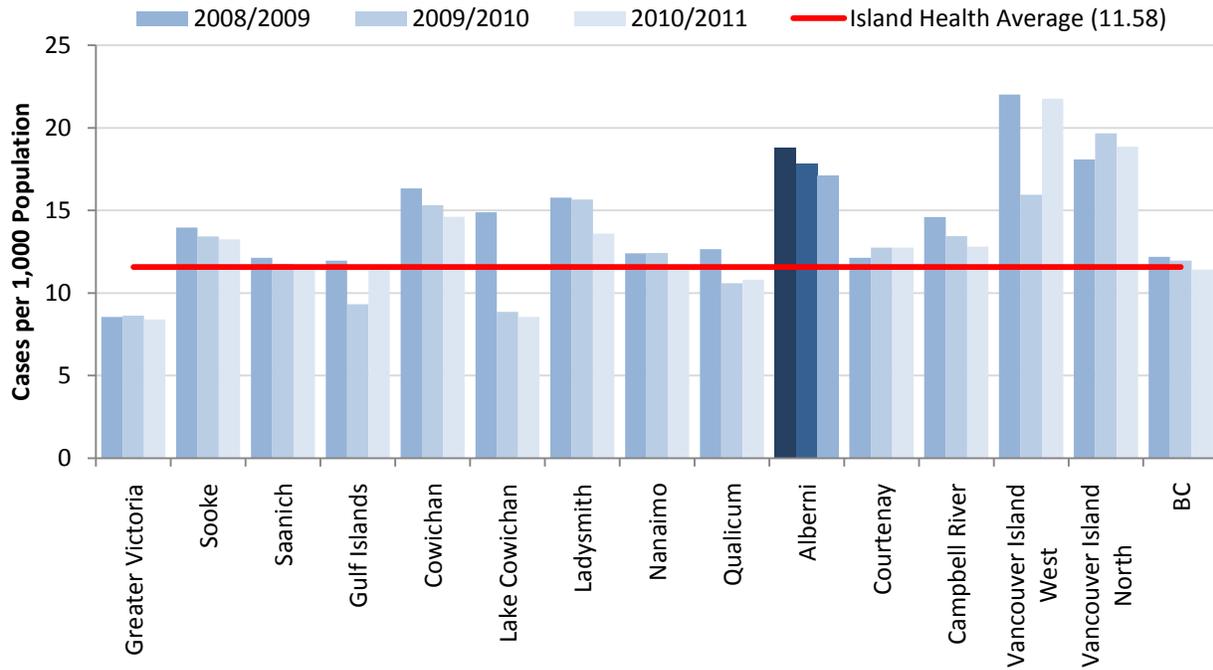
Medical Acute Care Utilization Rate per 1,000 Population



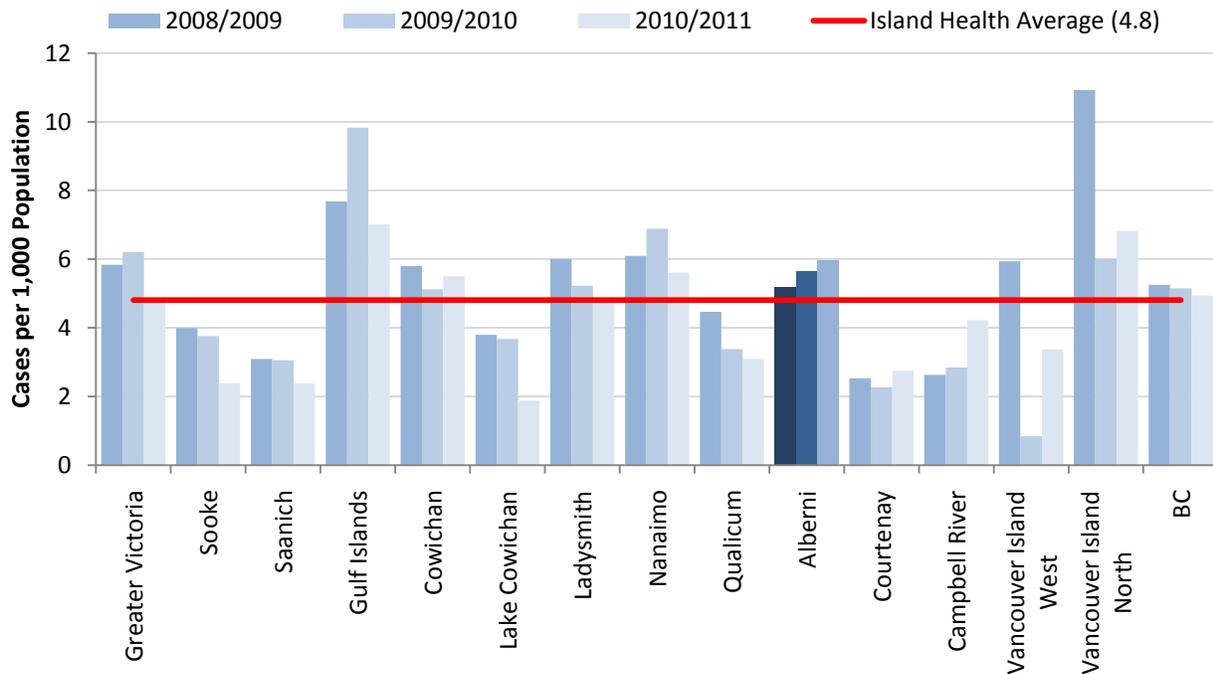
Surgical Acute Care Utilization Rate per 1,000 Population



Maternity Acute Care Utilization Rate per 1,000 Population



Psychiatry Acute Care Utilization Rate per 1,000 Population



Leading reasons for Inpatient and Day cases for Alberni Residents by Case Mix Group, 2011/12:**Top 10 Inpatient Cases for Alberni Residents by Case Mix Group**

Top 10 Inpatient Case Mix Groups	Cases	Days	ALC Days
Normal Newborn, Singleton Vaginal Delivery	151	238	0
Vaginal Birth without Anaesthetic without Non-Major Obstetric/Gynecologic Intervention	145	269	0
Convalescence	115	2270	1152
Chronic Obstructive Pulmonary Disease	82	1009	361
Viral/Unspecified Pneumonia	81	644	66
Myocardial Infarction/Shock/Arrest without Coronary Angiogram	76	404	111
Newborn/Neonate 2500+ grams, Other Minor Problem	69	153	5
Depressive Episode without ECT	69	650	21
Normal Newborn Multiple/Caesarean Delivery	68	199	0
Antepartum Diagnosis treated Medically	66	200	0

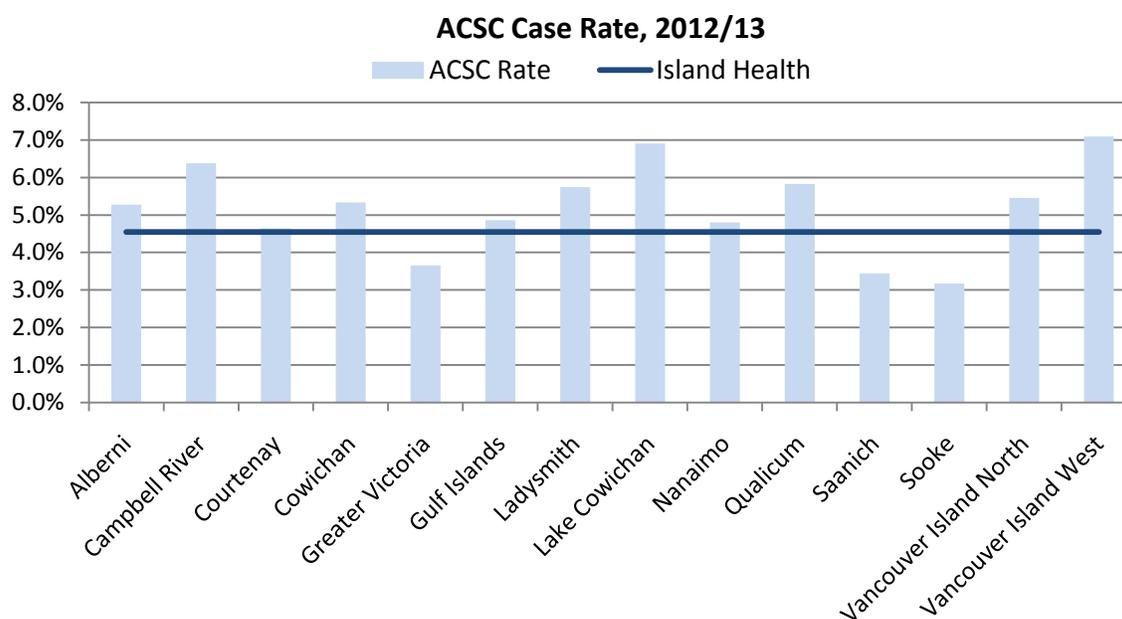
Top 10 Day Cases for Alberni Residents by Case Mix Groups

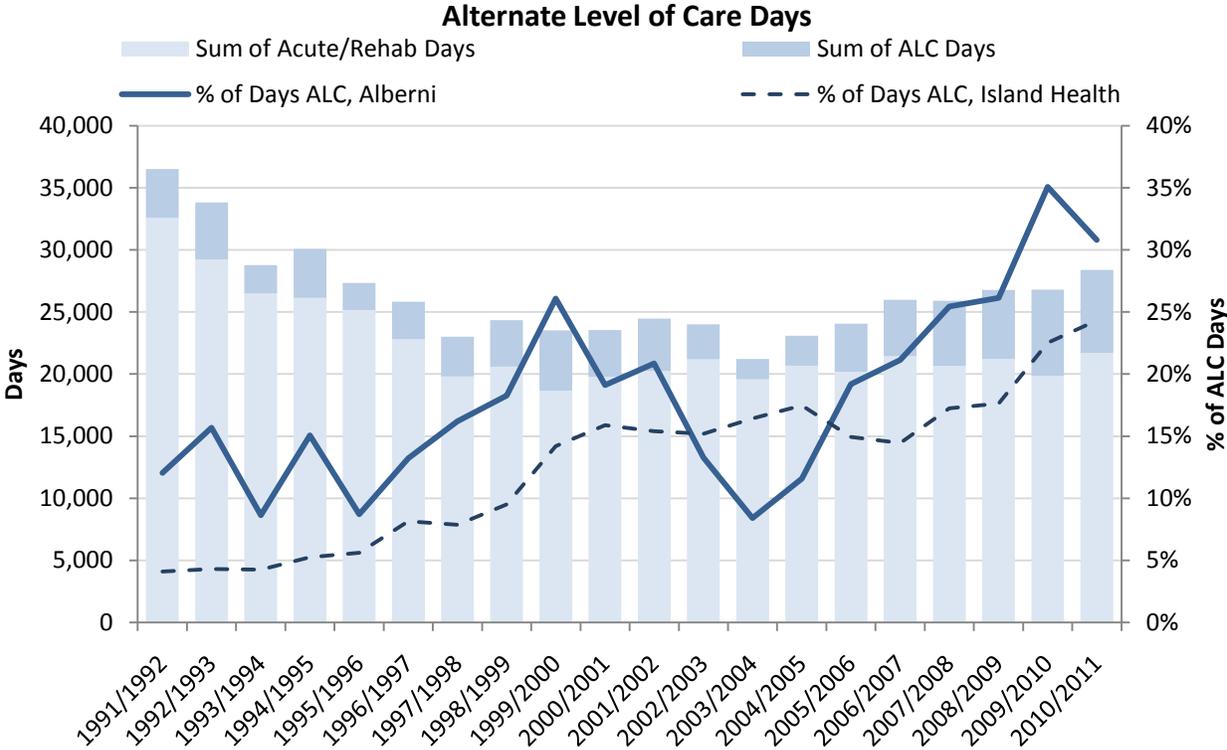
Top 10 Day Case Mix Groups	Cases
Lens Extraction/Insertion	388
Minor Lower Gastrointestinal Intervention	198
Esophagitis/Gastritis/Miscellaneous Digestive Disease	144
Disease of Oral Cavity/Salivary Gland/Jaw	132
Diagnosis Not Generally Hospitalized	98
Symptom/Sign of Digestive System	94
Minor Intervention on Upper Urinary Tract, External/Per Orifice Approach	88
Follow-Up Treatment/Examination	84
Closed Knee Intervention except Fixation without Infection	81
Pain Management	75

Total Cases and Days for Alberni Residents by Major Clinical Category, 2011/12:

Major Clinical Categories	Cases	Days	ALC Days
Digestive System	1217	2398	8
Circulatory System	540	2497	296
Eye	456	20	0
Pregnancy and Childbirth	452	1096	0
Musculoskeletal System and Connective Tissue	447	1258	73
Other Reasons for Hospitalization	441	4377	1675
Trauma, Injury, Poisoning and Toxic Effects of Drugs	416	1554	177
Kidney, Urinary Tract and Male Reproductive System	382	798	58
Newborns and Perinatal Conditions	371	1165	5
Female Reproductions System	348	372	0
Ear, Nose, Mouth and Throat	330	320	3
Respiratory System	294	2368	530
Mental Diseases and Disorders	294	3727	1292
Skin, Subcutaneous Tissue and Breast	211	964	198
Hepatobiliary System and Pancreas	193	1029	204
Nervous System	169	1737	816
Blood and Lymphatic System	121	537	55
Ungroupable Data	105	13	0
Endocrine, Nutritional and Metabolic Disorders	93	577	109
Multisystemic or Unspecified Site Infections	35	269	20
Burns	<5	57	0
Total	6920*	27133	5519

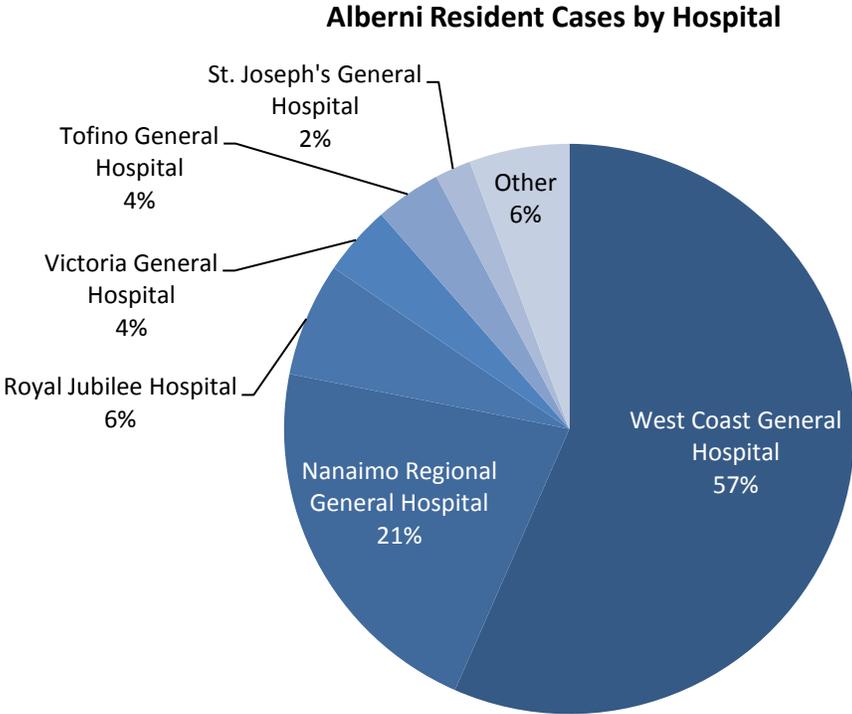
*Total rounded to the nearest 10.

Ambulatory Care Sensitive Conditions (ACSC) Case and Alternative Level of Care (ALC) Days



Source: Quantum Analyzer, Discharge Abstract Database

Where Residents Receive Hospital Care



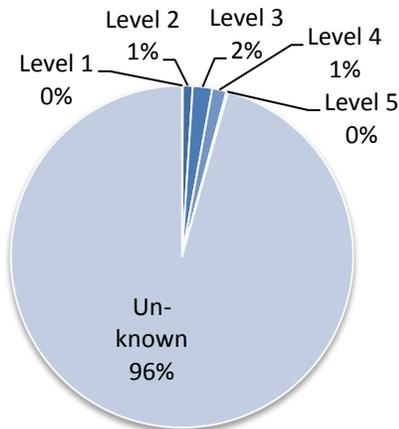
6.2 Emergency Visits by Residents, 2012/13

Key Notes:

- Of the 21,299 emergency visits by Alberni residents in 2012/13:
 - 85% were at West Coast General Hospital;
 - 25% were for individuals aged 60 years and older.
- As CTAS reporting is only done at selected sites, most emergency visits by Alberni residents do not have associated CTAS scores.
- More visits occurred on Fridays and Saturdays than on other days of the week for Alberni residents, and they had a lower proportion of visits from Mondays to Wednesdays compared to Island Health.
- Compared to Island Health as a whole, Alberni residents made more visits to emergency services (676 visits per 1,000 people compared to 369 per 1,000 people).

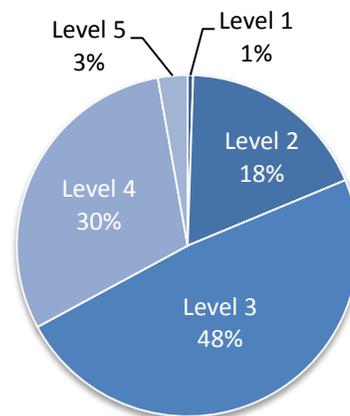
Emergency Visits by Alberni and Island Health Residents by CTAS⁹ Level

Alberni Residents' Emergency Visits by CTAS



Source: Island Health IDEAS

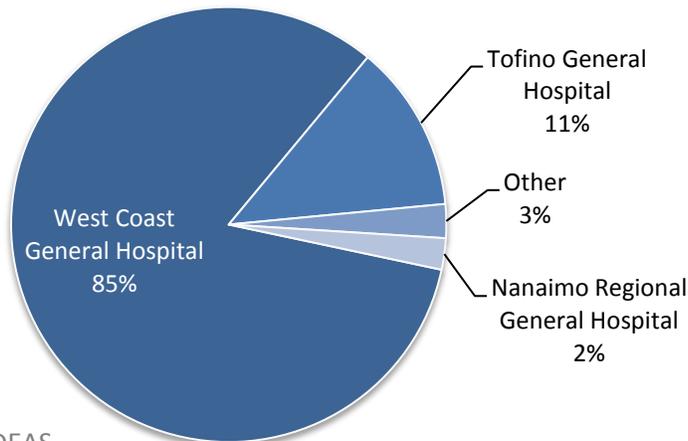
Island Health Residents' Emergency Visits by CTAS



Source: Island Health IDEAS

Where Residents go for Emergency Visits

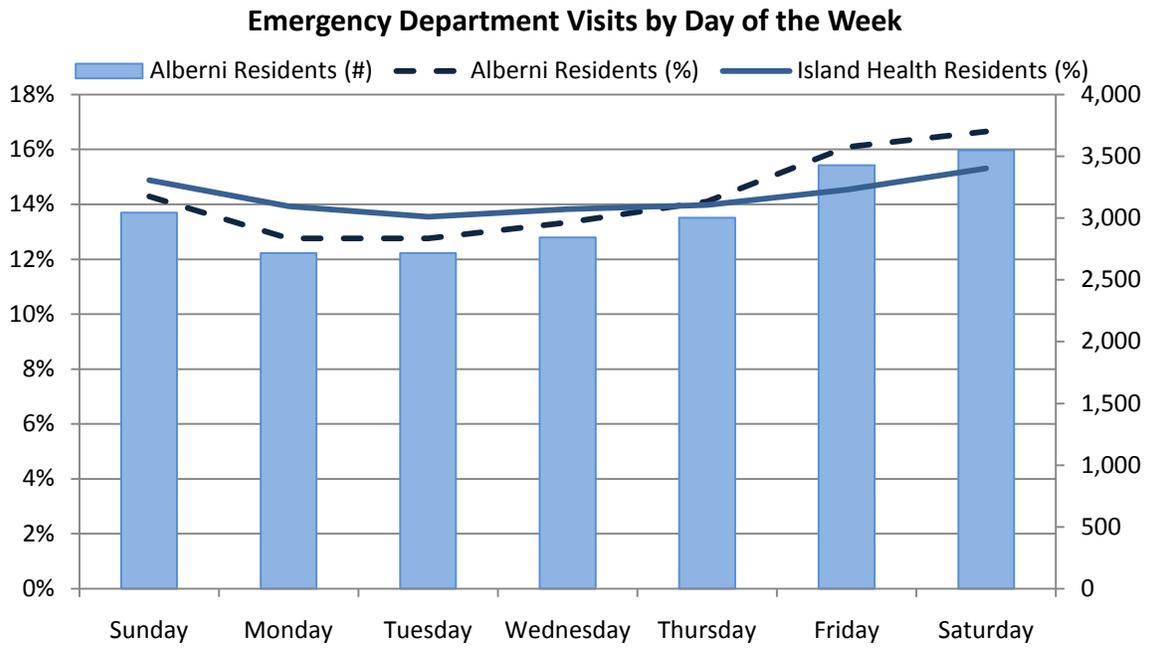
Alberni Emergency Visits by Island Health Facility



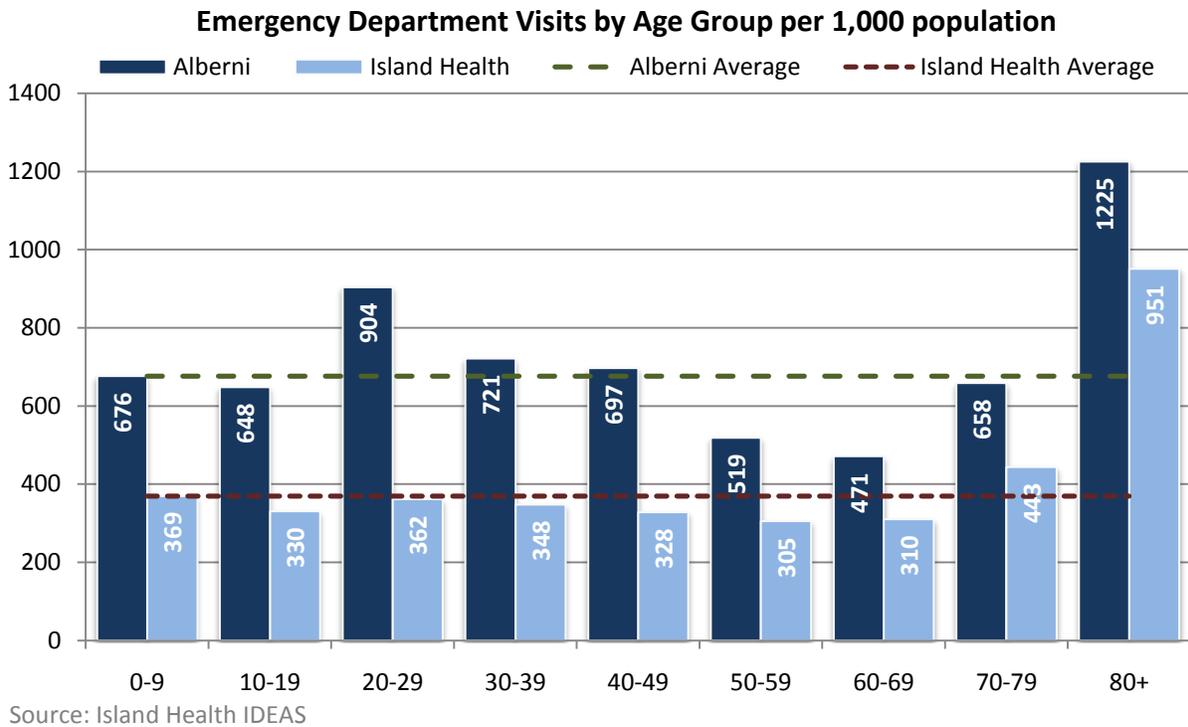
Source: Island Health IDEAS

⁹ Canadian Emergency Department Triage & Acuity Scale. Level 1 is the most severe and categorized as resuscitation, Level 5 is the least severe and categorized as non urgent.

Emergency Visits by Residents by Day of the Week



Emergency Visits by Alberni and Island Health Residents by Age Group of Patient





2012 Local Health Area Profile Alberni (70)

Prepared by Planning and Community Engagement
Island Health
December 2013

An accompanying Interpretation Guide has been created to assist with the interpretation of indicators.

The Interpretation Guide should be read with the profiles.

These profiles are not intended to be used for detailed planning or analysis. As they are updated on an annual basis, there may be more current data available. If you are intending to use these profiles for health planning purposes, or if you have questions or notice a discrepancy, please contact

[Melanie Rusch](mailto:Melanie.Rusch@viha.ca) (Melanie.Rusch@viha.ca).

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1 Key notes

Demographics

- The average age of Alberni residents is similar to Island Health, but older than BC.
- As of 2012, Alberni represented 4.1% of the Island Health population.
- As of 2011, 16.9% of Alberni residents identified as Aboriginal¹ compared to 6.6% for Island Health and 5.4% for BC (Statistics Canada, National Household Survey, 2011).
- The total Alberni population is expected to hold relatively stable through to 2036 at about 31,853, while the population 75+ is expected to increase 97.7% by 2036.

Economic Wellbeing

- Alberni had a higher percentage of individuals receiving income assistance (4.4%) than BC (1.9%) or Island Health (1.9%).
- Alberni had a higher percentage of individuals on employment insurance (2.7%) than BC (1.8%) or Island Health (1.6%).
- Alberni had a lower percentage of low income seniors (7.7%) than BC (14.7%) or Island Health (8.6%).

Education

- A higher percentage of grade 4 and grade 7 students scored below standard in writing in Alberni (30.0%) than BC (16.1%) or Island Health (19.9%).
- A higher percentage of kindergarteners in Alberni were rated as vulnerable for language development (17.0%) than in BC (10.3%) or in Island Health (11.5%).
- A lower percentage of kindergarteners in Alberni were rated as vulnerable for communication skills (9.0%) than in BC (13.7%) or Island Health (11.6%).

Housing

- There was a higher percentage of dwellings needing major repairs in Alberni (12.1%) than BC (7.4%) or Island Health (7.2%).
- There was a lower percentage of older housing in Alberni (12.4%) than BC (7.9%) or Island Health (10.2%).
- In Alberni there was a higher percentage of crowded households (2.3%) compared to Island Health (1.6%), but a lower percentage compared to BC (3.1%).

Social Support

- There was a higher percentage of male-lone parent families in Alberni (7.5%) than BC (5.2%) or Island Health (6.3%).
- There was a higher percentage of common-law relationships in Alberni (11.3%) than BC (8.4%) or Island Health (10.1%).
- There was a higher percentage of lone-parent families in Alberni (32.0%) than in BC (25.7%) or Island Health (29.9%).

Healthy Development

- There was a higher rate of births to teen mothers in Alberni (104.3 per 1,000 live births) compared to BC (30.9.3 per 1,000) or Island Health (43.0 per 1,000).
- There was a higher rate of children in need of protection in Alberni (21.5 per 1,000 children aged 0-18) than BC (6.4 per 1,000) or Island Health (12.1 per 1,000).
- There was a higher rate of children in care in Alberni (27.7 per 1,000 children aged 0-18) than BC (9.1 per 1,000) or Island Health (13.5 per 1,000).

¹ Refers to those persons who self identified with at least one Aboriginal group (North American Indian, Métis or Inuit, and/or those who reported being a Treaty Indian or a Registered Indian, as defined by the *Indian Act of Canada*, and/or those who reported they were members of an Indian band or First Nation).

Child Health

- The infant mortality rate was higher in Alberni (8.2 per 1,000 live births) than BC (3.7 per 1,000) or Island Health (4.4 per 1,000).
- The preterm birth rate was higher in Alberni (97.9 per 1,000 live births) than BC (74.6 per 1,000) or Island Health (76.3 per 1,000).
- The percentage of women who reported smoking during current pregnancy was higher in Alberni (13.1%) than in BC (9.1%), but was a similar percentage as in Island Health (12.7%).

Crime

- The serious juvenile crime rate was higher in Alberni (8.1 per 1,000 youth aged 12-17) than BC (3.8 per 1,000) or Island Health (4.9 per 1,000).
- In Alberni the alcohol sales per capita was higher (177L per resident aged 19+) than BC (104L) or Island Health (125L).
- The serious crime rate was higher in Alberni (13.7 per 1,000 people) than BC (11.1 per 1,000) or Island Health (8.9 per 1,000).

Birth Statistics

- Alberni had the second highest rate of infant deaths and preterm births in Island Health.

Mortality Statistics

- Alberni ranked highest in deaths due to ischaemic heart disease and medically treatable diseases in Island Health and second highest in deaths overall.

Chronic Disease Prevalence

- 28.7% of Alberni residents suffered experienced hypertension.
- 28.5% of Alberni residents experienced depression/anxiety.

Hospital Admissions

- Of the 6,919 hospital admissions for Alberni residents in 2011/2012:
 - 41.7% were for day cases, while 58.3% were for inpatient cases;
 - 56.3% were for medical cases, while 43.7% were for surgical cases;
 - 57% were at West Coast General Hospital, and 21% were at Nanaimo Regional General Hospital;
 - Newborn singleton, vaginal delivery was responsible for the most inpatient cases (151);
 - Lens extraction/insertion, typically for cataracts, was responsible for the most day cases (388).
- Of the 27,133 days for Alberni residents in 2011/2012:
 - 20.3% were for an alternate level of care (ALC);
 - Reasons for hospitalization not contained within the MCC classifications were responsible for the most patient days (4,377 or 16.1%)
- The ambulatory care sensitive conditions (ACSC) rate for Alberni residents is 5.3, higher than the Island Health average of 4.5; and
- The percentage of alternate level of care days (ALC) has been above Island Health as a whole since 2005/06.

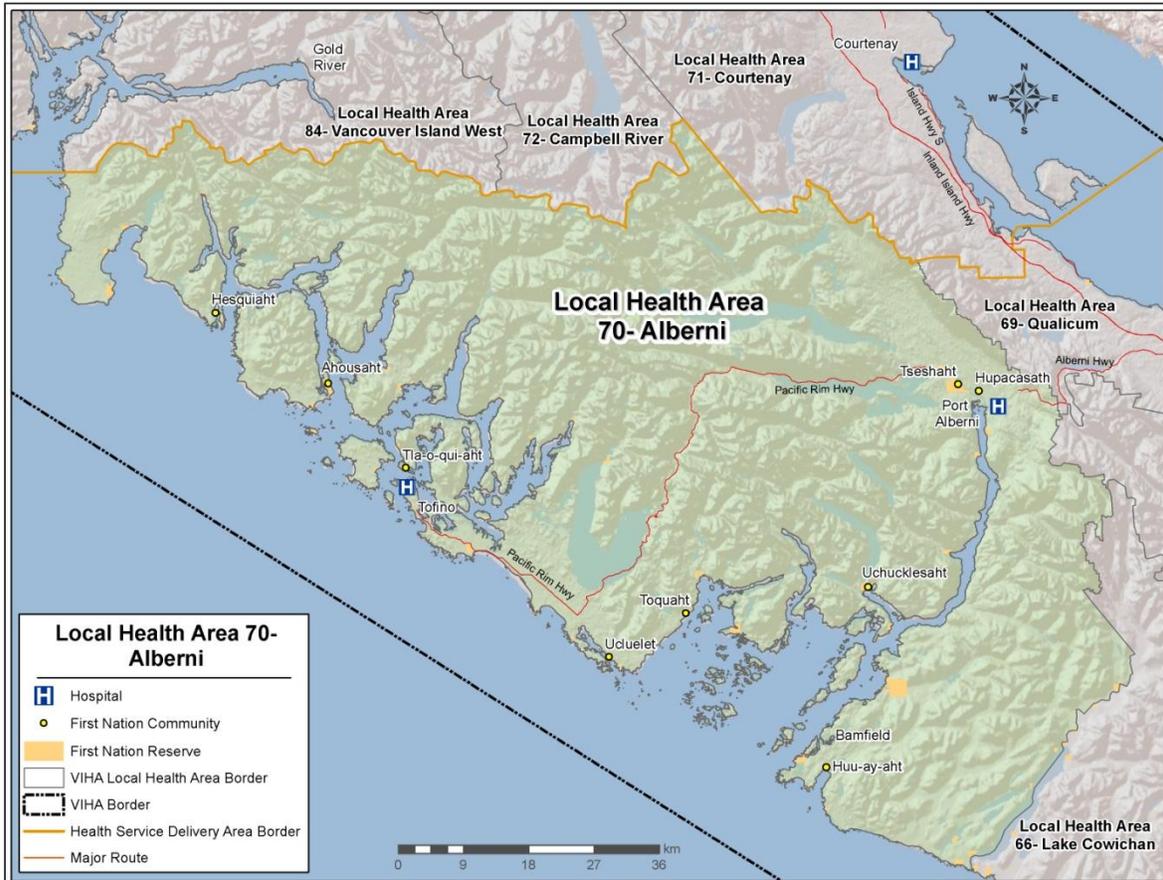
Emergency Department Visits

- Of the 21,299 emergency visits by Alberni residents in 2012/13:
 - 85% were at West Coast General Hospital;
 - 25% were for individuals aged 60 years and older.
- More visits occurred on Fridays and Saturdays than on other days of the week for Alberni residents, and they had a lower proportion of visits from Mondays to Wednesdays compared to Island Health.
- Compared to Island Health as a whole, Alberni residents made more visits to emergency services (676 visits per 1,000 people compared to 369 per 1,000 people).

2 Geography

2.1 Location Description

- Alberni Local Health Area is one of 14 LHAs in Island Health and is located in Island Health’s Central Island Health Service Delivery Area (HSDA).
- Alberni is at the northwest corner of the Central HSDA. It covers 6,904 square kilometers, and the communities of Port Alberni, Tofino and Ucluelet. It borders on six other LHAs: Vancouver Island West, Campbell River, Courtenay, Qualicum, Nanaimo and Lake Cowichan.



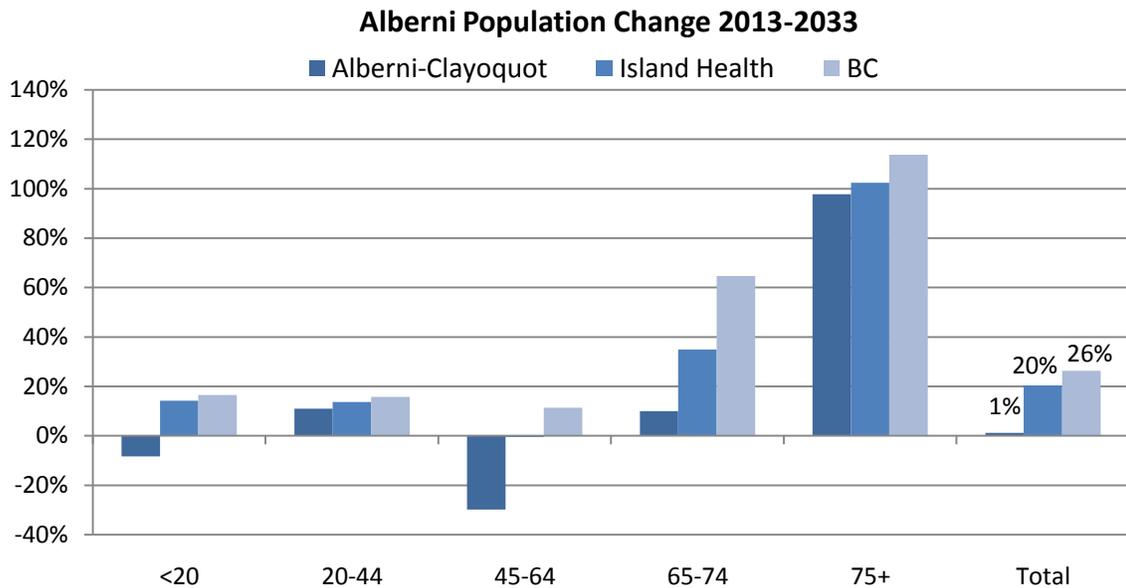
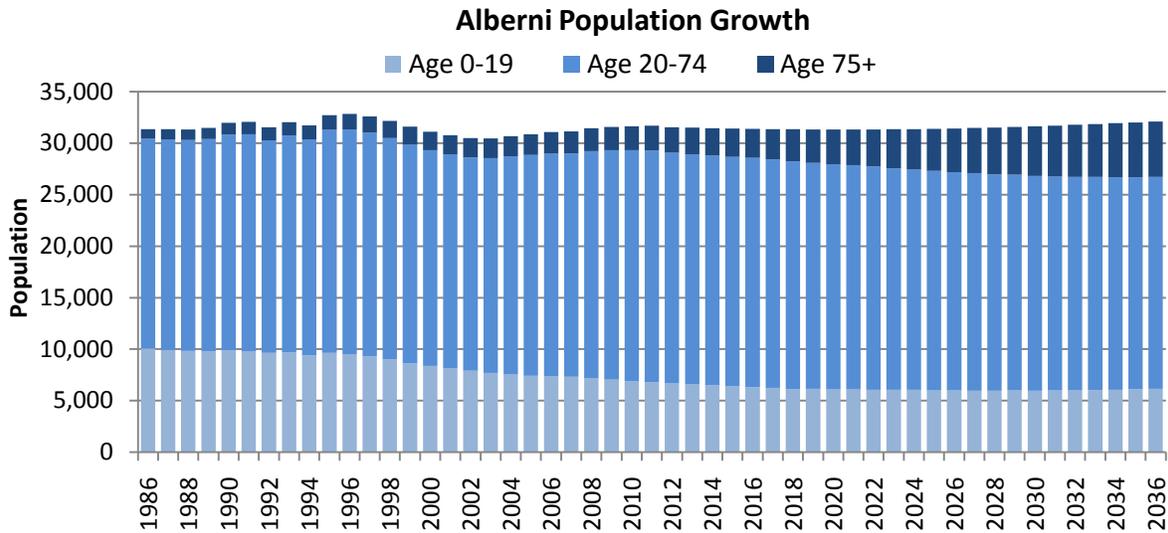
2.2 Transportation

- Alberni is situated along Highway 4. Port Alberni is approximately one hour from Nanaimo; Tofino is approximately three and a half hours from Nanaimo.
- There are more than 5 bus routes in the city of Port Alberni, as well as a handyDART service. There is also a daily bus service between Tofino, Ucluelet, Port Alberni and the major Island hubs.

3 Demographics²

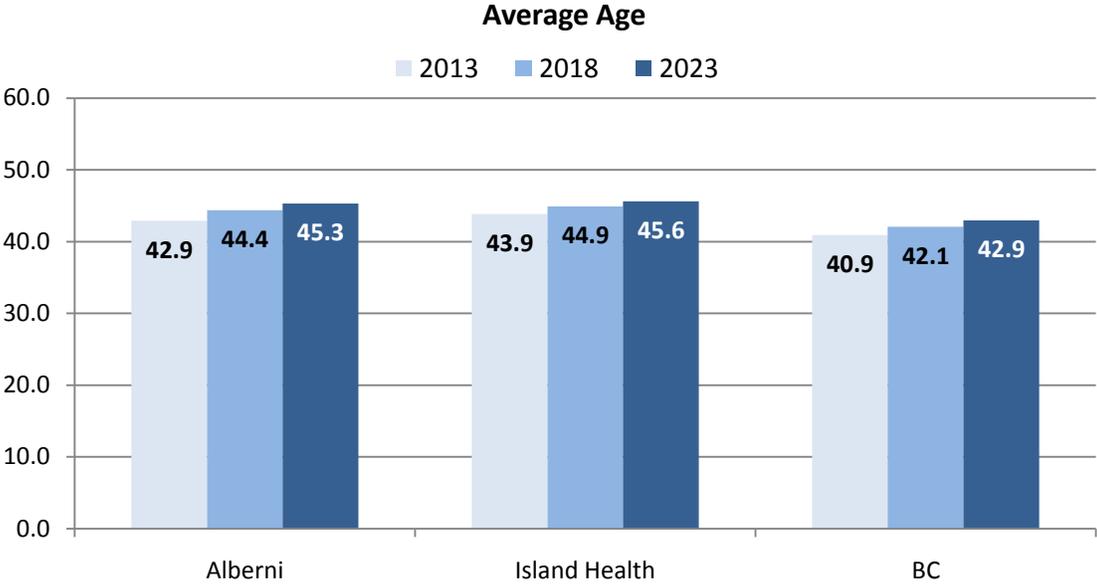
Key Notes:

- The average age of Alberni residents is similar to Island Health, but older than BC.
- As of 2012, Alberni represented 4.1% of the Island Health population.
- As of 2011, 16.9% of Alberni residents identified as Aboriginal³ compared to 6.6% for Island Health and 5.4% for BC (Statistics Canada, National Household Survey, 2011).
- The total Alberni population is expected to hold relatively stable through to 2036 at about 31,853, while the population 75+ is expected to increase 97.7% by 2036.



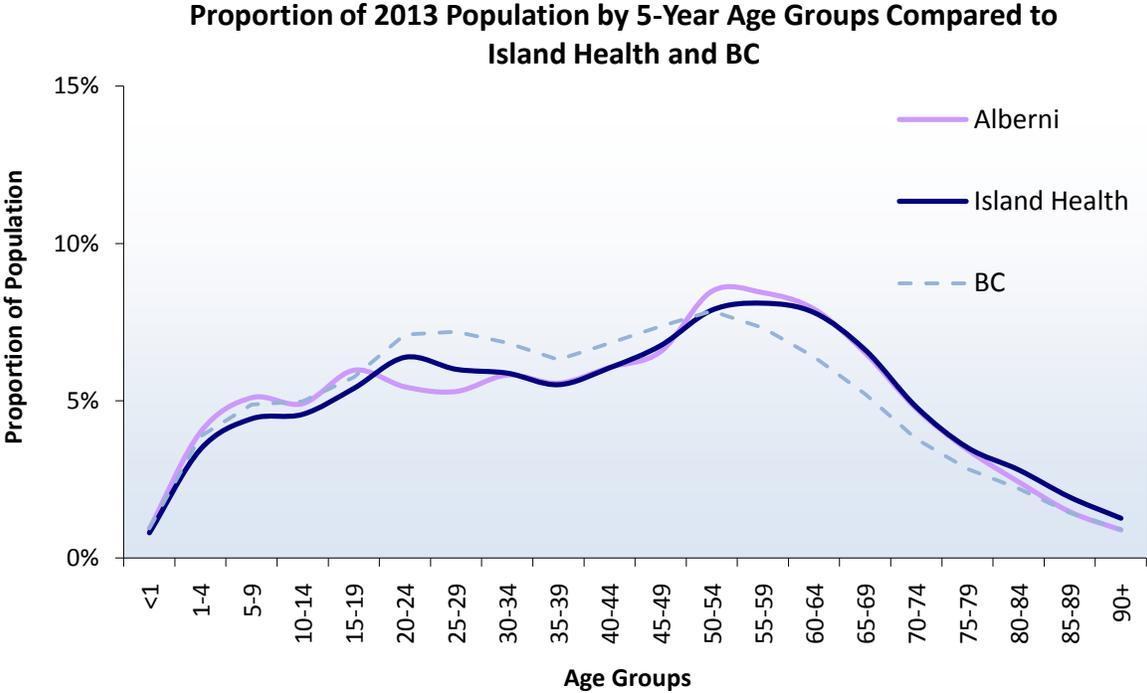
² Source: BC Statistics, PEOPLE 2013, unless otherwise specified.

³ Refers to those persons who self identified with at least one Aboriginal group (North American Indian, Métis or Inuit, and/or those who reported being a Treaty Indian or a Registered Indian, as defined by the *Indian Act of Canada*, and/or those who reported they were members of an Indian band or First Nation).



Alberni’s 2013 population profile is very similar to Island Health as a whole; however, it has:

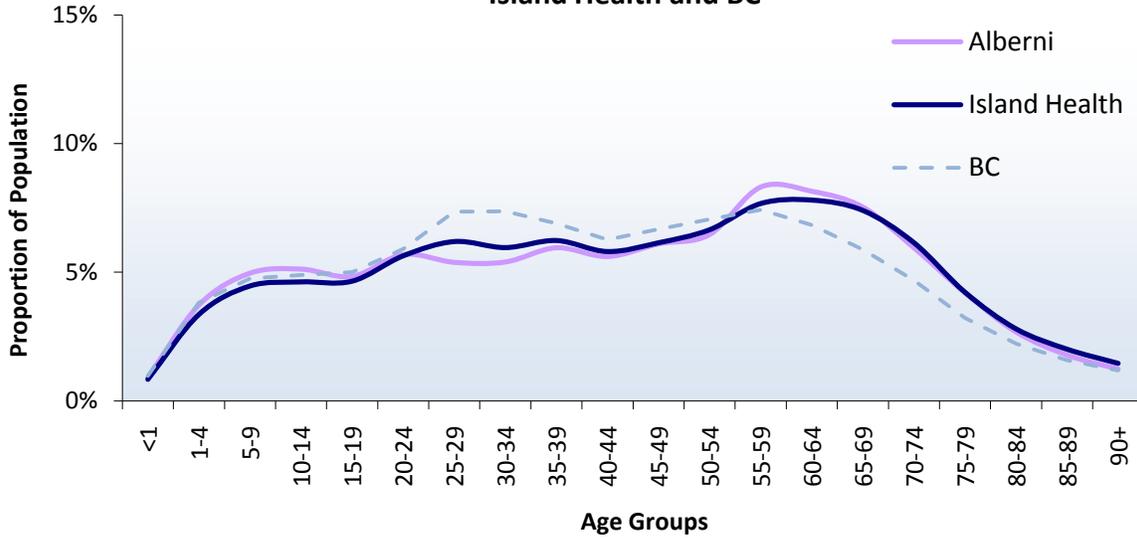
- A lower percentage of people aged 20-29; and
- A slightly higher percentage of people aged 50-59.



Alberni’s 2018 population profile is still similar to Island Health as a whole; however, it has:

- A lower percentage of people aged 25-34; and
- A slightly higher percentage of people aged 55-64.

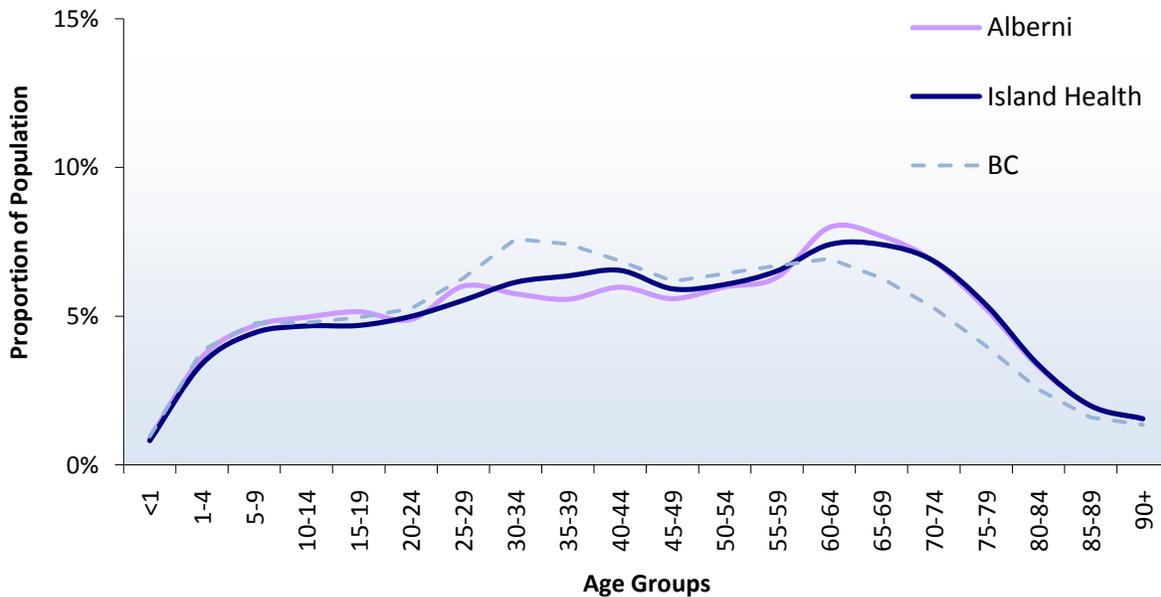
Proportion of 2018 Population by 5-Year Age Groups Compared to Island Health and BC



Alberni’s 2023 population profile is still similar to Island Health as a whole; however, it has:

- A lower percentage of people aged 35-44; and
- A slightly higher percentage of people aged 60-64.

Proportion of 2023 Population by 5-Year Age Groups Compared to Island Health and BC

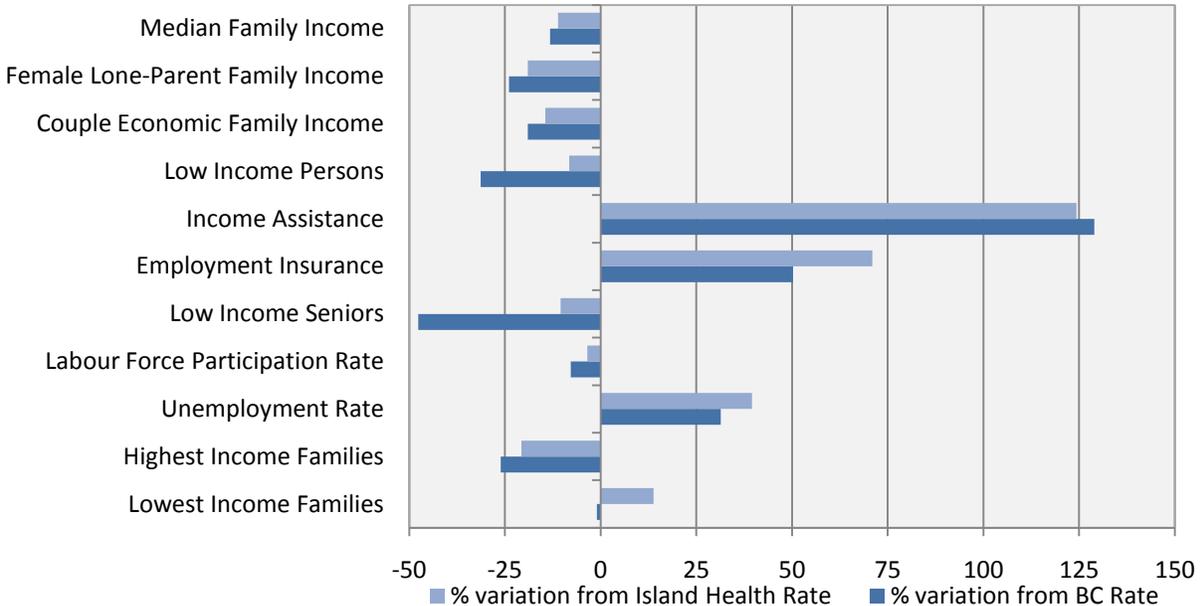


4 Social Determinants of Health and Wellbeing

4.1 Economic Wellbeing

Key Notes:

- Alberni had a higher percentage of individuals receiving income assistance (4.4%) than BC (1.9%) or Island Health (1.9%).
- Alberni had a higher percentage of individuals on employment insurance (2.7%) than BC (1.8%) or Island Health (1.6%).
- Alberni had a lower percentage of low income seniors (7.7%) than BC (14.7%) or Island Health (8.6%).



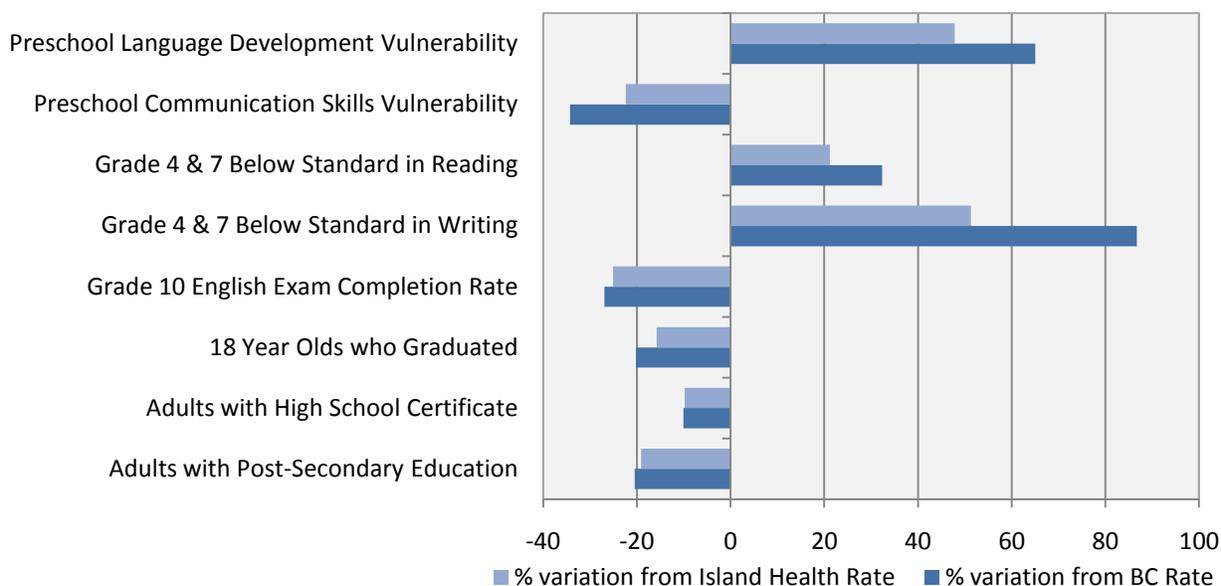
Indicator	Definition	Alberni	BC	Island Health
Median Family Income ¹	Median family income from all sources in 2005	\$57,090	\$65,787	\$64,231
Female Lone-Parent Family Income ¹	Average family income of female lone-parent economic families in 2005	\$33,077	\$43,491	\$40,842
Couple Economic Family Income ¹	Average family income of couple economic families in 2005	\$70,085	\$86,574	\$81,945
Low Income Persons ¹	Percent of persons below the Statistics Canada Low Income Cut-off Point after tax in 2005	9.0	13.1	9.8
Income Assistance (IA) ²	Percent of population aged 15+ receiving income assistance from provincial program	4.4	1.9	1.9
Employment Insurance ²	Percent of population 15+ on Employment Insurance	2.7	1.8	1.6
Low Income Seniors ¹	Percent of persons 65 years of age and over that were below the Statistics Canada Low Income Cut-off Point before tax	7.7	14.7	8.6
Labour Force Participation Rate ¹	Percent of population aged 25 and over that are participating in the labour force	60.5	65.6	62.6
Unemployment Rate ¹	Percent of population aged 25 and over that are unemployed	6.7	5.1	4.8
Highest Income Families ¹	Percent of economic families who earned >\$80,000	28.2	38.1	35.6
Lowest Income Families ¹	Percent of economic families who earned <\$20,000	7.9	8.0	7.0

¹BC Statistics Agency (2006 Census); ²BC Statistics Agency, Employment Insurance Statistics and Statistics Canada (4 Quarter Average Sep 2010-Sep 2011)

4.2 Education

Key Notes:

- A higher percentage of grade 4 and grade 7 students scored below standard in writing in Alberni (30.0%) than BC (16.1%) or Island Health (19.9%).
- A higher percentage of kindergarteners in Alberni were rated as vulnerable for language development (17.0%) than in BC (10.3%) or in Island Health (11.5%).
- A lower percentage of kindergarteners in Alberni were rated as vulnerable for communication skills (9.0%) than in BC (13.7%) or Island Health (11.6%).



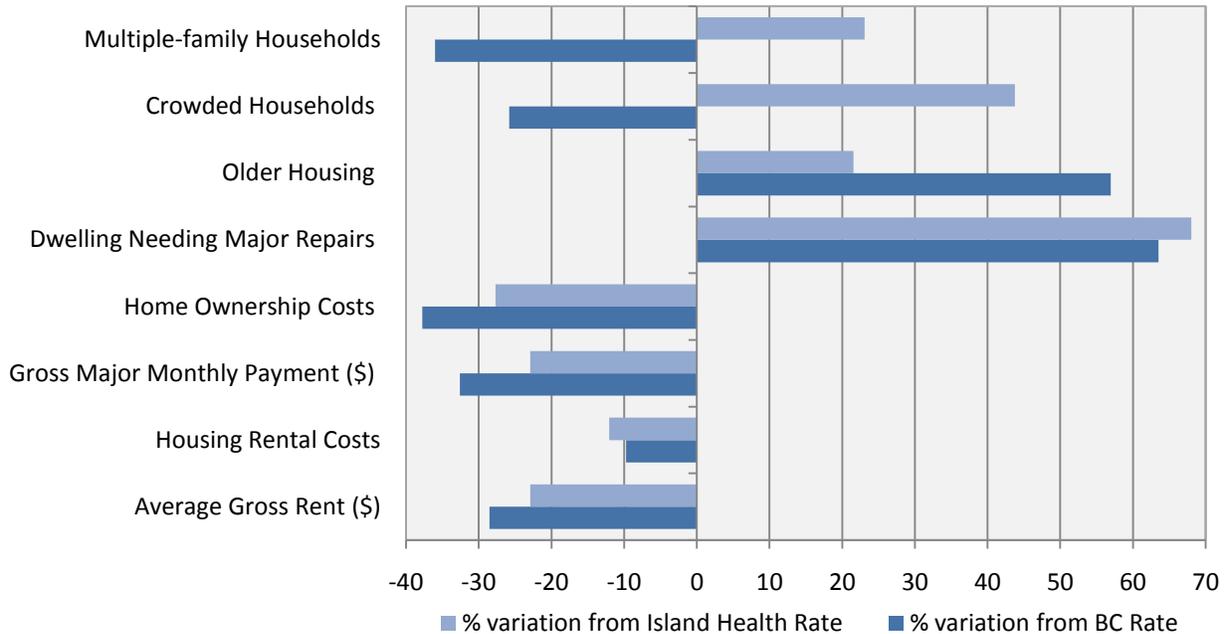
Indicator	Definition	Alberni	BC	Island Health
Preschool Language Development Vulnerability ²	Percent of kindergarten children rated as vulnerable for language and cognitive development (problems in reading, writing and numeracy)	17.0	10.3	11.5
Preschool Communication Skills Vulnerability ²	Percent of kindergarten children rated as vulnerable in communication and general knowledge skills	9.0	13.7	11.6
Grade 4 & 7 Below Standard in Reading ³	Percent of students scoring below standards on standardized test	26.8	20.2	22.1
Grade 4 & 7 Below Standard in Writing ³	Percent of students scoring below standards on standardized test	30.0	16.1	19.9
Grade 10 English Exam Completion Rate ³	Percent of students who did write or pass Grade 10 provincial English exam	60.4	82.6	80.6
18 Year Olds who Graduated ³	Percent of 18 year olds who did graduate high school	57.5	72.1	68.3
Adults with High School Certificate ¹	Percent of population aged 25 to 54 with high school certificate or equivalent	79.9	88.9	88.6
Adults with Post-Secondary Education ¹	Percent of population aged 25 to 54 with post-secondary education (apprenticeship or trades certificate or diploma, college, CEGEP or other non-university certificate or diploma, or university certificate, diploma or degree)	49.9	62.8	61.7

¹BC Statistics Agency (2006 Census), ²Human Early Learning Partnership (2009-2011); ³BC Statistics Agency and Ministry of Education (2008/2009-2010/2011)

4.3 Housing

Key Notes:

- There was a higher percentage of dwellings needing major repairs in Alberni (12.1%) than BC (7.4%) or Island Health (7.2%).
- There was a lower percentage of older housing in Alberni (12.4%) than BC (7.9%) or Island Health (10.2%).
- In Alberni there was a higher percentage of crowded households (2.3%) compared to Island Health (1.6%), but a lower percentage compared to BC (3.1%).



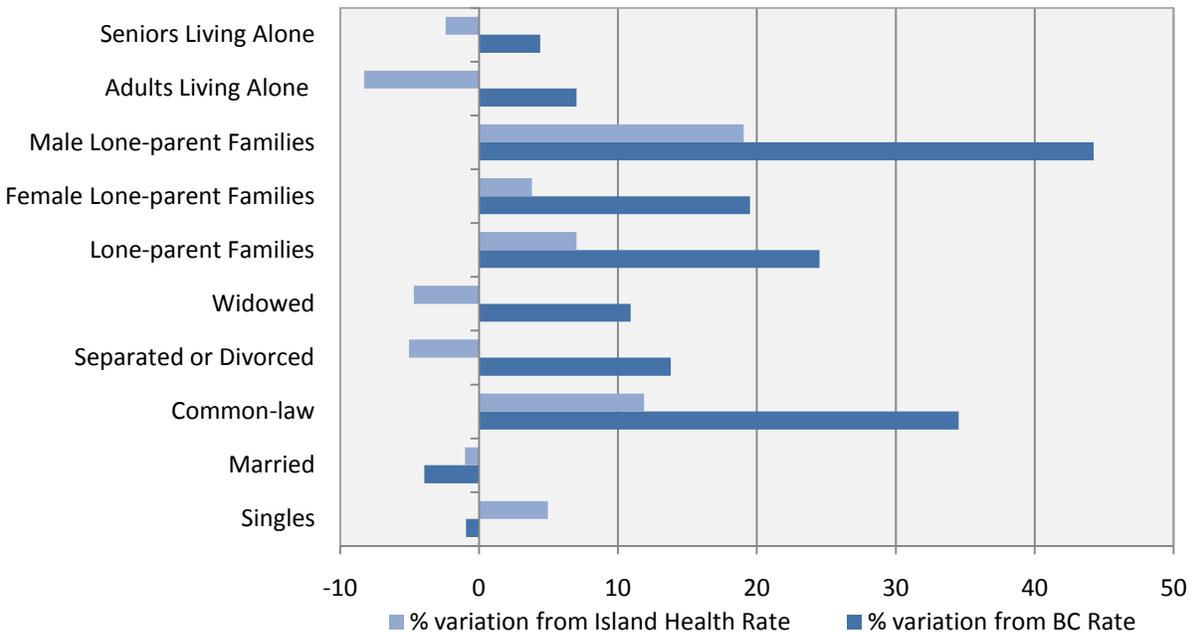
Indicator	Definition	Alberni	BC	Island Health
Multiple-family Households	Percent of private households with multiple families	1.6	2.5	1.3
Crowded Households	Percent of private households with 6 or more persons	2.3	3.1	1.6
Older Housing	Percent of dwellings built prior to 1946	12.4	7.9	10.2
Dwelling Needing Major Repairs	Percent of dwellings rated as needing major repairs by renter or owner	12.1	7.4	7.2
Home Ownership Costs	Percent of home owners spending more than 30% of income on housing	14.1	22.7	19.5
Gross Major Monthly Payment (\$)	Average gross major monthly payment of owner-occupied private non-farm, non-reserve dwellings	\$714	\$1059	\$926
Housing Rental Costs	Percent of renters spending more than 30% of income on rent	39.2	43.4	44.5
Average Gross Rent (\$)	Average gross rent of tenant-occupied private non-farm, non-reserve dwellings	\$592	\$828	768.0

Source: BC Statistics Agency (2006 Census)

4.4 Social Support

Key Notes:

- There was a higher percentage of male-lone parent families in Alberni (7.5%) than BC (5.2%) or Island Health (6.3%).
- There was a higher percentage of common-law relationships in Alberni (11.3%) than BC (8.4%) or Island Health (10.1%).
- There was a higher percentage of lone-parent families in Alberni (32.0%) than in BC (25.7%) but a similar percentage as in Island Health (29.9%).



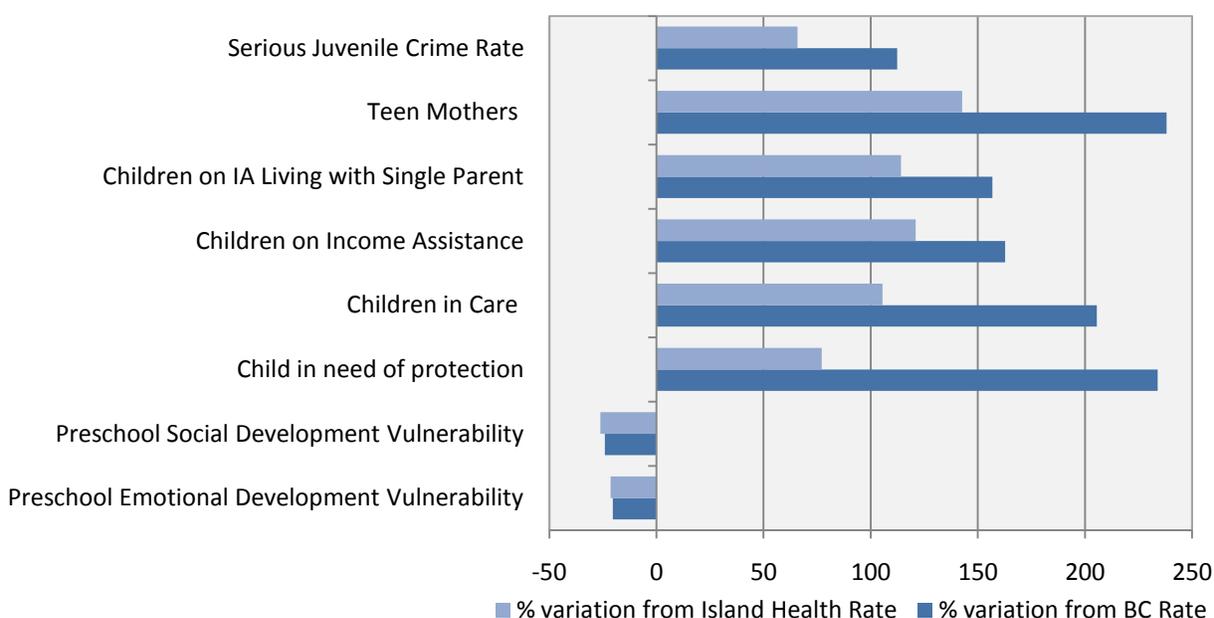
Indicator	Definition	Alberni	BC	Island Health
Seniors Living Alone	Percent of persons aged 65 and over that are not in census families and are living alone	28.5	27.3	29.2
Adults Living Alone	Percent of persons in private households that are not in census families and are living alone	12.2	11.4	13.3
Male Lone-parent Families	Percent of census families in private households that are male lone-parent families	7.5	5.2	6.3
Female Lone-parent Families	Percent of census families in private households that are female lone-parent families	24.5	20.5	23.6
Lone-parent Families	Percent of census families in private households that are lone-parent families	32.0	25.7	29.9
Widowed	Percent of population aged 15 and over that are widowed	6.1	5.5	6.4
Separated or Divorced	Percent of population aged 15 and over that are legally married but are separated, or are divorced	13.2	11.6	13.9
Common-law	Percent of population aged 15 and over that are in a common-law relationship	11.3	8.4	10.1
Married	Percent of population aged 15 and over that are legally married (not separated)	48.8	50.8	49.3
Singles	Percent of population aged 15 and over that have never legally married	31.8	32.1	30.3

Source: BC Statistics Agency (2006 Census)

4.5 Healthy Development (Child and Youth)

Key Notes:

- There was a higher rate of births to teen mothers in Alberni (104.3 per 1,000 live births) compared to BC (30.9.3 per 1,000) or Island Health (43.0 per 1,000).
- There was a higher rate of children in need of protection in Alberni (21.5 per 1,000 children aged 0-18) than BC (6.4 per 1,000) or Island Health (12.1 per 1,000).
- There was a higher rate of children in care in Alberni (27.7 per 1,000 children aged 0-18) than BC (9.1 per 1,000) or Island Health (13.5 per 1,000).



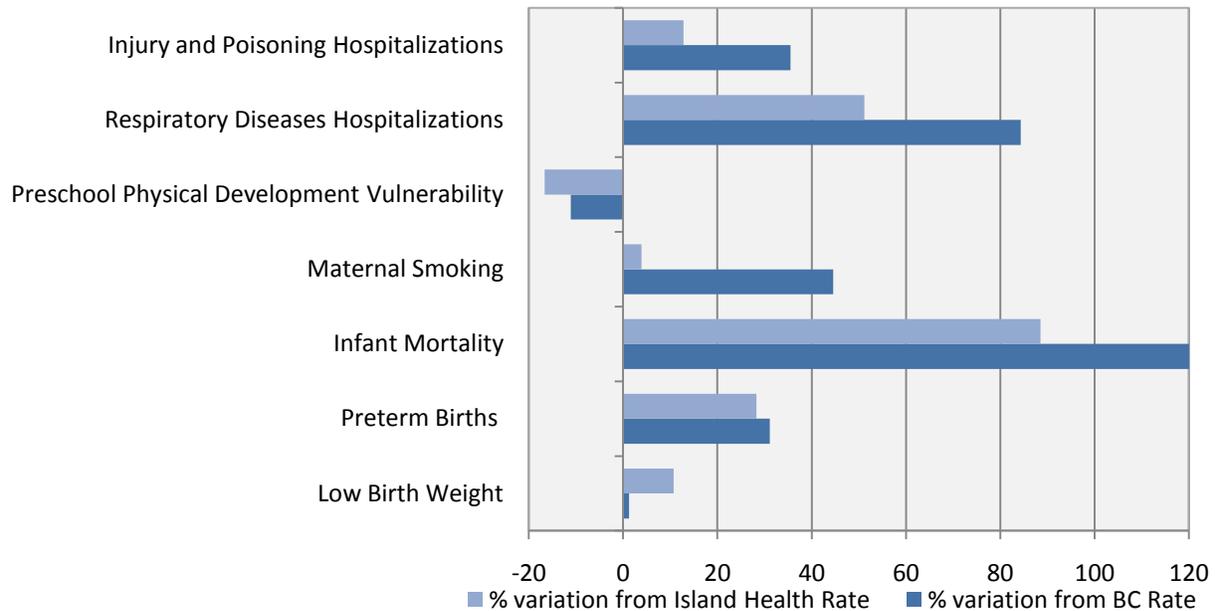
Indicator	Definition	Alberni	BC	Island Health
Serious Juvenile Crime Rate ¹	Juvenile crime rate per 1,000 population aged 12 to 17 (B&E, crimes with weapons and assaults with serious injury)	8.1	3.8	4.9
Teen Mothers ²	Live births to mothers under 20 years of age per 1,000 live births	104.3	30.9	43.0
Children on IA Living with Single Parent ³	Percent of children less than 15 years of age receiving income assistance and living with a single parent	7.6	3.0	3.5
Children on Income Assistance ³	Percent of children less than 19 years of age receiving income assistance	9.1	3.5	4.1
Children in Care ⁴	Children in care per 1,000 children aged 0 to 18 years	27.7	9.1	13.5
Children in Need of Protection ⁴	Reported children in need of protection rate per 1,000 children aged 0 to 18 years	21.5	6.4	12.1
Preschool Social Development Vulnerability ⁵	Percent of kindergarten children rated as having problems forming friendships, accepting rules and showing respect for adults	11.0	14.5	14.9
Preschool Emotional Development Vulnerability ⁵	Percent of kindergarten children rated as having problems with aggressive behaviour, impulsivity, disobedience and inattentiveness	11.0	13.8	14.0

¹BC Statistics Agency, Statistics Canada and Canadian Centre for Justice Statistics (2008-2010); ²BC Vital Statistics Agency (2007-2011) ³BC Statistics Agency, Statistics Canada Census 2006 and Ministry of Social Development (Sep 2011), ⁴BC Statistics Agency and Ministry of Children and Family Development (Dec 2011) ⁵Human Early Learning Partnership (2009-2011)

4.6 Child Health

Key Notes:

- The infant mortality rate was higher in Alberni (8.2 per 1,000 live births) than BC (3.7 per 1,000) or Island Health (4.4 per 1,000).
- The preterm birth rate was higher in Alberni (97.9 per 1,000 live births) than BC (74.6 per 1,000) or Island Health (76.3 per 1,000).
- The percentage of women who reported smoking during current pregnancy was higher in Alberni (13.1%) than in BC (9.1%), but was a similar percentage as in Island Health (12.7%).



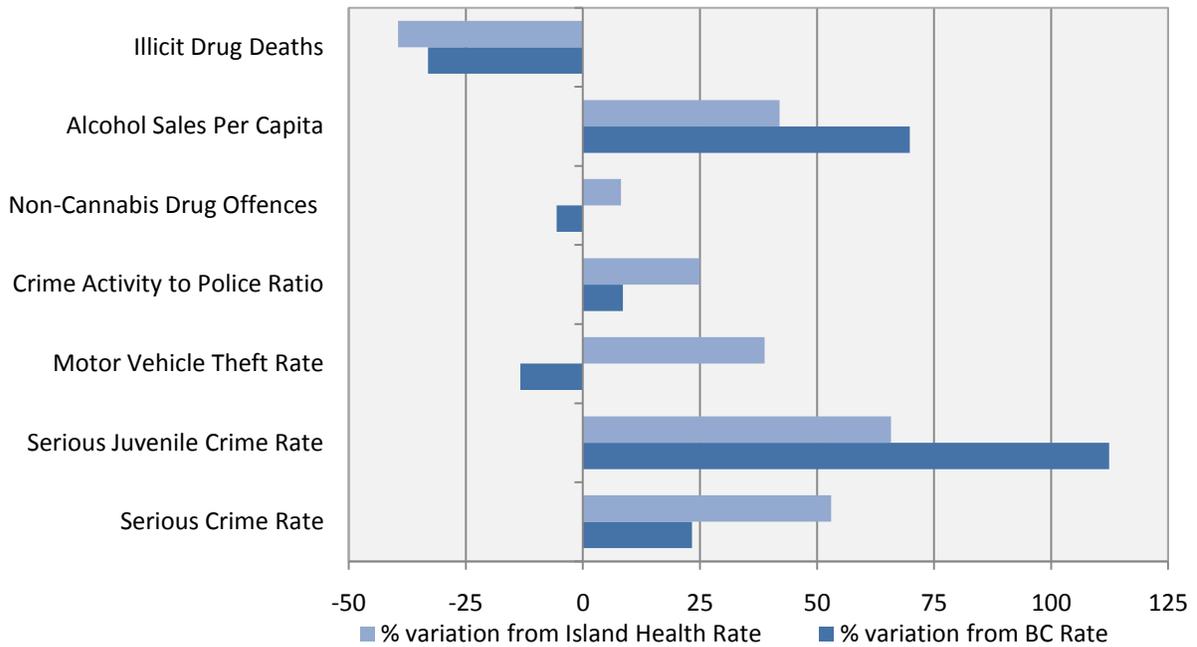
Indicator	Definition	Alberni	BC	Island Health
Injury and Poisoning Hospitalizations ¹	Hospitalization rate per 1,000 children aged 0 to 14	5.9	4.4	5.2
Respiratory Diseases Hospitalizations ¹	Hospitalization rate per 1,000 children aged 0 to 14	16.9	9.2	11.2
Preschool Physical Development Vulnerability ²	Percent of kindergarten children rated as having problems with fine and gross motor skills, daily preparedness for school, washroom skills, and handedness	12.0	13.5	14.4
Maternal Smoking ⁴	Percent of pregnant women who reported smoking at any time during their current pregnancy	13.1	9.1	12.7
Infant Mortality ³	Deaths of children under 1 year of age per 1,000 live births	8.2	3.7	4.4
Preterm Births ³	Newborns with a gestational age < 37 weeks per 1,000 live births	97.9	74.6	76.3
Low Birth Weight ³	Births weighing less than 2,500 grams per 1,000 live births	56.3	55.6	50.8

¹BC Statistics Agency and Ministry of Health (2010-2011); ²Human Early Learning Partnership (2009-2011), ³BC Vital Statistics (2007-2011), ⁴BC Perinatal Health Program (2007/2008-2011/2012)

4.7 Crime

Key Notes:

- The serious juvenile crime rate was higher in Alberni (8.1 per 1,000 youth aged 12-17) than BC (3.8 per 1,000) or Island Health (4.9 per 1,000).
- In Alberni the alcohol sales per capita was higher (177L per resident aged 19+) than BC (104L) or Island Health (125L).
- The serious crime rate was higher in Alberni (13.7 per 1,000 people) than BC (11.1 per 1,000) or Island Health (8.9 per 1,000).



Indicator	Definition	Alberni	BC	Island Health
Illicit Drug Deaths ¹	Deaths per 100,000 population aged 19 to 64	5.1	7.7	8.5
Alcohol Sales Per Capita ^{2,4}	Litres of alcohol sold per resident population aged 19 and older. High tourist areas will be overstated.	176.8	104.1	124.5
Non-Cannabis Drug Offences ³	Non-cannabis drug offences per 100,000 population	182.8	193.6	169.0
Crime Activity to Police Ratio ³	Number of serious crimes per police officer	8.3	7.7	6.7
Motor Vehicle Theft Rate ³	Motor vehicle theft rate per 1,000 population	3.8	4.4	2.7
Serious Juvenile Crime Rate ³	Juvenile crime rate per 1,000 population aged 12 to 17 (B&E, crimes with weapons and assaults with serious injury)	8.1	3.8	4.9
Serious Crime Rate ³	Total violent and property crime rate per 1,000 population	13.7	11.1	8.9

¹BC Statistics Agency, Coroner’s Office, Ministry of Public Safety & Solicitor General (Avg 2008-2010), ²BC Statistics Agency, Liquor Distribution Branch (2011), ³BC Statistics Agency, Statistics Canada, Canadian Centre for Justice Statistics (Avg 2008-2010)

⁴ Alcohol sales per capita is based on total volume sold in a local health area and does not consider the impact of tourist volume or non-resident alcohol purchases in that area.

5 Health Status

5.1 Birth Statistics

Key Notes:

- Alberni had the second highest rate of infant deaths and preterm births in Island Health.

Birth Rates	Alberni LHA	Island Health	% Difference	Rank ⁵ in Island Health	BC	% Difference
Elderly Gravida	127.78	201.54	-37%	12	228.41	-44%
Low Birth Weight	56.27	50.82	11%	4	55.57	1%
Infant Death	8.21	4.35	89%	2	3.73	120%
Teen Mother	104.34	42.99	143%	3	30.86	238%
Cesarean	279.02	295.99	-6%	5	310.63	-10%
Pre-term	97.89	76.31	28%	2	74.65	31%
Stillbirth	12.73	8.66	47%	3	9.52	34%
Live Birth	10.84	8.53	27%	3	9.89	10%

Source: BC Vital Statistics Annual Report, 2011 (Avg. 2007-2011)

5.2 Mortality Statistics

Key Notes:

- Alberni ranked highest in deaths due to ischaemic heart disease and medically treatable diseases in Island Health and second highest in deaths overall.

Indicator	Alberni SMR Value	Island Health SMR Value	% Difference	Rank in Island Health	PYLLI
Drug Induced Deaths	1.22	1.14	7%	5	1.40
Medically Treatable Diseases	2.34	0.93	152%	1	2.10
Circulatory System	1.17	1.03	13%	4	1.44
Digestive System	1.35	1.08	25%	3	1.86
Alcohol Related Deaths	2.35	1.31	79%	2	2.81
Falls	1.41	1.19	18%	2	0.67
Cancer	1.29	1.06	21%	2	1.39
Respiratory	1.10	0.93	19%	2	1.15
Suicide	1.25	1.19	5%	8	1.35
Motor Vehicle	2.39	0.92	160%	2	2.33
End/Nut/Met Diseases	1.69	1.01	68%	2	1.94
Diabetes	1.67	1.01	65%	2	1.36
Arteries/Arterioles/Capillaries	1.37	1.02	34%	3	2.31
Pneumonia and Influenza	0.73	0.83	-12%	10	1.36
Lung Cancer	1.42	1.04	37%	4	1.54
Ischaemic Heart Disease	1.29	0.99	30%	1	1.34
Chronic Lung Disease	1.43	0.99	45%	2	1.18
Cerebrovascular Disease/Stroke	1.08	1.03	6%	6	1.83
Total Deaths	1.29	1.03	25%	2	1.68

Source: BC Vital Statistics Annual Report, 2011 (Avg. 2007-2011)

⁵ Rank in Island Health refers to the rank of all LHAs, where 1 is the highest rate and 14 is the lowest.

5.3 Chronic Disease Prevalence⁶

Key Notes:

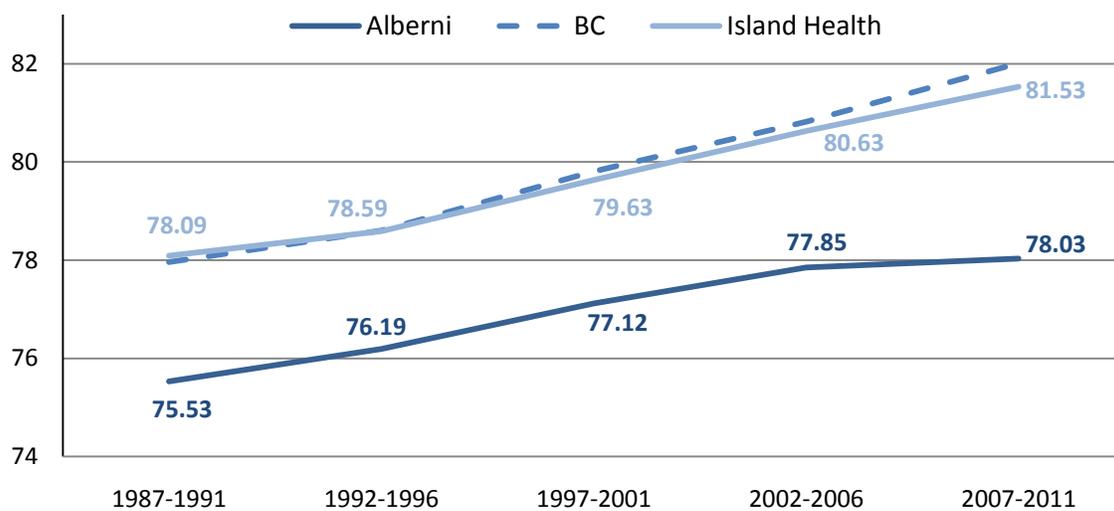
- 28.7% of Alberni residents experienced hypertension.
- 28.5% of Alberni residents suffered from depression/anxiety.

Chronic Condition	Alberni		Island Health		BC	
	# of Patients	% of Pop	# of Patients	% of Pop	# of Patients	% of Pop
Hypertension	7,070	28.7%	160,418	26.3%	861,385	24.2%
Depression/Anxiety	8,926	28.5%	199,903	26.6%	1,082,983	24.1%
Asthma	2,337	11.9%	51,801	11.1%	310,869	10.2%
Osteoarthritis	3,618	11.6%	78,611	10.5%	388,153	8.7%
Diabetes	3,104	9.9%	58,808	7.8%	352,411	7.9%
Chronic Obstructive Pulmonary Disease	992	6.5%	21,606	5.7%	112,798	5.7%
Ischaemic Heart Disease	1,208	3.9%	28,621	3.8%	155,723	3.5%
Osteoporosis	1,176	3.8%	35,523	4.7%	189,404	4.2%
Dementia	495	3.2%	14,032	3.7%	62,055	3.1%
Congestive Heart Failure	803	2.6%	17,592	2.3%	97,214	2.2%
Rheumatoid Arthritis	711	2.3%	10,433	1.4%	53,019	1.2%
Chronic Kidney Disease	693	2.2%	16,709	2.2%	83,387	1.9%
Hospital Stroke	328	1.0%	5,910	0.8%	32,637	0.7%

Source: BC Ministry of Health Services Primary Health Care Chronic Disease Registries 2010/11

5.4 Life Expectancy at Birth

Life Expectancy of Alberni Residents Compared to Island Health and BC 1987-1991 to 2007-2011



⁶ This reflects the lifetime prevalence of these diseases in 2009/2010, not the 2009/10 prevalence. If a resident has had one of these diseases in their life it will appear in this data. These rates are not age-standardized.

6 Health Service Utilization

6.1 Hospital Admissions⁷

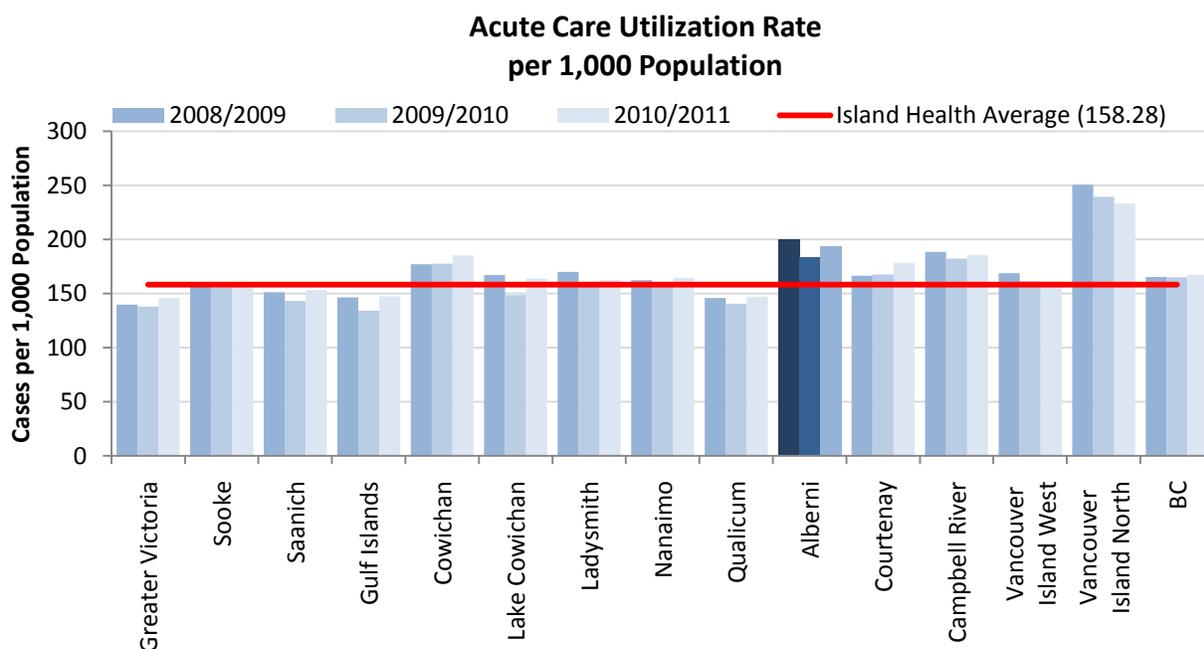
Key Notes:

- Of the 6,919 hospital admissions for Alberni residents in 2011/2012:
 - 41.7% were for day cases, while 58.3% were for inpatient cases;
 - 56.3% were for medical cases, while 43.7% were for surgical cases;
 - 57% were at West Coast General Hospital, and 21% were at Nanaimo Regional General Hospital;
 - Newborn singleton, vaginal delivery was responsible for the most inpatient cases (151);
 - Lens extraction/insertion, typically for cataracts, was responsible for the most day cases (388).
- Of the 27,133 days for Alberni residents in 2011/2012:
 - 20.3% were for an alternate level of care (ALC);
 - Reasons for hospitalization not contained within the MCC classifications were responsible for the most patient days (4,377 or 16.1%)
- The ambulatory care sensitive conditions (ACSC) rate for Alberni residents is 5.3, higher than the Island Health average of 4.5; and
- The percentage of alternate level of care days (ALC) has been above Island Health as a whole since 2005/06.

Total Hospital Cases and Days for Alberni Residents

2011/12	Day Cases	Inpatient Cases	Inpatient Days	% Days ALC	Total Cases
Medical	1082	2816	21033	25.9%	3898
Surgical	1805	1216	6100	1.3%	3021
Total	2887	4032	27133	20.3%	6919

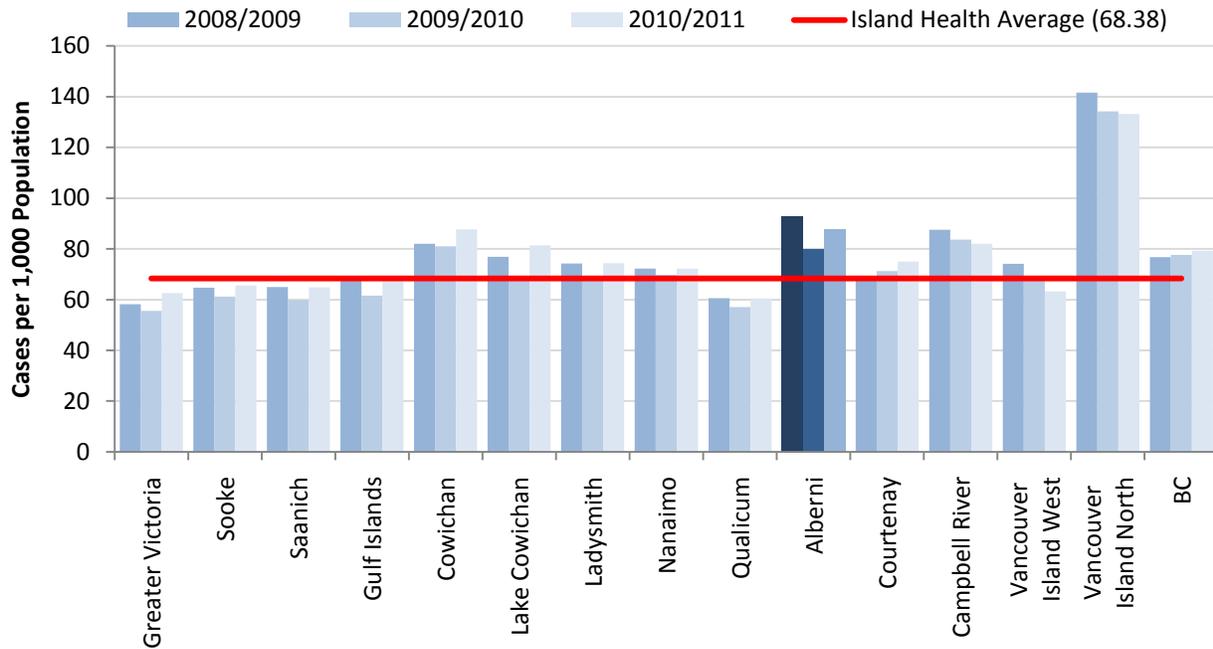
Acute Utilization Rates overall and by category:⁸



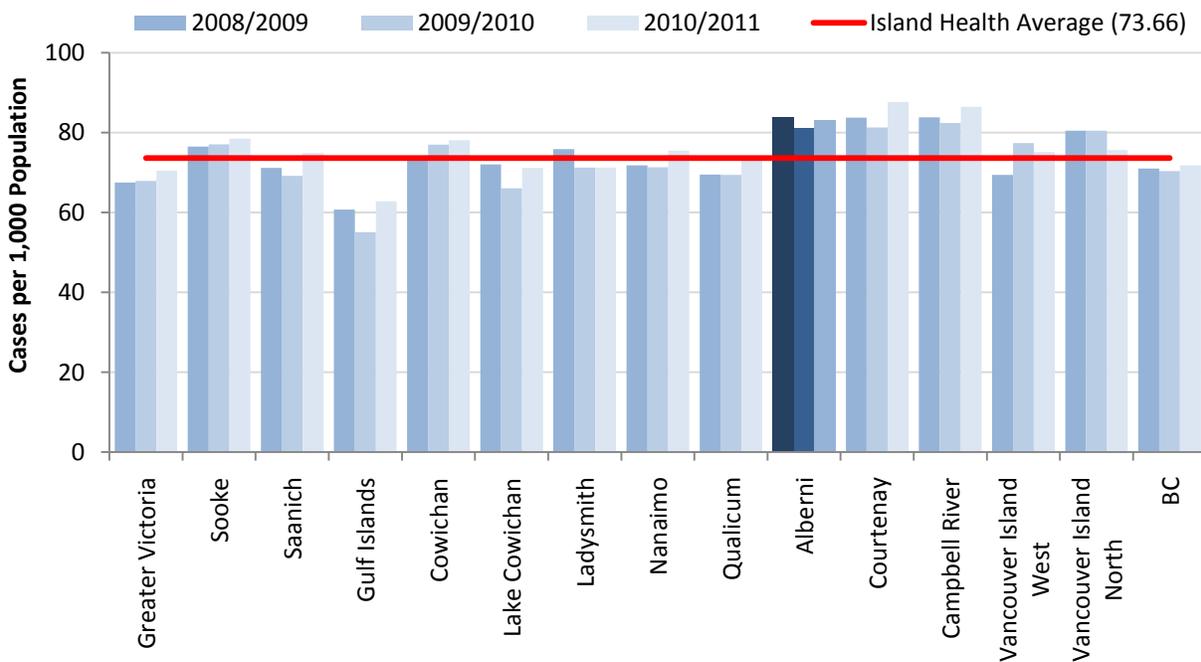
⁷ Source: 2010/11 Discharge Abstract Database, unless otherwise specified.

⁸ Source: Quantum Analyser

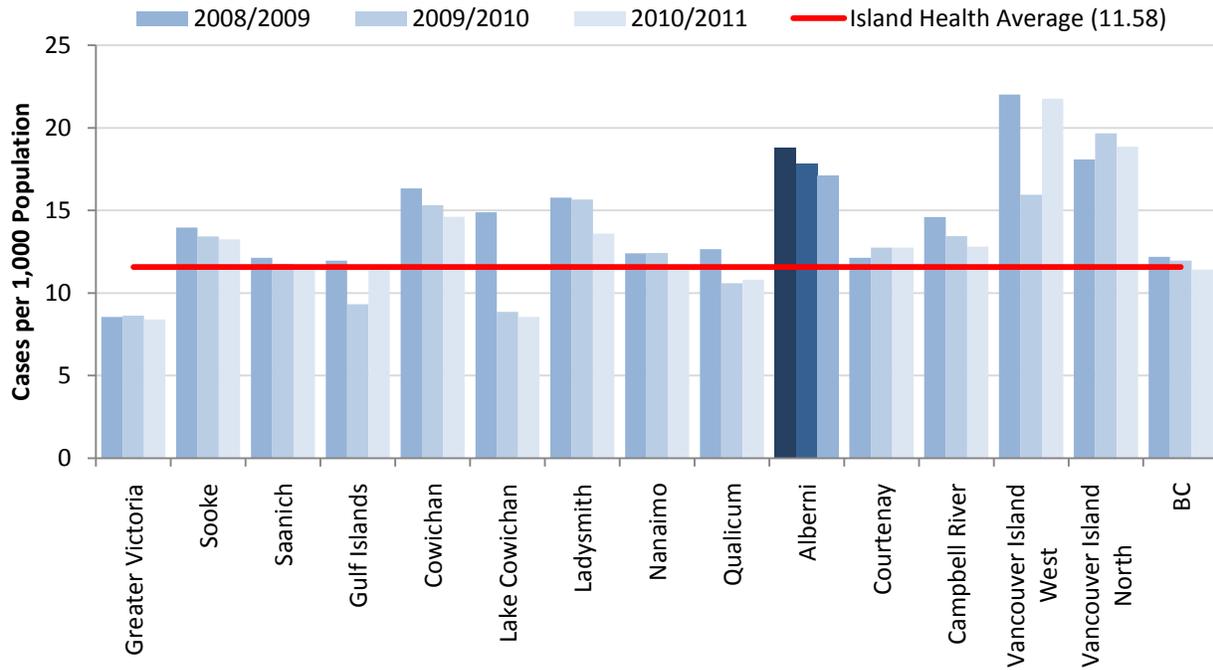
Medical Acute Care Utilization Rate per 1,000 Population



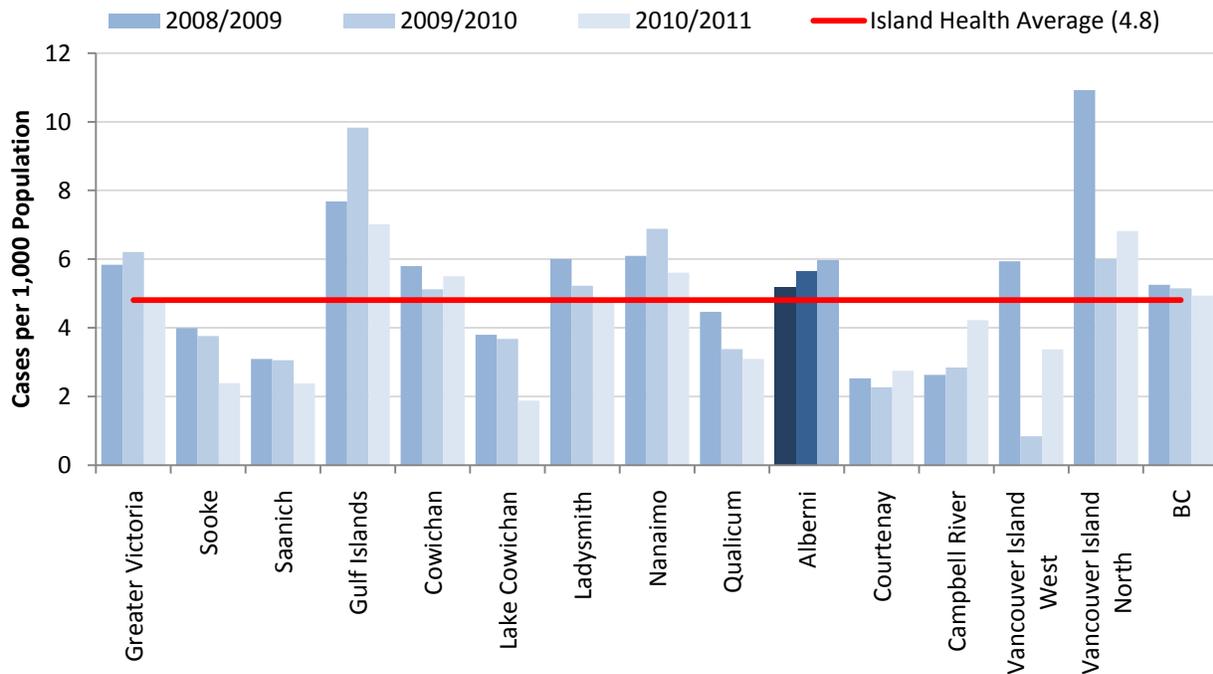
Surgical Acute Care Utilization Rate per 1,000 Population



Maternity Acute Care Utilization Rate per 1,000 Population



Psychiatry Acute Care Utilization Rate per 1,000 Population



Leading reasons for Inpatient and Day cases for Alberni Residents by Case Mix Group, 2011/12:**Top 10 Inpatient Cases for Alberni Residents by Case Mix Group**

Top 10 Inpatient Case Mix Groups	Cases	Days	ALC Days
Normal Newborn, Singleton Vaginal Delivery	151	238	0
Vaginal Birth without Anaesthetic without Non-Major Obstetric/Gynecologic Intervention	145	269	0
Convalescence	115	2270	1152
Chronic Obstructive Pulmonary Disease	82	1009	361
Viral/Unspecified Pneumonia	81	644	66
Myocardial Infarction/Shock/Arrest without Coronary Angiogram	76	404	111
Newborn/Neonate 2500+ grams, Other Minor Problem	69	153	5
Depressive Episode without ECT	69	650	21
Normal Newborn Multiple/Caesarean Delivery	68	199	0
Antepartum Diagnosis treated Medically	66	200	0

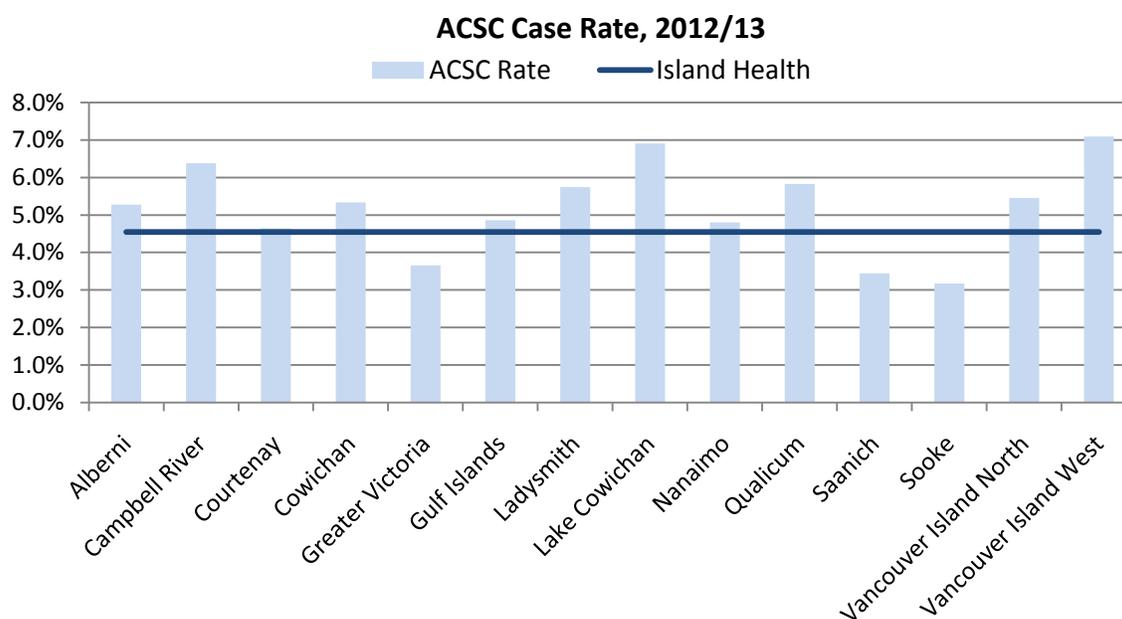
Top 10 Day Cases for Alberni Residents by Case Mix Groups

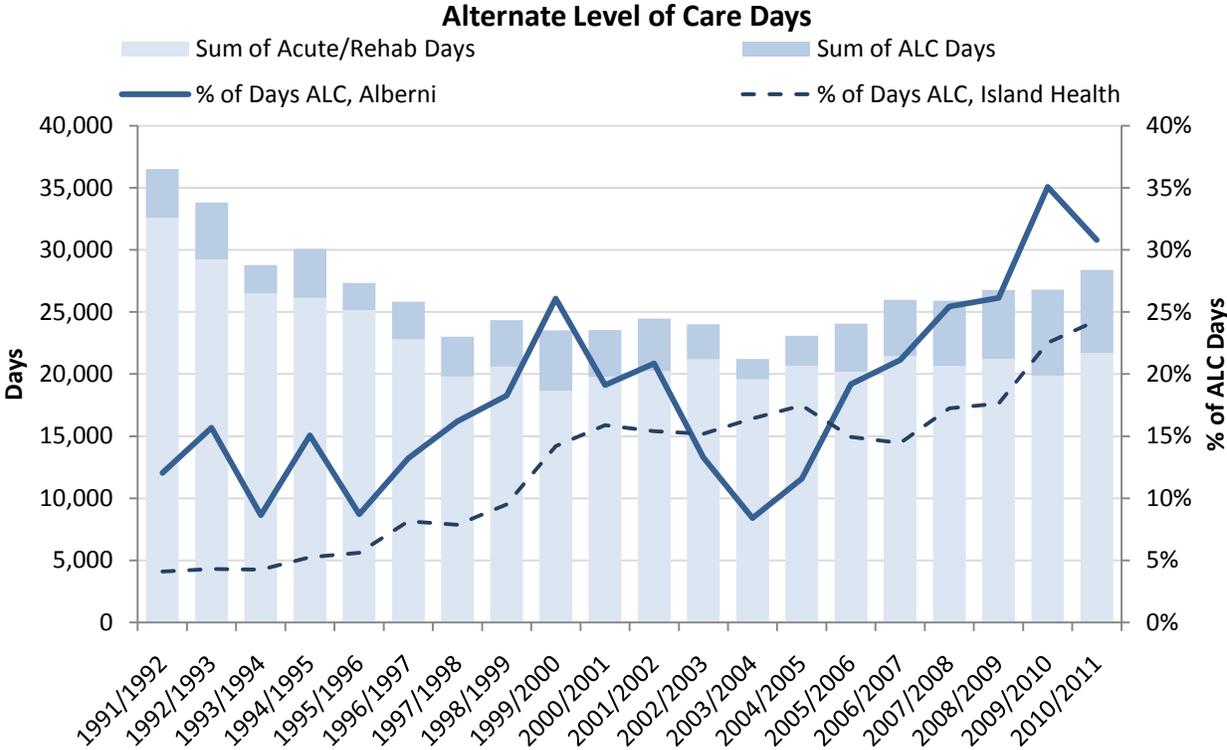
Top 10 Day Case Mix Groups	Cases
Lens Extraction/Insertion	388
Minor Lower Gastrointestinal Intervention	198
Esophagitis/Gastritis/Miscellaneous Digestive Disease	144
Disease of Oral Cavity/Salivary Gland/Jaw	132
Diagnosis Not Generally Hospitalized	98
Symptom/Sign of Digestive System	94
Minor Intervention on Upper Urinary Tract, External/Per Orifice Approach	88
Follow-Up Treatment/Examination	84
Closed Knee Intervention except Fixation without Infection	81
Pain Management	75

Total Cases and Days for Alberni Residents by Major Clinical Category, 2011/12:

Major Clinical Categories	Cases	Days	ALC Days
Digestive System	1217	2398	8
Circulatory System	540	2497	296
Eye	456	20	0
Pregnancy and Childbirth	452	1096	0
Musculoskeletal System and Connective Tissue	447	1258	73
Other Reasons for Hospitalization	441	4377	1675
Trauma, Injury, Poisoning and Toxic Effects of Drugs	416	1554	177
Kidney, Urinary Tract and Male Reproductive System	382	798	58
Newborns and Perinatal Conditions	371	1165	5
Female Reproductions System	348	372	0
Ear, Nose, Mouth and Throat	330	320	3
Respiratory System	294	2368	530
Mental Diseases and Disorders	294	3727	1292
Skin, Subcutaneous Tissue and Breast	211	964	198
Hepatobiliary System and Pancreas	193	1029	204
Nervous System	169	1737	816
Blood and Lymphatic System	121	537	55
Ungroupable Data	105	13	0
Endocrine, Nutritional and Metabolic Disorders	93	577	109
Multisystemic or Unspecified Site Infections	35	269	20
Burns	<5	57	0
Total	6920*	27133	5519

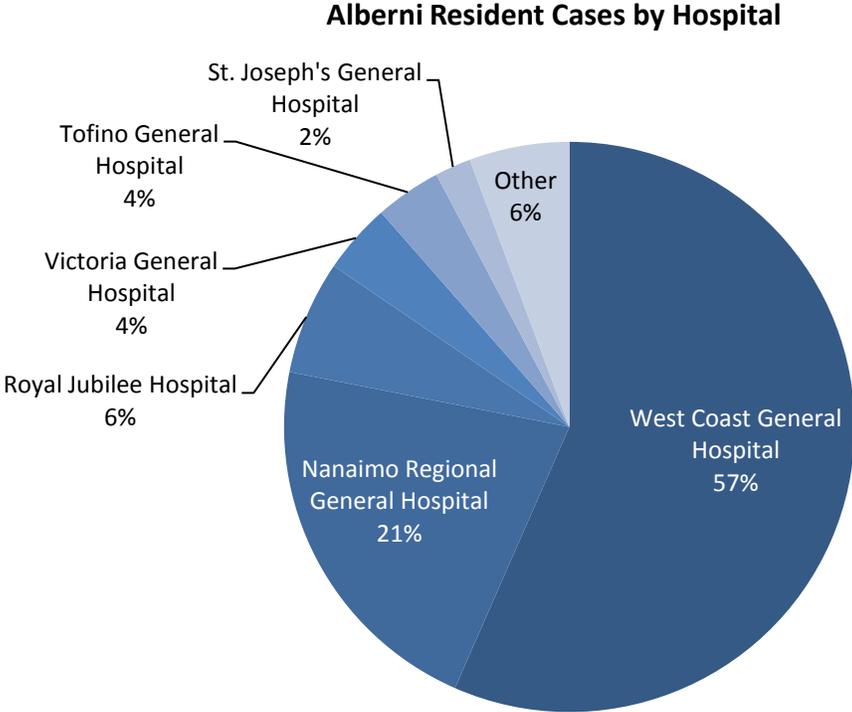
*Total rounded to the nearest 10.

Ambulatory Care Sensitive Conditions (ACSC) Case and Alternative Level of Care (ALC) Days



Source: Quantum Analyzer, Discharge Abstract Database

Where Residents Receive Hospital Care



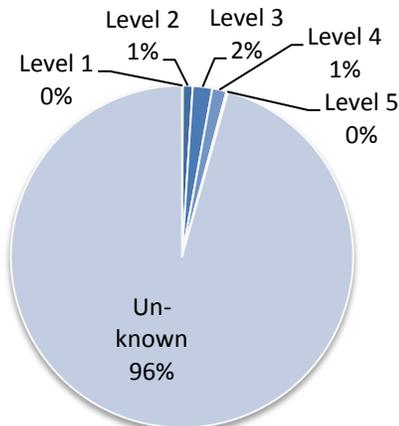
6.2 Emergency Visits by Residents, 2012/13

Key Notes:

- Of the 21,299 emergency visits by Alberni residents in 2012/13:
 - 85% were at West Coast General Hospital;
 - 25% were for individuals aged 60 years and older.
- As CTAS reporting is only done at selected sites, most emergency visits by Alberni residents do not have associated CTAS scores.
- More visits occurred on Fridays and Saturdays than on other days of the week for Alberni residents, and they had a lower proportion of visits from Mondays to Wednesdays compared to Island Health.
- Compared to Island Health as a whole, Alberni residents made more visits to emergency services (676 visits per 1,000 people compared to 369 per 1,000 people).

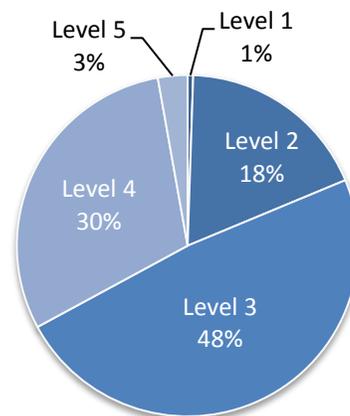
Emergency Visits by Alberni and Island Health Residents by CTAS⁹ Level

Alberni Residents' Emergency Visits by CTAS



Source: Island Health IDEAS

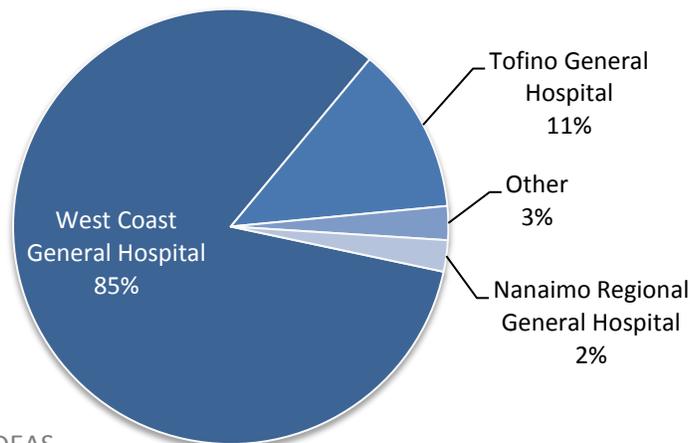
Island Health Residents' Emergency Visits by CTAS



Source: Island Health IDEAS

Where Residents go for Emergency Visits

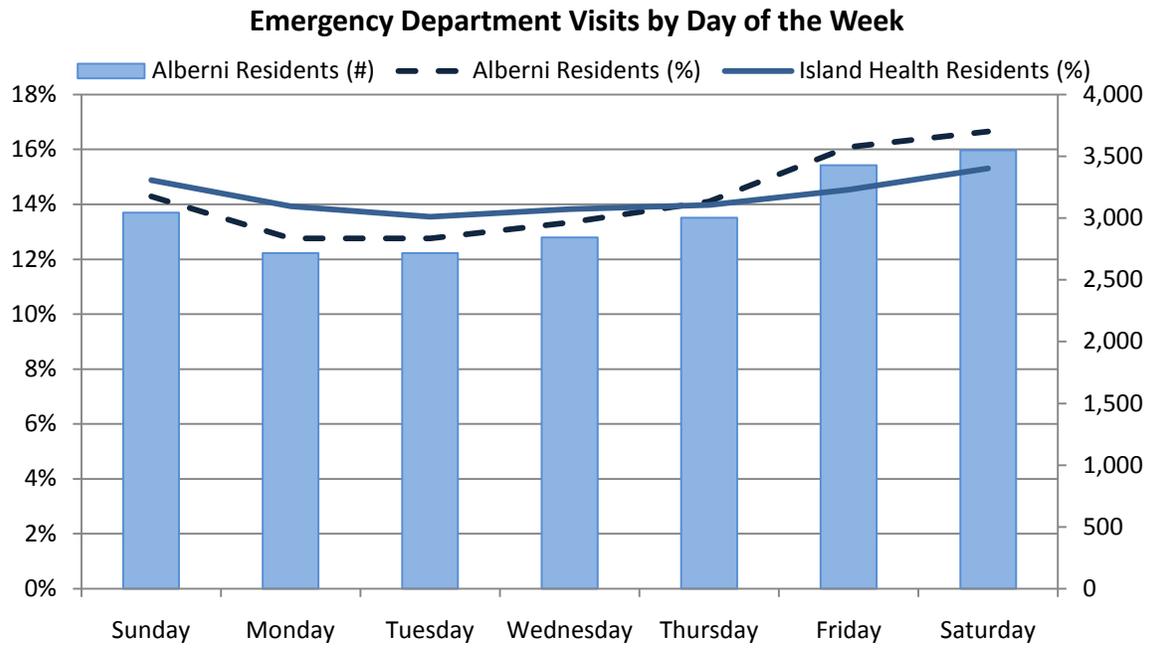
Alberni Emergency Visits by Island Health Facility



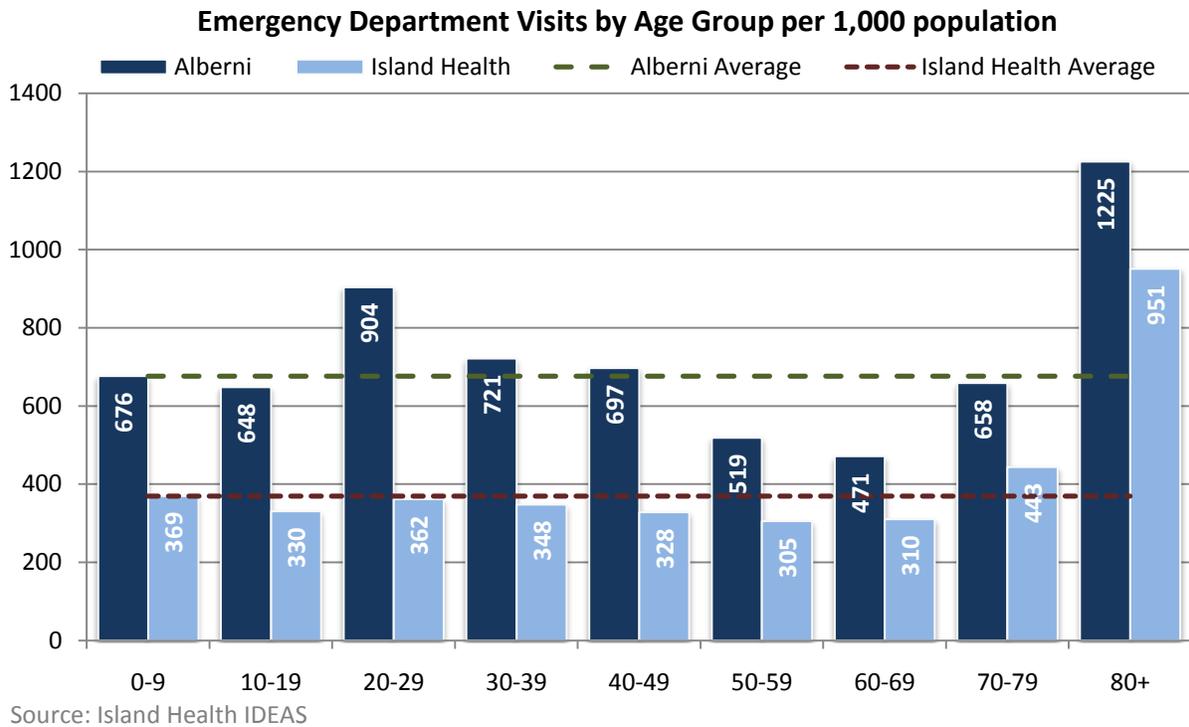
Source: Island Health IDEAS

⁹ Canadian Emergency Department Triage & Acuity Scale. Level 1 is the most severe and categorized as resuscitation, Level 5 is the least severe and categorized as non urgent.

Emergency Visits by Residents by Day of the Week



Emergency Visits by Alberni and Island Health Residents by Age Group of Patient



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
2013 CONSOLIDATED STATEMENT OF OPERATIONS

Annual Surplus

Your 2013 year budgeted a \$1,946,983 annual surplus and ended with a \$2,147,726 surplus. However in 2012, the annual surplus was \$5,770,523, which exceeds your current year surplus by \$3,622,797. The primary cause of this difference is amounts received from the Government of Canada and the Province of BC, which together provided \$3,933,338 less funding than in the prior year.

Revenue

Revenues in the year amounted to \$10,459,456 compared to a budgeted \$11,773,815. Note the government transfers were budgeted at \$3,369,841 but only \$1,653,927 was received. Taxation and grants in lieu exceed both budgeted and prior year amounts, as did sales of service and miscellaneous revenue. Revenue from services provided to other governments was under budget by 73.2%, amounting to \$213,946.

Expenses

Expenses in the year were \$8,311,730 compared to a budgeted \$9,826,832 and 2012's \$8,134,143. All 2013 expenditures were under budget except building inspection, custom transit and amortization of tangible capital assets.

Compared to the prior year, total 2013 expenses, including the non-cash amortization expense, were higher by \$177,587.

Expenses which decreased:

general government and electoral area admin.	(202,340)	
rural development, planning and building inspection	(66,300)	
airport services	(22,684)	
	(291,324)	(291,324)

Expenses which increased:

water systems	237,291	
fire protection	86,933	
all others	144,687	
	468,911	468,911
Total increase in 2013	177,587	177,587

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
2013 CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Cash

Cash has decreased in 2013 by \$701,134 from all sources.

Cash is down due to:

paydown of accounts payable	592,644	
purchase of AVLIF cover material	214,328	
purchase of tangible capital assets	2,352,351	
paydown of short term borrowing, debenture debt and capital leases	492,642	
	492,642	3,651,965

Cash is up due to:

annual surplus and non-cash items	2,877,197	
all other sources	73,634	
	73,634	2,950,831
Total cash decrease		701,134

Tangible Capital Asset Expenditures / Increase

Strick Road pump station	298,831
seismic upgrade to Harold Bishop firehall	270,020
seismic upgrade to BCVFD building	249,165
runway broom at Long Beach airport	248,579
Kitsuksis reservoir	241,242
Strick Road watermain	238,325
3 rd Avenue recycling land and building	188,018
Alberni Valley landfill development costs	185,969
all other capital projects (none greater than \$100,000)	432,202
	2,352,351

Financial Statement Items as a % of Accumulated Surplus

	2013	2012
Cash	36.09	40.54
Accounts receivable	3.42	3.25
Tangible capital assets	75.05	75.02
Accounts payable	(2.08)	(4.00)
Debenture debt and capital leases	(24.74)	(28.32)
All other items in assets	24.59	27.17
All other items in liabilities	(12.33)	(13.66)
	100.00	100.00

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
Consolidated Financial Statements
Year Ended December 31, 2013

Draft for discussion purposes only

Prepared by	Reviewed by	Partner	EQCR

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Index to Consolidated Financial Statements

Year Ended December 31, 2013

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Management's Responsibility for Financial Reporting

The Consolidated financial statements of Regional District of Alberni-Clayoquot have been prepared in accordance with Canadian public sector accounting standards for British Columbia local governments and are outlined under "Significant Accounting Policies" in the notes to the financial statements. Management is responsible for the integrity and objectivity of these statements as well as the supplementary statements and schedules. When alternative accounting methods exist, management has chosen those it deems most appropriate in the circumstances. These statements include certain amounts based on management's estimates and judgments. Management has determined such amounts based on a reasonable basis in order to ensure that the financial statements are presented fairly in all material respects.

Management maintains a system of internal controls to provide reasonable assurance that assets are safeguarded and that transactions are authorized, recorded and reported properly. Management also maintains a program of proper business compliance.

The Board of Directors is responsible for reviewing and approving the financial statements and for ensuring that management fulfils its responsibilities for financial reporting and internal control.

Duncan Sabine Collyer Partners LLP, the Regional District's independent auditors, have conducted an examination of the financial statements in accordance with generally accepted auditing standards and have expressed their opinion in a report accompanying this statement.

Teri Fong, CGA
Manager of Finance

Port Alberni, BC

INDEPENDENT AUDITOR'S REPORT

To the Chairperson and Directors of Regional District of Alberni-Clayoquot

We have audited the accompanying consolidated financial statements of Regional District of Alberni-Clayoquot which comprise the consolidated statement of financial position and the consolidated statements of operations, changes in accumulated surplus, changes in net financial assets and cash flow for the year then ended and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian Public Sector Accounting Standards and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

(continues)

Independent Auditor's Report to the Chairperson and Directors of Regional District of Alberni-Clayoquot
(continued)

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Basis for Qualified Opinion

The Regional District of Alberni-Clayoquot operates landfill closure facilities of which the closure and post-closure liabilities are not susceptible to satisfactory audit verification and are carried on the consolidated statement of financial position at \$1,793,632. Accordingly, our verification of this liability was limited to the amounts recorded in the accounts of the regional district and we were not able to determine whether any adjustments might be necessary to certain liabilities, expenses or surpluses.

Qualified Opinion

In our opinion, except for the effects of the matter described in the preceding paragraph, the consolidated financial statements present fairly, in all material respects the financial position of Regional District of Alberni-Clayoquot as at December 31, 2013 and the results of its operations and its cash flow for the year then ended in accordance with Canadian Public Sector Accounting Standards.

Port Alberni, B.C.

CERTIFIED GENERAL ACCOUNTANTS

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Consolidated Statement of Financial Position

Year Ended December 31, 2013

	2013	2012
FINANCIAL ASSETS		
Cash and cash equivalents	\$ 12,740,104	\$ 13,441,238
Portfolio investments (Note 3)	746	746
Accounts receivable (Note 4)	1,206,648	1,077,692
Term receivables from municipalities (Note 5)	7,726,448	8,290,562
Municipal Finance Authority debt reserve deposit (Note 6)	587,006	578,334
Inventories for resale	26,956	26,531
	22,287,908	23,415,103
FINANCIAL LIABILITIES		
Accounts payable and accrued liabilities	733,938	1,326,580
Deferred revenue	267,955	258,077
Deposits (Note 7)	45,000	44,000
Restricted revenues (Notes 8, 9)	1,688,215	2,095,451
Short term borrowing (Note 10)	-	13,500
Landfill closure liability (Note 11)	1,763,632	1,553,271
Municipal Finance Authority debt reserve (Note 6)	587,006	578,334
Capital leases (Note 12)	134,740	178,483
Debenture debt (Note 13), Schedule 1	8,601,865	9,198,802
	13,822,351	15,246,498
NET FINANCIAL ASSETS	8,465,557	8,168,605
NON-FINANCIAL ASSETS		
Tangible capital assets (Note 14), Schedule 2	26,497,822	24,874,939
Inventories of supplies	280,252	65,924
Prepaid expenses	62,293	48,730
	26,840,367	24,989,593
ACCUMULATED SURPLUS	\$ 35,305,924	\$ 33,158,198

Contingent liabilities (Note 21)

Teri Fong, CGA
Manager of Finance

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Consolidated Statement of Operations

Year Ended December 31, 2013

	2013 Budget (See Note 23)	2013 Actual	2012 Actual (restated note 15)
REVENUE			
Tax requisitions	\$ 4,559,681	\$ 4,558,945	\$ 4,405,750
Grants in lieu of taxes	30,400	81,871	77,235
Services provided to other governments	292,493	78,547	83,358
Sales of services	3,332,600	3,570,808	3,406,872
Miscellaneous revenue	188,800	515,358	344,186
Government transfers			
Conditional	3,239,841	1,527,322	5,318,231
Unconditional	130,000	126,605	269,034
	11,773,815	10,459,456	13,904,666
EXPENSES			
General government services	1,291,600	1,003,017	1,210,545
Electoral area administration	92,500	80,696	75,508
Management of development - rural	362,000	261,811	368,215
Regional planning services	152,000	87,445	124,018
Building inspection services	260,000	270,105	193,428
Park services	149,830	88,022	77,581
Fire protection services	574,393	558,525	471,592
Landfill services	2,825,400	2,282,202	2,255,769
AV water study	10,750	960	556
AV Tourism marketing	-	-	17,252
Custom transit	443,000	448,497	431,263
Airport services	395,500	315,668	338,352
Amortization of tangible capital assets	672,500	726,171	676,601
Street lighting	2,110	1,859	2,035
Emergency planning	126,971	95,558	82,983
E911 telephone services	266,000	264,396	261,613
Vancouver Island library services	378,000	377,620	356,128
South Long Beach bike path	7,200	7,100	3,500
Grant-in-aid	319,742	245,120	246,403
Noise control	37,200	35,532	9,180
Animal control	6,100	950	245
Multi-purpose arena contribution	239,350	237,844	252,293
Water systems	819,340	670,453	433,162
Salmon Beach	395,346	252,179	245,921
	9,826,832	8,311,730	8,134,143
ANNUAL SURPLUS	\$ 1,946,983	\$ 2,147,726	\$ 5,770,523

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Consolidated Statement of Changes in Accumulated Surplus

Year Ended December 31, 2013

	2013 Budget (See Note 23)	2013 Actual	2012 Actual (restated note 15)
ACCUMULATED SURPLUS - BEGINNING OF YEAR	\$ 33,158,198	\$ 33,158,198	\$ 24,941,075
ANNUAL SURPLUS	1,946,983	2,147,726	5,770,523
	35,105,181	35,305,924	30,711,598
Acquisition of equity from Beaver Creek Improvement District (Note 16)	-	-	2,446,600
ACCUMULATED SURPLUS - END OF YEAR	\$ 35,105,181	\$ 35,305,924	\$ 33,158,198

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REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Consolidated Statement of Changes in Net Financial Assets

Year Ended December 31, 2013

	2013 Budget (See Note 23)	2013 Actual	2012 Actual (restated note 15)
ANNUAL SURPLUS	\$ 1,946,983	\$ 2,147,726	\$ 5,770,523
Acquisition of prepaids	-	(13,563)	(29,347)
Acquisition of inventory of supplies	-	(214,331)	(19,732)
Acquisition of tangible capital assets	-	(2,352,351)	(5,061,937)
Amortization	672,500	726,171	676,601
Loss on write-off of tangible capital asset	-	3,300	70,638
Acquisition of net financial assets from Beaver Creek Improvement District (Note 16)	-	-	258,057
	672,500	(1,850,774)	(4,105,720)
CHANGE IN NET FINANCIAL ASSETS	2,619,483	296,952	1,664,803
NET FINANCIAL ASSETS - BEGINNING OF YEAR	8,168,605	8,168,605	6,503,802
NET FINANCIAL ASSETS - END OF YEAR	\$ 10,788,088	\$ 8,465,557	\$ 8,168,605

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Consolidated Statement of Cash Flow

Year Ended December 31, 2013

	2013	2012
OPERATING ACTIVITIES		
Annual surplus	\$ 2,147,726	\$ 5,770,523
Items not affecting cash:		
Amortization of tangible capital assets	726,171	676,601
Loss on write-off of tangible capital asset	3,300	70,638
Acquisition of equity from Beaver Creek Improvement District (Note 16)	-	2,446,600
	2,877,197	8,964,362
Changes in non-cash working capital (Note 17)	(1,135,913)	354,524
	1,741,284	9,318,886
FINANCING ACTIVITIES		
Term receivables from municipalities	564,114	541,218
Proceeds from capital lease financing	-	84,270
Repayment of short term borrowing	(13,500)	(24,500)
Repayment of long term debenture debt	(435,399)	(435,400)
Repayment of obligations under capital lease	(43,743)	(48,535)
Actuarial adjustment of long term debt	(161,539)	(137,378)
	(90,067)	(20,325)
CAPITAL ACTIVITIES		
Purchase of tangible capital assets	(2,352,351)	(7,202,755)
INVESTING ACTIVITIES		
Purchase of portfolio investments	-	(746)
INCREASE (DECREASE) IN CASH FLOW	(701,134)	2,095,060
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	13,441,238	11,346,178
CASH AND CASH EQUIVALENTS - END OF YEAR	\$ 12,740,104	\$ 13,441,238
CASH FLOW SUPPLEMENTARY INFORMATION (Note 17)		
CASH AND CASH EQUIVALENTS CONSISTS OF:		
Bank balances	\$ 12,740,104	\$ 13,441,238

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Notes to Consolidated Financial Statements

Year Ended December 31, 2013

1. NATURE OF THE ORGANIZATION

Regional District of Alberni-Clayoquot (the District) was established under the Local Government Act of British Columbia on April 21, 1966. As with all regional districts, the District provides a number of specific and agreed upon services directly to the public and its member municipalities. The District serves as the borrowing conduit between member municipalities and the Municipal Finance Authority of British Columbia (MFA).

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation

The consolidated financial statements of the District are prepared by management in accordance with Canadian generally accepted accounting principles for local governments as prescribed by the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Accountants. The consolidated financial statements reflect the combined results and activities of the consolidated entity. Interfund transactions and fund balances have been eliminated on consolidation.

Budget reporting

The unaudited budget information reported in the consolidated statement of operations, the consolidated statement of changes in accumulated surplus and the consolidated statement of changes in net financial assets represents the 2013 budget as adopted by the District's Board on March 27, 2013.

Financial instruments

Financial instruments consist of cash and short-term deposits, accounts receivable, investments, municipal debt receivable, short-term loans, accounts payable, obligations under capital leases, other liabilities, and debenture debt. Unless otherwise noted, it is management's opinion that the Regional District is not exposed to significant interest, currency or credit risk arising from these financial instruments. The fair value of these financial instruments approximate their carrying values, unless otherwise noted.

Investments

Investments are carried at cost which approximate market value.

Portfolio investments

Portfolio investments include investments in equity securities. Portfolio investments are reported using the cost method, a basis of accounting for portfolio investments whereby the investment is initially recorded at cost and the earnings from such investments are recognized only to the extent received or receivable. When the investment is in the form of shares, dividends received in excess of the District's pro rata share of post acquisition income are recorded as a reduction of the carrying value of the investment.

Inventory

- a) Inventories for resale - Fuel inventory is valued at the lower of cost or net realizable value.
- b) Inventories of supplies - Supplies inventory is valued at the lower of cost and net realizable value with the cost being determined on a first in, first out basis.

(continues)

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Notes to Consolidated Financial Statements

Year Ended December 31, 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Revenue and expenditure recognition

Revenue is recorded in the period in which the transactions or events that gave rise to the revenue occur. Amounts that have been received in advance of services being rendered are recorded as deferred revenue until the District discharges the obligations that led to the collection of funds.

Revenues from other levels of governments, classified as grants in lieu of taxes, are recorded in the District's records as they are received.

Each Municipality and Electoral Area within the Regional District is requisitioned for their portion of each service in which they participate. These funds are then levied by the Municipalities and the Province (for Electoral Areas) to individual taxpayers and turned over to the District by August 1 of each year.

Expenditures are recorded on an accrual basis and are recognized in the period in which the goods and services are acquired and a liability is incurred or transfers are due. Expenditures include the accrual of debt and related interest payable to the end of the fiscal period.

Deferred and restricted revenues

- a) Deferred revenue includes amounts received related to the curbside garbage and recycling program but not yet earned. These amounts will be recognized as revenue in the next fiscal year.
- b) Restricted revenue include amounts received for specified projects which are unspent. These amounts will be recognized as revenue when the related expenditures are incurred.

Accrued Employee Benefits

Based on obligations as determined by collective agreements and contractual arrangements, employee benefit accruals, which include an allowance for vacation entitlement and overtime benefits, are recorded in the year in which they are earned.

Post Employment Benefits

The long-term, post employment benefit liability of the regional district will be met by the Municipal Pension Plan into which both employees and the regional district contribute. The regional district is only liable for the interim retirement benefits for early retirees, from the date of retirement to the effective start date of the Municipal Pension Plan. Any liability for these benefits is accrued when the event occurs and the obligation arises.

Debenture debt

Debenture debt is recorded net of any related sinking fund installments and actuarial additions. Debt charges are charged against current revenue in the periods in which they are accrued. The debt schedule indicates the amount of debt payable in accordance with schedules received from the Municipal Finance Authority.

Government transfers

Government transfers are recognized in the consolidated financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made.

(continues)

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Notes to Consolidated Financial Statements

Year Ended December 31, 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Tangible capital assets

Tangible capital assets (TCAs) are recorded at cost and amortized on a straight line basis, based on their expected useful life. The expected useful life of the District's TCAs are as follows:

Airport	10, 15, 25, 40 and 50 years
Fire departments	5, 7, 15, 25, 40 and 50 years
Office and administration	5, 7 and 40 years
Land	Not amortized
Landfills	Projected closures - 2095 and 2096; 10, 25 and 40 years
Parks	5, 10, 15 and 25 years
Salmon beach	10, 25 and 50 years
Water systems	25 years
Beaver Creek water system	5, 15, 20, 50 and 60 years

The District's threshold to capitalize TCAs varies between \$2,500 and \$5,000 with the exception of land which is always capitalized. Capital projects under construction are not amortized until the asset is put into use. Assets contributed to the Regional district are recorded at fair value at the time of contribution.

Measurement uncertainty

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues, expenses, gains, and losses during the reporting period. These estimates are reviewed periodically, and, as adjustments become necessary, they are reported in earnings in the period in which they became known. By their nature, these estimates are subject to measurement uncertainty and the effect on the financial statements of changes in such estimates in future periods could be significant. Since a precise determination of many assets and liabilities depends on future events, actual results may differ from such estimates and approximations. Significant areas requiring the use of estimates include the amortization of tangible capital assets and land fill closure obligations.

3. PORTFOLIO INVESTMENTS

	2013	2012
Alberni District Co-op Association equity shares	\$ 746	\$ 746

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Notes to Consolidated Financial Statements

Year Ended December 31, 2013

4. ACCOUNTS RECEIVABLE

	2013	2012
Trade and other receivables	\$ 482,946	\$ 447,792
Goods and services tax recoverable	67,198	140,572
Government of Canada	624,692	382,278
Province of British Columbia	8,345	67,695
Local governments	24,467	40,355
Subtotal	1,207,648	1,078,692
Less allowances for doubtful accounts	(1,000)	(1,000)
Accounts receivable - net	\$ 1,206,648	\$ 1,077,692

5. TERM RECEIVABLES FROM MUNICIPALITIES

Pursuant to the Local Government Act, the Regional District acts as the agency through which its member municipalities borrow funds from the Municipal Finance Authority (MFA). The annual cost of servicing this municipal debt is recovered entirely from the borrowing member municipality. However, in the event of default the Regional District is contingently liable to the MFA for this debt.

	2013	2012
City of Port Alberni	\$ 3,123,974	\$ 3,376,316
District of Tofino	1,012,933	1,050,911
District of Ucluelet	1,905,841	1,979,411
Multiplex Arena	1,683,700	1,883,924
	\$ 7,726,448	\$ 8,290,562

6. DEBT RESERVE FUND

The Municipal Finance Authority of British Columbia provides capital financing for Regional Districts and their Member Municipalities. The Authority is required to establish a Debt Reserve Fund into which each Regional District and Member Municipality, who share in the proceeds of a debt issue through the District, are required to pay certain amounts set out in the debt agreements. Interest earned on these funds (less administrative expenses) becomes an obligation of the Authority to the Regional District. If at any time insufficient funds are provided by the Regional District or Member Municipalities, the Authority will then use these funds to meet payments on its obligations. When this occurs, the Regional District may be called upon to restore the fund.

7. DEPOSITS

Performance deposits are funds collected from various property developers and held as security to ensure the completion of specified agreed on works. These funds will be released once the related works are completed, or used by the District to complete the works for which they are held.

	2013	2012
Performance deposits	\$ 45,000	\$ 44,000

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Notes to Consolidated Financial Statements

Year Ended December 31, 2013

8. RESTRICTED REVENUES

	2013	2012 (restated note 15)
Development cost charges (Note a)	\$ 3,699	\$ 3,649
Deferred project contribution - Beaver Creek North Reservoir (Note b)	-	64,315
Gas tax unspent funds (Note g)	1,684,516	2,027,487
	\$ 1,688,215	\$ 2,095,451

- a) The regional district receives contributions from developers for the development of the water and sewer infrastructure. These restricted contributions are recognized as revenue in the years in which the capital projects are undertaken. Developer contributions paid in advance of infrastructure works are recorded as restricted revenue. Developer contributions received during the year were \$NIL (2012 - \$3,622). Interest earned on developer contributions is restricted and deferred; interest earned during the year was \$50 (2012 - \$27). Developer contributions expended on capital projects during the year was \$NIL (2012 - \$NIL).
- b) As a result of the conversion of the Beaver Creek Improvement District to a service area of the Regional District (Note 16) on May 31, 2012, the Regional District assumed responsibility for the North Reservoir Project. A \$150,000 project contribution was received in 2010 from the Kackaamin Family Development Centre (formerly known as Kakawis) to be used to partially offset the costs of upgrading the North Reservoir booster pump station, replacing existing 4 inch main to 6 inch main and using any remaining funds to replace existing 6 inch main with new 8 inch main for the North Beaver Creek Road Area. As the contributions are externally restricted in their use, they are recognized as revenue contributions when the eligible related expenditures are incurred. The second phase of this project was completed in 2013 and the remainder of the Kackaamin Family Development Centre contribution was spent. Therefore, the unspent portion of funds as at December 31, 2013 is \$NIL (December 31, 2012 - \$64,315).

9. GAS TAX AGREEMENT PROGRAM

Gas Tax Agreement and Public Transit Agreement funding is provided by the Government of Canada. Public Transit Infrastructure Program funding is provided by the Province of British Columbia. The use of the funding is established by a funding agreement between the local government and the Union of British Columbia Municipalities. Gas Tax Agreement funding may be used toward designated public transit, community energy, water, wastewater, solid waste and capacity building projects, as specified in the funding agreements. Public Transit Agreement and Public Transit Infrastructure Program funding may be applied towards the cost of designated public transit projects, as specified in the funding agreements. The deadline to expend these funds is March 31, 2019.

	2013	2012 (restated note 15)
Opening balance of unspent funds	\$ 2,027,487	\$ 2,138,445
Add amount received during the year	451,882	452,069
Add interest earned	25,812	29,180
Less eligible expenditures made during the year	(820,665)	(592,208)
Closing balance of unspent funds	\$ 1,684,516	\$ 2,027,486

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Notes to Consolidated Financial Statements

Year Ended December 31, 2013

10. SHORT TERM BORROWING

The following amounts have been borrowed from MFA on a short term basis. The short term debt was paid off in August 2013.

	2013	2012
Salmon Beach Land	\$ -	\$ 13,500

11. SOLID WASTE LANDFILL CLOSURE AND POST CLOSURE LIABILITY

The Regional District of Alberni-Clayoquot operates the Alberni Valley Landfill and the West Coast Landfill. These sites are subject to closure and post-closure requirements as determined by the British Columbia Ministry of Environment. In accordance with Public Sector Accounting and Auditing Standards, financial statements should recognize a liability for closure and post-closure care as a landfill site's capacity is used. Each year the Regional District makes a contribution to the Closure and Post Closure Fund to offset future liabilities that will be incurred when the landfills reach capacity and are closed. The estimated closure date of the Alberni Valley Landfill is 2096 while the estimated closure date of the West Coast Landfill is 2095. A capacity study for the Alberni Valley Landfill was updated in 2013 and a capacity study for the West Coast Landfill was completed in 2013. Both reports have been reviewed by the Province of British Columbia Ministry of Environment.

12. OBLIGATIONS UNDER CAPITAL LEASES

The Regional District has financed assets under capital leases in the amount of \$243,320 (2012 - \$243,320), consisting of the Bamfield Volunteer Fire Department Hall and the Long Beach Airport Kubota loader. Principal payments on these capital leases in 2013 totaled \$43,744 (2012 - \$48,535). The outstanding obligation balance for leased capital assets as at December 31, 2013 was \$134,740 (2011- \$178,483).

All capital leases are held by the MFA Leasing Corporation. While payments are fixed for the term of the lease, interest rates are variable daily based upon the Canadian prime rate minus 1%. An interest adjustment is made at the time of the final payment. In 2013, interest expenditures related to lease liabilities were \$3,169 (2012- \$3,144).

The remaining lease payment commitments are:

2014	\$ 46,913
2015	46,913
2016	34,751
2017	<u>10,339</u>
Total minimum lease payments	138,916
Less: amount representing interest	<u>4,176</u>
Net obligation under capital lease	<u>\$ 134,740</u>

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Notes to Consolidated Financial Statements

Year Ended December 31, 2013

13. DEBENTURE DEBT

Currently, all borrowings for the District are with the Municipal Finance Authority of BC (MFA). Debt interest costs are charged against revenue as incurred. The debenture debt "Schedule 1" reflects the amount of debenture debt payable.

Principal payments and sinking fund installments due within the next five years and thereafter are as follows:

2014	\$	435,399
2015		435,399
2016		354,021
2017		310,107
2018		310,107
Thereafter		<u>6,756,832</u>
	\$	<u>8,601,865</u>

Sinking fund installments are invested by MFA and earn income which, together with principal payments, are expected to be sufficient to retire the sinking fund issues at maturity.

14. TANGIBLE CAPITAL ASSETS

	Cost	Accumulated amortization	2013 Net book value	2012 Net book value
Airport	\$ 6,824,351	\$ 927,246	\$ 5,897,105	\$ 5,735,160
Fire departments	4,458,506	2,029,166	2,429,340	1,996,064
Office and administration	1,798,242	1,203,473	594,769	583,876
Land	4,644,276	-	4,644,276	4,510,276
Landfills	9,489,567	1,535,833	7,953,734	7,810,052
Parks	356,078	114,518	241,560	128,325
Salmon beach	626,097	197,139	428,958	445,027
Water systems	2,361,608	1,313,417	1,048,191	1,076,181
Beaver Creek water system	5,502,317	2,694,495	2,807,822	1,752,461
Assets under construction	452,067	-	452,067	837,517
	\$ 36,513,109	\$ 10,015,287	\$ 26,497,822	\$ 24,874,939

Land includes a right-of way value of \$16,300 which relates to the land where the Bamfield Fire Department building is situated. For additional information about tangible capital assets see Schedule 2.

For information on assets under capital lease included above see (Note 12).

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Notes to Consolidated Financial Statements

Year Ended December 31, 2013

15. PRIOR PERIOD RESTATEMENT

The prior period has been restated as follows:

- a) During the current year it was noted that vacation pay and banked pay earned had not been accrued when earned but were being expensed when paid. In accordance with accrual accounting the prior period has been retrospectively restated to record the correction of accounting for earned vacation pay and bank pay on an accrual basis.
- b) During the current year it was noted unspent Gas Tax Agreement funding was being reported as a component of accumulated surplus. Unspent funds are restricted in their use and the prior period has been retrospectively restated to report the unspent funds and any interest earned there on as a liability.

The effects of the above restatements are as follows:

	As reported	Note a	Note b	As restated
Cash and cash equivalents	\$ 13,542,875	\$ -	\$ (101,637)	\$ 13,441,238
Accumulated surplus December 31, 2012	33,259,835	-	(101,637)	33,158,198
Services provided to other governments	96,978	(13,620)	-	83,358
Miscellaneous revenue	551,785	(114,077)	(93,523)	344,185
Government transfers - conditional	5,910,440	(592,209)	-	5,318,231
General government services	(1,175,746)	(34,799)	-	(1,210,545)
Electoral area administration	(667,717)	592,209	-	(75,508)
Fire protection services	(467,097)	3,620	(8,114)	(471,591)
Grant-in-aid	(284,403)	38,000	-	(246,403)
Multi-purpose arena contribution	(328,370)	76,077	-	(252,293)
AV Health Network	(44,799)	44,799	-	-
Annual surplus	5,872,160	-	(101,637)	5,770,523

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Notes to Consolidated Financial Statements

Year Ended December 31, 2013

16. ACQUISITION OF EQUITY FROM BEAVER CREEK IMPROVEMENT DISTRICT

In the prior year, on May 31, 2012 as per Order in Council #327 issued by the Province of British Columbia, the Beaver Creek Improvement District was dissolved and the assets and liabilities of the improvement district were transferred to the Alberni-Clayoquot Regional District at book value as follows:

	2012
Cash	\$ 301,893
Accounts receivable	271,426
Portfolio investments	746
Accounts payable and accrued liabilities	(65,428)
Deferred revenue	(186,265)
Restricted revenue	(64,315)
NET FINANCIAL ASSETS	258,057
Tangible capital asset	4,746,036
Less accumulated amortization	(2,605,218)
Inventory of supplies	46,192
Prepays	1,533
TOTAL ACQUISITION OF EQUITY	\$ 2,446,600

17. CHANGE IN NON CASH WORKING CAPITAL AND CASH FLOW SUPPLEMENTARY INFORMATION

	2013	2012 (restated note 15)
Accounts receivable	\$ (128,956)	\$ (449,065)
Inventories for resale	(425)	14,322
Inventories of supplies	(214,328)	(65,924)
Accounts payable and accrued liabilities	(592,644)	803,921
Deferred revenue	9,878	50,913
Prepaid expenses	(13,563)	(30,879)
MFA Debt reserve deposit	(8,672)	(5,217)
Deposits	1,000	(117,705)
MFA debt reserve	8,672	5,217
Restricted revenues	(407,236)	(42,994)
Landfill closure liability	210,361	191,935
	\$ (1,135,913)	\$ 354,524

18. FINANCIAL INSTRUMENTS

For cash, accounts receivable, other receivables, accounts payable, and other payables, the carrying value of these financial statements approximated their fair market values due to their short-term maturity or capacity for prompt liquidation. The District is exposed to credit risk on the accounts receivable from its customers. In order to reduce its credit risk, the District has adopted credit policies which include the analysis of the financial position of its customers and the regular review of their credit limits. The District does not have a significant exposure to any individual customer or counterpart. Unless otherwise noted, it is management's opinion that the District is not exposed to significant interest, currency, or credit risk arising from these financial instruments.

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Notes to Consolidated Financial Statements

Year Ended December 31, 2013

19. THE NORTH ISLAND 9-1-1 CORPORATION

A 9-1-1 emergency dispatch service is provided by the North Island 9-1-1 Corporation, which is owned by the Regional Districts of Comox Valley, Strathcona, Mount Waddington, Alberni-Clayoquot, Nanaimo and Powell River. The shares in the corporation are owned as follows:

Alberni-Clayoquot - 3 shares	Mount Waddington - 1 share
Comox Valley - 6 shares	Nanaimo - 5 shares
Strathcona - 4 shares	Powell River - 2 shares

The Regional District's investment in shares of the North Island 911 Corporation is recorded at cost as it does not fall under the definition of a government partnership (PS3060.06). The Regional District's share of the corporation is equal to 14.3% and the degree of control is proportionate to the ownership share. As no benefits are expected from the ownership, it has not been accounted for as an equity investment.

20. RELATED PARTIES

The Alberni-Clayoquot Regional District is related to the Alberni-Clayoquot Regional Hospital District as the same individuals are members of the Board of Directors of both organizations. As legislated by the Hospital District Act, the officers and employees of the Alberni-Clayoquot Regional District are the corresponding officers and employees of the Alberni-Clayoquot Regional Hospital District. Each of the Regional District and the Hospital District are separate legal entities as defined by separate Letters Patent and authorized by separate legislation. During the year the Alberni-Clayoquot Regional Hospital District purchased, at cost, \$18,000 of administrative support services from the Alberni-Clayoquot Regional District.

21. CONTINGENT LIABILITIES AND COMMITMENTS

a) CLAIMS

In the normal course of a year, the District is faced with lawsuits for damages of diverse natures. At year-end the District's estimated exposure to each such liability is either not determinable or is not considered to be significant. Claims paid by the District as a result of litigation are reported as expenditures.

b) ENVIRONMENTAL REGULATIONS

The District is subject to environmental regulations which cover different aspects of its operations. These regulations may require future expenditures to meet applicable standards and subject the District to possible penalties for past violations. Any amounts required to meet obligations will be charged to operations or capitalized, as appropriate. No amounts can be estimated at this time and therefore no liabilities have been recorded at December 31, 2013.

c) PENSION LIABILITY

The municipality and its employees contribute to the Municipal Pension Plan (the plan), a jointly trustee pension plan. The board of trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The plan has about 179,000 active members and approximately 71,000 retired members. Active members include 22 contributors from the Regional District of Alberni-Clayoquot.

(continues)

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Notes to Consolidated Financial Statements

Year Ended December 31, 2013

21. CONTINGENT LIABILITIES AND COMMITMENTS *(continued)*

The most recent actuarial valuation as at December 31, 2012 indicated a \$1,370 million funding deficit for basic pension benefits. The next valuation will be as at December 31, 2015 with results available in 2016. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan. The District paid \$93,697 for employer contributions to the plan in fiscal 2013 (2012 - \$83,023). Employees contributed \$101,608 to the plan in fiscal 2013 (2012 - \$89,745).

d) SICK LEAVE ENTITLEMENTS

Based on obligations as determined by collective agreements and contractual arrangements for sick leave, employees' sick leave entitlements accumulate. However as sick leave benefits are only payable for sick leave and are not payable upon leaving the regional district the amounts are recognized as an expense only when a claim is made. As at December 31, 2013 accumulated sick leave amounted to \$295,674 (2012 - \$245,825).

e) CONTRACTUAL OBLIGATIONS FOR LEASED PREMISES

As a result of the conversion of the Beaver Creek Improvement District to an electoral area of the Regional District (*Note 16*), the Regional District assumed the long term lease previously entered into by the Beaver Creek Improvement District effective November 1, 1961 with respect to the land on which the Improvement District's Stamp River pumphouse facilities are located. The agreement has a 99 year term and provides for annual rent of \$1 per annum. In addition, as Lessee the Regional District will pay all taxes, levies and assessments which may be assessed, charged or levied against the lands and leasehold improvements erected thereon.

f) CONTRACTUAL OBLIGATIONS FOR LEASED EQUIPMENT

As a result of the conversion of the Beaver Creek Improvement District to an electoral area of the Regional District (*Note 16*), the Regional District assumed the Improvement District lease office equipment with annual payments of \$2,628 per annum in each of the next two years. The lease expires December 31, 2015.

g) NORTH RESERVOIR PROJECT CAPITAL COMMITMENT

As a result of the conversion of the Beaver Creek Improvement District to an electoral area of the Regional District (*Note 16*), the Regional District assumed responsibility for the North Reservoir Project. The estimated North Reservoir project costs based on April and June 2009 cost estimates with known cost change orders and estimated cost increases is approximately \$426,000. To December 31, 2013 monies have been expended totaling \$285,093. The Kackaamin Family Development Centre contribution (*Note 8*) remaining to expend on this project is \$NIL (December 31, 2012 - \$64,315). The remainder of the estimated project costs to be funded by the Regional District are \$140,900 as at December 31, 2013.

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Notes to Consolidated Financial Statements

Year Ended December 31, 2013

22. BUDGET RECONCILIATION

Budget figures are unaudited and represent the Financial Plan Bylaw adopted by the Board on March 27, 2013. The financial plan budgeted for capital expenditures rather than amortization expense, and reflects the use of prior year operating surpluses as part of its annual budget. The carry forward of operating surpluses by department is a requirement under the Local Government Act of BC. The financial plan forms the basis for taxation and fees and charges rates which may be required for a particular year. The budget contains certain revenue and expense recognition principles that do not comply with Public Sector Accounting Standards, therefore, certain budget amounts have been restated to conform to the general purpose financial statement presentation.

Adjustments to the 2013 budgeted annual surplus

Consolidated financial plan balanced cash budget as approved March 27, 2013	\$ 171,096
Add transfers to reserves	4,690,254
Less surplus from prior years	(1,776,271)
Less committed surplus from prior years	(465,596)
Less amortization	(672,500)
<hr/>	
Consolidated accrual budgeted annual surplus	\$ 1,946,983
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Draft for discussion purposes only

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

Consolidated Schedule of Debenture Debt

(Schedule 1)

Year Ended December 31, 2013

Purpose	By-law	MFA Issue	Type of Security Issued	Maturity date	Term	Rate	Amount Borrowed	Total instalments to date	Actuarial addition	2013 Balance	2012 Balance	2014 Requirements as of December 31, 2013		
												Principal	Interest	
Port Alberni F1062	1062	97	Sinking fund	19 Apr 2016	25	4.660%	\$ 3,375,064	\$ 618,591	\$ 21,502	\$ 2,734,971	\$ 2,837,515	\$ 81,042	\$ 157,278	
Port Alberni F1062	1062	97	Sinking fund	19 Apr 2016	10	4.660%	438,170	278,570	9,683	149,917	196,096	36,496	20,419	
Port Alberni 1004	1004	64	Sinking fund	25 Sep 2016	10	4.430%	245,300	182,922	8,775	53,603	69,797	7,419	10,867	
Port Alberni 1060	1060	92	Sinking fund	04 Jun 2015	10	5.100%	797,642	591,170	20,989	185,483	272,908	66,436	36,293	
Ucluelet F1074	F1095	117	Sinking fund	14 Jun 2036	25	3.250%	1,948,000	93,551	1,871	1,852,578	1,901,225	46,775	63,310	
Ucluelet 829	F1037	73	Sinking fund	01 Dec 2015	15	3.150%	300,000	236,756	9,982	53,262	78,187	14,942	19,050	
Tofino F1062	1062	97	Sinking fund	19 Apr 2016	25	4.650%	1,250,000	229,103	7,964	1,012,933	1,050,911	30,014	58,250	
Arena F1027	F1037	73	Sinking fund	01 Dec 2020	20	3.150%	3,579,209	1,852,906	78,042	1,648,261	1,844,951	118,648	112,745	
Arena F1027	F1041	75	Sinking fund	01 Dec 2020	20	3.050%	68,332	31,425	1,468	35,439	38,973	2,067	2,084	
Salmon Beach F1079	F1096	117	Sinking fund	12 Oct 2031	20	3.250%	939,800	63,120	1,263	875,417	908,240	31,560	30,544	
											\$ 8,601,864	\$ 9,198,803	\$ 435,399	\$ 510,840

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
 Consolidated Schedule of Tangible Capital Assets

(Schedule 2)

Year Ended December 31, 2013

	Cost			Accumulated Amortization				2013 Net Book Value	2012 Net Book Value	
	Opening Balance	Acquisitions	Disposals	Closing Balance	Opening Balance	Amortization	Disposals			2013
Airport	\$ 6,462,836	\$ 361,515	\$ -	\$ 6,824,351	\$ (727,675)	\$ (199,571)	\$ -	\$ (927,246)	\$ 5,897,105	\$ 5,735,161
Fire department	3,901,033	557,473	-	4,458,506	(1,904,969)	(124,197)	-	(2,029,166)	2,429,340	1,996,064
Office and administration	1,734,252	63,989	-	1,798,241	(1,150,376)	(53,097)	-	(1,203,473)	594,768	583,876
Land	4,510,276	134,000	-	4,644,276	-	-	-	-	4,644,276	4,510,276
Landfills	9,228,211	261,356	-	9,489,567	(1,418,158)	(117,675)	-	(1,535,833)	7,953,734	7,810,053
Parks	226,928	133,650	(4,500)	356,078	(98,603)	(17,115)	1,200	(114,518)	241,560	128,325
Salmon Beach	617,280	8,817	-	626,097	(172,253)	(24,886)	-	(197,139)	428,958	445,027
Water systems	2,304,685	56,922	-	2,361,607	(1,228,505)	(84,912)	-	(1,313,417)	1,048,190	1,076,180
Beaver Creek water system	4,342,238	1,160,079	-	5,502,317	(2,589,777)	(104,718)	-	(2,694,495)	2,807,822	1,752,461
Under construction	837,517	(385,450)	-	452,067	-	-	-	-	452,067	837,517
	\$ 34,165,256	\$ 2,352,351	\$ (4,500)	\$ 36,513,107	\$ (9,290,316)	\$ (726,171)	1,200	\$ (10,015,287)	\$ 26,497,820	\$ 24,874,940

ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DISTRICT

2013 FINANCIAL STATEMENT HIGHLIGHTS

Annual Surplus

Your 2013 year budgeted a \$395,928 deficit and ended with a \$149,933 surplus. However in 2012 the surplus was \$351,118, exceeding your current year surplus by \$201,185. The primary cause of this difference are amounts received from the Municipal Finance Authority of BC for debt surplus distributions and cash reserve fund payouts which were \$216,451 less than those received in your 2012 year. The reasons for the \$545,861 difference between your budgeted deficit and actual surplus was you anticipated to early retire more debt in 2013 than you did and other income received was greater than the amount budgeted.

Expenses

Total expenses in 2013 are \$1,909,768 which is \$90,771 less than the prior year's amount. Sixty percent of this difference, \$54,146, is caused by a decrease in debenture interest. The annual administration fee paid to the Regional District rose \$3,000 to \$18,000 in 2013.

Cash

Cash at December 31, 2013 is \$1,444,453 being \$25,343 higher than the amount on December 31, 2012.

Debenture Debt

Debt owing to the Municipal Finance Authority of BC is \$7,758,514 and has decreased \$1,145,983 in the year. This decrease consists of the following:

regular scheduled principal payments	550,316
early retirement of MFA Issue #80	212,257
actuarial reductions recognized	383,410
	<u>1,145,983</u>

On January 1, 2013 the ACRHD had 19 debt issues outstanding. During 2013, 5 issues were paid off and 1 issue was early retired, leaving 13 outstanding issues on December 31, 2013.

ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DISTRICT
Financial Statements
Year Ended December 31, 2013

Draft for discussion purposes only

Completed by	Reviewed by	EQCR

ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DISTRICT

Index to Financial Statements

Year Ended December 31, 2013

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Draft for discussion purposes only

INDEPENDENT AUDITOR'S REPORT

To the Chairperson and Directors of Alberni-Clayoquot Regional Hospital District

We have audited the accompanying financial statements of Alberni-Clayoquot Regional Hospital District, which comprise the statement of financial position as at December 31, 2013 and the statements of operations, changes in accumulated surplus, changes in net financial assets and cash flow for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements in accordance with the basis of accounting described in Note 2, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the presentation of the financial statements.

(continues)

Independent Auditor's Report to the Chairperson and Directors of Alberni-Clayoquot Regional Hospital District
(continued)

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements of Alberni-Clayoquot Regional Hospital District for the year ended December 31, 2013 are prepared, in all material respects, in accordance with the basis of accounting described in Note 2.

Basis of Accounting and Restrictions on Use

Without modifying our opinion, we draw attention to Note 2 to the financial statements, which describes the basis of accounting. These financial statements, which have not been, and were not intended to be, prepared in accordance with Canadian generally accepted accounting principles, are solely for the information and use of the Chairperson and Directors of the Alberni-Clayoquot Regional Hospital District and the Ministry of Health for complying with the Hospital District Act. These financial statements are not intended to be and should not be used by anyone other than the specified users or for any other purpose.

Port Alberni, B.C.

CERTIFIED GENERAL ACCOUNTANTS

ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DISTRICT

Statement of Financial Position

December 31, 2013

	2013	2012
FINANCIAL ASSETS		
Cash	\$ 1,444,453	\$ 1,419,110
Accounts receivable (Note 3)	1,699	16,157
Municipal Finance Authority debt reserve deposit (Note 4)	861,372	898,759
Grants to district hospitals - capitalized	7,494,278	8,640,260
	9,801,802	10,974,286
FINANCIAL LIABILITIES		
Accrued interest	43,224	64,885
Municipal Finance Authority debt reserve (Note 4)	861,372	898,759
Reserves related to Section 20(3)	494,683	612,069
Debenture debt (Note 6) (Schedule 1)	7,758,514	8,904,497
Unamortized debenture discount (Note 6)	42,734	42,734
	9,200,527	10,522,944
NET FINANCIAL ASSETS AND ACCUMULATED SURPLUS (Note 7)	\$ 601,275	\$ 451,342

Teri Fong, CGA
 Manager of Finance

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ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DISTRICT

Statement of Operations

Year Ended December 31, 2013

	Budget 2013	2013	2012
REVENUE			
Taxation (Schedule 2)	\$ 1,914,072	\$ 1,914,072	\$ 1,998,169
Grants in lieu of taxes	8,000	21,560	13,513
Other income	20,000	124,069	339,975
	1,942,072	2,059,701	2,351,657
EXPENSES			
Sinking fund installments	1,169,000	762,977	597,419
Interest and fees on debenture	601,000	578,791	632,937
Administrative costs	18,000	18,000	15,000
Contribution to section 20(3) reserve	550,000	550,000	755,183
	2,338,000	1,909,768	2,000,539
ANNUAL SURPLUS	\$ (395,928)	\$ 149,933	\$ 351,118

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ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DISTRICT

Statement of Changes in Accumulated Surplus

Year Ended December 31, 2013

	2013	2012
ACCUMULATED SURPLUS - BEGINNING OF YEAR	\$ 451,342	\$ 100,223
Annual surplus	149,933	351,118
ACCUMULATED SURPLUS - END OF YEAR (Note 7)	\$ 601,275	\$ 451,341

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ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DISTRICT

Statement of Changes in Net Financial Assets

Year Ended December 31, 2013

	Budget 2013	2013	2012
ANNUAL SURPLUS	\$ (395,928)	\$ 149,933	\$ 351,118
NET FINANCIAL ASSETS - BEGINNING OF YEAR	451,343	451,342	100,224
NET FINANCIAL ASSETS - END OF YEAR	\$ 55,415	\$ 601,275	\$ 451,342

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ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DISTRICT

Statement of Cash Flow

Year Ended December 31, 2013

	2013	2012
OPERATING ACTIVITIES		
Annual surplus	\$ 149,933	\$ 351,118
Changes in non-cash working capital:		
Accounts receivable	14,457	(14,613)
Grants to district hospitals - capitalized	1,145,982	1,008,658
Accrued interest	(21,662)	(56,959)
Due to Regional District of Alberni-Clayoquot	-	(15,000)
	1,138,777	922,086
Cash flow from operating activities	1,288,710	1,273,204
FINANCING ACTIVITIES		
Repayment of long term debt	(762,573)	(597,419)
Actuarial adjustment to long term debt	(383,408)	(411,239)
Cash flow used by financing activities	(1,145,981)	(1,008,658)
INVESTING ACTIVITY		
Reserves related to Section 20(3)	(117,386)	(290,038)
INCREASE (DECREASE) IN CASH FLOW	25,343	(25,492)
Cash - beginning of year	1,419,110	1,444,602
CASH - END OF YEAR	\$ 1,444,453	\$ 1,419,110

ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DISTRICT

Notes to Financial Statements

Year Ended December 31, 2013

1. NATURE OF THE ORGANIZATION

The Alberni-Clayoquot Regional Hospital District (District) was incorporated in 1967 under the Regional Hospital District Act. Its principal activities include the borrowing of monies from the Municipal Finance Authority and advancing those monies for hospital planning and development within the region.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation

The financial statements of the District are prepared by management in accordance with Canadian generally accepted accounting principles for local governments as prescribed by the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Accountants with the following deviations to comply with the accounting requirements prescribed by the Ministry of Health under the Hospital District Act:

- Grants to district hospitals are capitalized and recorded as an asset.
- There is no disclosure of the fair value of the financial assets and liabilities.
- Standards for recognition and disclosure of financial instruments have not been adopted.
- There is no disclosure of segmented reporting.
- Sinking fund installments are expensed in the year that they are paid.

Grants to district hospitals

Grants to district hospitals are capitalized and recorded as an asset on the statement of financial position while the hospital is in operation. When a hospital ceases operation, the amount of unrecoverable grants is written off against capital surplus.

Budget reporting

The unaudited budget information reported in the statement of operations and the statement of change in net financial assets represents the 2013 budget as adopted by the District's Board on March 13, 2013.

Long term debt

Long term debt is recorded net of any related sinking fund installments and actuarial additions. Debt charges, including principal and interest, are charged against current revenue in the periods in which they are accrued. The debt schedule indicates the amount of debt payable in accordance with schedules received from the Municipal Finance Authority.

Financial instruments

The carrying value of cash, accounts receivable, accounts payable, and accrued interest is cost due to the short-term nature of these financial instruments. Financial instruments consist of cash, accounts receivable, accrued interest and long term debt.

(continues)

ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DISTRICT

Notes to Financial Statements

Year Ended December 31, 2013

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Revenue and expenditure recognition

Revenue is recorded in the period in which the transactions or events that gave rise to the revenue occur. Amounts that have been received in advance of services being rendered are recorded as deferred revenue until the District discharges the obligations that led to the collection of funds.

Revenues from other levels of governments, classified as grants in lieu of taxes, are recorded in the District's records as they are received.

Each Municipality and Electoral Area within the Regional District is requisitioned for their portion of each service in which they participate. These funds are then levied by the Municipalities and the Province (for Electoral Areas) to individual taxpayers and turned over to the District by August 1 of each year.

Expenditures are recorded on an accrual basis and are recognized in the period in which the goods and services are acquired and a liability is incurred or transfers are due. Expenditures include the accrual of debt and related interest payable to the end of the fiscal period.

Measurement uncertainty

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues, expenses, gains, and losses during the reporting period. These estimates are reviewed periodically, and, as adjustments become necessary, they are reported in earnings in the period in which they became known. By their nature, these estimates are subject to measurement uncertainty and the effect on the financial statements of changes in such estimates in future periods could be significant. Since a precise determination of many assets and liabilities depends on future events, actual results may differ from such estimates and approximations.

3. ACCOUNTS RECEIVABLE

	2013	2012
Accounts receivable	\$ 1,699	\$ 16,157

4. DEBT RESERVE FUND

The Municipal Finance Authority of British Columbia provides capital financing for the Hospital District. The Authority is required to establish a Debt Reserve Fund into which each District and Member Municipality, who share in the proceeds of a debt issue through the District, are required to pay certain amounts set out in the debt agreements. Interest earned on these funds (less administrative expenses) becomes an obligation of the Authority to the Hospital District. If at any time insufficient funds are provided by the Hospital District or Member Municipalities, the Authority will then use these funds to meet payments on its obligations. When this occurs, the Hospital District may be called upon to restore the fund.

ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DISTRICT

Notes to Financial Statements

Year Ended December 31, 2013

5. RELATED PARTY

The Alberni-Clayoquot Regional Hospital District is related to the Alberni-Clayoquot Regional District; the same individuals are the Board of Directors for both organizations. As legislated by the Hospital District Act, the officers and employees of the Alberni-Clayoquot Regional District are the corresponding officers and employees of the Alberni-Clayoquot Regional Hospital District. Each of the Regional District and the Hospital District are separate legal entities as defined by separate Letters Patent and authorized by separate legislation. During the year the Alberni-Clayoquot Regional Hospital District purchased, at cost, \$18,000 of administrative support services from the Alberni-Clayoquot Regional District.

6. DEBENTURE DEBT

The debenture debt "Schedule 1" reflects the amount of debenture debt payable by the Alberni-Clayoquot Regional Hospital District. The outstanding amount payable is net of the Sinking Fund Balances as confirmed by the British Columbia Municipal Finance Authority. The Sinking Fund Balances are subject to periodic actuarial adjustments to reflect the earnings on the Sinking Fund Investment and accordingly will affect the debenture debt amount payable.

Principal repayment terms are approximately:

2014	\$	519,504
2015		517,938
2016		518,047
2017		504,374
2018		492,778

The unamortized debenture discount will be applied in 2023 when the debenture is paid in full.

ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DISTRICT

Notes to Financial Statements

Year Ended December 31, 2013

7. FUND ACCOUNTING

The District uses fund accounting to account for various aspects of operations. Presently the District uses the following three funds:

1. Capital fund - Provides funding and carries the debt related to capital projects for which the District has provided grants.
2. Revenue fund- Holds cash and receives interest on monies held by the District.
3. Reserve fund - Segregates funds raised for the purchase of equipment, minor renovations to the hospitals, and related studies, as permitted by Section 20(3) of the Hospital District Act.

As at December 31, 2013 the fund balances are:

	Capital Fund	Revenue Fund	Reserve Fund	2013
ACCUMULATED SURPLUS (DEFICIT) - BEGINNING OF YEAR	\$ 306,970	\$ (467,697)	\$ 612,069	\$ 451,342
Annual surplus (deficit)	-	32,547	117,386	149,933
ACCUMULATED SURPLUS (DEFICIT) - END OF YEAR	\$ 306,970	\$ (435,150)	\$ 729,455	\$ 601,275

8. FINANCIAL INSTRUMENTS

For cash, accounts receivable, accounts payable, and accrued interest, the carrying value of these financial statements approximated their fair market values due to their short-term maturity or capacity for prompt liquidation. The district is exposed to credit risk on the accounts receivable from its customers. In order to reduce its credit risk, the district has adopted credit policies which include the analysis of the financial position of its customers and the regular review of their credit limits. The district does not have a significant exposure to any individual customer or counterpart. Unless otherwise noted, it is management's opinion the District is not exposed to significant interest, currency, or credit risk arising from these financial instruments.

ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DISTRICT

Schedule of Debenture Debt

(Schedule 1)

Year Ended December 31, 2013

B.C.H.F.A. By-law	By-law No.	Type of Security Issued	Maturity date	Term	Rate	2013 Balance	2012 Balance	2014 Requirements as of December 31, 2013	
								Principal	Interest
RHD-CD-N	57	Sinking Fund	23 Aug 2013	20	8.500%	\$ -	\$ 15,787	\$ -	\$ -
RHD-CD-N1	54 & 57	Sinking Fund	23 Aug 2013	20	8.500%	-	2,017	-	-
RHDMTN-38	54	Sinking Fund	09 Jun 2014	20	9.600%	4,283	8,362	1,777	5,222
RHDMTN 53(3)	54	Sinking Fund	23 Aug 2013	20	8.500%	-	10,707	-	-
RHDMTN 53 (2)	54	Sinking Fund	23 Aug 2013	20	8.500%	-	3,056	-	-
RHD-EC-13	54	Sinking Fund	30 Nov 2023	20	7.875%	40,258	53,264	8,259	17,295
RHD-CDN-3	54	Sinking Fund	23 Aug 2013	20	9.120%	-	15,428	-	-
RHD-EC-13(1)	54	Sinking Fund	30 Nov 2023	20	7.875%	16,578	25,330	5,526	11,572
RHD-EUS4(2)	54	Sinking Fund	11 Jun 2017	20	9.120%	84,711	103,429	9,134	19,714
RHD-CDV-3(B)	54	Sinking Fund	11 Jun 2017	20	7.875%	23,899	29,180	2,577	4,163
1999F	54, 74, 75	Sinking Fund	01 Dec 2019	5, 5, 20	5.840%, 5.840%, 5.990%	502,605	574,146	41,233	39,182
2000S	75	Sinking Fund	01 Jun 2020	20	6.450%	1,403,797	1,571,315	101,051	96,023
2000F	75, 82	Sinking Fund	01 Jun 2020	20	6.360%	1,905,316	2,132,681	137,152	130,328
2001F	75, 82, 83	Sinking Fund	01 Jun 2022	20	5.100%	2,342,126	2,575,718	136,576	137,739
2002S	77	Sinking Fund	01 Jun 2020	20	5.900%	919,027	998,405	48,731	49,146
2002F	78	Sinking Fund	01 Jun 2020	20	5.250%	250,364	271,989	13,275	9,218
2003S	75	Sinking Fund	03 Jun 2023	20	5.250%	207,794	223,528	10,142	12,729
2003F	75	Sinking Fund	03 Oct 2023	20	4.770%	-	228,329	-	-
2005S	93	Sinking Fund	04 Jun 2025	20	5.100%	57,755	61,826	4,071	3,049
						\$ 7,758,513	\$ 8,904,497	\$ 519,504	\$ 535,380

Printed: April 15, 2014 3:30 PM

The accompanying notes are an integral part of these financial statements

Prep _____ Added _____ Approved _____

ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DISTRICT

Schedule of Member Municipalities Tax Requisitions

(Schedule 2)

Year Ended December 31, 2013

	Budget 2013	2013	2012
MUNICIPALITIES			
Port Alberni	\$ 753,735	\$ 753,735	\$ 783,222
District of Tofino	309,538	309,538	324,600
District of Ucluelet	182,453	182,453	195,742
	1,245,726	1,245,726	1,303,564
FIRST NATIONS			
Huu-ay-aht First Nations	655	655	-
Yuu?u?i??at?	1,721	1,721	-
	2,376	2,376	-
ELECTORAL AREAS			
"A" Bamfield	75,721	75,721	72,541
"B" Beaufort	31,805	31,805	32,801
"C" Long Beach	94,239	94,239	93,425
"D" Sproat Lake	246,347	246,347	268,904
"E" Beaver Creek	103,728	103,728	108,064
"F" Cherry Creek	114,129	114,129	118,870
	665,969	665,969	694,605
	\$ 1,914,071	\$ 1,914,071	\$ 1,998,169

From: Rachel Forbes <vitrailsconf@gmail.com>

Date: March 31, 2014 at 2:50:32 PM PDT

To: Rachel Forbes <rachel@sharpsix.com>

Subject: Invitation from Andrew Pape-Salmon to the 1st Vancouver Island Trails Network Conference May 31 [register by April 11]

Good day,

On behalf of Andrew Pape-Salmon, President of the Vancouver Island Spine Trail Association (VISTA), we would like to cordially invite you to the inaugural **Vancouver Island Trails Network Conference (May 31) and Day Out (June 1)**. As you hold a pivotal and important position in the community, we would really value your participation and input at the Conference, its panels, workshops and reception, and thus we've held an 'early bird' registration spot for you until April 11th. Please see **attached** for a draft **agenda**.

The first annual Vancouver Island Trails Network Conference is an event focused on bringing together stakeholders, trail users and interested parties to build momentum towards the completion of a 700km tip-to-tip wilderness trail from Victoria to Cape Scott. The event will be held near the Island's wilderness heart in **Courtenay** on May 31 and June 1 of this year. Island adventurer and backcountry guidebook author, Phil Stone, will be the keynote speaker for the inaugural event.

The two day gathering, to be held at the **Kingfisher Oceanside Resort**, is designed to bring together trail users, outdoor clubs, tourism groups, regional and provincial government officials, First Nations, and landowners to help shape and implement the next phases of the Island-spanning trail.

Day one of the conference will feature a variety of speakers and panels focused on coordinating and expanding the Island's existing networks of trails, best practices for new trail construction, and maximizing economic opportunities from trail-based developments and tourism. Day two will feature guided hiking, mountain biking, and trail running events on existing portions of the VI Spine trail.

Early bird registration ends Friday April 11th. You can register at [Eventbrite](#).

Please contact me directly with any questions or concerns or for more information. Please also forward this invitation to any colleagues or collaborators you feel would be interested in attending.

Kind regards,

Rachel Forbes
Conference Coordinator,

Vancouver Island Trails Network Conference

vitrailsconf@gmail.com

604.345.9129

vispine.ca/

Register here: vitrailsconf.eventbrite.ca

The early bird rate for the conference is \$75; regular is \$100. We do have some rooms set aside at the Kingfisher Resort, \$110/night, but they are going quickly.

There is more information on registration on the Eventbrite page: vitrailsconf.eventbrite.ca

Let me know if I can assist any of your Board or staff if they are interested in attending.

Thanks much.

Rachel Forbes
Conference Coordinator,
Vancouver Island Trails Network Conference
vitrailsconf@gmail.com
604.345.9129
vispine.ca/
Register here: vitrailsconf.eventbrite.ca

FOR IMMEDIATE RELEASE

March 13, 2014



Inaugural Vancouver Island Trails Network Conference set for May 31 with the accomplished Phil Stone as keynote

Victoria, BC The Vancouver Island Spine Trail Association (VISTA) opened registration today for its first annual conference, an event focused on bringing together stakeholders, trail users and interested parties to build momentum towards the completion of a 700km tip-to-tip wilderness trail from Victoria to Cape Scott. The event will be held near the Island’s wilderness heart in Courtenay on May 31 and June 1 of this year. Island adventurer and backcountry guidebook author, Phil Stone, will be the keynote speaker for the inaugural event.

“This conference is about building the excitement and capacity needed to complete a marquee outdoor feature for the enjoyment and benefit of our Vancouver Island communities and visitors alike. As one of our Island’s best known contemporary explorers and guides, we’re very pleased to welcome Mr. Stone to share his stories and enthusiasm and to set the tone for our inaugural conference,” said VISTA President Andrew Pape-Salmon. “Phil has over twenty five years of experience climbing, hiking, kayaking, and sailing to the most remote places on Vancouver Island. He knows it like few others and will have some great experiences to share with our fellow trail users, builders and proponents at the conference.”

The two day gathering, to be held at the Kingfisher Oceanside Resort, is designed to bring together trail users, outdoor clubs, tourism groups, regional and provincial government officials, First Nations, and landowners to help shape and implement the next phases of the Island-spanning trail.

Day one of the conference will feature a variety of speakers and panels focused on coordinating and expanding the Island’s existing networks of trails, best practices for new trail construction, and maximizing economic opportunities from trail-based developments and tourism. Day two will feature guided hiking, mountain biking, and trail running events on existing portions of the VI Spine trail.

“This is an ambitious project with a tight timeline but we know there is more than enough passion and determination on Vancouver Island to make the full Spine trail a reality,” said Pape-Salmon. “Our plan is to have a route constructed by 2017 by bringing together visionaries and builders from across the Island with events like this conference. Working together, we’ll create a shared outdoor legacy to be enjoyed by generations to come.”

Early bird registration ends March 31. Members of the public can learn more and register for the conference at <http://vispine.ca/>

VISTA formed in 2008 as a membership driven charitable organization with a mandate to coordinate action and support construction of a 700 km wilderness trail traversing the Island’s “spine”, from tip-to-top, Victoria to Cape Scott. The trail, now one third complete, has a target completion date of 2017, to align with the completion of the TransCanada Trail, which shares the VI Spine route along sections of the South Island.

<http://www.vispine.ca> * @VISpineTrail * FB: Vancouver Island Spine Trail Association (VISTA)

- 30 -

CONTACTS: Andrew Pape Salmon, VISTA President, 250.888.9216
Rachel Forbes, Conference Coordinator 604.345.9129 vitrailsconf@gmail.com



PROGRAM & AGENDA *draft summary*

A collaborative weekend bringing together the leaders of BC's outdoor recreational trail communities and launching a multi-year campaign of story telling, shared experiences and outdoor adventures to ensure the successful completion of the Vancouver Island Spine Trail, a natural asset for all to enjoy.

Hosted by the Vancouver Island Spine Trail Association (VISTA)

May 31 & June 1, 2014

Kingfisher Oceanside Resort
Courtenay, BC



FOR GENERATIONS



Vancouver Island Trails Network Conference



Saturday May 31, 2014: Overview

The Vancouver Island Trails Network (VITN) Conference is a celebration of the wealth of trails on Vancouver Island and an invitation to create a synergistic approach to building new recreational trails.

The conference will feature dynamic and experienced speakers to lead sessions and help to foster a collaborative space to share ideas and actions focused on expanding our trails network – in particular the under-construction 700km tip-to-tip Vancouver Island Spine Trail – and the number of people enjoying the experience and benefits of our wilderness pathways.

Over 80 representatives from outdoor clubs, tourism associations, First Nations, local governments, private land owners and others will attend the conference and engage to ensure a collaborative action plan for the completion of the Vancouver Island Spine Trail over the next few years.



KEYNOTE SPEAKER: PHILIP STONE

Philip Stone is a photographer and publisher based on Quadra Island. With a childhood introduction to wild places in Newfoundland and the mountains of the English Lake District and Scottish Highlands, Stone's love of wilderness set him on course for a lifetime of adventure. The magnetic pull of BC drew him to the west coast where he has spent 25 years climbing, hiking, kayaking and sailing Vancouver Island and the remote corners of the coast. Stone has woven a love of adventure with a talent for writing and photography into a full time career, including publishing the respected *Island Alpine* guidebook to mountaineering on Vancouver Island and running a community newspaper. Stone will be sharing from his experience on Island trails and offering his ideas on priorities for the recreational community.

Vancouver Island Trails Network Day Out

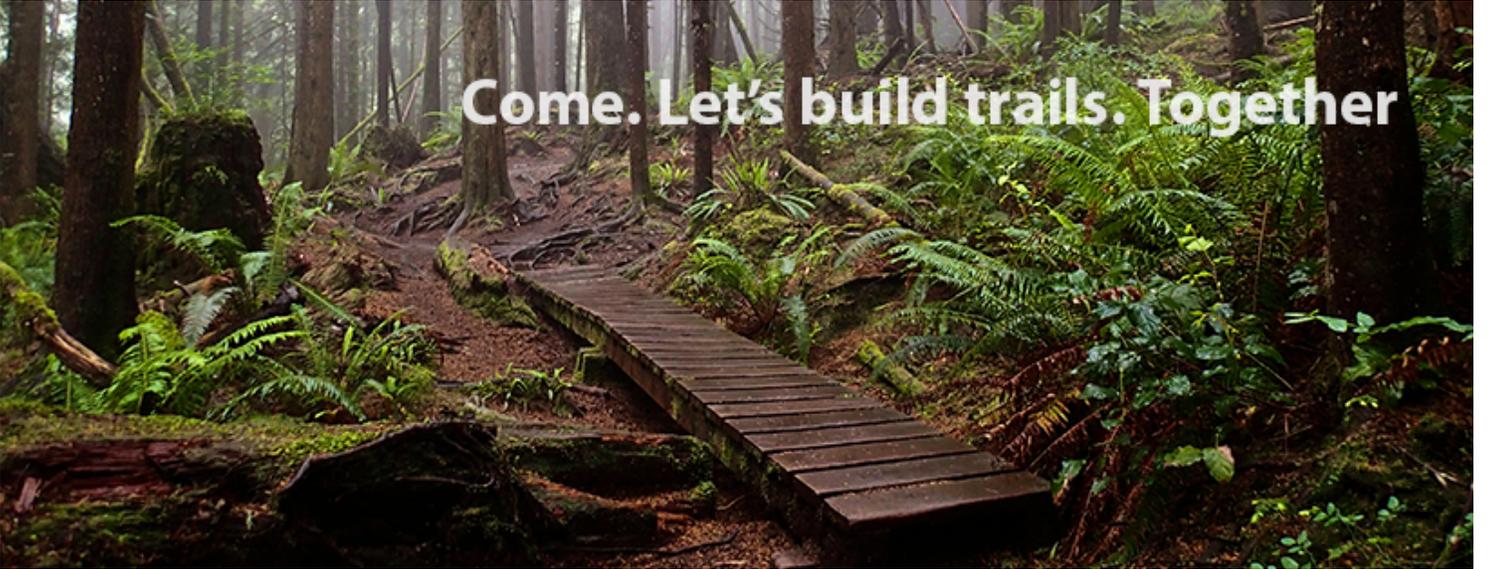


June 1, 2014



On day two of the weekend, we will host guided hiking, mountain biking, trail running and other events on nearby sections of the existing Vancouver Island Spine Trail.

This will allow participants to get out and enjoy the scenic Comox Valley as well as discuss issues related to the Spine Trail and build relationships in a casual setting.



Come. Let's build trails. Together

About VISTA

VISTA's vision is to complete the construction of a continuous wilderness 'Spine Trail' linking communities on Vancouver Island from Victoria to Cape Scott. The route is an inland path that passes near many communities, yet retains its wilderness character, follows historic routes and uses some existing trails.

Approximately 700km long, the Vancouver Island Spine Trail is an adventure opportunity that will provide a recreational route for hikers, bikers, skiers and equestrians through the beautiful back country of Vancouver Island.

The Vancouver Island Spine Trail will support local economies through increased tourism, cultural tourism opportunities, trail building, outdoor and backcountry gear demand.

Local First Nations, hiking clubs and other outdoor clubs will be encouraged to be stewards of the trail. First Nations and businesses will have an exciting new and ongoing opportunity to provide services to travellers in their region.

You can find out more by visiting <http://vispine.ca/>

VISTA is a registered non profit society and charity (852516251RR0001).

Conference Contributors

While the conference and recreational events will be open to everyone, we are ensuring that the following groups of people are well represented:

- Leaders of local, provincial and national outdoor recreation organizations (hiking, bicycling, mountain biking, rock climbing, running, horseback riding)
- Vancouver Island and other sector and regional tourism and economic development organizations
- Local government and First Nations leaders
- Provincial government representatives
- Youth and college based recreational organizations
- Local business owners

We will also be promoting the weekend's events to local media (including placing op-eds in select media) and broadly distributing a press release highlighting the successes of the event a week later on International Trails Day. Thus, we expect coverage by media on Vancouver Island and in the Comox Valley as well as coverage by regional and provincial publications and blogs.

Our conference & ongoing multi-year campaign site is to be launched mid April as well.

Draft Agenda, May 31

Throughout the day on May 31 we will have an **Exhibition Area** where attendees can learn about local outdoor and recreational clubs, and also view author and photographer Phil Stone's publications.

Morning

8am Coffee, registration, Exhibition Area open

9am **Welcome**, Introductions, Appreciation of Shared Lands, and Overview of Goals

- *Remarks from Ted Olynyk, Manager, Community Relations, Vancouver Island*

Keynote Addresses: Vancouver Island adventurer & guidebook author **Philip Stone**, & a Trans Canada Trail National Update from President **Deborah Apps**

Panel A: **Success Stories**

- *Tom Cameron, Gabriola Land and Trails Trust & formerly with Alberta TrailNet & TransCanada Trail Foundation*
- *Mountain Bike Tourism Association (to be confirmed)*

Workshops 1 & 2 (choice):

Land Issues: Public Focus

- *John Hawkings, Manager of Trails, Ministry of Forests, Lands and Natural Resource Operations*
- *Kevin McPhedran, Parks & Outdoor Recreation Coordinator, Village of Cumberland*

Community Capacity Building

- *Robert Gunn, Alberni Valley Outdoor Club*
- *Leon Lebrun, Vice President and Southwest Regional Director, Trails BC*

1230-130pm **Lunch**

- Exhibition Area open
- Breakout room available for casual networking

Afternoon

Workshops 3 & 4 (choice):

Land Issues: Private Focus

- *Rachel Forbes, Principal at Sharp Six Services, former local government/Aboriginal/environmental lawyer*
- *Private forestry company landowner representative, to be confirmed*

Dirty Work - On the Ground Trail Logistics

- *Danica Rice & Cameron Fulton, Valhalla Trails*
- *Reilly MacIntosh (invited)*

Panel B: **Partnerships and Development:** tying together social, community and economic success

- *Nicole Vaugeois, BC Regional Innovation Chair in Tourism and Sustainable Rural Development, Dept. of Recreation and Tourism Management at Vancouver Island University*
- *Ken Melamed, Sustainability Champion, former Mayor of Whistler, former board member of Tourism Whistler, Whistler Chamber of Commerce & more.*

Short presentation by St Michael's University School Delegation

Final Plenary: Facilitated discussion of the day's themes, lessons and creation of a specific plan to move forward together.

415-430pm **Closing Remarks and Thanks**

430pm + **Sponsored reception in Sandpiper Room**

From: Curtis Korver <ckorver.89@gmail.com>
Date: April 8, 2014 at 3:17:29 PM PDT
To: Curtis Korver <pastor@avcrc.org>
Subject: The ongoing work of reconciliation

Greetings all,

My name is Curtis Korver, pastor at the Alberni Valley Christian Reformed Church. Last fall I sent an invitation to you all to attend our "Living the Eighth Fire" weekend. It was one part of the reconciliation work in which all of you are engaged.

I write with another invitation: On April 24 at 7:00pm, we will host a listening circle that we call question and response evening; a question and answer assumes that the issues are simple and can be answered easily. That's not always the case. We have invited a few guests who will help us think about such questions as:

- what's the truth about First Nations people and not paying taxes?
- what about land claims? how might that affect private land owners?
- what about First Nations self-government? how will that affect Canadian law?
- The Truth and Reconciliation Commission says the residential school era is not over; the last school closed years ago, why is the era not yet over?

We invite you to join the circle and urge you to bring a few others with you; with your participation, this can be another part of building healthy community.

Curtis Korver



March 21, 2014

Ref.: 14-49

To: Mayors and Councillors
Chairs and Directors of Regional District Boards
Chairs and Directors of Greater Boards

Greetings to All:

Re: Annual Service Plan for 2014/15 - 2016/17

I am pleased to advise you that the Auditor General for Local Government annual service plan for the period 2014/15 - 2016/17 will be released on our website www.aglg.ca at the end of day Monday, March 24.

The *Auditor General for Local Government Act* requires that an annual service plan be published prior to commencing performance audits during the next fiscal year.

The annual service plan informs local governments and citizens of our goals, strategic objectives and the actions we will undertake over the next three years. Publishing our plans serves to make us accountable for the tax dollars we spend.

This plan builds on our previous plans and the year of hard work during which we launched 18 performance audits of local governments on three topics. We continue to work toward the same four goals and six audit themes we identified last year through extensive consultations.

Over the past year, our performance audit work has enabled me to visit 18 local governments in communities across the province. I very much appreciate the warm welcome I received and the productive exchange of ideas and views. This has added significantly to our understanding of the diverse circumstances of British Columbia's local governments and has positioned us well for our future performance audit work.

Looking ahead, we will continue to emphasize strong, productive and respectful relationships with local governments. We will continue to provide accessible information about our audits such as our protocols and key decision points for local governments participating in a performance audit.

I want to thank the local governments we have worked with and the hundreds of British Columbians who have taken the time to let us know their concerns and priorities. This information is valuable as we strive to play a constructive role in assisting local governments to carry out their operations with economy, efficiency and effectiveness.

I continue to be impressed with the level of commitment, passion and dedication local governments demonstrate in serving their communities and furthering the public interest.

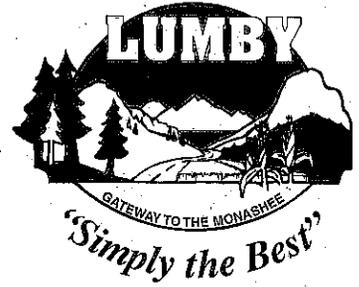
I hope you will take the opportunity to read our service plan and share your feedback and comments with us. Please send your comments to info@aglg.ca or call the office at 604-930-7100.

Best regards,

A handwritten signature in black ink, appearing to read 'Basia Ruta', with a stylized flourish at the end.

Basia Ruta, CPA, CA
Auditor General for Local Government

pc: Chief Administrative Officers



Office of the Mayor

April 8, 2014

Mr. Colin Mayes,
Member of Parliament, Okanagan - Shuswap
3105 29th Street
Vernon, BC V1T 5A8

Dear Mr. Mayes:

Re: Concerns Regarding Recent Amendments to the Canada Postal System

The Village of Lumby Council, at the Open Council Meeting held on April 7, 2014, was presented with a delegation from the Canadian Postmasters and Assistants Association regarding the community impacts of the proposal to eliminate home delivery service by the Canada Post Corporation.

Council is concerned with the current proposal to replace home mail delivery service with community mail boxes, and would like Canada Post to engage in a comprehensive and meaningful public consultation with municipalities in order to review all options. Council is very supportive of rural postal service.

The local Post Office in Lumby serves a critical component to the social livelihood of the community while supporting the local economy.

Yours sincerely,

Kevin Acton
Mayor

cc: MLA Eric Foster
UBCM Member Municipalities

THE CORPORATION OF THE VILLAGE OF LUMBY

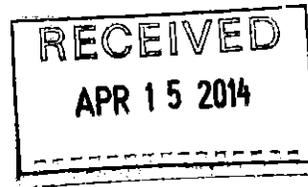
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P.O. Box 430, Lumby, B.C. V0E 2G0
Telephone (250) 547-2171 • Fax (250) 547-6894 • E-mail: lumbyvil@junction.net



Ref: 205892

April 10, 2014



Cindy N. Solda, Chairperson
Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, British Columbia
V9Y 2E3

Dear Ms. Solda:

Thank you for your letter of March 24, 2014, regarding your request for the consolidation of small parcels of Crown land within the Alberni-Clayoquot Regional District.

Your concerns have been noted and I appreciate you writing to share them with me. In order to provide you with a thorough and comprehensive response, I have asked ministry staff to compile the necessary information for my review.

Please be assured your comments are given every consideration.

Sincerely,

Steve Thomson
Minister



REQUEST FOR DECISION

To: Board of Directors
From: Janice Hill, Environmental Services Assistant
Meeting Date: April 15, 2014
Subject: Vancouver Island Soaring Centre – Hanger Lease renewal

Recommendation:

That the Alberni Clayoquot Regional District Board of Directors renews Vancouver Island Soaring Centre's (VISC) hanger lease for a term of one year commencing May 1, 2014 and ending April 30, 2015 at the rate of \$1377.00 plus GST per year, with an option to renew for an additional two (2) years.

Background:

Vancouver Island Soaring Centre has held a lease for Lot #6 at the Alberni Valley Regional Airport since September 2009. VISC operates a gliding business and club out of the AV Airport. The lease lot is for the purpose of constructing a hanger to store gliders and aircraft for this purpose.

Time Requirements – Staff & Elected Officials:

Minimal to prepare lease agreement for renewal.

Financial:

VISC will pay the ACRD \$1377.00 plus GST for this lease.

Submitted by: 

Janice Hill, Environmental Services Assistant

Approved by: 

Andy Daniel, Manager of Environmental Services



REQUEST FOR DECISION

To: Board of Directors
From: Russell Dyson
Meeting Date: April 23, 2014
Subject: Community to Community Forum Report

Recommendation:

That the Alberni-Clayoquot Regional District Board of Directors approve the Community to Community Report held March 28, 2014 with local governments and First Nations.

Summary:

The Alberni-Clayoquot Regional District hosted a Community to Community Forum to discuss Communication and Transportation with local First Nations and Local Governments in the Region. This was a one day event held at the Ucluelet Community Center from 10:00 am - 4:00 pm. A facilitator was brought in to facilitate the forum. There was very good representation from local First Nations and Local Governments. In total the forum drew 32 participants

The following five actions items were adopted, an update is provided in italics.

- a. ACRD to find out what consultation LHA 70 had with Nuu-chah-nulth (NTC or individual First Nations) – *An inquiry to Brendan Mather of IH has been made.*
- b. Share a copy of the Maanulth/ACRD Toolkit with all communities – *Cd's have been received and will be sent out upon approval of the report.*
- c. ACRD to discuss if they can organize the forum. Hupacasath has offered a meeting space for the first event.
- d. ACRD to follow up with Hupacasath and Tseshaht regarding their interest to attend the ACRD as observers.
- e. Develop the transportation strategy in preparation for the UBCM – *Will be developed upon completion of the "how do we get from here to there" report.*

Financial:

UBCM has approved the C2C application in the amount of \$4,215.00 these funds must be matched either in cash or in-kind.

Policy or Legislation:

Funding for this program is provided by the federal and provincial governments and is administered by the UBCM and First Nations Summit.

Approved by: 

Russell Dyson, Chief Administrative Officer

Alberni - Clayoquot Regional District C2C Forum

March 28, 2014, 10am – 3:30pm
Ucluelet Community Centre

Session Report

1. Session Objective

Guided by the themes of ‘collaboration and cooperation’, explore opportunities to advance mutual interests in the areas of communication and transportation.

2. Session Participants

Hupacasath First Nation	Chief Steven Tatoosh
Huu-ay-aht First Nation	Councillor John Jack (ACRD Director), Edward Johnson
Tla-o-qui-aht First Nation	Councillor Terry Dorward, David Dennis
Toquaht First Nation	Gary Johnson, Kirsten Johnson
Tseshaht First Nation	Councillor Les Sam
Uchucklesaht First Nation	Chief Charlie Cootes, Wilfred Cootes (ACRD Director)
Yuułuʔiłʔatḥ Government	Member of Legislature Al McCarthy (ACRD Director), Iris Frank
City of Port Alberni	Mayor John Douglas, Councillor Cindy Solda (ACRD Chair) Councillor Wendy Kerr, Scott Smith
District of Ucluelet	Mayor Bill Irving (ACRD Director), Councillor Sally Mole, Councillor Randy Oliwa
District of Tofino	Mayor Josie Osborne (ACRD Director), Councillor Duncan McMaster, CAO Bob Macpherson, Councillor Cathy Thicke, Councillor Dorothy Baert
ACRD Director Bamfield	Eric Geall
ACRD Director Beaufort	Mike Kokura
ACRD Director Long Beach	Tony Bennett
ACRD Director Sproat Lake	Penny Cote
ACRD Director Beaver Creek	John McNabb
ACRD Director Cherry Creek	Lucas Banton
ACRD CAO	Russell Dyson
Facilitators	Tawney Lem, Laurel Sliskovic

Note: Ahousaht, Ditidaht, and Hesquiaht were also invited, but were unable to send representatives.

3. Introductions and Community Updates

1. Hupacasath

Hupacasath is interested in networking, providing an update on new projects, and exploring how they can work closer with the City of Port Alberni and the ACRD. Hupacasath is a progressive community of about 300. They are in a good financial position to attract business to Port Alberni, and they are active in logging, milling and other economic development ventures. Four new projects are in development, which will be located off-reserve and benefit Port Alberni as a whole.

2. Huu-ay-aht

Huu-ay-aht is a nation of about 750 people, and is in the third year of treaty implementation. They have established a governance system that is being improved on as they go. One of their main changes has been the move from underdeveloped lands, to developed ones, with

development being undertaken in balance with their values. Huu-ay-aht is interested in the overall success of the region as a whole because it will positively impact the nation and territory.

3. Tla-o-qui-aht

Tla-o-qui-aht has three reserves and is developing as a nation. Transportation is needed for health (e.g. access to doctors) and food security. However there are difficulties for people, as there is not a lot of work available (especially in the off-season). Young people are hitchhiking on the highway, and we need to help them out. Communication is also difficult (e.g. cellular coverage), which raises questions about emergency preparedness. Tla-o-qui-aht is interested in hearing about potential partnerships and ways to work together.

4. Toquaht

Toquaht is also in the third year of treaty implementation. They are seeking business opportunities that will support the nation. In the past, Toquaht has looked at iron ore and closed containment fish farming. They are now developing a campground, are working on a community forest with the District of Ucluelet, and have three micro-hydro developments underway.

5. Tseshaht

Tseshaht is not negotiating a treaty, but is doing an impact benefits agreement and they are expecting land offer soon. The community is involved in forestry, and has a large wood basket that will hopefully expand to 300,000 m³. A sewer connection is being brought to Tseshaht Market. This will open the area to economic opportunity, create jobs, and add services to Port Alberni for locals and travellers.

In terms of transportation, the highway runs through the heart of their reserve, which creates safety concerns for the community.

6. Uchucklesaht

Since the signing of the treaty, there has been a steep governing learning curve. Initially, 14 core laws were developed, which has now been expanded to 28. The village is remote and previously only had air or boat access. As part of the treaty, they are upgrading the village hydro and water system, and constructing a road to the village. This will open the village to the world.

Uchucklesaht welcomes job creation, and is working on attracting people back home with economic development such as a residential subdivision and renovation of the old Somass Hotel in Port Alberni. They are training people in construction, and generally see education, training and capacity development as the answer to building communities. Uchucklesaht has close ties to, and common interests with, Kildonen.

Communication and transportation are important and universal issues for the region. There is a need for better internet and more cellular coverage. Transportation is more difficult in isolated locations. The area has lots to offer people (e.g. cultural tourism), but it's hard to get them there.

7. Yuułu?ił?atḥ

Treaty implementation is taking a lot of time, but the nation is going down the right road. Sitting at the ACRD table has been an interesting process. Yuułu?ił?atḥ is working on the development of treaty land to get a secure and growing economic/tax base. Lands are being surveyed with the province. Their government has been structured for arms length corporations, which has been very effective and non-political

A health service plan is needed, including education on what services are needed. There are common issues with all communities, and a visioning exercise has been completed with Island Health. There is also a concern about the loss of their language. There are few speakers left, but the language is in their hearts.

8. City of Port Alberni

The City's strength is in its people. There is a sense of optimism derived from the many opportunities available in the City. For example, there are a growing number of health procedures that can be performed in Port Alberni, and work is underway with North Island College to increase the post-secondary curriculum. Port Alberni is no longer a one-industry town. Young families are moving here and creating their own jobs, and there are efforts to develop multiple economies. There is cultural growth within First Nations, and reconciliation in the region can set an example for the rest of Canada.

The City recently went through its budget process, and everyone is in the same boat; there are cuts being made everywhere. There is a need to work together, support each other, lobby together, and have a cohesive plan.

During the transportation discussion, considerations need to be given to land use.

9. District of Ucluelet

Issues with transportation have been raised regularly in different forums. The Coastal Family Coalition has identified gaps in transportation, and the two school districts have been negatively affected with recent funding decisions (e.g. student transportation isn't factored into the cost of education). Transportation also ties into employment opportunities.

Communication within the region has made improvements over the years. For example, Tofino and Ucluelet use to meet separately with the Minister at the UBCM. Now, the two go together and deliver the same message.

Other identified needs include building a West Coast education system, supporting the library as a gathering place, and assisting young people with employment.

10. District of Tofino

Tofino is a young and vibrant community. As witnessed at the Chamber of Commerce AGM, there is positive energy in the community and a sense of gratefulness. Tofino is looking to adopt a strategic approach to economic development. The community has been lucky to grow organically, but limits to growth need to be understood, as does how to support businesses and families. There are some challenges, including how to deal with liquid waste and aging infrastructure.

Addressing transportation is critical to making living in the community affordable. Transportation is key to getting from Port Alberni and the reserves, as well maintaining access to health services in Port Alberni and Vancouver. Transportation also includes a recreational aspect. There are interests in extending the Tonquin trail, and perhaps joining Ucluelet and Tofino with a trail.

Communication is one of six themes in the District strategic plan. Professional experience shows communication is at the root of most obstacles. Good communication takes a lot of work and effort, but can produce great results. Tofino has been building relationships with the surrounding communities, and is proud of their relationship with Tla-o-qui-aht. In-person opportunities to meet such as this will help our online communication later on.

Education is also an interest for Tofino. A higher learning strategy is needed to bring more post-secondary options to the West Coast. Development of education opportunities (e.g. living classroom) will make people will want to come here, which in turn increases economic opportunities.

11. Alberni Clayoquot Regional District

Today's session addresses two prominent topics that have wider reaching impacts (e.g. transportation impacts the health of communities). There are not a lot of resources for transportation, but there is an opportunity for communities to pool their resources. Overall, the ACRD is interested in finding better ways to communicate within the region. One aspect of this year's strategic plan explored how to improve communication with First Nations. We are all one, and we share the same issues and challenges. The more we sit together, the more power we have.

Bamfield

Bamfield is working with Huu-ay-aht to develop an accord through the Health Network. Collaborating on transportation will be the only way to achieve results in such a large regional district. Bamfield is experiencing an aging demographic, so there is a need to raise the profile of the area and bring young people back.

Beaufort

This session is an opportunity to understand the challenges in other areas, talk about common problems, and develop some cooperative solutions. The Director is aware of problems travelling between Hot Springs and Port Alberni.

Long Beach

Emergency service coordination for south Long Beach is a top priority. Transportation is linked to health issues, which is linked to the need for a fibre optic cable. There is a chance to lobby together for something we all need (e.g. reduction in transportation costs).

There is a reconciliation committee of the ACRD, and this is the Year of Reconciliation. However, this is just the beginning of the conversation. Ongoing engagement is needed to define our relationship, and to determine how we move forward with First Nations. Education of the Board and staff is needed to bring about a better understanding of the relationship between Canada and First Nations. By understanding past issues and broken promises, we can better understand the treaty process and court cases. First Nations fishery court cases are important to ensure local access.

Sproat Lake

Hearing everyone's updates show that things are moving forward. Being on the ACRD as First Nations have joined has been rewarding. Transportation is one of the top priorities of the Health Network. For remote communities, transportation is needed to access medical appointments, and also for people's social life. We need to find ways to link up communities via whatever methods possible.

Beaver Creek

All of the districts now have improved water - a year round, viable source, at an economical cost. With First Nations sitting at the Regional District, we are beginning to understand each other better, with still a lot to learn. Communication is about understanding more than hearing.

Cherry Creek

The Transportation Committee is working on a second route into Port Alberni. This has the potential to economically benefit everyone in the region, and will also improve community safety if one route gets shut down. There is an interest in developing a valley trail to connect all areas of town, and to provide a safe route for bikes through town.

12. Follow-up Discussion

New health services at West Coast General

Q: What new health services are being brought in? The Nuu-chah-nulth Tribal Council health travel budget is large due to the need to send members to Nanaimo and Victoria.

A: The Health Network is aware of the costs being incurred by the NTC. This issue is being reviewed to find efficiencies between communities. More pre and post-surgery services will be available locally, but not the surgeries themselves. There is some open time in the WGH operating room, and this may be filled with oral surgery.

Greater understanding is needed of how First Nation services are funded, and the goal is to increase First Nation's control over health funds. There is a 40/60 split with the province regardless of how many First Nations people are in area. There is an opportunity for collaboration.

Q: Why wasn't the NTC talked to when Penny Cote spoke with LHA 70? Nuu-chah-nulth have an agreement with Health Canada.

A: LHA 70 was in charge of the session Ms. Cote was at. A central organization that deals with health is needed. All First Nations comments go to the NTC, and these comments must be included in broader health discussions.

<p>ACRD Action: Find out what consultation LHA 70 had with Nuu-chah-nulth (NTC or individual First Nations).</p>

4. Transportation Study Update (lunch hour presentation)

Laurel Sliskovic (Sociable Scientists) is a researcher who has been working with the Alberni Clayoquot Health Network on a "region-wide consultation to generate new ideas and strategies to promote affordable and accessible transportation in the Alberni Valley and on the West Coast."¹ Laurel provided an update on the study, which set a good foundation for the afternoon Transportation breakout session. To date, a literature review has been completed that looked at what is happening in other regions and communities. The transportation challenges of this region are not unique.

The next phase of the study was stakeholder interviews with First Nations, municipalities and others. Good feedback was received in the interviews on community challenges and possible solutions. Some of the challenges noted include:

- A lack of awareness of resource options available, and where to look for information if someone needs transportation;
- A lack of coordinated services within single modes of transportation and between multiple modes of transportation;
- Inconvenient schedules (e.g. causing the need for overnight stays, and associated extra costs), which extends unaffordability;
- People ignoring health concerns because of the inconvenience or cost of transportation, which creates increased health problems and costs to the health system;

¹ <http://www.acrd.bc.ca/cms/wpattachments/wpID376atID1550.pdf>

- Safety of people – e.g. hitchhiking, travelling with small children, poor road conditions; and
- A lack of support services for people travelling out of community.

Some of the suggested solutions include:

- Volunteer driving services (e.g. Wheels for Wellness);
- Travel coordination (e.g. phone-in to a car-pool type service);
- Booking appointments around the availability of transportation;
- Increasing online health services (e.g. telehealth);
- Creating more pullouts and safe stopping spots for busses (to pick up people along the way);
- Paving the road to Bamfield; and
- Increasing public and/or subsidized transportation.

Community engagement sessions were then held in Bamfield, Ucluelet, Tofino and Port Alberni. Information is now being analyzed. Finally, the Health Network will develop an advisory/steering committee to determine how best to disseminate the study results back to the communities and residents.

5. Breakout Sessions

a. Communication

Summary of Key Themes from the Introductory Comments and Community Updates

- Education: learning more about each other, and learning to communicate well
- When communication is needed: emergencies, reconciliation dialogue, land use decisions
- How to facilitate communication: improved infrastructure (e.g. internet and cellular connection, video linkages), creating more opportunities for dialogue and networking
- Outcomes of communication: joint messaging, relationship building
- Cautions: communication overload (cut through the noise)

What Information Do We Want to Share and Receive?

- Successes and failures – learn from best practices, develop strategies of how we would do things differently, hold joint celebrations of success to build on momentum
- Community events – social, cultural, openings
- Financial information – cost increases
- Infrastructure issues – local issues (e.g. sewer, water), and issues that may impact adjacent communities
- Community needs and interests, political priorities, strategic objectives – with the intent of finding common objectives and overlapping interests
- Treaty implementation updates
- Community plans – solicit support for economic initiatives, employment opportunities, partnership and investment opportunities - collaborate vs. duplicate
- Government information: who we are, what we can do for others, government structure, jurisdiction and authority (dispel myths and educate), changes in Councils, Council minutes and contextual information, policies
- Requests for community input (e.g. bylaws) – work on improving the format, and increase individuals' motivation to participate
- Issues of regional impact – e.g. fisheries, highways
- Results of studies and assessments

Action: Share a copy of the Maanulth/ACRD Toolkit with all communities.

<http://www.acrd.bc.ca/cms/wpattachments/wpID320atID1233.pdf>

What Methods Can Facilitate Our Communication of Current Issues of Importance?

- i. Annual/biannual Leaders Forum
 - Attended by all First Nation Councils/Legislatures, City/District Councils and ACRD.
 - Determine attendance: all members/councillors/Directors, or just Chiefs/Mayors/Chairs
 - Meet late Fall (end of November) in order to prepare resolutions for the AVICC (April) and UBCM (September)
 - Develop criteria for what topics belong at the forum. Each year, solicit topic ideas via email and create the agenda based on common issues and priorities
 - Cost share amongst all partners

Action: ACRD to discuss if they can organize the forum. Hupacasath has offered a meeting space for the first event.

- ii. ACRD Structure
 - As more First Nations join the ACRD, the regular ACRD meetings present an opportunity for priority issue to be raised.

Action: Follow up with Hupacasath and Tseshahht regarding their interest to attend the ACRD as observers.

- iii. Protocol on Government Meetings
 - If senior governments are coming to the area, ensure everyone has the opportunity to meet with the representatives. This can be self-organized in an informal manner, allowing flexibility for the most appropriate people to attend depending on the issue.
- iv. Methods for Genuine Dialogue
 - Develop an avenue for parties to discuss disagreements in private (while still adhering to Charter rules).
 - Consider holding a workshop on dialogue (principles and methods that elevate the level and quality of communication).
- v. First Hand Witnessing of Fellow Governments
 - Each government extends an invitation to the others to witness their governing process as a means of learning more about jurisdiction, authority and government structure. There is particular interest in witnessing proceeding of the First Nations' legislatures and the Nuu-chah-nulth Tribal Council.
- vi. Directory
 - Develop a regional directory of who's who with contact information to facilitate connections between counterparts.
- vii. Administrators Session
 - Re-initiate regular meetings between all Administrators. Administrators may develop agendas based on operational priorities, or action items may come from the Leaders Forum.
- viii. Existing Groups
 - Utilize existing committees/forums as a means to share information of common interest (e.g. the Emergency Planning Network, Fisheries Roundtable).
- ix. C2C Forums
 - Rotate hosting, with the goal of holding the forums on a quarterly basis.

b. Transportation

Summary of Key Themes from the Introductory Comments and Community Updates

- Tie in active transportation
- Road connections and connectivity between communities
- Food security
- What resources can be pooled together?
- Intercommunity transportation for school and employment
- Access to health services
- Safety – young people hitchhiking
- Lobby government collectively
- Affordability of transportation limits growth and opportunity
- NTC is paying for/subsidizing travel for health and bypassing Port Alberni

Accessible Transportation Means:

- Getting people where they need to go
- School subsidy for water access – reflecting true costs vs. urban attitudes
- Good roads
- Building transportation and making decisions that are healthy and that are not a burden for the next generation – sustainable and manageable for the long term
- People not having to move away due to lack of transportation
- More boat service throughout the inlet – an essential part of our communities, and an opportunity to enhance cultural tourism
- Examining and helping to lower transportation costs for rural, remote and semi-remote communities
- Looking at health transfer funds in relation to transportation costs
- Letting the community control access (no fees for boat tie ups at dock)
- Factoring in the true costs of taking a private boat
- Addressing the needs of people who lose their ability to drive (e.g. elderly, no drivers licence)
- Not needing everyone to own a vehicle – using other ways to get around
- Ease of West Coast communities getting around/through the Park
- Multi-modal options and connections
- Picking up on what is working and maintaining what we have
- Looking the pros/cons of paving the Bamfield road
- Looking at trails, cycling corridors and pedestrian friendly streets as important parts of transportation (including for getting people to work)
- Getting people out of their vehicles
- Reasonable (time and cost) transportation to and from employment
- Series of systems that support people’s aspirations
- Looking at what we have and can improve to minimize costs of new infrastructure projects – large projects go to large communities
- Access for people of all abilities – that transportation is not a barrier to participation. Broaden the system for rural areas (e.g. taxis for wheelchair/lift/bikes)
- Consideration of how transportation ties into food security, and the delivery of not only people but of goods and services
- Consideration of how modes of transportation need to change depending on road condition (are specialized vehicles needed for gravel roads?)
- Transportation that serves citizens and is developed for the people
- Transportation that contributes to higher scores on the determinants of health

What’s Working?

- Active transportation is visible and well networked within the District of Ucluelet
- Port Alberni has good working relationships with transportation providers (public and private)
- Value of looking at positives is that we can modify, adapt and expand upon what is working, and can build on existing relationships

- Having a locally owned transportation providers (Tofino Bus, water taxis) on the West Coast has led to a more localized service; responds to needs of community, tailors service to uniqueness of region
- High profile/visible trails in Ucluelet and Tofino
- Tofino Trading Post
- Apps for taxis
- Community cars
- Carbon credits/gas tax etc.

What are the Challenges?

- Lack of transportation options in certain communities has led to out-migration of youth and families and does not attract new people to move in – leading to isolation of those who cannot move and/or do not want to move from home and traditional territory
- Attracting provincial/federal investment to rural areas
- Long travel times (1 hour for water, 1.5-2 hours on bumpy roads)
- Inadequate School District subsidy (\$20 is not enough)
- Lack of direct access and dock for the Francis Barkley
- Reliance on poorly maintained logging roads, compared to free ferries in the Interior

How Can People Around the Table Be Part of a Solution?

- District of Tofino – looking at parking issue: where to leave vehicles safely when commuting out-of-town
- Be more aware of what transportation networks/patterns exist in community – boats, buses, ride share programs, volunteer drivers
- Apply for gas tax grants – get individuals involved in solutions
- Work cooperatively with neighbouring communities so rural and remote communities are not left out
- Communicate with private sector on possible partnerships/solutions
- Link transportation to health, economics, food security, social – bring together message
- Look at complementary studies/strategies in the region – alternate route into Alberni Valley, Regional Trails, Healthy aging
- The ACRD can be a model for other rural regions

Strategy

- Preparation: Through the C2C Forum, input has been provided by 15 of the 19 communities/organizations in the region. Take the priority items identified in the session, brand them, and develop a regional plan. Within the plan, consider who the other interests in the regional are (e.g. forest companies)

Strategy components include:

- Showing tangible benefits (e.g. economic benefits, tax revenue)
 - Ensure there is a specific ask
 - Identify partnerships, and articulate what we can provide
 - Be united – It's about jobs and family
 - Linking transportation to health, economy, education, etc.
 - Connect with the Chambers of Commerce, business groups and non-profits, and get letters of support
- Step 1: Use the plan as the basis for an AVICC resolution
 - If necessary, see if the AVICC can be bypassed
 - Step 2: Use the outcomes from the AVICC to develop a UBCM resolution, and prepare for a meeting of the Ministers and key staff.

- Capitalize on meeting with the Minister, but ensure the strategy is well developed by this time
- Where there is a parallel First Nations body to the UBCM, present the plan and seek support
- Step 3: Vancouver Island transportation study

Action: Develop strategy in preparation for the AVICC and UBCM.

Issues Related to Inlet Water Transportation

- An inventory of inlet traffic is needed.
- Look at opportunities to coordinate Coast Guard, Port Alberni Port Authority, fish farms, and Canada Post
- Investigate trans-shipment opportunities
- Follow up with the Ministry of Transportation contact for the Alberni Clayoquot Health Network

6. Next Steps

- Circulation of the report to all participants and communities
- Based on the report, determine what is needed from each group to carry out the actions and strategy
- Delivery of the ACHN Transportation Study (end of April)

Summary of Communication Actions

- a. ACRD to find out what consultation LHA 70 had with Nuu-chah-nulth (NTC or individual First Nations)
- b. Share a copy of the Maanulth/ACRD Toolkit with all communities
- c. ACRD to discuss if they can organize the forum. Hupacasath has offered a meeting space for the first event
- d. ACRD to follow up with Hupacasath and Tseshaht regarding their interest to attend the ACRD as observers

Summary of Transportation Actions

- a. Develop the transportation strategy in preparation for the UBCM.



REQUEST FOR DECISION

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

From: Mike Irg, Manager of Planning and Development

Date: April 15, 2014

Subject: Proposed Building Inspection Agreement with the District of Ucluelet

Recommendation:

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

Desired Outcome:

The District of Ucluelet requires a building inspector to provide building inspection services for the District on an interim basis and has requested the ACRD building inspectors provide this service.

Summary:

District of Ucluelet staff requested that the ACRD draft an agreement to provide building inspection for the District of Ucluelet on an as needed basis. At this stage, ACRD building inspectors would be called two to four times a month with as much advance notice as possible and would coordinate inspections in the District of Ucluelet with ACRD inspections in Area "C". The next step is for the ACRD Board to pass a resolution to enter into the agreement.

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

Background:

The District of Ucluelet has requested that the ACRD provide interim building inspection for the District, while the District of Ucluelet evaluates their options for providing building inspection within their boundaries.

Time Requirements – Staff & Elected Officials:

The ACRD building inspection service has the capacity to provide this service and trips to Ucluelet 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 the District of Ucluelet 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.

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 and there is a clause that allows either party to provide notice and terminate the contract.

The proposed agreement includes an indemnity clause (section 2.1) and stipulates that the ACRD Building Inspectors will only provide plan checks and inspect construction for compliance with the BC Building Code. The District of Ucluelet is responsible for confirming compliance with the District of Ucluelet bylaws and all Federal and Provincial Acts and Regulations.

Options Considered:

The options are to enter into the contract and provide building inspection services or not to enter into the agreement.



Submitted by: _____
Mike Irg, M.C.I.P.
Manager of Planning and Development



Approved by: _____
Russell Dyson, Chief Administrative Officer

THIS AGREEMENT MADE IN DUPLICATE THIS ____ DAY OF _____, 2014.

BETWEEN:

DISTRICT OF UCLUELET

200 Main Street, P.O. Box 999, Ucluelet, BC, V0R 3A0

(hereinafter called **Ucluelet**)

AND:

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 5th Avenue, Port Alberni, BC, V9Y 2E3

(hereinafter called **the Region**)

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

WHEREAS

Ucluelet wishes to occasionally retain the services of the Region’s building inspection staff to undertake building inspection work within Ucluelet’s jurisdiction.

The Region is willing to make their building inspection staff available to Ucluelet 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

“Ucluelet Supervisor” means the Manager of Planning

“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. Ucluelet Covenants

- 2.1 Ucluelet 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 Ucluelet's request and within the jurisdiction of Ucluelet.
- 2.2 The Ucluelet Supervisor will be responsible for confirming that all construction complies with District of Ucluelet bylaws 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 Ucluelet when requested by the Ucluelet 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 Ucluelet Supervisor will be responsible for confirming that all construction complies with District of Ucluelet bylaws 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 Ucluelet inspections. The Region will subsequently invoice Ucluelet for all time the Regional Building Inspector spends on Ucluelet 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 Ucluelet inspections and will subsequently invoice Ucluelet for required mileage at a rate of \$0.55/km.

4. Term of Agreement:

- 4.1 The term of this agreement shall be from the 28 day of April, 2014 to the 27 day of April, 2014 and shall continue in force from month to month thereafter until a new agreement is reached or the agreement is terminated by either party upon 30 days written notice to the other party.

4.2 Notwithstanding Section 4.1 above, if a dispute arises between the parties concerning the interpretation or performance of the obligations provided for in this agreement which dispute cannot be resolved informally or by mediation, either party may terminate the agreement following thirty days written notice.

IN WITNESS WHEREOF the Corporate Seals of the parties have hereunto been affixed in the presence of their duly authorized officers the day and year first above written.

THE CORPORATE SEAL OF THE
DISTRICT OF UCLUELET
WAS HEREUNTO AFFIXED
IN THE PRESENCE OF:

Bill Irving, Mayor

Andrew Yeates, CAO

THE CORPORATE SEAL OF THE
ALBERNI-CLAYOQUOT REGIONAL DISTRICT
WAS HEREUNTO AFFIXED
IN THE PRESENCE OF:

Cindy Solda, Chairperson

Russell Dyson, CAO



REQUEST FOR DECISION

To: Board of Directors
From: Andy Daniel, Manager of Environmental Services
Meeting Date: April 23, 2014
Subject: Bell Road/Stuart Avenue Water Servicing Options

Recommendation:

That the Alberni-Clayoquot Regional District Board of Directors directs staff to:

- 1. Meet with the Tseshaht and Hupacasath First Nations and the City of Port Alberni with respect to their consideration on providing a connection to their water systems for the Bell Road/Stuart Avenue water supply; and following the consultation,*
- 2. Provide the information to the Bell Road/Stuart Avenue residents on the water servicing options.*

Desired Outcome:

To provide a cost effective potable water source to the residents of Bell Road and Stuart Avenue.

Summary:

McGill Engineering has recently provided a report on water servicing options for the residents of Bell Road and Stuart Avenue, with three viable options. The recommendations all require a connection to the Tseshaht water system with the goal of providing a reliable, cost effective potable water source with consideration to capital, operation and maintenance costs. It also includes consideration to fire protection needs for the area.

Prior to proceeding with public consultation, staff would like to meet with the respective parties to consult on the proposed connection.

Background:

Staff issued a Request for Proposals for an engineering study related to providing cost effective, viable options to service the residents on Bell Road and Stuart Avenue with potable water. McGill Engineering was awarded the RFP and has provided a report listing best options. Other water source options were reviewed including a community well and the Stamp River. The residents currently rely on private ground water wells.

Time Requirements – Staff & Elected Officials:

Staff and Electoral Area D Director will require time to meet with the respective parties.

Financial:

The Board has allocated \$264,000 in 2015 for this project as a Gas Tax Initiative in the 2014-2018 Financial Plan. Without additional grant funding the remaining costs would be the responsibility of the property owners in the potential service area.



Submitted by: _____

Andy Daniel, Manager of Environmental Services



Approved by: _____

Russell Dyson, Chief Administrative Officer



REQUEST FOR DECISION

To: Board of Directors
From: Janice Hill
Meeting Date: April 17, 2014
Subject: Porsche Club of America – Use of Long Beach Airport

Recommendation:

That the Alberni-Clayoquot Regional District Board of Directors authorize the Vancouver Island Region Porsche Club of America to use the North half of Runway 16-34, Apron #2, Taxiways A, B and C at the Long Beach Airport on Friday, May 23rd and Saturday, May 24th 2014, to conduct a driver training session and autocross event.

Desired Outcome:

To allow the VI Region Porsche Club of America to use a portion of the Long Beach Airport lands for a driver training session and autocross event.

Background:

The Alberni-Clayoquot Regional District has received a request from the Vancouver Island Regional Porsche Club of America to use a portion of the Long Beach Airport lands on May 23rd and 24th, 2014. This is the fourth year the Club has used the airport lands.

Mark Fortune has been working with the Club and will be on-site to maintain the safety and continuity of Airport operations. He will also take care of all required safety notifications, including NOTAM.

The Club has taken out a \$1 million dollar liability insurance coverage for this event and has provided a copy to the Regional District. The Porsche Club will be required to sign a waiver form indemnifying and saving harmless the Alberni-Clayoquot Regional District from any liability issues that may arise from this event. The Club will also be required to repair any damages which may occur on the Airport lands.

Submitted by: 
Janice Hill, Environmental Services Assistant

Approved by: 
Andy Daniel, Manager of Environmental Services



MEMORANDUM

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

FROM: Alex Dyer, Planner

DATE: April 15, 2014

RE: Public Hearing Report for Bylaw P1310 – Sproat Lake Official Community Plan

A Public Hearing for Bylaw P1310 was held on Thursday, April 3rd, 2014 in the Sproat Lake Community Hall at 9346 Bomber Base Road, Port Alberni, BC. The meeting was attended by Electoral Area "D" (Sproat Lake) Director Penny Cote, ACRD planning staff members Mike Irg, Alex Dyer and Charity Hallberg Dodds, consultant Kelly Gesner, Landworks Consulting Inc. and 42 members of the public.

There were three (3) written submission received prior to the public hearing. The submissions were read into the record by staff at the hearing and are attached to the minutes as Appendix A through C. Referral agency responses received were either supportive, conditionally supportive or interests unaffected and are attached to the minutes as Appendix D. Copies of the agency referral comments were made available for the public at the meeting.

Twelve (12) members of the public spoke regarding various topics. Comments raised by the speakers included concerns about vacation rentals, accessory dwelling units, development permit areas on Great Central Lake, houseboats, public road accesses, riparian area protection, building setbacks and elevation, pesticide use, non-motorized lakes in the plan area, boating on Sproat Lake and Great Central Lake and the timing of the public hearing. One speaker also spoke in support of roadside trails.

Recommendation

That the Board of Directors proceed third reading of Bylaw P1310.

Submitted by: Alex Dyer
Alex Dyer, Planner

Sproat Lake Official Community Plan, Bylaw P1310

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



Russell Dyson, Chief Administrative Officer

Sproat Lake Official Community Plan, Bylaw P1310



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
APRIL 3, 2014 – ELECTORAL AREA ‘D’ SPROAT LAKE

Minutes of a Public Hearing held on Thursday, April 3, 2014 at 7:00 pm in the Sproat Lake Community Hall, 9346 Bomber Base Road, Port Alberni BC.

Hearing Chair: Penny Cote, Director of Electoral Area ‘D’, Sproat Lake
Staff: Mike Irg, Manager of Planning and Development, Alex Dyer, Planner and Charity Hallberg Dodds, Planning Assistant
Consultant: Kelly Gesner, Landworks Consulting Inc.
Members of the Public: 42

1. The meeting was called to order at 7:05 pm.
2. Director Cote introduces herself, planning staff, and Kelly Gesner. Director Cote asks staff to read out Notice of Public Hearing.
3. The notice is read by M. Irg as follows:

A Public Hearing for residents and property owners within Electoral Area “D” will be held in the Sproat Lake Community Hall, 9346 Bomber Base Road, Port Alberni, BC, at 7:00 pm on Thursday, April 3, 2014 to consider the following bylaw:

Bylaw P1310 – Sproat Lake Official Community Plan

The purpose of Bylaw P1310 is to repeal the Sproat Lake Official Community Plan Bylaw P1118 and adopt a new Official Community Plan.

Bylaw P1310 contains a statement of objectives and policies respecting future land use for all properties within that portion of Electoral Area “D” (Sproat Lake) as defined in Sproat Lake Map No. 1 Official Community Plan Area which forms part of Schedule “A” of Bylaw P1310.

Objectives and policies are contained under a series of headings including: General Planning; Agricultural Use; Resource Use; Fish Hatchery Use; Industrial Use; Commercial Use; Rural Use; Residential Use; Recreational Residential Use; Comprehensive Development; Community Service Use; Infrastructure; Airport Use; Heritage and Culture; Parks and Recreation Use; Marine Use; and Natural Environment.

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

The Public Hearing for Bylaw P1310 is to be held by the Director for Electoral Area ‘D’, the 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 bylaw as set out in this notice.

Interested persons may inspect the bylaw 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 March 19, 2014 to April 3, 2014 inclusive. Any correspondence submitted prior to the Public Hearing should be directed to the undersigned.



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
APRIL 3, 2014 – ELECTORAL AREA 'D' SPROAT LAKE

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

4. Director Cote: Thank you Mike. So the purpose of this hearing is to hear presentations, written and verbal from any person who believes that their interest in property is affected by the bylaw. The Regional Board will receive full minutes of this hearing before voting on the bylaw. The hearing is being recorded and ACRD staff will produce a verbatim transcript. Staff will now read out any written submissions received from the public prior to the hearing.
5. M. Irg: I have a couple of letters here and I might get Alex to help me out depending on how my voice holds out. Mike reads out three letters received (Appendix 'A' to 'C').
6. Director Cote: Okay at this time, I would like to call on Kelly to explain the proposal.
7. K. Gesner: Thank you. I'm going to stand so that my voice hopefully will carry a bit more. I realize from talking to some of you that you haven't all been here for every open house we've held. So I'm going to step back a little bit and add some preamble to my comments. I was just going to cover the changes from the current plan to the proposed plan but I'm going to explain a little bit more about what an OCP is. And I know that there are a lot of issues around enforcement so I would just want to make sure that you don't misunderstand what an OCP can and cannot do. An OCP is a local government's guiding document and it, it's like an umbrella document that covers other regulatory enforcement bylaws. So the OCP kind of looks at the community and says, where do you want to be 20, 30, 50 years down the road? And if that's where you want to be, let's have some goals and objectives and policies to try and get there. So once your OCP is completed, then your zoning bylaw has to be brought into conformance with the OCP. But the OCP says this is what we think we want, so the zoning says this is how you're probably going to get it. And then once you have your zoning, uses that are not in conformance with your zoning become an enforcement issue. And I realize there are a lot of enforcement issues in this part of the world. I just wanted to assure you that the OCP is very limited in what it can do about enforcement. Your zoning bylaw will be your biggest tool when it comes to enforcement. The current plan is, it's not dictated by the Provincial government but the government, the Provincial government has guidelines on how to develop your plan and they, there are certain regulations at the Provincial level that require a plan be updated from time to time. And some of the new requirements that have come out since your existing plan came into force have to be in this plan. Such as dealing with greenhouse gas emissions for example. So, this is explained in the introduction to the plan. Which is one of the innovations here. The plan boundary, as one of you has noted, has been expanded to include a bit more of Sproat Lake and also Great Central Lake. So it's allows the Regional District a little more control with regards to those areas. Activities on Crown land fall under the jurisdiction of either the Forest and Range Practices Act or the Agriculture Land Commission Act. And I make this point because the local government, the Regional District's jurisdiction over Crown land is, is limited. And it's mostly, what I would call an advocacy position. So in this plan, what we've done is differentiated between policies where the Regional District actually does have some control and can do something, and policies where it's more a case of Regional District saying please, would you respect your neighbours or please Provincial government, let's work together on this, or it's encouraging, for example, it's not something where the Regional District says you must do this. They don't have that power. So that's where advocacy policies come in. In the, Part 2 is all about the goals, objectives, and policies. And the goals of the four plans in the valley, so that's Cherry Creek, Beaver Creek, Beaufort, and Sproat Lake, are all the same. And those



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
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goals come from work that Alex and Carla did some time ago on the Alberni Valley Background Study. Sproat Lake has one additional goal and it has to deal with tourism, or economic growth. But otherwise, the goals throughout the valley are consistent. And we've tried to make an attempt for consistency from plan to plan, because the zoning bylaw has to deal with all of these areas. So in most cases, your goals and your objectives are just identical to the larger goals and objectives to people in Cherry Creek or in Beaufort. Or Bamfield for that matter. So if you picked up a copy of the Summary of Changes, this is what I'm using as my guideline here. And I don't, I'm not going to read the goals because you have them. If not, there are extra copies up here. So, the land use designations have changed somewhat. We haven't changed anybody's designation, in terms of what your property, what your property is supposed to allow, but we have changed some of the names. So, for example, and we've tried to simplify this as well. Where example, it may have said single family residential or two family residential or rural residential, it's residential. As far as the community plan goes, it's residential. When it comes to zoning, we'll have to differentiate. So where it said acreage residential, that's an area where the minimum lot size was two hectares, so we're calling that rural. So all of the rural land has a minimum two hectare lot size. Forestry is now called resource because forestry is not the only resource on those lands. It could be gravel, it could be salal, it could be berries. Gravel extraction is also a resource. We're calling institutional, community service because it's not just schools or, or institutes, but hospitals, churches, places of worship, cemeteries, all of those community services. Lakeshore Road resort/residential is now just called residential. Open space has changed to parks and recreation. Recreation, there's one recreational area in the existing plan and it is actually a resource area. There's no specific, what shall I say, legitimized recreation on that property. So residential 1, residential 2, it's residential. Rural residential is rural. Tourist commercial becomes comprehensive development area and that was, that was identified on Great Central Lake and Boat Basin only, so we know have four comprehensive development area designations. And they're areas where they, they all want to do something different, and don't want to do a standard cookie cutter subdivision where every lot is exactly the same. So it's a very, very useful planning tool. The bomber base mixed use area is also a comprehensive development area. So, new designations are manufactured home park, there is one location. There is only one policy for that and it comes under the residential section. There's a new airport designation, marina, float home, and the four comprehensive development areas I mentioned. And you'll also find on the map, a P. A big P which means that this is a parcel that has some potential for a different kind of use at some point in the future and if the people who own that land want to do something, then it might be an appropriate place to include a park in your plan. Because there's a, kind of a shortage of regional district parks within the regional district. We've deleted the non-motorized water recreation designation because no area was actually designated on the plan. So there's no sense in having it, policies for it if it doesn't, if you don't have a location to direct it to. So, and I explained the difference between advocacy and real active policies that the Regional District has authority over. This is a new section called General Planning. And these, the objectives and policies in this section apply to all land use designations. So, a minimum lot size with onsite water and sewer, 1 hectare with, or if it has communal or community water or sewer, the minimum lot size is reduced 0.24 hectares. Accessory dwelling units are now permitted in areas where there is a minimum lot size of, I should say on lots of 0.4 hectares. Or you can have an accessory dwelling unit or a manufactured home if the minimum lot size is twice that or 0.8 of a hectare. So that's 8000 square metres. Buffer lands are required adjacent to agricultural lands. If your land is not designated agriculture but the land next to you is, and you want to do anything with your land, then you'll have to include a buffer in the plan. I you're, you, are in that situation now, and you are not doing anything, then you, you don't have to go out and plant trees next to the agriculture land. But just be aware in the future, it's one of the Agricultural Land Commission's recommended bylaw changes. Home industry is permitted on a minimum 2.0 hectare lot.



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And home industry is something new, I mean it exists, it's just wasn't acknowledged in the existing plan. So we're differentiating between home occupation and home industry. The General Planning section also encourages site adaptive planning, the preservation of natural features, and conservation design or clustering. And with these, could be achieved through density averaging or density bonusing, there are all sorts of tools at the Regional District's fingertips and if you want to do something and do it right. Agricultural use is not new but we are putting in a minimum lot size, suggesting a minimum lot size of 2 hectares, not that the ALC is happy with that, they think that's too small, but the Alberni-Clayoquot Regional District needed a guideline for people coming in with subdivision applications of land that's in the ALR. They needed a guideline just to say what can we support, what should we not support. We've also added a policy about, to encourage production non-genetically engineered organisms. And I talked to a regional agrologist about this, and to differentiate between GMO's, genetically modified and genetically engineered. Apparently, we wouldn't be able to eat a lot of food we have today if it weren't modified. So that's the difference there. Resource use now covers forestry and resource extraction, which is most of the area in the Regional District. Has a minimum lot size of 20 hectares. Fish hatcheries have their own designation now, so the three existing hatcheries are supported. Industrial use basically facilitates the growth and diversification of the local economy. Industrial use and home industry are to be buffered from adjacent properties and industrial uses are encouraged to locate either at the airport or the Hector Road area. Commercial is encouraged above, sorry residential is encouraged above commercial. And encouraged in neighbourhood centres such as West Bay and the Stuart Avenue area. Support the tourism. Rural use, as I mentioned is a minimum 2 hectare lot size. Residential use facilitate accessory dwelling units during construction. Accessory dwelling units are proving, they're prolific, they're everywhere, they're in every jurisdiction. But in most cases, they are not legal. They for a very, very important part of our accommodation here and everywhere. They are generally rental and they can be used for young couples starting out before they have the money to buy a home, they can be used by your mom and dad who don't want to live in their own single family home anymore, they're a mortgage helper, their used by students at urban centres, workers who are here for a season. So the goal is to legitimize them and to do that, you want to make them safe and healthy. Safe for people to live in and so what the Regional District wants to do is encourage people, when you're building a new home, at least think about it. Even if you don't think you want a suite in the home, just think about it, maybe put in the wiring and plumbing and down the road you'll say oh, that was a good idea. Also if you have an existing suite, oh, this isn't in the plan. Sorry, I got off track. Encourage density bonusing, density averaging. Support provisions for special needs housing. That's an requirement of the Provincial government to address special needs house, senior's housing, and affordable or rental housing. So that's another reason for legitimizing accessory dwelling units which can be in the form of a basement suite, an attic suite, an add-on, a cabin, a suite above the garage, a coach house, there are many different forms it could take. And support for the existing manufactured home park. Recreational residential is a designation intended for seasonal residency. So, not full time residency. This will become a larger issue I believe, so therefore the switch from seasonal residency to full time residency is something that needs to be dealt with at both the regional and at the health level. There are policies in here to support the working with the Regional District if you want to make that change. I mentioned comprehensive development planning as a tool for site specific lots. It allows you to avoid that standard cookie cutter subdivision and allows you to preserve sensitive ecosystems, stands of trees, clustering your development, treating the land that you're dealing with as a unique piece of land. It's not exactly the same as the land across the road. Community service use supports all existing institutional uses including the community hall. There's a policy on affording the attempt to acquire the land on which the hall is located. And if that fails, then to rehabilitate the community hall in the current location or replace it in a new



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location. In, under the section under infrastructure, water is of primary importance. That was, that's been pointed out by numbers of people. All development is to be serviced with potable water and sewerage. Non-motorized alternatives to motor vehicles are to be facilitated. Like that beautiful little path along Lakeshore. It's really. And there's one along Faber Road too. Lovely to see that happening. Those are called multi use paths or trails. You can go even higher, multi use and then include horses but, we'll, I'm not sure we've gotten that far, I doubt it. We differentiate between communal and community water systems. Communal is one that is owned by a private entity like, it might be two, two, three, four houses on a system and they, they are supported by the owners of those houses. Encourage non-carbon emitting forms of transportation. The airport zone is new so we had to have an airport use designation in the OCP. To, which includes promoting greater use and availability of land at the airport for commercial uses. Or light industrial. Cooperate with airlines and flying clubs and retain existing businesses. There is a section on heritage and culture combined now. Which encourages the conservation of archaeological features. Both First Nations' and European. And encourages the use of the Provincial database because they have a lot of information that can be useful in planning. Parks and recreation, there's an emphasis on trails, roadside paths, public access to watercourse, public access to the foreshore and streams through, can be obtained through subdivision. Public access to Sproat Lake in appropriate locations. This is a very, very topical and sensitive issue. Mention the parkland designation, potential parkland. Encourage the implementation of additional facilities in Provincial parks and resource lands. Especially in Taylor Arm area and if feasible, Two Rivers. The marine use designation is new. There is a specific designation for marinas and one for float homes. And for conservation is not new, that was there. Houseboat moorage is to be permanent, like, longer term moorage at marinas only. There are couple areas where houseboats camp overnight. Structures along the foreshore have to comply with the Navigable Waters Protection Act. Which is a Federal jurisdiction. Safe and courteous boating would be an advocacy policy. There's very little Regional District can do to, other than encourage that. Impact of chemical fertilizers, pesticides in the water, discouraged of course. Pump out facilities encouraged. Grey water discharge discouraged. Now the development permit areas are, some are new, some are not. I'll get into that later when we get into development permit areas. But basically, the guidelines are where it's a major watercourse, which includes lakes, rivers, streams, wetlands, it's a 30 metre development permit area, and where it's minor, it's a 15 metre development permit area. There's support for the continuation of the Sproat Lake Regatta. Encourage minimizing noise from motor boats. Discourage increase in numbers of larger faster boats and wakeboarders. Discouraged use of uncoated styrofoam floats on docks. Under natural environment, this is basically a sustainability section. It says the goals are to protect environmentally sensitive areas, ground water, surface water, and fish habitat. Encourages the use of water and sewer systems. It includes Bearsmart guidelines, energy water conservation. Encourages energy water conservation devices. Reducing greenhouse gas emissions, that's one of the new requirements of Provincial legislation. So you have to have targets, policies, and actions that specifically address this issue, which we have included in the plan. Preserve conservation areas from development, camping and overnight moorage. Encourage owners to upgrade old appliances and woodstoves to energy efficient ones. These are all attempts to protect the natural environment which in turn protects our health. So the new targets, policies and actions required by the Provincial government, we are trying to address by reducing vehicular carbon dioxide emissions by 10%. In rural areas like this, and you know Sproat Lake and the Alberni Valley is no different from any other rural area, a good ¾ of your greenhouse gas emissions come from your on-road transportation. So that's your trucks and cars. And how do you combat that? You can't forbid people to drive their trucks and cars so you try to come up with solutions to encourage them to use other forms of transportation where they can, ie. paths. And that's one of the things we're suggesting here, building pathways or trails, legitimizing accessory dwelling units. How



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that works is, you're, it's already in a development. If you've got access ie. your roads and your services are already at this house, and you've put in an accessory dwelling unit or a suite, you're encouraging people to live where there are already services. You're services are not required to spread out into land, into areas where there are no services. Work with the trails committee. The parks and trails committee will have an awesome task ahead of them once the Regional Parks Plan is completed and they have some parks and trails to work on. And someone suggested using the possibility of school buses when they're not being used to transport students, which is a great idea. If you can work with the school district and figure out how that would work. There are other ideas that rose and didn't swim like encouraging people to carpool. It is very hard to do in areas, you're working shifts, or you're not working, and you're just going into town for groceries, you're not going to call up your neighbours and say anybody want to go to town for groceries? But, it would be nice if you did. But, we tried to be realistic in those goals and actions. The use of the plan, Part 3, is, in addition to zoning, this is the, the how to make it happen. And development permit areas, I want to make it clear that people don't misunderstand development permit areas. It's not a prohibition against development. What it says is, this is a sensitive area, it could be a literal area ie. along the coast, a riparian area on a lake or stream, it could be a steep slope, it could be an area that is subject to subsidence or erosion. But they're areas where it is not always a good idea to build. So, what we're saying is, in this development permit area, if you want to do something here, then you've got to get some professional advice. Get the appropriate professional person to help you. Whether it's a qualified environmental person in the form of a geotech, a fisheries biologist, or whatever, make sure that they figure out what you can do without negatively impacting that sensitive environment. So it just means that you have to work a little harder to build it. Your other option is to stay out of that zone. Like if you have a stream going through your property and you can, you've got lots of land that you don't need to live within 15 metres of that stream, then just don't go there. But if you've got a very small lot, and you want to build a house on it, and it means building within 15 metres of that stream, say it's a minor stream, then you need to get a development permit. And the zoning bylaw which I mentioned. So DPA 1, development permit area 1, is the riparian areas, 30 metres on both sides of major streams and streams including all of the watercourses and lakeshores that we've mentioned, and 15 metres on minor watercourses. Natural hazard areas, those are the tsunami hazard area, flood hazard, erosions, subsidence, steep slopes. And DP 3, it's not so much that it's a bad idea to build there, or a sensitive area to build there, but it's visually sensitive. In other words, along the highway, to do commercial development along the highway, they have a lot of traffic going along Highway 4, and therefore, it shouldn't be offensive to someone driving by, in terms of form and character. That's what that is all about. Wherever you have, you see on the land use plan map, you have the comprehensive development designation, there is a similar designation, the area similarly pointed out on the development permit map. It's an area where the, the owner of that land has to produce a list of information that it will be included in development approval information area bylaw. So, it means the person has to do some work, like a development permit, they have to find out what the contours are, what the slopes stability is, what the sensitive ecosystems are, what kind of terrain you're dealing with, then come up with a plan, go to the Regional District and say, okay, here's the information we have about our site, and this is what we want to do, and work together with the Regional District, go through the public process, and come up with a plan that is suitable for that particular piece of property. And then the plan, the OCP ends with amendment procedures and review. Thank you.

8. Director Cote: Okay thank you Kelly. Mike Irg, do you have some comments?



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9. M. Irg: Yes, I just have two additional things that I want to mention I forgot to mention earlier. So that it's part of the public record and people are aware. We have a list of all the agency comments (Appendix 'D'). Part of the process in doing this is after first reading we referred this plan out to various other referral agencies, Provincial, other municipal, fire departments, those kinds of things, and copies of those comments are available here and they will be attached to the public hearing minutes and presented to the Board. And the other thing I just in, in Kelly's summation of the plan. I just wanted to mention about, she mentioned secondary suites. And I just wanted to clarify what the intention is with that policy as far as secondary suites. And that is that the secondary suites are not vacation rentals. They are intended, they are to be intended, you know, if they get included in the zoning bylaw, secondary suites would be for monthly rentals and they would be on properties that are 1 acre or more. I just wanted to clarify that for the public record. Thank you.
10. Director Cote: Great. Okay, thank you. Okay, at this time, if you would like to speak at this hearing, you must wait until you are recognized by me, come up to the microphone, and begin by stating your name and address. You are to direct your questions and comments to me, Ms. Gesner, or ACRD staff. Any comments that are made from the audience will not be included in the public record for this hearing. Unless you're recognized. We will hear everyone wishing to speak for the first time before allowing second comments. If any additional written responses are handed in, staff will read them into the record. So, is anybody wanting to come up to the microphone and add comments for the public hearing? This is your opportunity to speak about what's in this public official community plan and I really want to know what you all have to say.
11. J. Van Bergen: Is it on?
12. M. Irg: Yes. Just so that everybody knows, the microphones are just a recording system, it's not an amplifying system. So, following the public hearing, staff will be typing up the minutes and giving a verbatim transcript to the Board.
13. J. Van Bergen: My name is Joe Van Bergen, 8597 Bothwell Road. I don't know who I'm directing this to but we talked about the secondary suites not being used for vacation rentals. Quite a few locations on the lake are, are using that as, some are rental, or vacation rentals and calling it a bed and breakfast. Are we actually having a bed and breakfast zoning or how do we fit that into the secondary suites or residences?
14. Director Cote: Mr. Irg?
15. M. Irg: Yes, and just to, just to clarify and answer. The zoning bylaw currently allows bed and breakfasts or lodging as a home occupation in residential zones. So bed and breakfasts are currently permitted and the secondary suites doesn't have any impact on that. So, bed and breakfasts would continue to be permitted within the residential areas.
16. J. Van Bergen: So anybody renting vacation suites or rooms in their home have to apply for a bed and breakfast zoning?
17. M. Irg: No, so there's, no, there's, there's a difference between a bed and breakfast and a vacation. A secondary suite is a rental unit that is self contained and, and enclosed. A bed and breakfast is guests within your home. Where you provide a room within your home and you may potentially provide a breakfast. As



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in roomers and boarders. So roomers and boarders are currently permitted. Bed and breakfasts are something, or sorry. Confused. Secondary suites is something we're looking at and would have to include in the zoning bylaw as well after the OCP process is done. There's been some discussion about vacation rentals and vacation rentals are something totally different. That's where people rent out their, a suite or their entire home on a daily or weekly basis. And that's not something we're looking at in, as far as permitted. There is some statements in Sproat Lake's community, the draft community plan for Sproat Lake specifically to look at options for vacation rentals because that is something that some people are doing even though it is not permitted, and it's certainly something people are interested in and other people have concerns about. So we're not, what we've stated in the community plan is, as part of the implementation, we will look at vacation rental options and we would be going out and, and soliciting public input specifically for vacation rentals before we made any changes there. So, hopefully that clarifies that.

18. J. Van Bergen: Okay, thank you.
19. Director Cote: Can I also ask, will we be looking at that during the zoning, rezoning?
20. M. Irg: So with the zoning bylaw rewrite, we would be looking at the secondary suites option. Not necessarily, I think, I sent, vacation rentals are something that's specific to Sproat Lake. And it's something that we would want to look at with the Sproat Lake community. And, and look at a specific amendment or not, to see what the community wants to do.
21. Director Cote: Thank you. Come forward.
22. M. Marley: Good evening Penny. Thank you for allowing me to speak and staff for all your work, working on the OCP. I'm a land developer from Victoria. I own pretty much the east end of Great Central Lake. A hundred acres out there that we're currently working on and developing. We have concerns in my letter that I wrote, I apologize everybody that it was long and lengthy and probably very boring to listen to. But I would just really like to reiterate part of that that I really don't feel that Great Central Lake should have a larger development permit area than Sproat Lake. Great Central Lake, effectively, they're both lakes, they should have the same rules around them. So I asked staff if they would consider changing that for us. Kelly, you had said that the development permit area isn't a no fly zone. That you can work in there, you can do things, so surely they OCP could recognize that and actually make a statement to that, that provided, you provided an engineer report saying you can do what you'd like to do.
23. K. Gesner: It does.
24. M. Marley: It isn't clear on that. In the OCP. So I think that should be included in there.
25. K. Gesner: Oh, okay. It should be all laid out in Part 3 under the development permit requirements.
26. M. Marley: Okay, I'll have a reread of that. Thanks for that. And again, section 11, Great Central Lake, that's the recreational use where Great Central Lake isn't even mentioned at all in there. So I think we should consider including us in that section. I understand the changes that I'm asking for require a new public hearing but I think it's very important and would ask that staff consider those changes. Thank you for



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your time. Thank you very much.

27. M. Irg: And if I could just explain. The, the differences in the development permits as far as what's on the foreshore at Sproat Lake versus Great Central Lake. The, the development permits on Great Central Lake date to the, they're in the existing community plan and they were put in prior to any development happening at Great Central Lake. The current community plan doesn't have a development permit area around Sproat Lake and part of the open houses that we did, that was something that the community felt was important, and certainly as staff, we agree that a good development permit area around the lake to protect the riparian area is important. And I think as, as introducing it to Sproat Lake, which is already a developed area and has been developed for you know, decades in, in around most of the lake that, that, you know in discussing it with the community, that 15 metres was, was, was appropriate for there. So there, you know, so the reason for the differences is that Great Central Lake already has that development permit area on it and this is something new for Sproat Lake. So that, that's explaining our rationale for the difference so.
28. Director Cote: Is there anyone else at this time? Great.
29. J. Edwards: My name is Jack Edwards. 11113 Great Central Lake Road. Working and living on both lakes for the last 20 years, I really would like to see the 15 metre instead of the 30 metre on both lakes. I think they should be treated the same. And that's basically, other than that, I'm quite happy with what I'm seeing in this OCP.
30. Director Cote: Okay. Thanks Jack. Is there anyone else that would like to come forward at this time? Joe?
31. G. Monrufet: Geo Monrufet, 10016 Stirling Arm Crescent. I have basically a question. I, I don't understand in the general planning, the new part that you read out to us. It quite specifically says that, that manufactured homes are permitted, it doesn't say encouraged. It's permitted, it sounds like there is already a law that's enforceable. Yet in other things, like residential use, it's encouraging density. Could you clarify why one would be a permit and the other would be an encouragement?
32. M. Irg: Sure, I'll explain that one. Right now, the zoning bylaw permits mobile homes on residential properties if they're more than two acres which is 0.8 of a hectare. So we just wanted to be clear when we were looking at the options for secondary suites that it's one of a secondary suite, a carriage home, above garage, or mobile home. And the current zoning bylaw actually allows or permits manufactured home. That's, I think that's why the ration, the wording of the outline here says mobile homes are permitted. Because that's something that already exists within our zoning bylaw.
33. G. Monrufet: Yes, so that's why it's a permit.
34. M. Irg: No, and that's a, that's a good question right. Because it is, it is worded differently than others.
35. G. Monrufet: My other question is that in the parks and recreation, you mention access to the lake in appropriate areas. That opens up the question of what is the definition of access and what is an appropriate area and there's no mention of what we call road allowances so, does that mean access means that you can go down it but you can only use it? You can't put anything there? Or is that going to be



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broadened?

36. K. Gesner: That was a hotly debated issue in our meetings. Both in the advisory planning commission meeting and in the open houses. Those public, those road allowances are publicly owned land. They belong to the Ministry of Transportation and Highways. Most of them are not opened. And some of them are not appropriate for being opened. However, there is certainly split opinion in the community as to whether there is enough accesses both for people who don't have direct lake access and for people visiting the area. There's definitely a shortage of places where people, visitors can come and access the lake. So, we, I guess what you could say is we allowed that issue to be postponed for the parks and trails committee to address it with the community in greater detail. Those road ends are potential accesses but we're not suggesting that any of them be opened until the community and the parks and trails committee come to some agreement where the appropriate accesses are.
37. G. Monrufet: Could I ask why it's parks and trails and not Department of Highways? Because my understanding is a road allowance is basically a 66 foot wide road which.
38. K. Gesner: Right. MOT will not open them. Not interested in opening them. However, MOTI will give a licence of occupation to a local government authority, such as the Regional District, which can carry appropriate insurance, where it's determined the road should be opened as a public access. So MOTI will, is not interested in opening any of them.
39. G. Monrufet: Thank you.
40. M. Irg: And I was just going to explain. There's two policies in the parks and recreation and I'll just read them out so that people understand how they're worded so. It is work with residents, community groups, property owners, and Sproat Lake Parks Commission, to ensure that local residents have adequate access to the lake within the neighbourhoods. And that's sort of a general. Then specifically to the public access. The public access is within the road allowances. Work with Provincial authorities, local residents, and property owners, and the Sproat Lake Parks Commission to identify, improve and provide signage for public accesses in appropriate locations to the foreshore and the streams. So, what, what we're saying is, before we do anything, the Regional District and the parks commission will, will work with, with groups in the neighbourhood.
41. Director Cote: So would anyone else that would like to come forward? For the record? Yes, please come forward.
42. J. Miles: I'm not sure who I'm addressing this to. I'm Julie Miles, I live on 8649 Faber Road. And I just wanted to comment on that last talk about putting trails down to the lake that highways isn't interested. Personally, a year and a half ago, a gentleman across the lake decided that he wanted access. There is a road access by my home. The road is there however the access goes this way, and the road goes this way. He went to highways, the gentleman gave him a permit, unbeknownst to any of us, me, I found this gentleman who walked out there with highways and they said sure, go ahead. And he trespassed on my property, then challenged me on my property. Highways did nothing, I had to get a lawyer, so in fact that highways isn't interested, inform highways of that. And that's just a personal situation that I did encounter. It was very unfortunate and he had an actual permit from highways. There was no Environment Canada, no



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fisheries, no one. But one gentleman from highways who said sure. Go ahead. I did contact the Deputy Minister of the environment and it did get addressed but the fact is that one person went to one other person at highways. My family has been on that property for a hundred years. No one thought to ask is this a sensitive area? We have a beaver that lives down there, yada yada. This man had no consideration, he just hacked a. And then he dropped 11 yards of pit run on my property. You know, this all happened. So, you know, I don't feel confident in your, your statement that highways isn't interested. And when I asked them who would maintain that property, liability issues. That's what we've been told. And that highway gentleman said, the that put the trail in, the man immediately turned around, after being there for 6 months and put his house up for sale. So potentially, that could have been a path that was cut, he's gone, nobody's maintaining it, you know, trees fall on people. There's a lot of liability issues. And I, I agree, highways isn't interested. But one could sneak through.

43. K. Gesner: I've never heard of a personal permit to anyone from MoTI.
44. J. Miles: I have a picture in my phone. You know, the worst is that he watched until everyone left for the summer and then he went down and hid it and then the actual fact when I caught him, this permit was outdated. You know. And I did get him to stop but you know, he damaged my property. And he actually shook my confidence in me being supportive. So, like I say, I have doubt with it but I just thought everyone should be aware that you know, watch your property.
45. Director Cote: Can I ask you, did you come to the Regional District and say anything or?
46. J. Miles: I, I spoke to everybody. I spoke to everybody I could. People did start to look into it when I started stomping my feet. You know and had the police there more than once. Yes, you know, people did. But nobody, nobody, I had to go after the gentleman. The police did nothing. No one stopped him from coming on my land. You know? So, I, I really did feel unsupported.
47. Director Cote: I'm not aware of this mess.
48. J. Miles: Thank you.
49. Director Cote: Thanks. Is there anybody else?
50. G. Deering: Hello panel, my name is Glen Deering, I'm at 10182 Lakeshore Road. I just a, a clarification as to what defines a, a stream or a small, or versus large small. Compared to a ditch where, you know that this is being directed onto your property and, and now with those setbacks, with a, affect the rebuilding of your home if it was in a fire or anything like that so. I'd just like clarification, what, you know, what's, what's versus a ditch, versus a stream?
51. M. Irg: So, and, and I, I'll explain, I'll explain. We have some stream mapping in the Regional District that's, that's looked at you know, fish bearing streams, but the, the definition, is it, is it actually a carrying stream as opposed to a ditch would be a man made waterway. And, and we do know that fish go up ditches. That does happen. And then as far as major and minor streams, you know we'd, we've talked about this, this setback for Sproat Lake. And it's, it's not a setback, sorry, the development permit for Sproat Lake is 15 metres. The major streams would be the Somass, Sproat, and Stamp Rivers and then the, and Great Central



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Lake. The way it's defined right now. Has, is the 30 metre setback, development permit area as well. There is also within our zoning bylaw, there's currently a, a 100 foot setback from all streams. And, and it's actually 25 feet from, from lakes. Is, for building setbacks so. I could, I could, Kelly had mentioned earlier, a development permit doesn't prevent development from happening, you just have to get the development permit. You know, first, if you're within that area. But, I think, I hope that answers your question.

52. G. Deering: So I can come to the Regional District and find out more about streams and.
53. M. Irg: Oh yes, definitely yes. Yes.
54. A. Dyer: If I could add to that too actually, on, on page 41 of your OCP, we actually define and name what the major streams are and, and, and the minor streams so. If you have one on your property, you can find the definition there.
55. L. Lyne: Hi, my name is Lorina Lyne and I own 7785 Pacific Rim Highway. I'd like to add to this woman's statement. I had a similar thing happen to me. It wasn't directly on my property but the roadway, which is Department of Highways, somebody's come in and done the same thing. They put in 10 loads of pit run. I'm really disturbed by this because I'm a tree hugger, I love the trees. And they've logged all the trees back there, taken them away, made their money, and so I went to the Department of Highways and I reported it. And they've had no record of anybody, you know, I think it's, you have to get stamp when you have your logs removed from your property, legally. So now I've seen neighbours, I'm not sure who did this but, there's trucks coming in, there's a big pile of logs across from my property here on one side, and I, at the back, and now it's all soggy wet and it's affecting my land at the back now. It's flooded more and you know, it's just. No laws, no protection for these trees on these roadways and as far as I'm concerned, like this woman said, there's no permits. Like, something needs to be done. Because people are just money hungry when it comes to trees and they're just, you know, being taken away illegally. So I just wanted to report that because it's a concern of mine.
56. Director Cote: Have you talked to the Regional District about this?
57. L. Lyne: Yes.
58. Director Cote: You have.
59. L. Lyne: And yes. And the Department of Highways as well.
60. Director Cote: Okay, I'll check in.
61. L. Lyne: So I don't really know, like, I'm not educated of what the laws are when it comes to roadways but I had a surveyor come out, my pins have been moved and it was just really disturbing. That anybody can come on your land and you know, put in a load of pit run and log trees and just making money and it's just, it's wrong. Something needs to be done about that. That's all I have to say.



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62. Director Cote: Thank you. Would anyone else like to, to speak for the record? Is there anybody else that would like to speak for the first time for the record? Sorry Joe.
63. G. Seinen: I'm Gary Seinen and I live on 8430 Bloedel Drive. And the waterway, to me, the way that, the way I interpret this is, is says that you've got 30 metres that you're asking people to be 30 metres away from the lake. The building at this stage. That's how I read the, the notification in here. That's what I can't understand. You're, on, on DPA 1, it says 30 metres on both sides of lake, the, the lakeshore.
64. K. Gesner: The development permit area.
65. G. Seinen: Yes, but you're talking about keeping houses back 30 metres from the lake, is that saying. According to the way that, the way I read this.
66. K. Gesner: Okay, sorry, I, I kind of did that in short form. You should actually read the plan itself.
67. G. Seinen: Okay and the minor watercourses. If you've got a minor, minor watercourse, I'm guessing that any natural watercourse, even one that dries up in the summer. Is that correct?
68. A. Dyer: Yes.
69. G. Seinen: So you're talking about 15 metres from anything. I happen to be on a road, a road allowance beside me that has a watercourse. That dries in the summer. And it drops over a 30 foot cliff into the lake. There's no chance of a fish getting into it in any way, shape, or form. But it's still something that would affect, that would've affected my building. If that's the case.
70. K. Gesner: If, if you were to ask a riparian area specialist to come in and have a look, that specialist probably would have said, there is absolutely no problem building in this area. As long as you stay a couple of metres back from the edge of the highwater mark. When there's highwater. You would've gotten your development permit.
71. G. Seinen: I'm not disagreeing with you there. But I would be bearing a cost in order to do that.
72. K. Gesner: True.
73. G. Seinen: And at the same time, you've gone so far as to now, now you've gone through, I believe it's something like three levels of surveying that have to be done before you can actually build. By the time you develop the subdivision you do it. You do it before and you do it again when you get a mortgage. This is all stuff that you're asking, you're, you're encouraging, encouraging people to tax the hell out of everybody that's got a house. That's what you want to do. At the same time, from what I hear, you're looking at putting a tremendous amount of trails in and somebody's going to be looking at trails. So you can soak on, bypass carbon emissions. Because that is one thing that you're, you're mandated, I realize you're mandated from the Provincial government with this but, to me, it makes absolutely no sense. We're not going to be walking to town from Sproat Lake. That's one of the things. I don't care what anybody says. That has got to be. There's, there's three people that will jog and that's it. The same thing if you talk about used, we using less fuel. All summer long people are using boats. This is an area where fuel happens to give us the greatest



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amount of pleasure. And I don't see that as something that should be included in a bylaw to tell us reduce the use of fuel. So that's just making my, my point. That's by bylaw.

74. Director Cote: Thank you Gary. Is there anybody else that would like to get up and speak for the record?
75. D. Appleton: My name is Derek Appleton, I live at 9597 Sproat Place. The great place with the great access that I can't access. My question is really for Kelly. Did I understand you to say that there are no non-motorized lakes in the OCP area?
76. K. Gesner: There was mention of it in, there is in the existing OCP, but no such areas were actually designated. So it seemed like an exercise in futility. If you have no areas designated for motorized vehicles.
77. D. Appleton: For non-motorized.
78. K. Gesner: Where they're prohibited.
79. D. Appleton: Yes but there are, there are lakes in the OCP boundary that are prohibited from motorized boats.
80. K. Gesner: Okay. But they don't show up on the mapping.
81. D. Appleton: They don't show up on what mapping?
82. K. Gesner: The OCP mapping.
83. D. Appleton: Oh.
84. A. Dyer: Is that a Ministry of Environment thing that you're referring to?
85. D. Appleton: Yes, the, the, that, I think that was important that there, that was mentioned in the last one that there was non-motorized, because there are non-motorized lakes and they should stay that way. That's, that's my thought. Thank you.
86. Director Cote: Thanks.
87. N. Harvey: Nancy Harvey, 10862 Taylor Arm Drive. My question is around the general planning versus zoning. Does the, does general planning then allow increase zoning of those places that may have developed recently alternate buildings that haven't been done with permits. Haven't been done with acceptable sewer. So, small vacation rentals that are sort of added on. Does this put teeth to zoning or?
88. K. Gesner: The OCP does not permit or prohibit any changes. That has to come through the zoning. So the general, the general planning section is just basic good planning policies.
89. N. Harvey: So it's all zoning that.



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90. K. Gesner: It's all zoning. Yes. So the zoning will be updated to reflect what's in the OCP and at that point, somehow we're going to have to deal with those seasonal, try to deal with.
91. N. Harvey: So they're not. So things that have may not been done through proper permits would be looked at? Or those things that maybe done with stop work orders will be dealt with?
92. K. Gesner: Not at. Not at the zone, that's an enforcement issue.
93. N. Harvey: Okay.
94. M. Irg: And, and I think it, it. I think the answer to that, and really what follows the OCP is the rewrite of the zoning bylaw. Where you write the zones that sort, will implement the general, some of the general planning policies as well.
95. N. Harvey: And does that zoning then date to the date of the zone? The new, the new policy or does it back date?
96. M. Irg: It would be, that, it, when that zoning bylaw's updated is now effective. You know, so there, there, I don't, there may be some, and, and there is some secondary suites. And I'm not referring to vacation rentals. I'm talking about you know, actually secondary suites. And, and there's some policies in the OCP that talk about how conversion may happen. But, you know, I, I think, what you're talking about is a little bit different. If, if it's, if it's can, if it complies with the new zone, then, then they'd have to, then they could, then they could apply for their building permit and get that. If they don't apply within the new zone, they're still illegal, I guess is, is.
97. N. Harvey: But we're all, we're already seeing the, the production and building of second buildings with carriage houses. On a very frequent basis that doesn't actually meet the current bylaws is what you're saying. Because there is no secondary, second suites.
98. M. Irg: There is no secondary suites. So if that's happening, it's happening after the building inspectors have finished with their inspections.
99. N. Harvey: On a regular basis. Okay.
100. Director Cote: Thanks Nancy. Is there anyone else that would like to come up and speak for the first time?
101. N. Blair: Hi, my name is Nancy Blair, 10272 Stirling Arm Crescent. I think there's a lot of really good stuff in the plan and I applaud the efforts. I just like to say I really support the roadside walking trails. I would walk all the way down Faber Arm and up Stirling Arm if I, if I could. So, the roads are not that safe sometimes and, so we need more access to walking trails. And, and cycling too. Thank you.
102. Director Cote: Thank you. Is there anybody else that would like to come up and speak for the first time? Hearing none, for the second time. Joe would you like to step forward? Name and, Joe could you put your name and.



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103. J. Van Bergen: Oh, sorry, Joe Van Bergen, 1885 Bothwell Road.
104. Director Cote: Thank you.
105. J. Van Bergen: On page 7, there's a diagram there for setbacks from the lake. And I'm not quite sure what they mean there. Because it, it says a 25 metre setback from the certain high water but it doesn't say what elevation. You know, we can have a 15 foot setback from that particular lake level but it doesn't mean, say anything about elevation, so I'm not sure how that, how that's supposed to read.
106. K. Gesner: That's, that's.
107. J. Van Bergen: Page 7.
108. K. Gesner: Yes, if you look at page 6, it talks about the flood construction levels. And I'm wondering if that's what you're referring to.
109. J. Van Bergen: From this diagram on page 7 though, I mean, you could be set, setback from that high water level 15 metres correct?
110. K. Gesner: Right.
111. J. Van Bergen: But it doesn't say how high above that, above that level.
112. K. Gesner: Well it depends on the slope of your land. If you're land's like this, it's going to be, it's not going to be very high, but if your land's like this, it's going to be quite high.
113. J. Van Bergen: No, I'm sorry. Is it 15 metres, is it 15 metres horizontally from that high water.
114. K. Gesner: Yes.
115. J. Van Bergen: So if the land is flat, you still going to flood if the water happens to be come above that level. I don't know how we, I thought we would have some elevation level above the high water.
116. K. Gesner: There is a, an elevation for, under flood construction level. But if your land is flat and that stream is subject to flooding, you should be in a, a, a flood, natural hazard development permit area.
117. J. Van Bergen: I seem to think that there should be some level above the high water mark that you should be for safe guarding rather than just a distance back.
118. A. Dyer: Just to clarify Joe if I may be, the zoning bylaw requires a 10 foot elevation above the natural boundary of the lake so.
119. J. Van Bergen: Oh. So why is that not in.



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120. A. Dyer: It, it may not be as clear in, in the OCP but if you were applying for a building permit, the building inspectors would ensure that, that you have your habitable floor space must be a minimum of 10 feet above that.
121. J. Van Bergen: I, I understand that but I wonder why it's not in this particular diagram or recommendation for setbacks. It would seem to me that elevation would be more important than distance on a level. That's just my question on it. Thank you.
122. Director Cote: Is there anybody else that would like to come forward and speak for the record? This is your opportunity to say what you'd like about our official community plan so I do encourage you to come forward and say stuff you like, stuff you don't like. This is the time.
123. D. Appleton: I'll say it again, Derek Appleton, 9597 Sproat Place. I see by looking on the list of the people that are here, you have 49 people of a community of about 1800. I would ask the Regional District when, to look at having public hearings in the summer time knowing that most, at least neighbours in my neighbourhood are down south somewhere right now, probably have no input into this plan at all. And they deserve to have it. I don't understand why you're calling a public hearing in April knowing that probably half the residents around this lake aren't here and in the summer time when the residents come here, that own property in Vancouver and wherever else, they're not taking a ferry over here to come to this hearing. But if they're here in the summer time, they'd be here fighting for their rights which is probably proactive and more than a lot of this, people that live here in the winter you know. They come here on recreational properties, more than half own them, but they're not heard at these meetings.
124. Director Cote: I'd just like to say that staff had wanted to be putting this on, on the agenda, having this public hearing since last fall and we pushed it into the Spring so that we figured that more people would be able to attend. The reason why the push is, it was supposed to happen at the end of last summer but we didn't get the referrals back from the agencies that it was sent out to. So it's been sitting on the shelf now for how many months? For quite a while and staff wanted to move on with the rezoning all together because the other areas have already passed their official community plans so. We figured that it, this was appropriate time. So. Would like to have had it during the summer months but it just hasn't happened. But there has been opportunity of three open houses for people to have input and directly deal with, put their ideas forward for the, the official community plan. There is opportunity also for, for written submissions to come in so.
125. M. Irg: I can, I can address some of that. And certainly, certainly to address the, the last statement. One of the things we, we did as far as the notification above and beyond what the requirements under the act are is we, I think, most of you got your notification in the mail, but for non-resident property owners, we, we did a direct mail delivery so everybody has been notified. So there was that opportunity and there, and there has been the opportunity for people to, to provide written correspondence as well. You know, so we certainly have offered that, that to people and I think Kelly, do you have the dates of the open houses we have? I've got the binder.
126. K. Gesner: It's in the binder.



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127. M. Irg: Oh, okay, so just, I just because I think it's important to have that in the record. So, for Sproat Lake, I just wanted to clarify when, when we've had a series of open houses as we've been developing the community plan so, July 26, 2012, we had an open house as well as November 1st, 2012 and March 14th, 2013. So those were the dates of the open houses as well. And we did do, we did do bulk mail outs those times and the last open house we did a direct mail out. So the, yes, so we have, we have done bulk and the last open house we also did a direct mail out so that people had the opportunity to provide, as well. And as well, the, the OCP, the draft OCP has been on the ACRD website. I know people are not always, you know, not in your mind all the time but we've, you know, we've, as much as we can, we've certainly stopped and tried to get all of the property owners and public input into this process.
128. Director Cote: Also, there has, sorry, just a little bit more. There has been a process through the parks commission, through the advisory planning commission, they had a number of meetings also. Three? Three? More than that. And also including people from the community association so we really did try and it's been ongoing for almost 2 years of trying to get information regarding the OCP so that it would be a good representation of what the community was already looking for. Coinciding with the blanket OCP that we're trying to do over the whole valley so. Just, it's never an opportune time.
129. M. Marley: Penny, Mark Marley again, 11000 Central Road. I'd just like to agree with Derek. I think it would be great to have a public hearing again in and have it in the summer when everyone around. Over half of my purchasers are in Palm Springs right now and I tried to get a hold of them today to see what was going on. A lot of them, as I mentioned earlier, saw Sproat Lake and thought that it didn't involve them so they threw the notice out thinking that it didn't involve Great Central Lake. And Mike, you said the zoning would be amended to, to kind of marry up with the new OCP, is there a public hearing for all of that zoning changes?
130. M. Irg: If I could answer. Certainly when we do the zoning there'll be a, there'll be a public hearing but also, you know, prior to that, there'll be opportunities for public input as well. So we'll be having open houses and things like that. Prior to, prior to a public hearing.
131. M. Marley: Great. Thanks.
132. G. Deering: Glen Deering, 10182 Lakeshore. This.
133. Director Cote: Oh, please, we need it in, it doesn't record otherwise.
134. G. Deering: Same I, same, on the same theme, why would this not.
135. Director Cote: Can we have your name?
136. G. Deering: Oh, sorry, Glen Deering, 10182 Lakeshore Road.
137. Director Cote: Thank you.
138. G. Deering: Just wondering why this wasn't available, you know, online, or on your website or.



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139. M. Irg: It is. It has been.
140. G. Deering: Well, that's none of the information sent to people has indicated that. It said you could pick a copy up at your office during regular working hours during the week but most of us are working. Especially if we're out of town. So, that's, for future, if you could maybe make sure that's there. I did not know it was available. Thank you.
141. Director Cote: Any other comments? This is your opportunity so please come forward if you have something, anything that you like or you don't like about the OCP. Please come and state it now. I'd really like to know if there are any more comments that are coming forward about the OCP.
142. N. Blair: I'm just curious. Nancy Blair, 10272 Stirling Arm Crescent. What is the process if, if you're aware that somebody is building too close to the water line. You know, say they've got a cement wall or gravel pad in the water or something, what, what is that riparian zone?
143. Director Cote: I'd ask staff to.
144. M. Irg: Yes, I, I mean, I think the, certainly we would encourage people just to contact us as a, as a first step and you know, if it's not something that we can deal with directly, we can certainly provide the information or pass it along to the appropriate agency. And we do that on a regular basis.
145. N. Blair: Okay.
146. Director Cote: Anyone else like to come forward and speak for the record? Wow. Okay. I guess I'll go. Okay.
147. S. Kujala: I hope I'm not too late Penny.
148. Director Cote: Nope, that's great. Stan.
149. S. Kujala: Stan Kujala, 8758 Stirling Arm Drive. Just looking under agricultural use and policies 4.2.7, encourage the production of non-genetically engineered organisms and the use of best practices and avoidance of chemical pesticides. And that's under the agriculture use and this actually pertains to forestry use because, I know agriculturally, you don't want it used, but it is being used, I know some of the farmers locally here, spray their field with pesticides before they plant. And you say a lot of urge, encourage, discourage. None of this seems to have, you know, any teeth really, like, there's no bylaw saying you can't use it so people are still going to continue to use it. Now another one here, and this I think is under resource policies, urged that use of private forest lands and crown lands be conducted in a manner that does not jeopardize existing and future domestic water quality, flow, and supply. As we speak right now, Island Timberlands is in the process of hacking and squirting all their trees with pesticides. And that is being done right above Stirling Arm Drive. It's being done right above Catherine Drive and along between Faber Road and Stirling Arm Main. And any of your policies, do they pertain to logging companies or is this just for the general public?



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150. M. Irg: Do you want me to answer that? I, I, I can, I can answer. There's certain things, and, and you'll note, where you're referring to is the advocacy policies and, and Kelly in her, in her introduction to the plan, we talked about sort of the things we can directly regulate and the things that we can try to influence but we are prohibited from directly regulating. And those are two of the things that we, we can't directly regulate, so we can't directly tell the forest companies that they can't do that and the same thing with agriculture.
151. S. Kujala: So this day and age, like this has been going on since the 1950's or 60's I guess, that they've been hacking and squirting alders and everybody knows how much it rains around here and I mean, you can't go and say to Island Timberlands that we won't allow you to use pesticides on your trees.
152. M. Irg: We can tell them but it, they don't, it doesn't apply, our regulations don't apply to them.
153. S. Kujala: They don't apply to them.
154. M. Irg: They don't apply.
155. S. Kujala: Okay, thanks.
156. Director Cote: Thanks Stan. Is there anybody else that would like to come forward? I really encourage anybody that, if you've got anything that you want to say about the official community plan, please step up and. Great.
157. G. Monrufet: Geo Monrufet, 10016 Stirling Arm Crescent. In marine use, the topic of houseboats is touched on and it says houseboat moorage in marinas only. We've had houseboat topics for a long time on Sproat Lake and it's very convoluted. Have, has anybody got a definition of a houseboat? And has anybody got a definition of moorage? In terms of when a houseboat is tied up at a residence for, whether it be extra accommodation or for a party or for a short period of time, is it moorage or is it visiting? And if somebody decides to buy a houseboat and leave it tied up at his dock and use it for entertainment purposes or whatever, is that considered moorage? So, I think I have to open up that.
158. K. Gesner: Thank you. I really appreciate that because it's important that these words be defined in the zoning bylaw. We'll make sure that they are.
159. G. Monrufet: What, which will be defined in the.
160. K. Gesner: The word houseboat, moorage, float home, we can, we can define those in the zoning bylaw.
161. G. Monrufet: I'd be really interested to hear how you come up with the definition of houseboat.
162. K. Gesner: Okay.
163. G. Monrufet: Because anything that you can sleep on is a houseboat or, I mean.
164. K. Gesner: I have actually found a few definitions. They're very common in the Shuswap area for example.



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165. G. Monrufet: Well, we all know what a houseboat looks like.
166. K. Gesner: It's not so difficult to define then. We, we can come up with a definition.
167. M. Irg: And I, and I think what, what your, the zoning bylaw does have some, some rules around commercial houseboats as far as the rentals and you know, they're restricted to one of the marinas. And, and that was, that dates back to when we, we brought in the house, the houseboat zones. And as far as where as commercial houseboats can overnight.
168. G. Monrufet: Now you just said commercial houseboats.
169. M. Irg: The commercial houseboats, yes. Because.
170. G. Monrufet: So, what is.
171. M. Irg: Right, so that's one that is, is rented, you know, and is used for commercial purposes. There is a difference between a private vessel and a commercial houseboat. And, and, and there's some limits as to what we can and can't regulate around houseboats because houseboats are still considered vessels. So what we've done in the zoning bylaw is, is, is restricted commercial houseboat rentals to one, to one marina. And that's, that's where the limit is, and then, and then designated where commercial houseboats can overnight.
172. G. Monrufet: So now we're speaking about commercial houseboats.
173. M. Irg: Yes.
174. G. Monrufet: But is there anything that's in the plan or any recognition of the fact that a houseboat tied up on a float would be very convenient for guests and if I left it there, it's not commercial, it's just a, it's just a vessel tied up at my float. Is that going to be accommodated?
175. M. Irg: We're, I mean we will, we will look at those things and I expect it's we, we come back to Sproat Lake with the, with the zoning bylaw, we're going to hear those comments. You know, I will state that, that it falls under the federal shipping act and, and their, you know, we've looked at this and I was involved in this, in the stuff in the past. There, there is some differences and we have some limitations as far as what we can and can't do with private vessels.
176. G. Monrufet: Thank you.
177. M. Irg: Okay.
178. Director Cote: G. Seinen, 8430 Bloedel Drive. I, just for curiosity, one of the things that's going to count is, is when you have bylaws, someone has to enforce the bylaws. So what's the policy, what's the policy that you could develop in order to enforce bylaws.



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179. M. Irg: So our policy is that, that we will ask, if someone has a complaint that they provide it in writing to our bylaw enforcement officer. And then we will investigate and you know, and then proceed, and we keep the person that complained is informed and updated as much as we can.
180. G. Seinen: But that requires a bylaw, a bylaw enforcement officer.
181. M. Irg: And we have a bylaw enforcement officer at the Regional District.
182. G. Seinen: Okay.
183. N. Blair: Nancy Blair, 10272 Stirling Arm Crescent. The bylaw issue just ties in with a thought that I have. There are a lot of good things in the plan here, we talk about promoting healthy lifestyle, quality of life, and tourism, and all kinds of things. Is there any kind of a education program anticipated to make people aware of the goals and objectives of the Sproat Lake area? For instance, something that could be a handout to tourists or something that might appear in pamphlet form at gas stations and grocery stores or whatever, to make people aware of things like noise issues on the lake, potential damage from wakes from the boats, fisheries concerns, overall good citizenship you could say for residents of the valley and, and of Sproat Lake and also visitors as well.
184. Director Cote: I can answer that. Actually, the Sproat Lake Marine Patrol do have pamphlets right now that they hand out at the boat launch. They are also at the ACRD, they're also on the community association website and there's been talk at the community association, with the directors and at the previously in public meetings, regarding these issues. And personally, I get information from people who want to put together pamphlets for me to send out too so, once the website is up and going, running smoothly, which should be any time now, it, they'll be a big, send out of people trying, you know, they're on facebook now so. Stuff like that can be posted on facebook too, letters from the community on, regarding wakes, damage, noise, garbage, just lake etiquette in general. So.
185. N. Blair: That's great. Thank you.
186. S. Kujala: I can add to that a little bit too.
187. Director Cote: You have to come up to the mic.
188. S. Kujala: Stan Kujala, 8758 Stirling Arm Drive. I've been in contact with Andy Daniel, I actually wrote a letter to him, I'm the president of the Sproat Lake Community Association. And I urged Mr. Daniel, I don't know whether it's going to happen or not, we haven't come to any real consensus yet or whether we're going to do it or not but, hopefully we're going to get a mail out of the brochure that the, that the stewardship, Sproat Lake stewardship hands out at the, at the park and stuff and see if we can get a mail out to all the residents of the lake. Because a lot of the lake residents have rentals and rental houses and there's people that are renting these houses that have wakeboard boats and they're out there roaring around the lake and not really knowing what they're doing and how much harm they are creating on the lake with their wakes. So we're going to try and get a mail out and I think that's about it. Yes, that's kind of what we're going to try to do just to get some more information out there for everybody to let them know



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
PUBLIC HEARING MINUTES
APRIL 3, 2014 - ELECTORAL AREA 'D' SPROAT LAKE

what the, what the problems are causing.

189. Director Cote: Thank you. I'm looking to see the next person that wants to jump up. Okay. Just a reminder, this is your last opportunity to, your opportunity to have input into the official community plan. So, please, if you have anything to say, now is the time. Okay, at this time, would staff like to respond to anything at this point? No, okay. Alright, at this point, then, if there's no one else.
190. Someone from the crowd asks if this is the last public hearing.
191. Director Cote: This is, this is the official community public hearing, this is it, unless the Board directs Staff to come back. After reading the public minutes that are coming forward, this will go verbatim to the staff, or to the Board of Directors, they'll read it, and if they decide they want more information, it'll come back for, to, for another public hearing. Is there anything anybody else would like to say at this point? Okay. I would like to stress upon that the Board cannot receive any new information between the end of this hearing and making a decision on the bylaw. If any member does so, this invalidates the hearing, and means it will have to be held again. So I hope everyone understands that. So, for the first time, are there any further representations on this bylaw? For the second time, are there any further representations on this bylaw. This is your last chance. I call for the third and final time, are there any further representations on this bylaw? Hearing no further comments, I declare this meeting terminated and there is no more discussion.
192. The meeting terminated at 8:44 pm.

Certified Correct:

Penny Cote, Director for Sproat Lake

Minutes Prepared by:

Charity Hallberg Dodds, Planning Assistant

Mike Irg

From: Mark Marley [mark.mahoe@shaw.ca]
Sent: Wednesday, April 02, 2014 3:37 PM
To: Mike Irg
Cc: Pat Deakin
Subject: OCP

Good afternoon Mike,

As you know, we have invested a lot of time and money into Port Alberni and Great Central Lake. Our oldest son recently moved to Port Alberni and now calls it home. My wife and I also love Port and plan to call it home when our youngest is finished school. We have looked at the OCP, not only as a Developer, but also as a resident and family that loves Port Alberni.

We believe the OCP needs to be carefully planned. The purpose of the community plan clearly states that it is a general statement and is to provide direction. Yet it also states it forms the basis for subsequent regulatory bylaws. This statement effectively makes it become a bylaw. If a proposed use is against the OCP, it is not supported. Therefore the OCP is much stronger than a general statement or guide as stated on Page one.

Policy 3.2.4 - A 10M fuel free or fuel reduced buffer area. I do not see a definition for fuel within the OCP. I believe the OCP should define the "Fuel". From our discussion, it is dry brush and that the development does not increase the risk of fire. IE metal roofs and not cedar shakes. We believe this should be defined within the policy or definitions.

Policy 3.2.26 - Steep slopes/flooding. Development or use of these areas should be supported in the DP area provided a engineer is retained to ensure the particular concern is addressed. Allow some flexibility within the policy through engineering.

Section 5.0 - The plan supports the use of resource lands which we think is great. However, we would like to see the OCP include and support a treed buffer along public roadways. This will enhance the local area as people drive through Port Alberni. We also would like to see the OCP support the riparian areas for the resource lands.

Policy 8.2.6 - Work with the Economic Development Office. We find it interesting to find this policy within the OCP. We called the Economic Development Manager for Port Alberni to discuss a few of the issues we see within the OCP. He had not been involved in any of the planning of the OCP. We would like to see the Economic Development Office be directly involved in the planning of all policies prior to the adoption of the OCP.

Section 10 - We would like to see the OCP support community water systems owned and operated by the ACRD. It is very difficult to obtain approvals for water systems and it would be much easier if they were owned by local government. This statement in the OCP does not need to impact the budgets of the ACRD as they can be done within a Local Service Area that pays the additional cost to operate the system or systems. This would assist development within the Valley by making it much easier to obtain water approvals and CPCN's.

Section 11 - Recreational Residential use. Great Central Lake is not even noted within this section. We would like to see the OCP include:

11.3 Support the development of recreational residential uses on Great Central Lake in both forms of seasonal and year round residential home sites.

11.4 Support float homes on the east end of the lake. provided they have the proper zoning and access.

12.0 - Comprehensive Development. This would be a good spot to support a community water system (CDA zone). This way the development would cover the cost of the infrastructure and system. A Local Service Area could be created and the ACRD could then take the system over after it has operated for a year. This ensures everything is working. This

would promote the use of the CDA zoning as it would assist developers in the water approvals as noted above. The way the Provincial government approves water systems is only going to get harder, so if you make it easier for developers to work, they will come. (This is touched on in section 14.0 but does not support the ACRD owning and operating water systems) 14.2.3. again mentions communal or community systems but not regional systems.

This would also be a good spot for the relaxation of riparian areas. The plan supports 30M on major streams defined as both lakes. Generally, if you use the CDA zone you are working on a large development that would have a number of engineers looking at all aspects of the development. This would allow control over Riparian areas but allow larger developments to reduce the setbacks if they worked with DFO MOE etc. The OCP should support any reduction provided the Provincial Governing Authority has agreed to the reduction.

Advocacy policies: We believe the OCP should support, and assist current land owners to obtain approval from the approving officer for trail improvements on existing lands and road right of ways.

Policy 14.2.13 - We believe the ACRD should encourage ICBC to allow the use of electric golf carts on the trails and road rights of ways etc. This would work well for both lakes.

Marine Use: Policy 18.2.1 states 15M for major streams and 15M on Sproat Lake yet section 20.4 defines Great Central Lake as a major stream having a setback of 30M. We do not feel Great Central should have a larger setback in the marine section than Sproat. Therefore we request that Policy 18.2.1 include Great Central Lake as a 15M setback. This would also change section 20.4.

Policy 18.2.21, We are very surprised that in a community of lakes and a community that needs people to come stay, invest, spend money on gas and in stores etc., that we are including a policy that discourages boats of any kind. We believe we need to encourage, not discourage, boaters from coming to the Valley. We believe any statement of any kind discouraging boaters should be taken out of the OCP. This policy is specific to Sproat Lake and therefore does not affect us on Great Central, but we still feel this should not be included as a policy.

20.4 DPA1 Riparian Areas Protection.

We are unsure why Sproat Lake has a smaller Riparian area than Great Central Lake and Boot Lagoon in the OCP. Great Central Lake and Boot Lagoon are considered major Streams. We disagree with this policy and request that it be amended. Both lakes should be the same. If Sproat is 15M then Great Central Lake and Boot Lagoon should also be 15M. This guideline allows a QEP to assist in working in this area but is unclear and could be used both ways. Therefore we feel that the OCP should clearly state that the Riparian Area may be reduced with a letter from a qualified Engineer confirming the reduction does not harm fish or water quality. Section Vi we should also include a QEP report in this section.

We feel that although the Riparian areas are important, we need to be very careful as this is why people come to Port Alberni – to be on and at the lake. We all want to see the water and be on the water. The OCP needs to support this. This setback affects the value of the lands and resale of the lands. The OCP will support you not doing anything within 30M of the water, yet the Assessment authority and ACRD will still want waterfront taxes for the property you cannot use. When residents go to sell land for redevelopment, we developers will look at the setbacks and know that we cannot do anything in this area. Therefore the land has less value as purchasers want to be on the water, not far away. The OCP should at very least support access within this area to get to the water and the pruning of trees within this area to open up view corridors.

Thank you for your time on this matter Mike. Please feel free to contact me if you have any questions.

Mark Marley
Great Central Holdings Ltd.
206 - 4430 Chatterton Way
Victoria BC
250-479-9800

Mr. Michael Irg

Alberni- Clayoquot- Regional District

Dear Sir.

I own Lot 364 on Two Rivers Arm of Sproat Lake. It is approx. 21 .5 acres with over 800 feet of water front. I would like to subdivide it into 4 lots of approx. 5 acre parcels to be developed as recreational lots. At present, Lot 364 is assessed as "Residential Property" and that is what I am paying taxes on. There are other properties on Dog Mountain that were approved for development, namely on the east end of Dog Mountain, and another property directly across from my lot as campsites called "DPDV Retreat". My property is far too small to be viable as "Forestry Reserve". It is obvious that there would not be any Regional Services required for this property. As it stands right now, every summer people camp on my property creating a possible fire hazard as well as littering on the property. This property is ideal for seasonal homes, as the land is flat back from the lake. Your own "Resource Policy" states in "Policy 5.2.1 that there be a minimum lot size of 20 Hectares in areas designated for resource uses.

Sincerely,

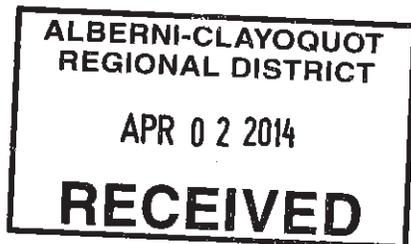
E. Daneliuk

6597 Vista Rd, Port Alberni, BC

V9Y9E9

Phone- 250-723-2995 Home

250-735-0904 Cel.



Sproat Lake Official Community Plan
Open House, 14 March 2013 - Comment Sheet

1. It has been suggested that the development permit area on Sproat Lake be reduced from 30 metres to 15 metres from the high water mark. Do you support this reduction?

No

2. Do you feel that the development permit area reduction from 30 metres to 15 metres should apply to the following:

- Two Rivers Arm
- Stirling Arm
- Great Central Lake
- Boot Lagoon

ALBERNI-CLAYOQUOT
REGIONAL DISTRICT
APR 03 2014
RECEIVED

3. Do you have concerns or additional comments regarding the draft OCP?

Boating - Wake boarding is forming docks & boats
 Suggestions - limit areas - eg Windy Bay
 - travel only with empty tanks
 - operate at 90° to adjacent shore
 Regular boats:
 - noise - mufflers only
 - speed - reduce at Sandown
 - issue guidelines at boat ramp; newsletters
 - pump station for toilets AND grey water
 - police patrols for enforcement

Optional:

Name: *Art Skipsey*
 Address: *383 Crescent Rd West Quadham Beach V9K 1V5*
 Contact info (e-mail or telephone): *askipsey@telus.net*



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.: P1310

ACRD FILE NO.: Sproat Lake Official Community Plan

APPLICANT NAME: Alberni-Clayoquot Regional District

ACRD CONTACT: Mike Irg, Manager of Planning and Development

Date of Referral: June 28, 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

Council resolution attached.

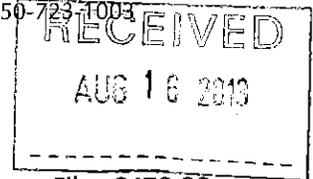
Agency (please print): CITY OF PORT ALBERNI
Name (please print): DAVINA HARTWELL Title: CITY CLERK
Signature: Davina Hartwell Date: Aug 14, 2013



CITY OF PORT ALBERNI

City Hall
4850 Argyle Street,
Port Alberni, BC V9Y 1V8
Telephone: 250-723-2146
www.portalberni.ca

Fax: 250-723-1003



File: 0470-30

August 13, 2013

Mike Irg
Manager of Planning and Development
Alberni Clayoquot Regional District
3008 Fifth Avenue
Port Alberni BC V9Y 2E3

Dear Mike:

At a regular meeting of Council on August 12, 2013 Council for the City of Port Alberni received the Sproat Lake Official Community Plan, Bylaw No. P1310 and endorsed the following resolution:

That Council for the City of Port Alberni support the Sproat Lake Official Community Plan, Bylaw No. P1310.

Yours truly
CITY OF PORTALBERNI

Davina Hartwell
City Clerk

c: Scott Smith, City Planner

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Charity Hallberg

From: Mezynska, Urszula CSCD:EX [Urszula.Mezynska@gov.bc.ca]
Sent: August-14-13 11:28 AM
To: Charity Hallberg
Subject: RE: Sproat Lake Official Community Plan - OFFICIAL Referral Request

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Charity,

Thank you for the reminder.

Please consider this email as MCSCD's response to the Sproat Lake OCP Bylaw P1310 referral. MCSCD does not generally offer comments at this stage. However, as you are aware, these are some of the considerations that we take into account once the bylaw is received in our office.

- Please ensure that you have referred this bylaw to the appropriate ministries and agencies and that you provide a record of the results of your referral efforts with your bylaw submission (i.e. no comment received, resolution of concerns/objections).
- The Ministry expects you to follow the actions for First Nations consultation as outlined in the Interim Guide to First Nations Engagement on Local Government Statutory Approvals (Guide). The information you provide with your bylaw approval request will be reviewed for First Nations consultation. Please complete and initial Appendix F of the Guide and include as part of your bylaw submission. Here is the link to the Guide. http://www.cscd.gov.bc.ca/lgd/library/First_Nations_Engagement_Guide.pdf
 - To help identify First Nations who have/may have rights or title on the land base, the provincial Consultative Areas Database (CAD) now has a public map service component for use by local government. The CAD Public Map Service is an interactive mapping tool. Please be sure to check the CAD and to keep a record of your findings. Here is the link to the CAD. <http://webmaps.gov.bc.ca/imfx/imf.jsp?session=673103456444&sessionName=Consultative%20Areas%20Database%20Public>
- You may also wish to consider the commitment your regional district has made by signing the Climate Action Charter, specifically in the area of developing compact, complete communities. If this is an Official Community Plan update or amendment, please ensure that the bylaw meets the requirements of *Local Government Act* Section 877(3) - targets, policies and actions for the reduction of greenhouse gas emissions. ... I see that you have included a section on this in the OCP already.

If you are aware of conflicts or concerns that may arise with other provincial agencies or First Nations because of this bylaw application, please feel free to contact me to discuss in further detail.

Thank you,
Urszula

Urszula Mezynska
Senior Policy Analyst
Intergovernmental Relations and Planning Division
Ministry of Community, Sport and Cultural Development
Phone: 250 952-6582

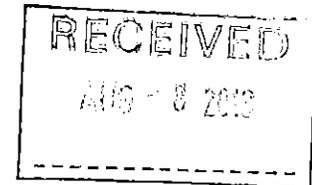


Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

31st July 2013

ALC File:46496

Mike Irg
Manager of Planning and Development
Alberni-Clayoquot Regional District
3008 Fifth Ave.
Port Alberni, BC
V9Y 2E3



Dear Sir:

Re: Sproat Lake OCP

The e-mail from Ms. Hallberg Dodds dated 28th June 2013 requesting the Commission's response to the plan after first reading and the subsequent e-mail correspondence between this office, the consultant and your office including your e-mail dated 17th July 2013 and the phone conversation on the 30th July 2013 all have reference.

The response of the regional district to the comments conveyed in our letter dated 23rd January 2013 relating to the minimum parcel sizes proposed in the Agricultural Use policies under 4.2 has been further reviewed by the Commission. We note that proposed policy 4.2.6 discourages the subdivision of land within the ALR into parcels too small to support economically viable agriculture. While, as we pointed out previously, we do not endorse the use of the word "viable" as it is vague and capable of varying interpretations it is difficult to conceive situations where this would justify subdivision down to 2 ha. Moreover we note that there are a significant number of properties within the ALR that are above 10 ha. in size with some exceeding 30 ha.

With regard to the points made in your 17th July 2013 e-mail we note that when we were consulted on the Beaver Creek, Beaufort and Cherry Creek OCPs we did not support the 2 ha. minimum parcel sizes, our comments being as follows:

Beaver Creek and Beaufort OCPs. With respect to both of these plans we expressed our reservations in a letter dated 7th March 2012 and suggested that the policy be replaced with one that states that subdivision will be discouraged unless supported by the ALR for land within the ALR. In a subsequent e-mail dated 3rd May 2012 we again suggested that the wording be changed and indicated that while the minimum lot size provisions may reflect the existing provisions they are rarely appropriate for agriculture. We went on to say that the OCP minimum lot sizes should encourage larger lot sizes rather than condone the existing minima.

Notwithstanding these comments, we take note that both OCPs were adopted with minimum lot sizes of 2 ha.

Cherry Creek OCP. The Agricultural policies in the draft referred to the Commission dated 16th February 2012 did not contain any minimum lot size provisions under the agriculture policies. Moreover the Resource designation within which a portion of the ALR is located has a minimum parcel size of 20 ha. Accordingly we did not comment on the minimum lot size provisions in the plan and were unaware that a new policy under 4.2.2 that was not drawn to the Commission's attention was added advocating a minimum of 2 ha.

With respect to the points made in your e-mail we believe that we have conveyed a consistent message to the regional district with regard to a 2 ha minimum lot size for land in the ALR. We accept that occasionally circumstances may arise where a 2 ha site can be justified but in general, such size is inappropriate.

In your telephone conversation with Roger Cheetham of this office on 30th July 2013 you explained that the intention of the Board in introducing a minimum parcel size into its OCPs is to discourage subdivision and ensure that where it takes place no parcels smaller than 2 ha. are approved. You also pointed out that the minimum parcel size under 4.2.2 is subject to the approval of the Commission. Moreover the advocacy policies discourage parcels too small for economically viable agriculture. With these objectives in mind and notwithstanding our reservations as outlined above, the Commission will not raise any objection to the adoption of the Sproat Lake OCP minimum lot size provisions.

The Commission would also request the Board to review the policies in all of its OCPs relating to minimum lot size provisions with a view to increasing the minimum parcel sizes for areas within the ALR, especially those areas with parcels greater than 10 ha. In this regard we note that there are significant areas with larger parcel sizes in the ALR in the Sproat Lake OCP and suggest that consideration be given to redesignating these areas as Resource with a 20 ha. minimum, similar to such areas in the Cherry Creek OCP.

Yours truly

PROVINCIAL AGRICULTURAL LAND COMMISSION



Brian Underhill, Executive Director

cc Jill Hatfield, Regional Agrologist, Ministry of Agriculture, Courtenay

46496m3

Charity Hallberg

From: Hallworth, Jeff FLNR:EX [Jeff.Hallworth@gov.bc.ca]
Sent: July-31-13 4:05 PM
To: Charity Hallberg
Subject: RE: Sproat Lake Official Community Plan - OFFICIAL Referral Request

Hi Charity – I see that you have incorporated my comments (Policy 18.2.5 , page 37 of 55). Thank you kindly for doing this.

Good luck with the remainder of the project.

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: Wednesday, July 24, 2013 10:05 AM
To: Hallworth, Jeff FLNR:EX; 'Frank Limshue'; Shatford, Jeffrey FLNR:EX; Haines, Mark R EMNG:EX; 'execdirec@pmflc.ca'; 'Scott Smith'; 'steve@hupacasath.ca'; Mezynska, Urszula CSCD:EX; 'Darrell Ross'; 'lcheetham@sd70.bc.ca'; Andy Daniel
Cc: Alex Dyer; 'Kelly Gesner'; XT:Irg, Mike Alberni-Clyoquot Regional District EAO:IN
Subject: FW: Sproat Lake Official Community Plan - OFFICIAL Referral Request
Importance: High

Hi Again,

Below is an email that was sent to you on June 28th requesting your official referral comments for the Sproat Lake Official Community Plan. We have not yet received your input. As we would like to hold the public hearing for this OCP in the last week of August, we would certainly appreciate your response by August 9th.

Please let us know if you require a hardcopy of either the OCP document or maps or if you need any additional information.

Charity Hallberg Dodds
Planning Assistant
Alberni-Clyoquot Regional District

From: Charity Hallberg
Sent: June-28-13 9:20 AM
To: 'Hallworth, Jeff FLNR:EX'; 'Frank Limshue'; 'Henigman, Margaret FLNR:EX'; 'Richir, Gilbert C FLNR:EX'; 'Jeffrey.Shatford@gov.bc.ca'; 'mark.haines@gov.bc.ca'; 'glen.gibson@viha.ca'; 'execdirec@pmflc.ca'; 'Scott Smith'; 'steve@hupacasath.ca'; 'Wade Hepp'; 'Mezynska, Urszula CSCD:EX'; 'jill.hatfield@gov.bc.ca'; 'Wagner, Jordan TRAN:EX'; 'Roger.Cheetham@gov.bc.ca'; 'Darrell Ross'; 'Orr, Randy'; 'lcheetham@sd70.bc.ca'; Andy Daniel
Cc: Alex Dyer; Mike Irg; 'Kelly Gesner'; Lori Wilson
Subject: Sproat Lake Official Community Plan - OFFICIAL Referral Request

Hi Everyone,

Charity Hallberg

From: Frank Limshue [frank.limshue@couverdon.com]
Sent: July-24-13 10:17 AM
To: Charity Hallberg
Subject: RE: Sproat Lake Official Community Plan - OFFICIAL Referral Request

Hi Charity:

We have reviewed the OCP and have not further comment to add. The document is well organized and concise.

Thank you for giving us the opportunity to comment.

Frank Limshue, MCIP, RPP
Director of Planning and Zoning
Couverdon Real Estate
3-4890 Rutherford Road
Nanaimo, BC V9T 4Z4
t: 250-729-3726
c: 250-713-3693
frank.limshue@couverdon.com

"Couverdon is the real estate business of TimberWest Forest Corp., the largest private landowner on Vancouver Island."

Couverdon

From: Charity Hallberg [<mailto:charity.hallberg@acrd.bc.ca>]
Sent: July-24-13 10:05 AM
To: 'Hallworth, Jeff FLNR:EX'; Frank Limshue; 'Jeffrey.Shatford@gov.bc.ca'; 'mark.haines@gov.bc.ca'; 'execdirec@pmflc.ca'; 'Scott Smith'; 'steve@hupacasath.ca'; 'Mezynska, Urszula CSCD:EX'; 'Darrell Ross'; 'lcheetham@sd70.bc.ca'; Andy Daniel
Cc: Alex Dyer; 'Kelly Gesner'; Mike Irg
Subject: FW: Sproat Lake Official Community Plan - OFFICIAL Referral Request
Importance: High

Hi Again,

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Please let us know if you require a hardcopy of either the OCP document or maps or if you need any additional information.

Charity Hallberg Dodds

Planning Assistant

Alberni-Clayoquot Regional District

Charity Hallberg

From: Charity Hallberg
Sent: July-24-13 10:05 AM
To: 'Hallworth, Jeff FLNR:EX'; 'Frank Limshue'; 'Jeffrey.Shatford@gov.bc.ca'; 'mark.haines@gov.bc.ca'; 'execdirec@pmflc.ca'; 'Scott Smith'; 'steve@hupacasath.ca'; 'Mezynska, Urszula CSCD:EX'; 'Darrell Ross'; 'lcheetham@sd70.bc.ca'; Andy Daniel
Cc: Alex Dyer; 'Kelly Gesner'; Mike Irg
Subject: FW: Sproat Lake Official Community Plan - OFFICIAL Referral Request
Attachments: P1310_referral response form.pdf; Sproat Lake OCP Official Referral_20130628.pdf
Importance: High

Hi Again,

Below is an email that was sent to you on June 28th requesting your official referral comments for the Sproat Lake Official Community Plan. We have not yet received your input. As we would like to hold the public hearing for this OCP in the last week of August, we would certainly appreciate your response by August 9th.

Please let us know if you require a hardcopy of either the OCP document or maps or if you need any additional information.

Charity Hallberg Dodds

Planning Assistant

Alberni-Clayoquot Regional District

From: Charity Hallberg
Sent: June-28-13 9:20 AM
To: 'Hallworth, Jeff FLNR:EX'; 'Frank Limshue'; 'Henigman, Margaret FLNR:EX'; 'Richir, Gilbert C FLNR:EX'; 'Jeffrey.Shatford@gov.bc.ca'; 'mark.haines@gov.bc.ca'; 'glen.gibson@viha.ca'; 'execdirec@pmflc.ca'; 'Scott Smith'; 'steve@hupacasath.ca'; 'Wade Hepp'; 'Mezynska, Urszula CSCD:EX'; 'jill.hatfield@gov.bc.ca'; 'Wagner, Jordan TRAN:EX'; 'Roger.Cheetham@gov.bc.ca'; 'Darrell Ross'; 'Orr, Randy'; 'lcheetham@sd70.bc.ca'; Andy Daniel
Cc: Alex Dyer; Mike Irg; 'Kelly Gesner'; Lori Wilson
Subject: Sproat Lake Official Community Plan - OFFICIAL Referral Request

Hi Everyone,

On December 24th, 2012, I emailed the Sproat Lake OCP "pre-referral" request to most of you. We have considered all responses as well as public input received during our open house held on March 14, 2013. Bylaw P1310, Sproat Lake Official Community Plan, received first reading on June 12, 2013. This is now our official referral request which will be followed by a public hearing in August.

Attached is the OCP document. All maps are available for review at <http://www.acrd.bc.ca/cms.asp?wpID=285>. The digital map files are too large to email. Please let me know if you would like a paper copy of the maps and/or document and we will make arrangements to get them to you.

Also attached is a referral response form. Please use this form and include/attach any additional correspondence if necessary. If you have any questions, please let me know!

Charity Hallberg Dodds

Planning Assistant

Alberni-Clayoquot Regional District

Phone: (250) 720-2712

Fax: (250) 723-1327

Charity Hallberg

From: Gibson, Glenn [Glenn.Gibson@viha.ca]
Sent: July-24-13 9:06 AM
To: Charity Hallberg
Cc: Malakoe, Shaun; Bruvall, Stephanie
Subject: FW: Sproat Lake Plan

Good morning Charity, please note below our Medical Health Officer's response to this Plan.

I would appreciate the following addition in Policy 3.2.9

"...health requirements for sewage disposal and a Water System Approval as defined by the Drinking Water Protection Act.

Thank you,

Glenn J. Gibson

Land Development
Environmental Health Officer
Oceanside Health Center
489 Alberni Hwy, Parksville V9P 1J9
250 947 8222 ext.39186
fax 250 951 9576
glenn.gibson@viha.ca

From: Hasselback, Paul
Sent: Tuesday, July 23, 2013 9:13 AM
To: Gibson, Glenn
Subject: FW: Sproat Lake Plan

Glenn – Joanna has reviewed and used some framework materials we are "working on". There are a few comments here that likely can be built into response.

I'm happy to let you take these comments and submit or incorporate into your work as well.

Paul

From: Oda, Joanna
Sent: Monday, July 22, 2013 6:28 PM
To: Hasselback, Paul
Subject: Sproat Lake Plan

The plan's goals incorporate express a desire to provide a "healthy lifestyle," "good quality of life" and "affordable housing," however only affordable housing is mentioned in the General Planning Objectives (section 3.1). To address this, I would consider adding to the objectives:

"Ensure land use designation has a positive impact on health, the environment and overall quality of life." and rephrase policy 3.2.1 to "Consider the integrity of the natural environment and the impact on community health and well being in all planning and development matters."

Healthy, Cohesive Neighbourhoods and Communities

- Comprehensive Development Areas appear to be an important planning tool for achieving the OCP's goals. In addition, to "taking into consideration the unique features of the specific site," CDA plans should also align with the objectives of the OCP.

- The Community Service Use section notes that there is “limited demand for expanded community service uses,” however, as the plan and background document note, the population of Sproat Lake is aging and their needs may be changing. Consulting with community emmbers and service providers to anticipate and plan for these changes is advisable.
- Housing affordability is clearly an important goal and is specifically addressed in policy 10.2.9, however, I don’t understand how these mechanisms, in and of themselves will achieve the goals it lists.
- Enhancing the Airport use has the potential to improve the economic opportunities in Sproat Lake, but also increase noise and air pollution. One of the genral planning objectives was to minimize the potential for land-use conflict and it may be worth repeating here, as well as adding consideration for health impacts when approving greater use.

Accessible, Safe Transportation Networks

- There is emphasis on ensuring road side trails are included with road development and that non-motorized transportation is “emphasized” Glad to see that safety also makes it in there.
- Given the distances involved, non-motorized transport is unlikely to be the best or most acceptable alternative (carpooling and car-sharing are not mentioned). Collaboration with the community is likely needed to determine how best to reduce motor vehicle reliance.
- There’s little in the plan about the maintanence of transportation infrastructure to improve its safety (e.g. filling in pot holes, lighting, maintaining sidewalks)

Healthy Natural Environments

- Lots in here about making greenspace more accessible to everyone
- Maybe add some tobacco-control provisions (e.g. smoke-free parks, trails)

Food Accessibility

- The plan details means of preserving and promoting continued agricultural production, but information on accessible healthy food is lacking other than encouraging farm-gate sales. I would recommend including language in the Commercial use section about planning for an equitable, healthy food network.

Disaster Risk Mitigation and Preparedness

- I don’t have much to add here. The recommendations from the background study have been added (changes in riparian set back, forest fire prevention buffers,

Joanna Oda

Public Health and Preventive Medicine Resident, Year 5

Medical Health Officer's Office - Central Vancouver Island

3rd floor 6475 Metral Dr.

Nanaimo, BC

desk: 250-755-7691 x53018

pager: 250-714-7207



BYLAW RESPONSE SUMMARY

BYLAW NO.: P1310

ACRD FILE NO.: Sproat Lake Official Community Plan

APPLICANT NAME: Alberni-Clayoquot Regional District

ACRD CONTACT: Mike Irg, Manager of Planning and Development

Date of Referral: June 28, 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

Mike.

Island Timberlands has no significant objections to the Sproat OCP as written. Obviously a great deal of effort went into this document as it is well written and considered. Kudos to you and your Staff.

As I have mentioned within previous submissions, our only comment is with regard to the area around the former Sproat Lake Divisional headquarters and maintenance shop. I believe Map 2 should be amended to show the shop and the surrounding lands as "Industrial", and I would add that additional lands on the west side of the inlet along the waterfront (i.e. nearer Shoemaker Bay dump) be changed from "Conservation" to "Industrial" as well.

This would be more in keeping with current uses, and would provide an opportunity in the future to move away from the primarily 'forestry use' of these facilities. A change in designation across the water may also draw industrial tenants over from the downtown area, thus helping with the ongoing revitalization. This could also be the impetus for a diverse number new land uses in the area, and thus help diversify the local economy. We believe this could all be achieved whilst still protecting the values inherent in the area.

Thank you once again for allow me the opportunity to comment.

Agency (please print): Private Land Owner (Forestry)

Name (please print): Randy Orr, RI, RFT

Title: Land Administrator, Real Estate

Signature: _____

Digitally signed by Randy Orr, RI, RFT
DN: cn=Randy Orr, RI, RFT, o=Island
Timberlands LP, ou=Real Estate,
email=rorr@islandtimberlands.com,
c=CA
Date: 2013.07.16 16:19:56 -07'00'

Date: _____

Charity Hallberg

From: Henigman, Margaret FLNR:EX [Margaret.Henigman@gov.bc.ca]
Sent: July-19-13 4:12 PM
To: Charity Hallberg
Subject: ACRD Sproat Lake OCP June 05, 2013 revision.

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Charity; Thank you for forwarding the Sproat Lake OCP June revision. As noted in my previous response of January 21, 2013 the draft OCP appears to at least partially address the protection of species and ecosystems through the provision of a Development Permit Area similar to the Riparian Areas Regulation. A couple of other things I've picked up in this review are that the Natural Environment Objectives should recognise the importance of addressing storm water impacts, preferably through the adoption of water balance planning or similar method to maintain clean base flows in your local streams. In terms of your draft DPA language I just have a couple of suggestions:

Exemptions: v. Note that this organization is now called the Coastal Invasive Species Committee found at:
<http://www.coastalisc.com/>

vi. I think that you will find it very difficult to consult with DFO now that their Project Notification and Review Application Form process is based out of Vancouver. Removal of trees from fish habitat may require an authorization using this review process found at: <http://www.pac.dfo-mpo.gc.ca/habitat/know-savoir-eng.htm>

viii b) I'm not sure how the removal of hazard trees fits into PEP procedures however you should require that if this occurs it only be done under direction of a ISA Certified Arborist. Note that, consistent with ISA best practices, tree topping should be avoided.

viii e) again I recommend you specifically call for an ISA Certified Arborist – there are lots of folks out there with chain saws who know nothing about arboriculture.

xi new pump houses should not be located within the riparian zone

xiv Re path locations: c) should read "do not entail removal of streamside or lakeside vegetation"

DPA1

I am a little confused as to what the trigger is for someone requiring an assessment. The beginning piece on p41 seems to suggest that no assessment is necessary as the setbacks have been predefined, however the Guidelines call for a QEP to prepare a report.

Justification: "The natural environment is a..." replace with "Riparian Ecosystems are...".... They include the upland ecosystems surrounding water features..."

Guidelines:

So you've defined the setbacks but they would only apply if the landowner didn't commission a report? It's a bit like the City of Nanaimo's pre-defined SPEAs only, in your case, the assumption is that someone would commission the report?? It will be interesting to see how this goes.

vi: Re construction of a small accessory building – I recommend against this as people will be confused about what goes and what doesn't better to make this a no go zone consistent with the RAR. Also if the building is located a minimum of 15 m from the HWM etc why include this at all?

Just a word on the Protection from Natural Hazards piece – We've recently seen an example of someone designing a shoreline home which turned out to require 7.5m of fill to bring it up to the new sea level rise flood construction level. This will obviously have significant social implications and the toe of fill may result in additional fisheries or other environmental impacts. This is a potential outcome from current flood planning discussions that I don't think anyone had anticipated.

As noted in my previous review, "Although our inventory of Bald Eagle nests in this area is a bit out of date I am aware of at least one Great Blue heron colony just south east of the Stirling Arm. There could be other nests of birds protected under Section 34 of the Wildlife Act within the Plan area that could benefit from buffer protection. Consistent with our recently revised and published Develop with Care document we recommend that a bio-inventory be undertaken to identify sensitive features, species and ecosystems prior to land clearing, especially for large undeveloped properties.

Anyway that's if Charity. Hope this is helpful. Let me know if you have any questions.

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





July 11, 2013

Charity Hallberg-Dodds,
Planning Assistant
Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3

Dear Charity Hallberg-Dodds:

Re Sproat Lake Official Community Plan

Thank you for the June 28, 2013 referral of the Sproat Lake OCP. Please find the following comments related to the agricultural policies in the draft OCP.

The only remaining concern I have with this draft is the reference at the bottom of page 33 section 19 Natural Environment, footnote .6 should be updated to reference the Ministry of Forest Lands and Natural Resources that is now responsible for freshwater private moorages. Information can be found at http://www.for.gov.bc.ca/land_tenures/tenure_programs/programs/privatemoorage/

Thank you for the opportunity to comment on the Sproat Lake OCP draft documents. If you have any questions regarding my comments please contact me directly.

Sincerely,

Jill Hatfield P.Ag.
Regional Agrologist,
BC Ministry of Agriculture
2500 Cliffe Ave.
Courtenay, BC V9N 5M6

cc: Roger Cheetham
Agricultural Land Commission



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.: P1310

ACRD FILE NO.: Sproat Lake Official Community Plan

APPLICANT NAME: Alberni-Clayoquot Regional District

ACRD CONTACT: Mike Irg, Manager of Planning and Development

Date of Referral: June 28, 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

The Crown land sections, if any, of the land under the proposed Community Plan are also subject to all the Forest and Range Practices Act – FRPA and regulations requirements and all relevant provincial and federal Acts.

It's important to ensure the public doesn't get the perception that the OCP dictates what happens on Crown land. Please note that I did not do a detailed review of the maps to verify that Crown land parcels are identified and correctly zoned in their plan.

Agency (please print): Ministry of Forests, Lands and Natural Resource Operations

Name (please print): Attila Gereb, R.P.F.

Title: Resource Forester

Signature: _____

Digitally signed by Attila Gereb
DN: cn=Attila Gereb, o=Ministry of
Forests, Lands and Natural Resource
Operations, ou=South Island Natural
Resource District,
email=Attila.Gereb@gov.bc.ca, c=CA
Date: 2013.07.09 13:46:17 -07'00'

Date: 2013-07-08



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue

Port Alberni, BC V9Y 2E3

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

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Reasons Outlined Below

Ministry of Transportation interests are unchanged by the revisions to the Sproat Lake OCP. Comments remain the same as the "pre-referral" response dated January 14, 2013 (attached). No additional comments or conditions.

ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

JUL 09 2013

RECEIVED

Agency (please print): MINISTRY OF TRANSPORTATION & INFRASTRUCTURE

Name (please print): JORDAN WAGNER

Title: DISTRICT DEVELOPMENT TECH

Signature:

J. Wagner

Date: JULY 8 2013



BRITISH
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The Best Place on Earth

January 14, 2013

Alberni Clayoquot Regional District
Attn: Charity Hallberg Dodds

Re: Sproat Lake Official Community Plan Referral Comments

1. Comments on Objectives 3.1.3 and 3.2.5, and Policies 17.2.4 and 17.2.5: Access to Water

When a property that is proposed for subdivision is contiguous with a body of water, highway access to the water is required under **Section 75(1)(c) and (d)** of the **Land Title Act**. This is to allow upland property owners and/or the general public access to bodies of water at regular intervals. The Approving Officer must ensure that subdivisions comply with Section 75 of the Land Title Act. **Section 75(1)(c)** applies where the bed of the body of water belongs to the Crown. **Section 75(1)(d)** applies where the bed is owned by a person other than the Crown.

Park dedication is unacceptable as the only access to water. There must be public road dedication. Access to a body of water must be provided and labelled as "road" on the subdivision plan, but it may not be required to be constructed.

In the Sproat Lake Area there are many such road dedications. Conflicts have been known to arise between upland residents and adjacent property owners as these road dedications are developed for more formal trail access to the lake. The Ministry would like to work with the ACRD and local residents to avoid conflicts of this kind in the future while maintaining public access to water.

2. Comments on Policies 8.2.3, 8.2.4, and 14.2.10: Commercial Development Along Highway 4

While the Ministry of Transportation does not object to tourist and commercial development in the vicinity of Highway 4, our primary objective is to maintain the flow and safety of the travelling public and protect our infrastructure.

Regarding Policy 14.2.10, the Approving Officer can only limit new road and driveway accesses onto Highway 4 during the subdivision process. Through the access permitting process, District Development Technicians have the ability to further restrict or allow commercial, industrial, and residential access onto Highway 4. Through this process the Ministry ensures that the travelling public and our infrastructure are protected.

3. Comments on Policies 14.2.2, 14.2.6, 14.2.11, and 17.2.2: Trail Networks Along Ministry Roads

The Ministry of Transportation permits certain works, such as trails and sidewalks, to be constructed in the highway right-of-way where it is practical and safe to do so. All developers must apply for and receive a permit from the Ministry of Transportation before constructing or maintaining a trail and/or sidewalk on land or rights of ways controlled by the Minister of Transportation, according to **Section 62 of the Transportation Act**.

Traffic safety and highway development are first priorities. The Ministry's primary responsibility is to ensure that public safety is not compromised by activities or installations within the highway right-of-way. In addition, decisions related to trails must ensure that:

- Existing highway facilities are not damaged or put at risk
- Other non-highway facilities are protected
- Future highway development is not unduly restricted
- Any trail, sidewalk, or landscaping must leave clear lines of sight
- Any trail, sidewalk, or landscaping must not interfere with highway maintenance.

Completed trails, sidewalks, or landscaping become the responsibility of the municipality, regional district, and/or other responsible agency to maintain. The Ministry is not responsible for the maintenance of trails, sidewalks, or landscaping.

4. Comments on Policy 14.2.12, Road Conditions Sign

Local governments including The City of Port Alberni, The District of Tofino, and the ACRD were consulted and agreed to the location of this sign. Sight lines and other safety concerns in the area prohibit alternate locations. Drivers are encouraged to visit drivebc.ca before embarking on any journey for up to date road conditions.

If you have any questions, please contact me at 250-751-7090 or jordan.wagner@gov.bc.ca

Sincerely,



Jordan Wagner
District Development Technician
Ministry of Transportation and Infrastructure



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue

Port Alberni, BC V9Y 2E3

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

BYLAW RESPONSE SUMMARY

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ACRD FILE NO.: Sproat Lake Official Community Plan

APPLICANT NAME: Alberni-Clayoquot Regional District

ACRD CONTACT: Mike Irg, Manager of Planning and Development

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Outlined Below



Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Below

Approval NOT Recommended Due to
Reasons Outlined Below

Everything looks fine from the SLVFD perspective.
I recommend approval

Agency (please print): Sproat Lake Volunteer Fire Department

Name (please print): Wade Hepp

Title: Fire Chief

Signature: _____

Date: June 28th, 2013



MEMORANDUM

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

FROM: Alex Dyer, Planner

DATE: April 15, 2014

RE: Bylaw P1310 – Sproat Lake Official Community Plan
Amendment and Second Reading

Background

A minor change is required to the Sproat Lake OCP Bylaw P1310. As this bylaw has already received first reading and has been taken to public hearing, any change requires that the Board amend the bylaw. The procedure would be to pass a resolution to amend Bylaw P1310 and then give the bylaw second reading as amended. The *Local Government Act* allows a local government to make minor changes to a bylaw after public hearing.

Section 1.1 – Plan Preparation in the Sproat Lake OCP Bylaw P1310 states that “the Alberni-Clayoquot Regional District (ACRD) has undertaken a review and update of Bylaw No. 626”. This paragraph should read that “the Alberni-Clayoquot Regional District (ACRD) has undertaken a review and update of Bylaw No. P1118”.

Recommendation

That the Board of Directors:

- 1) Receive the staff report.
- 2) Amend first paragraph of Section 1.1 of Bylaw P1310 to replace “Bylaw No. 626” with “Bylaw No. P1118.”
- 3) Give second reading to Bylaw P1310 as amended.

Sproat Lake Official Community Plan, Bylaw P1310

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1310

**A BYLAW TO ADOPT THE SPROAT LAKE
(ELECTORAL AREA D) OFFICIAL COMMUNITY PLAN**

WHEREAS Section 876 of the *Local Government Act* empowers the Board to adopt one or more community plans for one or more areas, by bylaw;

AND WHEREAS the Board has consulted in accordance with Sections 879 and 881 of the *Local Government Act*;

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

1. This Bylaw is applicable to Electoral Area D (Sproat Lake) of the Regional District of Alberni-Clayoquot.
2. The community plan, including objectives, policies, and plan maps 1, 2, 3, and 4 attached as Schedule "A" to this Bylaw constitutes the Official Community Plan of the area referred to in Section 1.
3. If any schedule, section, subsection, sentence, clause, or phrase of this Bylaw is held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.
4. This Bylaw may be cited as the "Regional District of Alberni-Clayoquot Sproat Lake (Electoral Area D) Official Community Plan Bylaw P1310, 2013".

Sproat Lake Official Community Plan Bylaw No. P1118 is hereby repealed.

Read a first time this 12th day of June, 2013

Public Hearing held on the 3rd day of April, 2014

Read a second time this day of , 2014

Read a third time this day of , 2014

I hereby certify this to be a true and correct copy of Bylaw P1310 as read a third time by the Board of the Regional District of Alberni-Clayoquot on this day of , 2014.

Chief Administrative Officer

Approved by the Minister of Community, Sport and Cultural Development this day of , 2014

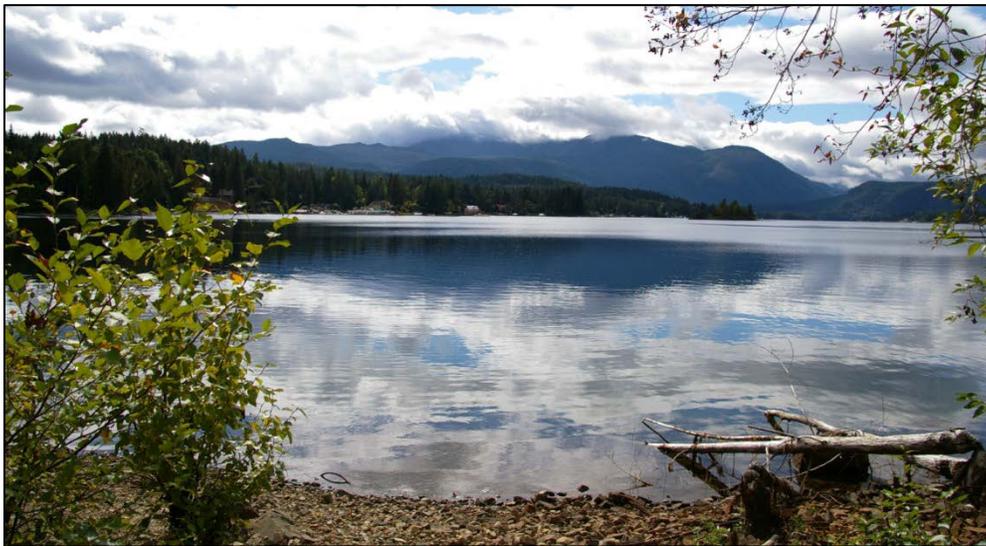
Adopted this day of , 2014

Chairperson

Chief Administrative Officer

Sproat Lake Official Community Plan

Bylaw No. P1310, Schedule A



Revised: June 05, 2013

Sproat Lake Official Community Plan, Bylaw No. P1310

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PART I – BACKGROUND

1.0 INTRODUCTION

1.1 Plan Preparation

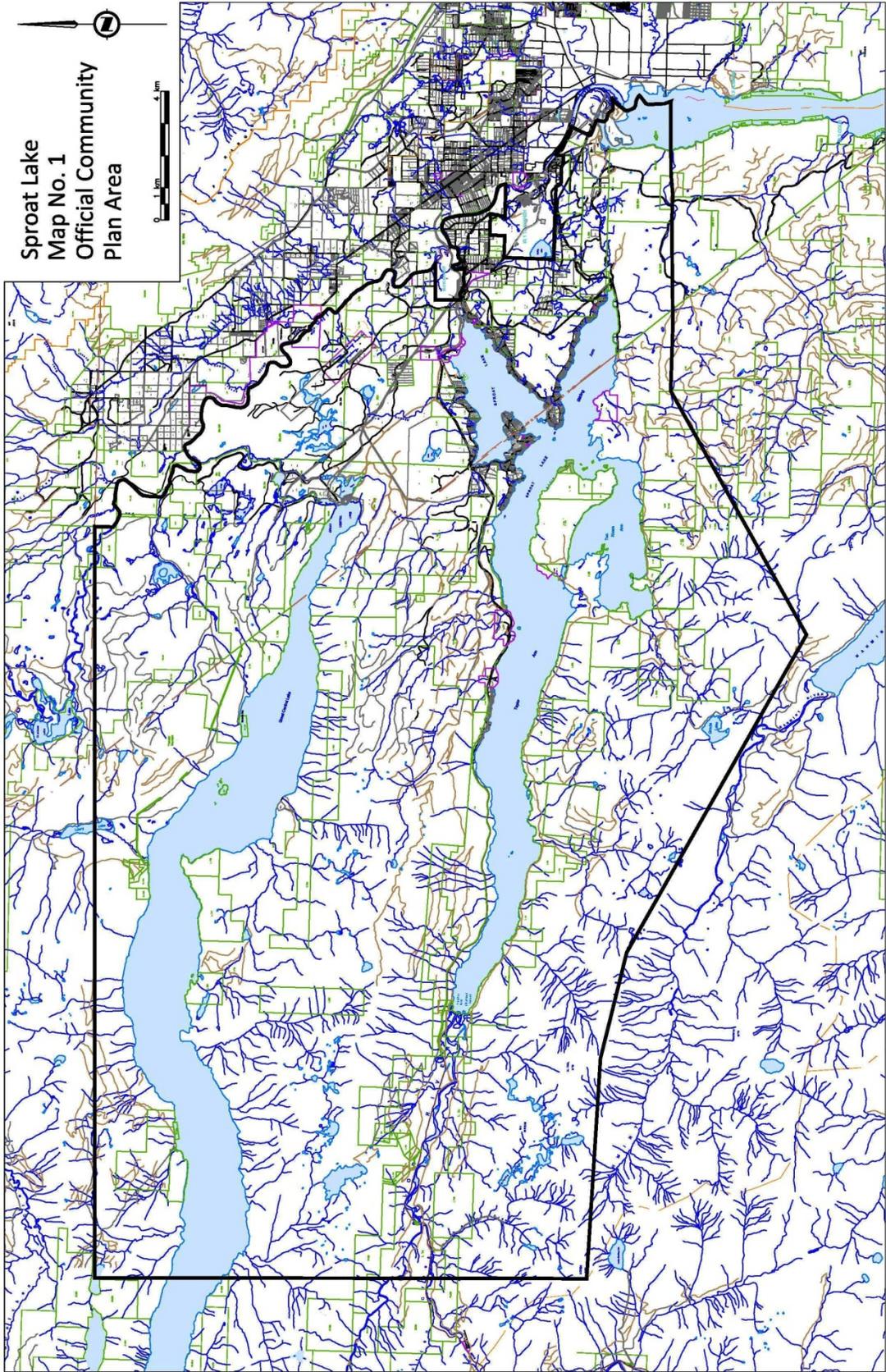
The Alberni-Clayoquot Regional District (ACRD) has undertaken a review and update of Bylaw No. P1118, the Sproat Lake, Electoral Area “D”, Official Community Plan (OCP). In preparation for this review, ACRD staff prepared a background document entitled “Alberni Valley Background Study: Creating a Vision for the Future.” This study was completed in 2010.

To ensure that the revised OCP encompassed all pertinent information and initiatives, the existing OCP, current legislation, the background study and other relevant documents were consulted. During the review, the existing OCP was also examined to determine possible gaps in meeting the expectation of residents and in conforming to the relevant sections of the *Local Government Act (LGA)*.

1.2 Purpose of the Official Community Plan

The primary purpose of the OCP is to provide the ACRD with a comprehensive long-range framework to guide, monitor and evaluate future land uses and community development decisions. An OCP is a general statement of the broad objectives and policies of the local government, a statement of the community's goals, objectives and policies with respect to existing and proposed land use, and forms the basis for subsequent regulatory bylaws. The OCP is intended to provide direction to the ACRD, private citizens, businesses and public agencies on all matters concerning future development within the planning area.

Note to Readers: Where the acronym “ACRD” is used and where Regional District is capitalized, the reference is to the corporate or governing body. Where the words are not capitalized, regional district means the physical community within the jurisdictional boundaries.



Sproat Lake
Map No. 1
Official Community
Plan Area

1.3 Legislative Authority

The OCP is a local bylaw and is prepared and adopted under the statutory provisions of the *LGA*. Section 877(1) of the *LGA* specifies that an OCP must include statements and map designations for the area covered by the plan respecting the following:

- (a) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- (b) the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- (c) the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- (d) restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- (e) the approximate location and phasing of any major road, sewer and water systems;
- (f) the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- (g) other matters that may, in respect of any plan, be required or authorized by the minister.

In addition, Section 877(2) of the *LGA* requires that an OCP “must include housing policies of the local government respecting affordable housing, rental housing and special needs housing”.

Section 877(3) of the *LGA* also requires that an OCP now include “targets for the reduction of greenhouse gas (GHG) emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.”

1.4 Jurisdiction

The Regional District generally has authority over land use and activities on privately-owned land within its boundaries. It has some influence, often through the referral process, on activities that fall under other governing bodies’ jurisdiction.

It is important to note that OCP land-use designations may not apply to Crown uses on Crown land. Forestry activities on Crown land fall under the authority of the *Forest and Range Practices Act*.

Activities on land within the Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act* and BC Regulation 171/2002, both of which are administered by the Agricultural Land Commission (ALC). Section 46 of the ALC Act requires local governments ensure consistency of their bylaws with the Act, regulations and ALC orders. The Regional

District has referred this OCP to the ALC and is of the opinion that it is consistent with the *Agricultural Land Commission Act*.

The *Private Managed Forest Land (PMFL) Act* restricts local governments from adopting bylaws that, in respect of private managed forest land, would have the effect of restricting, directly or indirectly, a forest management activity. The Regional District has referred this OCP to the various government ministries, forest companies, landowners and other interested stakeholders and is of the opinion the *PMFL Act* has been respected.

The subdivision approval authority in unincorporated areas within regional districts is the provincial Approving Officer. The Approving Officer bases his decisions on both provincial guidelines and the Regional District's recommendations with regards to its bylaws and policies, but cannot go against Regional District bylaws regulating the subdivision of land and zoning. An OCP may provide a basis for the Approving Officer to determine if a proposed subdivision is against the public interest. Development permits may also be required from the Regional District prior to subdivision approval from the Approving Officer.

1.5 Structure of the Plan

This OCP, Schedule A to adopting Bylaw No. P1310, is divided into three parts. Part I, entitled Background, provides an introduction to the planning area and provides an overview of the intent of an OCP. Part II contains the Goals, Objectives and Policies for the community's growth and development over the coming years. The Plan is to be implemented through the designation of land for specific use or uses, which are linked to the policies for those uses. Specifically, Part III, Use of the Plan, is the Plan's implementation section, and describes the designation, intent and use of development permit areas (DPAs). This section also provides a number of additional options available to the ACRD in order to implement the Plan. Part III also establishes policies and procedures for the Plan's amendment and review.

Where issues fall under more than one category – for example, trails as recreational opportunities and as part of the transportation network, or protection from natural hazards as general planning matters and as part of the natural environment – attempts have been made to include objectives and policies in the primary category. Therefore, the Plan as a whole should be consulted, rather than only one section, in the planning process.

1.6 The Plan Area

The Plan area, shown in heavy black outline on Map No. 1, on the following page, has been expanded to the north to encompass most of Great Central Lake. The Plan represents a portion of the Sproat Lake electoral area. For certainty, where there is a discrepancy between Map No. 1 and the letters patent of the Regional District, the definition of electoral area boundary in the letters patent will prevail.

The Sproat Lake OCP area constitutes approximately one-third of Electoral Area “D”, roughly the central/eastern portion. As noted earlier, the Plan area has been expanded northward to encompass most of Great Central Lake, which is part of the Sproat Lake watershed. Those areas where the plan area is not consistent with legal boundaries are either Crown land or privately-owned private managed forest land and, therefore, are primarily subject to provincial regulations.

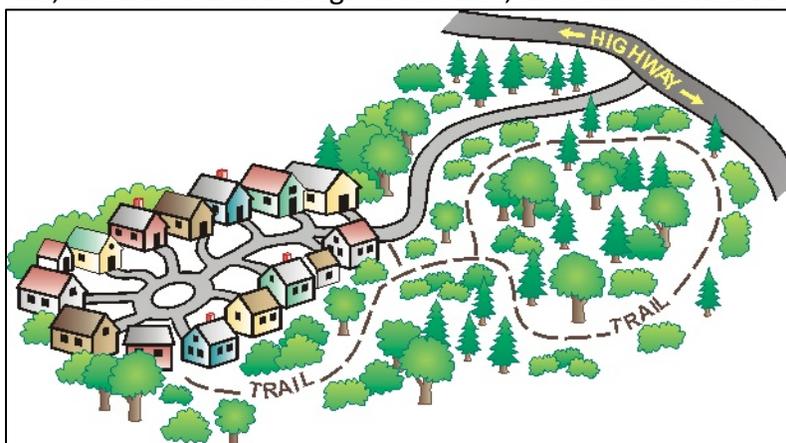
Lands to the north, west and south of the Plan area within the Electoral Area boundaries are predominantly uninhabited forestry lands. Along the eastern border of the Plan area are the Beaufort and Beaver Creek Electoral Areas and the City of Port Alberni.

1.7 Definitions

“Accessory residential dwelling unit” means a secondary dwelling unit either in or added to an existing single-family detached dwelling or in a separate accessory building on the same lot as the main dwelling intended for use as a complete, independent living facility with provision for cooking, eating, sanitation and sleeping. Such a dwelling is an accessory, non-commercial use to the main single-family dwelling. It is also commonly referred to as a secondary suite, granny suite, carriage home or basement suite and may be offered in any zone in which accessory residential use is permitted.

“Carriage home” means a small building usually near a large residence or part of an estate originally built to house horse-drawn carriages and the related tack, but now used for the purpose of an accessory residential dwelling unit.

“Clustering” means to concentrate housing on a parcel of land in order to preserve open space, sensitive ecosystems, natural or archaeological features; also called conservation planning.



“Communal water or sewer system” means a privately-owned water or sewer system with at least two (2) connections.

“Community water or sewer system” means a publicly-owned water or sewer system with at least five (5) connections.

“Comprehensive development area” (CDA) means an area designated for a comprehensive development plan which is a plan that is designed specifically for the site. This designation recognizes the uniqueness of parcels of land, their location and/or their intended use and is often used for larger areas, urban sites, mixed-use development and intensive small-lot developments.

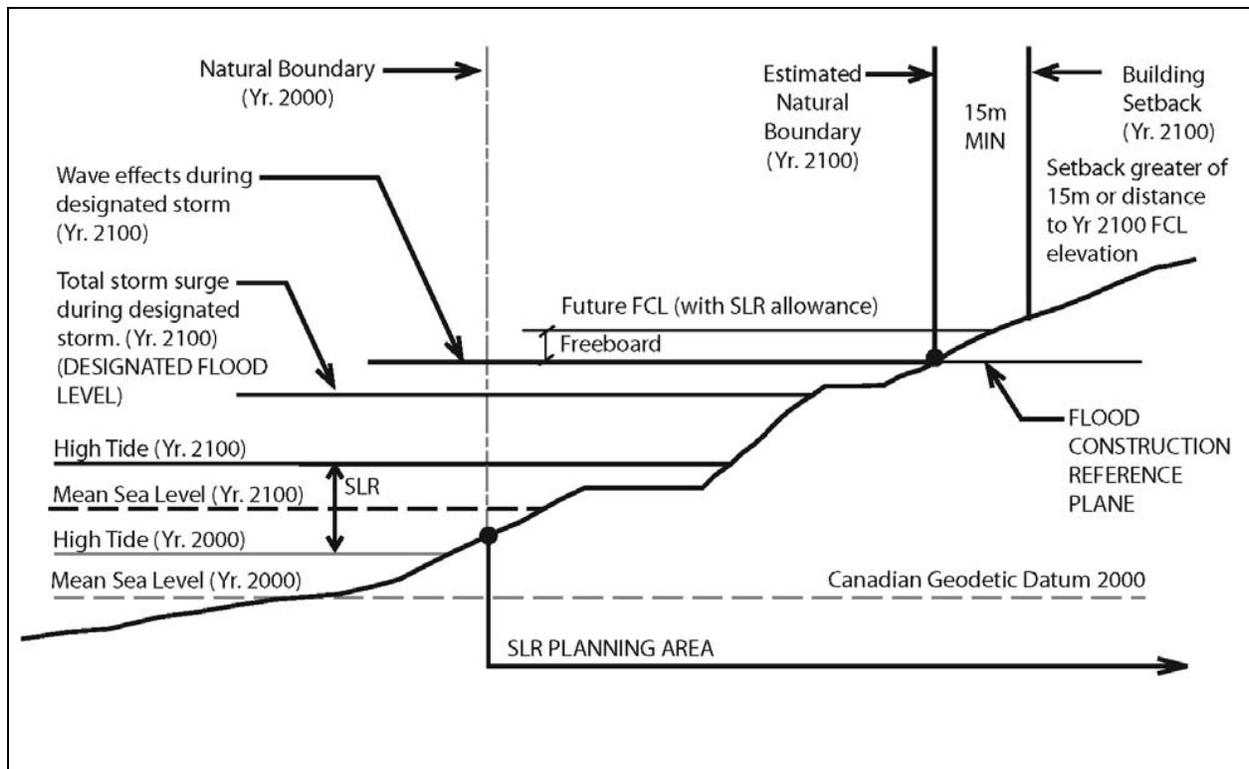
“Conservation design” – see clustering definition.

“Corridor area” means all land within 100 metres of the right-of-way boundary of a highway or a road.

“Density averaging” means calculating the density that would be permitted for an entire parcel of land and allocating it to that portion of the parcel that is most suitable for development, generally in order to preserve or protect a sensitive portion of the parcel, including, for example, through clustering.

“Density bonusing” means providing additional density to an applicant in return for an amenity, including, but not limited to, ecosystem protection, a public trail or affordable housing, either in accordance with Section 904 of *LGA* or, in general, on application for rezoning.

“Flood construction level” means the lowest elevation recommended for construction of the underside of a wooden floor system or top of concrete slab for habitable buildings. Flood construction level is the observed or designated elevation for a flood having a 200-year recurrence interval based on a frequency analysis of unregulated historic flood records plus an allowance for freeboard.



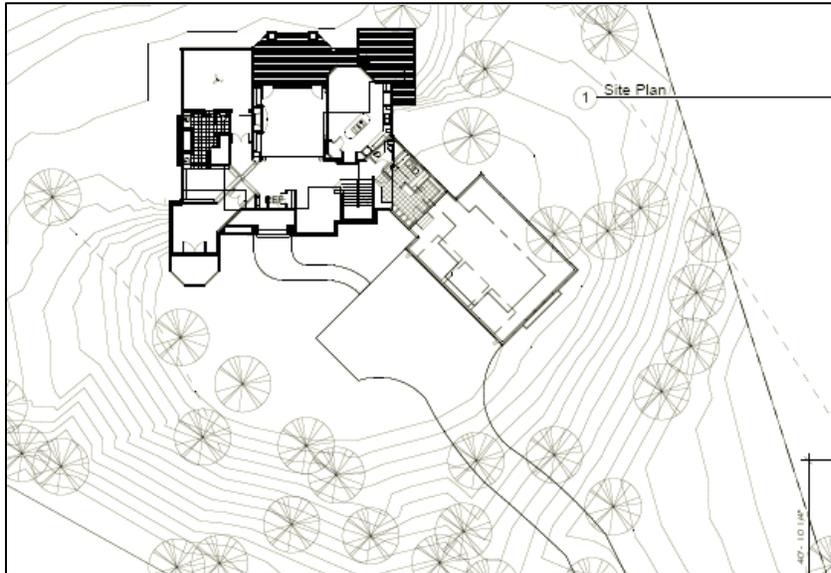
“Home industry” means the use of land, buildings and structures accessory or secondary to the primary residential use of the property for the purpose of storing, assembling, altering, repairing, manufacturing, fabricating, packing, preparing, breaking up, demolishing and treating any article, commodity or substance that can be carried out without hazard or intrusion and without detriment to the amenities of the surrounding area by reason of scale, noise, vibration, smell, fumes, smoke, grit, soot, ash, dust, glare or appearance and does not produce waste water in the process or contaminate water sources. Uses include, but are not limited to, the production of arts and crafts, wine-making, boarding stables, service shop, blacksmith and storage building for vehicles, equipment and commodities. A maximum of two persons who do not live on the property may be employed in the home industry in addition to the full-time resident proprietors.

“Home occupation” means an occupation, trade, craft or profession that is accessory and secondary to the primary residential use of the property carried out in the dwelling or an accessory building by the full-time resident(s) of the dwelling. Home occupations may include accessory retail sales with no outside storage.

“Qualified environmental professional” (QEP) means an applied scientist, technologist or engineer and can be a Professional Biologist, Professional Engineer, Geoscientist, Forester or Agrologist in good standing in British Columbia with the appropriate professional organization, as appropriate to the issue under consideration.

“Site adaptive planning” means using site and terrain analyses to determine the most

appropriate form and placement of development for a property and designing development in a manner that it fits within the existing natural systems. Also called ecological planning or designing with nature.¹ See sample sketch below.



“Small-scale food production” means farming and gardening on smaller-sized, non-ALR rural and residential properties.

¹ Based on the principles in the book *Design with Nature*, Ian McHarg, 1969

PART II – GOALS, OBJECTIVES AND POLICIES

2.0 GOALS

2.1 Setting the Stage

During the preparation of the “Alberni Valley Background Study”, consultation with the community helped the ACRD to gain an understanding of the issues that are facing local residents, as well as the future goals for the community. Residents expressed their overall goals for the Alberni Valley. These goals have been combined with the goals expressed in the existing 2005 Sproat Lake OCP.

2.2 The Goals

The goals of the Sproat Lake community are to:

- 1) provide for continued social and economic growth in the area;
- 2) protect water quality and areas adjacent to streams, water features and environmentally-sensitive areas;
- 3) advance, support, promote and encourage a successful, viable agricultural industry in the Alberni Valley;
- 4) offer residents a healthy lifestyle, a good quality of life and affordable housing options;
- 5) preserve the rural character of the area while minimizing conflict between different land uses; and
- 6) provide a diverse economy based on environmental and cultural tourism as well as more traditional resource activities.

2.3 Land-Use Designations

The Regional District acknowledges the fact that changes in land ownership and land-use patterns are inevitable in the community. Some of this change will be brought about by the changing needs and circumstances of land owners, while other changes may come as a result of Regional District initiatives. This Plan attempts to anticipate some of those changes and to direct change in a logical fashion.

The Regional District has designated land for each use to accommodate both present and proposed uses and facilities.

The Plan identifies land within its boundaries with the following designations:

- Residential

- Recreational Residential
- Rural
- Agricultural
- Manufactured Home Park
- Community Service
- Commercial
- Industrial
- Airport
- Parks
- Resource
- Fish Hatchery
- Conservation
- Marina
- Float-home
- Comprehensive Development

3.0 GENERAL PLANNING

The ACRD wishes to maintain and, where appropriate and feasible, enhance the integrity of the environmental, social, economic, cultural and recreational values of the Plan area as development occurs. The following general planning objectives and policies, including subdivision guidelines, apply to the entire community of Sproat Lake.

3.1 General Planning Objectives

- | | |
|-----------------|---|
| Objective 3.1.1 | Employ and encourage property owners and developers to employ sustainability principles and best practices in all aspects of land-use planning, development and management. |
| Objective 3.1.2 | Minimize the potential for land-use conflict and danger from natural hazards. |
| Objective 3.1.3 | Support public access to all water features and public parks. |
| Objective 3.1.4 | Facilitate a wide variety of opportunities for economic activity and employment within the Plan area. |
| Objective 3.1.5 | Facilitate the provision of safe, affordable rental housing within the Plan area. |

Objective 3.1.6 Ensure that opportunities for home industry are provided and endeavour to ensure home industries are operated in a manner least disruptive to neighbours.

3.2 General Planning Policies

It is the Regional District's policy to:

Policy 3.2.1 Consider the **integrity of the natural environment** and the **protection of residents and the built environment** in all planning and development matters.

Policy 3.2.2 Implement **comprehensive development area planning** in areas of particular suitability identified with a CDA designation and consider the use of planning, servicing, heritage and other tools such as density averaging and density bonusing, phased development agreements, Section 219 covenants and other development agreements to facilitate conservation design, clustering, and environmental protection.

Policy 3.2.3 Designate larger tracts of vacant lands as **Development Approval Information Areas** (DAIAs) for matters including the safety the future residents and the built environment on these lands. Refer to Section 20.7 below.

Policy 3.2.4 Require a 10-metre fuel-free or fuel-reduced buffer in the **wildfire interface area** between the forested lands and any building or structure to minimize the danger of fire for all development adjacent to forested lands and woodlots of 20 hectares or more.

Policy 3.2.5 Acquire **public access to water bodies** as parkland dedication through the subdivision process where feasible.

Policy 3.2.6 Require a treed and vegetated and fenced **buffer between agricultural land and non-agricultural development** on subdivisions of the non-agricultural land as recommended by the provincial guidelines in *Guide to Edge Planning*.

Policy 3.2.7 Permit **home occupation uses**, as a secondary or accessory use, in any designation where single-family residential is the principal use.

Policy 3.2.8 Only permit **home industry use** in accordance with all of the following:

- (a) the parcel is a **minimum of 2 hectares** in size;
- (b) a fully and suitable landscaped 10-metre **screened and buffered area** between home industry uses and adjacent properties is provided; and
- (c) **setbacks** of not less than 15 metres from the property line are maintained where home industry use is accommodated within an accessory building and not less than 30 metres from the property line if the use is not located in a building.

- Policy 3.2.9 Permit one **accessory residential dwelling unit** on all lots in all designations where:
- (a) the principal use is a single-family dwelling;
 - (b) the lot is not less than 0.4 hectare in size; and
 - (c) the lot is capable of meeting all building code requirements, as well as health requirements for sewage disposal and potable water.
- On lots 0.8 hectare or more in size, one accessory residential dwelling unit or one manufactured home may be permitted in addition to the principal dwelling.
- Accessory residential dwelling units within the ALR require approval from the ALC.
- Policy 3.2.10 Permit **parks, trails, roads and small-scale utilities** in all designations as specified by the zoning bylaw.
- Policy 3.2.11 Consider issuing **temporary use permits** in appropriate areas in all land-use designations, in accordance with Section 921 of the *LGA*.
- Policy 3.2.12 Maintain a **minimum lot size of 1 hectare** for subdivision purposes in all land-use designations if the lot is serviced with an on-site well and septic system. The minimum lot size may be reduced to 0.24 hectare if the lot is serviced by a community or communal water or sewer system.
- Policy 3.2.13 Support the design and use of **rainwater management plans** for development to ensure that post-development run-off flows approximate pre-development flows.
- Policy 3.2.14 Support **small-scale food production** throughout the Plan area.
- Policy 3.2.15 Promote the development of land in a manner that suits and is **appropriate** to the site upon which it will be built.
- Policy 3.2.16 Protect development in areas that have **steep slopes, risk of subsidence, or susceptibility to flooding**, where known, by designating them as development permit areas, in accordance with Section 921 of the *LGA*.

Advocacy Policies

- Policy 3.2.17 Encourage development plans and site layouts incorporating **site-adaptive planning and conservation design or clustering**.
- Policy 3.2.18 Encourage the **preservation of natural features** such as streams, lakes and wetlands through the subdivision and development process.
- Policy 3.2.19 Encourage **land-use patterns** that do not compromise the ecological integrity and rural character of the Plan area.
- Policy 3.2.20 Encourage development and accompanying road systems to be constructed in a manner **in keeping with the natural environment**.
- Policy 3.2.21 Encourage **comprehensive development planning**.
- Policy 3.2.22 Encourage **residential buildings** on non-agricultural land to be set back **from the ALR boundary**, in accordance with the provincial guidelines in *Guide to Edge Planning*.
- Policy 3.2.23 Encourage site development and landscape plans that **minimize water usage** and reflect water conservation measures, such as using indigenous, drought-tolerant, fire-resistant plants.
- Policy 3.2.24 Encourage existing developments adjacent to forestry lands to **minimize the risk of wildfire** by reducing the amount of potential fire fuel between the trees and any building.

4.0 AGRICULTURAL USE

The *Alberni Valley Agricultural Plan 2011* is intended to guide and assist the agricultural industry in the Alberni Valley for the next two decades. The plan notes that “there is significant capacity for increased agricultural production in the Alberni Valley” and contains 12 goals and corresponding objectives and policies that support farmers and encourage agricultural activities in the Valley. Where the ACRD has some responsibility for actions identified as needed to achieve the objectives, Regional District staff has initiated the process.

Map No. 2 shows the location of existing and future lands designated for agricultural uses.

4.1 Agricultural Use Objectives

- Objective 4.1.1 Maintain and foster agricultural use and food production.
- Objective 4.1.2 Promote the diversification of agricultural products.
- Objective 4.1.3 Encourage the protection of clean groundwater for agricultural operations.
- Objective 4.1.4 Facilitate activities identified in the Alberni Valley Agricultural Plan.

4.2 Agricultural Use Policies

It is the Regional District's policy to:

- Policy 4.2.1 Pursue the development of a long-term **plan to increase non-potable water availability** for farming purposes.
- Policy 4.2.2 Maintain a **minimum lot size** of 2 hectares, subject to approval by the ALC, in areas designated for Agricultural uses.
- Policy 4.2.3 Support applications to **include agricultural properties in the ALR.**

Advocacy Policies

- Policy 4.2.4 Discourage the **removal of agricultural land from the ALR.**
- Policy 4.2.5 Encourage the **interim use of agricultural lands** for forestry, silviculture, open space and recreational uses that will not impair the future agricultural viability of those lands.
- Policy 4.2.6 Discourage the **subdivision of land within the ALR** into parcels too small to support economically-viable agriculture.
- Policy 4.2.7 Encourage the production of **non-genetically-engineered organisms**, the use of best practices and the avoidance of chemical pesticides.

5.0 RESOURCE USE

Much of the Sproat Lake area is resource land, predominantly forested, with some gravel extraction on the east side of the Plan area. Large tracts of these resource lands are owned by the Province, while other portions are privately owned. Forested lands provide economic activity, employment, wildlife habitat, stream protection, and buffers between potentially conflicting uses, as well as aesthetic and environmental benefits.

The ACRD also recognizes that natural resources are vital to the development and maintenance of the built environment and its infrastructure. There is some potential for the extraction of mineral and aggregate deposits in the Plan area. Known sand, gravel and mineral reserves are shown on Map No. 4.

5.1 Resource Objectives

- Objective 5.1.1 Maintain a forested land base that contributes to fostering viable resource industries.
- Objective 5.1.2 Maintain forest cover throughout the Plan area so that the hydrological integrity of the Sproat Lake and Great Central Lake watersheds is maintained in order to protect drinking water sources.

5.2 Resource Policies

It is the Regional District's policy to:

- Policy 5.2.1 Maintain a **minimum lot size of 20 hectares** in areas designated for Resource uses.
- Policy 5.2.2. Support **forestry, forestry-related activities, agriculture, resource extraction, fish hatcheries, power-generation facilities and communications facilities** on resource lands, provided all necessary federal and provincial approvals are obtained.
- Policy 5.2.3 Support the on-going use of forest lands for **growing and harvesting of trees**.
- Policy 5.2.4 Support **community forestry** for the benefit of the local community.

Advocacy Policies

- Policy 5.2.5 Encourage large-lot land owners to **retain tree-cover** by using selective harvesting methods and practices that protect and maintain slope and soil integrity and to maintain a buffer adjacent to agricultural and other non-resource lands.
- Policy 5.2.6 Urge that use of private forest lands and Crown lands be conducted in a manner that does **not jeopardize existing and future domestic water quality, flow and supply**, that does not jeopardize sewer systems and that minimizes deforestation.
- Policy 5.2.7 Encourage the provincial government to monitor the effectiveness of **resource policies and regulations** that ensure and support sustainable forest practices and protect drinking water sources on all privately-owned forest lands.
- Policy 5.2.8 Encourage the ministry responsible for forests, major forest companies, community forest operators and small-scale logging operators to utilize **best forest management and harvesting practices** to ensure a sustainable forest resource base while preserving local water resources and other significant environmental features and giving consideration to adjacent residential and recreational values.

6.0 FISH HATCHERY USE

Fish hatcheries provide a substantial contribution to the important fishing industry in the Alberni Valley. There are three fish hatcheries in the Sproat Lake Plan area, all in the Great Central Lake neighbourhood. The federally-owned Robertson Creek Hatchery has been producing spring and coho salmon for over 30 years. Mainstream Canada, a private enterprise, produces Atlantic salmon in its land-based operation. Omega Pacific Hatchery also operates in the area.

6.1 Fish Hatchery Objectives

- Objective 6.1.1 Retain and foster the continued operation of fish hatcheries.

6.2 Fish Hatchery Policies

It is the Regional District's policy to:

Policy 6.2.1 Support the ongoing operation of publicly- and privately-owned **fish hatcheries**.

7.0 INDUSTRIAL USE

There are a number of industrial uses, both heavy and light, in the Sproat Lake area that provide employment and economic diversity. The ACRD recognizes the need to designate suitable areas for industrial uses and to encourage industry and industrial uses to locate there. Lands along Hector Road, adjacent to the Alberni Valley Regional Airport and to the east of Devil's Den Lake, designated as Industrial on Map No. 2 of this Plan, reflect present industrial uses as well as areas where future industrial uses are appropriate. New industrial uses may also be permitted on the lands designated Airport Use (refer to Section 15 below).

7.1 Industrial Objectives

Objective 7.1.1 Facilitate the growth and diversification of the local economy.

Objective 7.1.2 Ensure that opportunities for home industry are provided and implemented with minimal disturbance to neighbours.

7.2 Industrial Policies

It is the Regional District's policy to:

Policy 7.2.1 On lands designated Industrial, permit **principal uses** such as heavy industrial uses, light industrial uses, business or industrial parks, storage and warehousing, manufacturing and fabrication, as specified by the zoning bylaw.

Policy 7.2.2 Require industrial uses and activities to be **screened and buffered** where they are located adjacent to non-industrial land.

Policy 7.2.3 Support the **expansion or establishment of services** such as fire protection and communal or community water and sewer to industrial areas where more intensive industrial activities are developed.

Advocacy Policy

Policy 7.2.4 Encourage industrial uses to locate in areas so designated, such as the **airport area and Hector Road**.

8.0 COMMERCIAL USE

Sproat Lake has a number of commercial properties, mainly along the Highway 4 and Hector Road. These are smaller, neighbourhood-oriented enterprises. It is anticipated that some new commercial uses can be accommodated within the area designated for comprehensive development on the east side of Sproat Lake Provincial Park.

The growth of commercial development is expected to be of a smaller-scale, local-service type. The City of Port Alberni is and will continue to be the primary retail and service centre for the Alberni Valley. The Tseshaht Market is a conveniently-located neighbourhood and highway commercial store and gas bar.

8.1 Commercial Objectives

Objective 8.1.1 Facilitate the establishment and operation of small-scale commercial development that is compatible with Sproat Lake's predominantly rural character.

Objective 8.1.2 Encourage tourism, specifically ecotourism, and other economic development opportunities.

8.2 Commercial Policies

It is the Regional District's policy to:

Policy 8.2.1 Consider permitting the following **principal uses on lands designated Commercial**: local commercial, service commercial, highway commercial, tourist commercial, recreation commercial, and campground commercial, as specified by the zoning bylaw.

Policy 8.2.2 Permit **residential developments above commercial** establishments.

Policy 8.2.3 Require **development permits** on lands designated as Commercial within the Highway 4 corridor area.

- Policy 8.2.4 Support the expansion and location of **highway and tourist commercial uses** in the vicinity of Highway 4 and Stuart Avenue and tourist and neighbourhood services in the West Bay area.
- Policy 8.2.5 Support existing commercial enterprises as well as new enterprises that wish to establish a **small-scale, local-service business** in commercially designated areas outside the main transportation corridor area.
- Policy 8.2.6 Work with the Economic Development Office to **promote economic development, tourism and recreational opportunities**.
- Policy 8.2.7 Permit **short-term rental accommodation** as specified by the zoning bylaw.

Advocacy Policies

- Policy 8.2.8 Encourage **small-scale “farm-gate” commercial activities** within the Plan area.

9.0 RURAL USE

Sproat Lake is essentially a rural area, and its residents enjoy the rural nature and lifestyle that this entails.

9.1 Rural Objectives

- Objective 9.1.1 Maintain the predominantly rural character of the area.

9.2 Rural Policies

It is the Regional District’s policy to:

- Policy 9.2.1 Maintain a **minimum lot size of 2 hectares** in areas designated as Rural.
- Policy 9.2.2 Permit a **variety of compatible uses** on rural lots in order to make their retention viable.

Advocacy Policies

Policy 9.2.3 Encourage owners of rural acreages to **maximize the agricultural potential** of their land.

10.0 RESIDENTIAL USE

The Sproat Lake area contains a range of residential uses and lot sizes, from small, suburban lots to acreages and vacation/recreational properties. This diversity affords existing residents and newcomers a number of accommodation options and provides variety within the Plan area. While single-family dwellings form the majority of residential uses, the ACRD recognizes that there may be a need for accessory residential dwelling units, multi-family housing, manufactured homes and residential use above commercial space in some locations in order to facilitate the provision and viability of rental, affordable and special-needs housing. Housing needs for the next five years and the foreseeable future can be met on existing undeveloped properties and within the CDA on the east side of Sproat Lake Provincial Park at densities consistent with surrounding parcels and higher if tailored to comprehensive development proposals.

The ACRD also recognizes that small-lot farming (2 to 4 hectares) can provide a viable alternative to larger-scale farms and can be carried out on larger residential and rural lots.

10.1 Residential Objectives

Objective 10.1.1 Allow a range of housing options within the Plan area.

10.2 Residential Policies

It is the Regional District's policy to:

Policy 10.2.1 Ensure that the **principal use** in all areas designated as Residential must be residential, as specified by the zoning bylaw.

Policy 10.2.2 Facilitate **accessory residential dwelling units** in new home construction on lots that are not less than 0.4 hectare and capable of meeting health requirements for sewage disposal for an accessory residential dwelling unit.

Policy 10.2.3 Allow **density bonusing** for the conservation or protection of green space, sensitive ecosystems or wildlife and wildfowl habitat on a proportional basis. As an example, a conservation area of 10% set aside

will result in a 10% density bonus with a minimum increase of one additional lot or residential unit.

Policy 10.2.4 Only consider density bonusing for properties with a minimum lot size of 2 hectares and where the new lots will be serviced with **communal or community water and sewer**.

Policy 10.2.5 Consider **density averaging** for subdivision applications where a communal or community sewer system is accepted by the provincial Approving Officer.

Policy 10.2.6 Consider **smaller lot sizes** for subdivision applications where a substantial portion of the lot is preserved as green space and where the property is designated as a Comprehensive Development Area.

Policy 10.2.7 Require that all new lots created by subdivision are **serviced** with water and sewerage, as follows:

Minimum Lot Size	Services
1 hectare	with on-site water and sewer
0.24 hectare	with communal or community water or sewer system or both

Policy 10.2.8 Support the continued use of the existing **manufactured home parks** in the locations shown on Map No. 2.

Policy 10.2.9 Support the provision of **special needs housing, seniors' accommodation, and affordable or rental housing** through the use of density bonusing, residential use above commercial, the addition of an accessory residential dwelling unit and other means.

Advocacy Policies

Policy 10.2.10 Encourage homeowners with an **existing accessory residential dwelling unit** to ensure that it meets all present-day health and safety requirements.

Policy 10.2.11 Encourage natural areas and open space conserved by density bonusing or density averaging to be **accessible to the general public**.

11.0 RECREATIONAL RESIDENTIAL USE

Sproat Lake offers a wealth of recreational opportunities to both residents of the Alberni Valley and visitors to the area. Many people wish to maintain a seasonal or recreational property on the lake. Additionally, many areas on the lake are not adequately serviced or accessible for full-time residency. If owners of property within this land-use designation wish to reside on the property year-round, they would have to apply for an OCP amendment and rezoning, demonstrating that the property meets health and safety requirements.

Tourist accommodation is permitted only in appropriate commercial zones.

11.1 Recreational Residential Objectives

Objective 11.1.1 Provide opportunities for seasonal residency.

11.2 Recreational Residential Policies

It is the Regional District's policy to:

Policy 11.2.1 Permit **part-time residential use** for seasonal or recreational purposes within areas designated Recreational Residential.

Policy 11.2.2 Only permit the development of new lots for part-time residential use where **access is provided either by dedicated roads or by forestry roads.**

12.0 COMPREHENSIVE DEVELOPMENT

The ACRD wishes to encourage comprehensive development planning in order to facilitate land-use design that respects the uniqueness of each parcel of land and any environmental features and to allow for a variety of uses and lot sizes. Lands considered appropriate for a mix of uses are designated as Comprehensive Development Areas (CDAs). The CDA designation basically allows a land owner to create a development with a mix of uses, not limited solely to residential or commercial, to phase development, and to plan development specifically for the terrain.

12.1 Comprehensive Development Objectives

Objective 12.1.1 Provide opportunities for comprehensive development planning.

12.2 Comprehensive Development Policies

It is the Regional District’s policy to:

Policy 12.2.1 Work in consultation with the land owner to finalize the **details of CDA plans**, taking into consideration the unique features of the specific site.

Policy 12.2.2 Where a development agreement is used, it should include the details of the development plan, servicing, parkland dedication, public access to the foreshore (if the development is adjacent to the foreshore), phasing (if applicable) and any other matter in accordance with Sections 903, 904, 905.1 or any other sections of the *LGA*, Section 219 of the *Land Title Act* and other regional district authority.

13.0 COMMUNITY SERVICE USE

There is one large area designated for community service, institutional or civic uses in the Sproat Lake Plan area, the regional landfill on the east side of Devil’s Den Lake, and a number of smaller lots, including the three fire halls, the fire practice site, the community hall and a school site.

The adjacent City of Port Alberni provides and will continue to provide the major social and community services to the residents of the Plan area. There appears to be limited demand for expanded community service uses in the Sproat Lake Plan area at present, and no new facilities are currently proposed.

13.1 Community Service Objectives

Objective 13.1.1 Maintain existing community service uses within the Plan area.

13.2 Community Service Policies

It is the Regional District’s policy to:

- Policy 13.2.1 Support the **continued use** of the community service uses within the community, including the community hall.
- Policy 13.2.2 Work with the land owner to **acquire the land** on which the community hall is located.
- Policy 13.2.3 **Rehabilitate the community hall** preferably in its current location or replace it in a new location.
- Policy 13.2.4 Seek **additional community service, institutional or light-industrial uses** for the vacant airport lands.
- Policy 13.2.5 Support the Sproat Lake Fire Department in its on-going efforts to use the most efficient and effective means of **providing fire protection** for property, residents and visitors in the Plan area.

14.0 INFRASTRUCTURE

Infrastructure consists of “hard services” such as roads, water systems, waste management systems and utilities, as well as “community services” such as police and fire protection, schools, hospitals and health services, religious and burial facilities, and community centres. These are shown on Map No. 4 of this Plan.

Water – drinking water, water for agriculture and riparian areas – is extremely important to residents of the Alberni Valley. Many of the residents of the Sproat Lake area draw their drinking water from the lake, while some homes have individual wells. Negative impacts created by forest practices or resource extraction within a watershed can affect large numbers of residents and properties. Therefore the use of private and Crown lands should be conducted in a manner that does not jeopardize existing and future water quality, flow and supply.

In terms of transportation, Highway 4 through the Sproat Lake area is the only road between the City of Port Alberni and the West Coast. The importance of this route means that an orderly and efficient valley-wide transportation network must be balanced with the protection of existing residential neighbourhoods from excessive heavy traffic.

No new roads are anticipated in the short term, although access to comprehensive development areas will be required as part of their development. Communal water or sewer systems may be developed as needed, because of water quality or sewage disposal issues. No Regional District owned and operated (community) water or sewer systems are presently anticipated, and CDA development is likely to result in private communal systems.

14.1 Infrastructure Objectives

- Objective 14.1.1 Require all development to be serviced with adequate potable water and sewerage.
- Objective 14.1.2 Maximize the effectiveness of existing infrastructure.
- Objective 14.1.3 Provide an efficient road and trails network that emphasizes non-motorized alternatives.

14.2 Infrastructure Policies

It is the Regional District’s policy to:

- Policy 14.2.1 Work with residents, relevant provincial ministries, the City of Port Alberni and neighbouring jurisdictions to develop a **logical, efficient and neighbourhood-sensitive** transportation network plan.
- Policy 14.2.2 Work with residents, land owners, provincial ministries and community groups, to develop safe **road-side pathways** and trails that parallel roads with heavy traffic.
- Policy 14.2.3 Consider the development and use of **communal or community systems** for the provision of water or sewerage.
- Policy 14.2.4 Collaborate with land owners and provincial resource agencies to determine the feasibility of developing **watershed management plans** for watersheds that provide drinking water and water for agriculture.
- Policy 14.2.5 Seek co-operation of other government agencies in implementing an **integrated approach to water resource management.**
- Policy 14.2.6 Support necessary **future road development** that incorporates road-side trails.

Advocacy Policies

- Policy 14.2.7 Encourage the provincial government to develop forestry policies and regulations that ensure and support **sustainable forest practices** and protect drinking water sources on all privately-owned resource lands.
- Policy 14.2.8 Encourage **protection of community watersheds and recharge areas** within the Plan area.

- Policy 14.2.9 Encourage the **cost-sharing of new infrastructure** systems with adjacent local governments and provincial agencies to promote greater efficiency.
- Policy 14.2.10 Encourage the Approving Officer to **limit further access directly onto Highway 4** where alternate access onto a secondary road is available.
- Policy 14.2.11 Encourage subdivision applicants to take into account the future development and maintenance of **multi-use paths and trails as part of the transportation system**.
- Policy 14.2.12 Encourage all property owners to maintain and upgrade, where necessary, septic systems to provincial health standards.
- Policy 14.2.13 Encourage the use of non-carbon-emitting forms of transportation.

15.0 AIRPORT USE

The Alberni Valley Regional Airport is located in the Sproat Lake OCP area. The airport is owned and operated by the ACRD. In addition to the facilities normally associated with an airport, the airport lands provide opportunities for airport-related and industrial activities. There are currently a number of such uses on the airport lands.

15.1 Airport Objectives

- Objective 15.1.1 Enhance the economic viability of airport operations.
- Objective 15.1.2 Provide the opportunity for compatible businesses to locate on the airport lands.

15.2 Airport Policies

It is the Regional District's policy to:

- Policy 15.2.1 Work with the City of Port Alberni, the Economic Development Office, First Nations, the Chamber of Commerce and other agencies to **promote greater use** of the Alberni Valley Regional Airport.
- Policy 15.2.2 **Cooperate with airline companies**, flying clubs and individual pilots using the airport.

- Policy 15.2.3 Support the **retention of existing businesses** located on the airport lands.
- Policy 15.2.4 **Promote the availability of land** at the airport to airport-related and compatible businesses.

16.0 HERITAGE AND CULTURE

The Plan area and the rest of the Alberni Valley have a long history of industrial uses and an even-longer history of First Nations' occupation and use of the land, as evidenced by the existence of petroglyphs at the eastern end of Sproat Lake and culturally modified trees. Alberni Valley residents share the traditional territory of First Nations such as the Tseshaht, the Hupacasath and the Uchucklesaht.

The industrial history of the area can be seen in the remains of old logging sites, sawmill facilities, old mining locales, corduroy roads (early logging roads formed of logs) and the remnants of logging communities, such as that at Boot Lagoon on Great Central Lake.

The Community Hall is viewed by local residents as a building with significant and memorable uses.

16.1 Heritage and Culture Objectives

- Objective 16.1.1 Identify, protect and conserve archaeological and historical sites within the Plan area.

16.2 Heritage and Culture Policies

It is the Regional District's policy to:

- Policy 16.2.1 Refer development proposals in areas of **potential archaeological importance** to the provincial Archaeology Branch.
- Policy 16.2.2 Support the identification, protection and **conservation of archaeological sites and features** through the Approving Officer's subdivision review and approval requirements; any known

archaeological feature or site should be identified by checking the provincial archaeological database and clearly shown on an application for subdivision.

Advocacy Policies

Policy 16.2.3 Encourage private land owners and developers to **respect archaeological features** when discovered and identified.

17.0 PARKS AND RECREATION USE

There are a number of provincial and regional parks and campsites located in the Sproat Lake Plan area. The trails in the area play an important role in maintaining the health and safety of recreational users. There is a desire for more multi-use (pedestrian, equestrian and cycling) trails within the community, particularly paralleling major transportation routes.

The ACRD encourages neighbourhood parks in the vicinity of denser residential uses, nature parks adjacent to rivers and scenic areas, and linear parks with trails connecting to existing parks, trails and roads throughout the community. In accordance with Section 941 of the *LGA*, the Regional District has identified with a “P” on Map No. 2 the approximate location of desired parkland in the Plan area.

Other parks or cash in lieu of parkland may be considered by the ACRD in other areas in response to subdivision or development proposals in accordance with the principles and policies in this plan.

17.1 Parks and Recreation Objectives

- Objective 17.1.1 Develop an integrated network of multi-use trails within the Plan area to connect with trails in adjacent areas.
- Objective 17.1.2 Improve access to Sproat Lake and Great Central Lake.
- Objective 17.1.3 Facilitate the development of a range of parks and trails.
- Objective 17.1.4 Incorporate environmental protection in park design, management and use.

17.2 Parks and Recreation Policies

It is the Regional District's policy to:

- Policy 17.2.1 Work with the City of Port Alberni, First Nations, the provincial government, private land owners, the Trails Committee, the Sproat Lake Parks Commission and local residents to develop a **comprehensive trail network**.
- Policy 17.2.2 Pursue the incorporation of **multi-use paths along highways** within the community and, in particular, along Highway 4, Faber Road, Stirling Arm Drive and Lakeshore Road.
- Policy 17.2.3 Expand the linear **park system** along the Stamp and Somass Rivers and along major creeks.
- Policy 17.2.4 Through the subdivision process, collaborate with the relevant ministry to obtain **public access to the foreshore and to streams** when appropriate, through dedication in accordance with Section 941 of the *LGA*.
- Policy 17.2.5 Work with residents, community groups, property owners and the Sproat Lake Parks Commission to ensure that **local residents have adequate access to the lakes** within their neighbourhoods.
- Policy 17.2.6 Work with provincial authorities, local residents, property owners and the Sproat Lake Parks Commission to identify, improve and provide signage for **public accesses in appropriate locations** to the foreshore and streams.
- Policy 17.2.7 Only support trails on ALR lands that have, in addition to the land owner's permission, the **approval of the ALC** and that are designed in accordance with the specifications in *A Guide to Using and Developing Trails in Farm and Ranch Areas*.
- Policy 17.2.8 Require **parkland dedication** through the subdivision process where it meets stated parkland planning objectives/goals for the area or where indicated with a "P" on Map No. 2 and only consider cash in lieu of parkland where the provision of land for a park is not ideal.
- Policy 17.2.9 Work with provincial and federal authorities, land owners, community groups and businesses to promote the **development in Resource areas and in provincial parks** of additional day-camp and picnic facilities, boat-launch ramps, parking, toilets, access to the lakes, with maintenance and

supervision, where appropriate, and specifically in the Taylor Arm area and, if feasible, in the Two Rivers area.

Advocacy Policies

Policy 17.2.10 Encourage **sustainable, environmentally-sensitive, respectful use** of parks and trails.

Policy 17.2.11 Encourage provincial authorities to **expand Fossli Provincial Park** with some wilderness camping facilities.

18.0 MARINE USE

This section on marine uses is intended to include a wide range of objectives and policies for waterbodies such as Sproat Lake, Great Central Lake and other major streams within the Plan area. In addition, three site-specific designations – marina use, float-home use and conservation – are contained within this section.

The Sproat Lake watershed drains an area of 357 km² (35,700 ha)² and covers most of the Plan area. Both Sproat Lake and the Taylor River have been identified with having high fisheries values, and the Sproat Lake watershed is designated a community watershed.³ Sproat Lake supplies drinking water for homes along the lakeshore. This large and diverse lake also has exceptional recreational values. For these reasons Sproat Lake is seen by local residents and visitors as a unique feature, and is treated as such in this Plan.

Great Central Lake, which is approximately 42 km. in length and 5,180 hectares in area, is a very fertile spawning ground.

Boating is a popular recreational activity on both Sproat Lake and Great Central Lake. A wide variety of watercraft, including houseboats, powerboats, sailboats, jet-skis, canoes and kayaks, are used by local residents and visitors. Used responsibly, these watercraft have little impact on the lake environment. However, misuse, accidents and irresponsible practices – such as parking on sensitive shoreline, fuel spills and dumping of black- and/or grey-water – can lead to the degradation of water quality and the destruction of fish and wildlife habitat.

With the increasing level of motorized boating on the lakes, there are concerns about the consequent impacts on the natural environment, human safety and quiet enjoyment. The level of concerns, combined with the fact that limited resources are available for enforcement,

² Sproat Lake Watershed Assessment Update (2008), David Campbell, M.Sc., P.Geo.

³ *Ibid.*, p. 8

prompted the development of this section of the Plan and an awareness of the need for greater efforts to educate the boating public.

18.1 Marine Use Objectives

- Objective 18.1.1 Protect the quality and quantity of water in Sproat Lake and Great Central Lake.
- Objective 18.1.2 Maintain the unique physical and biological characteristics of the shoreline environments.
- Objective 18.1.3 Promote active, responsible stewardship of the lakes.
- Objective 18.1.4 Distinguish between the levels and types of uses that can be supported by different areas of the lakes.

18.2 Marine Use Policies

- Policy 18.2.1 Designate **development permit areas** 30 metres from the high water mark on major streams and 15 metres on Sproat Lake and minor streams.
- Policy 18.2.2 **Designate specific areas** for marina use, float-home use and conservation.
- Policy 18.2.3 Permit the **mooring of houseboats** only in areas designated for Marina use as specified in the zoning bylaw.
- Policy 18.2.4 Permit **only those structures**, such as moorage, docks and fences **on the foreshore** that are in compliance with the *Navigable Waters Protection Act* and the zoning bylaw.
- Policy 18.2.5 Permit only those waterfront improvements, such as floats, docks and piers, below the high water mark to the west of the E&N land grant line that have obtained a **Land Act tenure** from the provincial government.⁴
- Policy 18.2.6 Work with provincial and federal authorities to increase public

⁴ http://www.for.gov.bc.ca/Land_Tenures/tenure_programs/programs/privatemoorage/index.html TimberWest may implement a similar policy for waterfront improvements that fall under its jurisdiction to the east of the E&N land grant line.

awareness, to provide information on **safe and courteous boating and specific marine-use areas** and to post signage at legitimate boat launch locations.

- Policy 18.2.7 Work with provincial authorities, landowners and community groups to increase public awareness of the **impacts of chemical fertilizers, pesticides**, the spread of aquatic weeds and invasive species.
- Policy 18.2.8 Support the development of a **sewage pump-out facility** to serve watercraft on Sproat Lake.
- Policy 18.2.9 Support the continuation of the Sproat Lake **Marine Patrol program**.
- Policy 18.2.10 Work with federal and provincial authorities to extend the **greywater discharge prohibition** to Sproat Lake and Great Central Lake.
- Policy 18.2.11 Work with the local community, land owners and business owners to identify an appropriate location for **water-related industrial uses**.
- Policy 18.2.12 Support the establishment of a **paddling centre** at the Bomber Base site or at any other appropriate location and the continuation of the Sproat Lake Regatta.

Advocacy Policies

- Policy 18.2.13 Encourage provincial and federal authorities to continue to **monitor issues and activities** that impact water quality and quantity in Sproat Lake and Great Central Lake.
- Policy 18.2.14 Encourage the use of **non-motorized navigational watercraft** such as kayaks, canoes and sailboats and the minimization of noise from motorboats.
- Policy 18.2.15 Encourage federal authorities to establish a **“Slow – no wake” speed limit** near highly-populated residential areas on Sproat Lake.
- Policy 18.2.16 Encourage **sustainable, environmentally-sensitive use** of the lakes and adherence to the *Canada Shipping Act* and Regulations, including the enforcement of Transport Canada’s unposted speed limit of 10 km/hr within 10 metres from shore.⁵

⁵ http://www.tc.gc.ca/eng/marinesafety/debs-obs-quick-quick_visitor-1610.htm

- Policy 18.2.17 Encourage waterfront owners to **share dock facilities** that extend to deep water in order to minimize the impact of numerous docks in shallow water, as recommended by best practices guides.⁶
- Policy 18.2.18 Encourage waterfront owners to **use best practices in the siting of structures** on the foreshore and in aquatic areas, the requirement to comply with the *Fish Protection Act* and the *Navigable Waters Protection Act*, the avoidance of sensitive areas and the selection of materials.
- Policy 18.2.19 Encourage the use of “soft” shoreline protection measures such as vegetation enhancement, upland drainage control and biotechnical measures, rather than the construction of “hard” measures such as concrete groins, lock block and retaining walls.
- Policy 18.2.20 Encourage familiarization by both boaters and lakeshore residents with federal and provincial rules and regulations for safe, courteous and sensitive use of the water and the foreshore.⁷
- Policy 18.2.21 Discourage any increase in the **number of houseboats**, wakeboard and wake-surfing boats, oversized motorboats and ocean-going motorboats on Sproat Lake to minimize damage to the foreshore and to shoreline improvements.
- Policy 18.2.22 Discourage the use of **uncoated styrofoam floats** for docks.
- Policy 18.2.23 Encourage the installation of grey-water holding tanks on houseboats.

19.0 NATURAL ENVIRONMENT

A healthy natural environment is of great importance to residents of the Alberni Valley, as the Background Study indicates. Protection of riparian areas is critical to preservation of fish stocks. Protection of surface and ground water systems is critical to the provision of water both for drinking and for agricultural purposes. Residents of Sproat Lake share the area with wildlife such as bears, cougars and wolves. Awareness of and respect for wildlife habitat and travel

⁶ Ministry of Agriculture and Lands' *Requirements and Best Management Practices – Designing Your Dock or Boat Launch; On the Living Edge: Your Handbook for Waterfront Living, BC Edition*; the federal/provincial publication *Coastal Shore Stewardship: A Guide for Planners, Builders and Developers*; *Living by Water*; *Guide to Green Boating* and others

⁷ <http://boating.ncf.ca/laws.html>; <http://safeboatingcourse.ca/>; http://www.boatsmartexam.com/en/?utm_source=bing&utm_medium=cpc; and others

corridors is important for human safety.

Reducing greenhouse gas emissions is a critical concern that can be addressed, to a significant extent, by the use of development permits. Riparian areas have been designated as development permit areas, generally as shown on Map No. 3.

There are both water and land areas in the Sproat Lake area that are of significant environmental or cultural sensitivity. These areas are seen as requiring special attention and protection.

In the case of greenhouse gas emissions, targets for reduction must be set in accordance with Section 877(3) of the *LGA*. To aid in this process, the provincial government has prepared a Community Energy and Emissions Inventory for each B.C. community. The inventory for the regional district's unincorporated areas is attached to the Background Study. As with all rural communities, the majority of emissions in the regional district stem from on-road transportation. One means of addressing this issue is to encourage residents to walk or bicycle whenever possible, rather than using their vehicles. The development of a comprehensive network of trails and roadside pathways would facilitate this.

Another means of reducing greenhouse gas emissions is to concentrate development in existing neighbourhoods, particularly those serviced or provided with a communal or community water system. This includes strategies such as densification, comprehensive development planning or the addition of an accessory residential dwelling unit.

The ACRD, in setting targets for greenhouse gas emissions reduction, must consider the unincorporated areas of the regional district as a whole, as the inventory is not broken down by electoral area. In 2007, the ACRD electoral areas used a total of 1,510,650 Gigajoules of energy and produced 46,228 tonnes of CO₂ emissions. The ACRD sets the following targets for the rural areas as a whole:

- | | |
|-----------------|---|
| Target 1 | To reduce vehicular CO ₂ emissions by 10%, from 46,228 tonnes to 41,605 tonnes, by 2014. |
| Target 2 | To focus 50% of new development in areas that are within or close to existing water systems. |

The specific target for the Sproat Lake Plan area is to have all new development on lots of less than 2 hectares in size connected to an existing water system or to be developed in conjunction with a new communal water system.

Policies, in addition to those contained earlier in this Plan, and actions to achieve these targets follow in sections 19.2 and 19.3.

19.1 Natural Environment Objectives

- Objective 19.1.1 Support the protection of environmentally-sensitive areas and species at risk.
- Objective 19.1.2 Support the protection of the quality of surface and ground water, fish habitat, and wetlands.
- Objective 19.1.3 Minimize opportunities for human-wildlife conflicts.
- Objective 19.1.4 Facilitate the reduction of greenhouse gas emissions.
- Objective 19.1.5 Minimize the spread of invasive species.

19.2 Natural Environment Policies

It is the Regional District’s policy to:

- Policy 19.2.1 Protect the **environmental integrity of the natural resources** including lakes, wetlands, rivers, streams and karst features.
- Policy 19.2.2 Protect known sensitive ecosystems, wildlife and wildfowl habitat, and **environmentally-sensitive areas**.
- Policy 19.2.3 Facilitate the development of new and expansion of existing **water systems** in neighbourhoods consisting of smaller lots.
- Policy 19.2.4 Facilitate the development of **new communal sewer systems**.
- Policy 19.2.5 Support adherence to Bear Smart Community guidelines on the website <http://www.env.gov.bc.ca/wld/bearsmart/#first> in order to **minimize human/bear conflicts**.
- Policy 19.2.6 Seek guidance and financial assistance from senior governments for **help in implementing** its greenhouse gas emission reduction targets and policies.
- Policy 19.2.7 Work with provincial authorities to prevent the introduction and spread of **invasive plant and animal species**.
- Policy 19.2.8 Preserve **areas designated for Conservation** from development, construction, camping and overnight mooring.

Advocacy Policies

- Policy 19.2.9 Discourage **development in hazardous areas**, including on or in close proximity to steep slopes (30% or greater), lands prone to flooding, or lands susceptible to slumping.
- Policy 19.2.10 Encourage the installation of **bike racks** at all commercial establishments in the Plan area.
- Policy 19.2.11 Encourage the use of **non-motorized forms of transportation** such as walking and bicycling and the use of public transit, car-pooling and ride-sharing to minimize greenhouse gas emissions.
- Policy 19.2.12 Encourage **siting** all dwellings, buildings and structures where they have the least impact on the natural environment and where they may best utilize passive solar heating.
- Policy 19.2.13 Encourage the use of **energy and water conservation devises** such as solar panels or tubes, rainwater collection systems, composting or low-flush toilets, greywater systems, low-water-using showers and appliances in all buildings.
- Policy 19.2.14 Encourage the use of **geothermal, air-source heat pumps or solar energy** to reduce greenhouse gas emissions.
- Policy 19.2.15 Encourage the **retention of natural vegetation for carbon sequestration**.
- Policy 19.2.16 Urge residents to refrain from providing food to **bears**.
- Policy 19.2.17 Encourage residents and visitors to be aware of the existence of **cougars** in the Plan area and to become familiar with encounter guidelines such as those in “Living Smart with Cougars”.⁸
- Policy 19.2.18 Encourage the use of Conservation Data Centre mapping to identify the existence of any **species at risk** in order to protect them when planning and implementing development plans.
- Policy 19.2.19 Discourage **open burning** of waste and refuse in order to protect air quality and prevent air-pollution-related health risks.⁹

⁸ <http://www.wildsmart.ca/cougarsmart.htm>

⁹ <http://www.env.gov.bc.ca/epd/bcairquality/reports/pdfs/open-burning-bylaws-vancouver-island.pdf>

Policy 19.2.20 Encourage **shoreline stabilization** by means such plantings, logs, large rocks, etc., rather than retaining walls and other hardening materials wherever possible.¹⁰

Policy 19.2.21 Encourage homeowners to **upgrade old appliances and wood stoves** to energy-efficient ones.

19.3 Greenhouse Gas Emissions Reduction Actions

Action #1 The Regional District will build or assist in building, acquire, provide or otherwise encourage through development approvals not less than **one kilometre of pathway or trail per year** within the Plan area.

Action #2 The Regional District will provide information and advice to home owners who wish to **legalize an existing accessory residential dwelling unit** or to create a new one.

Action #3 The Regional District will work with the **Trails Committee** to develop a valley-wide trails network.

Action #4 The Regional District will investigate the viability of a **paratransit system**.

¹⁰ See “On the Living Edge: Your Handbook for Waterfront Living” and “Coastal Shore Stewardship: A Guide for Planners, Builders and Developers on Canada’s Pacific Coast”

PART III – USE OF THE PLAN

20.0 IMPLEMENTATION

Part II of this Plan contains the goals, objectives and policies that are intended to direct the community, its elected officials, ACRD staff and developers in planning and decision-making. Achieving the goals and objectives and pursuing the policies in this Plan requires the formulation of an action and implementation plan in order for the Plan to have the positive impact intended. This section, Part III provides the approach the ACRD will use to implement the Plan.

Implementation can be achieved by the use of a number of methods and tools. The Regional District currently employs its Zoning and Building Bylaws and, in some instances, development permits, as tools. This Plan extends the use of development permits to the expanded Plan area to enable the ACRD to better control development in riparian and sensitive areas. New development permit areas have been included in the Plan. The intent, exemptions and guidelines for DPAs are contained in Sections 20.1 to 20.6 below. The approximate locations of DPAs are shown on Map No. 3; the relevant DPA section below should be referred to for specific boundaries of a DPA.

Another tool, the designation of lands as **development approval information areas (DAIAs)**, is used in this Plan to facilitate the provision of information on the anticipated impact of the proposed activity or development on the community. This is detailed further in section 20.7.

Lands designated as CDAs on Map No. 2 are also designated as DAIAs on Map No. 3, the intent being that once the requested information is received, the property owner (or agent) and Regional District are in a better position to consider a comprehensive or phased development agreement and to obtain a development permit or approval prior to any development occurring within a CDA.

While vacation rentals are not currently permitted in residential designations in the plan area, there is an interest by some property owners to look at options for vacation rentals. As part of the OPC implementation, a study looking at options for vacation rentals, should be undertaken by the Regional District.

20.1 Development Permit Areas

Section 919.1(1) of the *LGA* allows local governments to designate DPAs for one or more of the following purposes:

- a) protection of the natural environment, its ecosystems and biological diversity;

- b) protection of development from hazardous conditions;
- c) protection of farming;
- d) revitalization of an area in which a commercial use is permitted;
- e) establishment of objectives for the form and character of intensive residential development;
- f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- h) establishment of objectives to promote energy conservation;
- i) establishment of objectives to promote water conservation;
- j) establishment of objectives to promote the reduction of greenhouse gas emissions.

By requiring a development permit for a project, the ACRD can require a greater level of detail and analysis for a development proposed for lands that are considered to have hazardous or sensitive conditions, other conditions or to satisfy other objectives in relation to the above-noted purposes for a DPA designation.

The DPAs, the approximate locations of which are identified on Map No. 3, are:

DPA I	Riparian Areas Protection
DPA II	Protection from Natural Hazard Areas
DPA III	Objectives for Form and Character

20.2 DPA General Guidelines

The following general guidelines apply to all DPAs:

- Guideline 20.2.1 Where land is subject to more than one DPA designation, only a single development permit is required and only one permit fee will be charged. However, the application is subject to the requirements of all applicable DPAs.
- Guideline 20.2.2 On existing lots that are less than minimum lot area standards, the location of which limits the opportunity to fully meet development permit requirements, the development permit guidelines should be addressed to the fullest extent within the constraints of the site and lot.
- Guideline 20.2.3 The Regional District may consider issuing a development permit to vary or supplement a bylaw or to set standards in accordance with Section 920 (2) of the LGA.

20.3 Development Permit Exemptions

The following activities are exempt from requiring a development permit. Despite the exemption provisions, owners must satisfy themselves that they meet the requirements of any applicable federal or provincial regulations.

- i. Form and character of buildings that do not involve multi-family residential, commercial or industrial uses.
- ii. Interior or structural alterations or repairs to a permanent building or structure on an existing foundation to an extent that does not alter, extend or increase the building's footprint or height.
- iii. Planting or replanting of native trees, shrubs or ground cover for slope stabilization, habitat improvement, soil stabilization or erosion control.
- iv. Routine maintenance of existing landscaping, lawn, paths, gardens or driveways.
- v. The removal of invasive plants or noxious weeds listed on the Coastal Invasive Plant Committee's website¹¹, provided that measures are taken to avoid sediment or debris being discharged into the stream or onto the foreshore and the area is replanted with native species.
- vi. The removal of trees determined by a Certified Arborist or Registered Professional Forester, or another professional certified to do tree-risk assessments, in consultation with the Fisheries & Oceans Canada if the trees are located within a riparian setback, that represent an imminent safety risk.
- vii. Stream enhancement and fish and wildlife habitat restoration works carried out under provincial or federal approvals, on provision of evidence of such approvals to the ACRD.
- viii. Emergency procedures to control or reduce immediate threats to life or property, such as those described in the Provincial Emergency Program and in compliance with federal and provincial legislation, including:
 - a) emergency actions for flood protection and erosion protection;
 - b) removal of hazard trees;
 - c) clearing of an obstruction from bridge, culvert or drainage flow in accordance with the *Water Act*;
 - d) bridge and safety fence repairs in accordance with the *Water Act*; and
 - e) limbing, pruning and topping of trees where a minimum of 60% of the original crown of any tree is retained to maintain tree health and vigour as prescribed by a professional arborist.
- ix. Public works and services constructed following best management practices for the specific concern with the DPA.
- x. Forestry activities on private lands that are managed under the *Private Managed Forest Land Act*.
- xi. Activities permitted by the provincial government on Crown forestry lands.
- xii. Farming activities on land within the Agricultural Land Reserve.
- xiii. Pump houses of not more than 9.2 m².
- xiv. Paths for pedestrian use up to 1.0 metre in width provided all of the following are

¹¹ <http://coastalinvasiveplants.com/invasive-plants/priority-plants> at the time of adoption of this Plan.

satisfied:

- a) are constructed exclusively of pervious natural materials with no concrete, asphalt, pavers or treated wood;
- b) do not entail structural stairs;
- c) entail removal of streamside or lakeside vegetation;
- d) do not impair stream bank or lakeshore stability;
- e) do not impact sensitive habitat; and
- f) are specifically designed to discourage motorized vehicle use.

20.4 DPA I – Riparian Areas Protection

Category

In conformance with the objectives of the provincial *Fish Protection Act*, the ACRD wishes to ensure sufficient water for fish, to protect and restore fish habitat, and to improve riparian protection and enhancement. Therefore, pursuant to Section 919.1 (1) (a) of the *LGA*, the ACRD designates riparian areas along streams, as defined by provincial regulations,¹² as DPA I areas. DPA I areas include all of the lands within 30 metres of major streams and within 15 metres of Sproat Lake and minor streams. Setbacks will be calculated as follows:

- a) for a river or major stream, a 30-metre strip on both sides of the stream measured from the high water mark;
- b) for a minor stream, a 15-metre strip on both sides of the stream measured from the high water mark;
- c) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
- d) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

For purposes of clarity, the above descriptions should be relied upon rather than the riparian areas shown on Map No. 3. The latter is intended as a visual aid only to help locate these areas.

Within the Sproat Lake OCP area, “major streams” include Great Central Lake, Boot Lagoon, Taylor River, Alberni Inlet, Ash River, Stamp River, Somass River, Sproat River and Two Rivers. “Minor streams” include but are not limited to Somers Lake, Patterson Lake, Turtle Lake, Ward Lake, Devil’s Den Lake, McCoy Lake, Shuhum Creek, Ward Creek, Bookhout Creek, Clutesi Creek, Friesen Creek, Heath Creek, Demens Creek, Nook Creek, Fossli Creek, St. Andrew Creek, St. Dennis Creek, all other named and unnamed creeks, lakes and wetlands.

The community recognizes that a stream – whether located within lands designated for

¹² http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/10_376_2004

resource use, agricultural use or residential or rural use – is a continuous entity and should be protected along its entire length.

Justification

The natural environment is a significant feature of the ACRD area. It includes wet aquatic ecosystems that consist of and surround water features such as streams, lakes, ponds, wetlands and in many cases, ditches. Some of these ecosystems may only be wet during the winter months, drying up in the summer. The geography and vegetation that surrounds, protects and interacts with the aquatic environment is called the riparian area.

Together, the water feature and the riparian area form aquatic ecosystems which are critical for the survival of fish, fish supportive processes and which are important to maintain biodiversity and essential for many species. Unnecessarily disturbing these sensitive and important aquatic environments may harm their vitality and the ecological services they provide and can have downstream consequences on fish habitat.

Aquatic ecosystems are also critical for the survival of wildlife and form necessary travel corridors between habitats. Water is an important part of maintaining biodiversity and is essential for many species. Many rare species are associated with aquatic environments.

Aquatic ecosystems are natural water purifiers and pollution filtration systems. Healthy aquatic ecosystems have a capacity to retain stormwater runoff, maintain water quality by reducing levels of sediment, nutrients and contaminants in outflow water, to slow water flow and to prevent erosion.

DPA I designation is used to ensure that the ecological values of sensitive riparian and wetland habitats have been considered prior to development, and that measures will be taken to limit or avoid damage to these ecosystems.

The objectives of having these Development Permit requirements include:

- a) Planning and guiding new development in a manner that preserves and protects fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems;
- b) Protecting, restoring and enhancing fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems in a relatively natural state while supporting adjacent land uses;
- c) Meeting the objectives of the *Fish Protection Act*; and
- d) Protecting water quality and quantity.

Guidelines

The following guidelines apply:

- i. Development or alteration should be planned to avoid intrusion into DPA I areas and to minimize the impact of any activity on these areas.

- ii. A QEP should be retained for the purpose of preparing a report detailing site conditions and describing any measures that must be taken in order to protect the riparian area.
- iii. Protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance streams, fish habitat or riparian areas.
- iv. In the absence of a report from a QEP, a minimum vegetated buffer of 30 metres between the high water mark and any building or structure should be preserved on major streams free from development, and 15 metres on minor streams or streams.
- v. The total amount of impervious cover on property adjacent to a stream should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas, exceeding the minimum riparian setback where feasible, and use of on-site infiltration.
- vi. The construction of a small accessory building such as a gazebo, garden shed or play house may be permitted if all the following apply:
 - a) The building is located within an existing landscaped area;
 - b) No native trees are removed;
 - c) The building is located a minimum of 15 metres from the high water mark of a minor stream or 30 metres from the high water mark of a major stream; and
 - d) The total area of the structure is not more than 9.2 m².

It is noted that the provincial ministry responsible for agriculture has developed setback distances for farm buildings and streams on existing farmland and for new agricultural buildings. The following website should be referred to:

http://www.agf.gov.bc.ca/resmgmt/publist/800Series/823400-1_Agriculture_Building_Setback_Factsheet.pdf

20.5 DPA II – Protection from Natural Hazards

Category

In accordance with Section 919.1 (1) (b) and 920 (7.1) of the *LGA*, areas that are or may be subject to natural hazards such as flooding, sea-level rise, erosion, slides, rock falls, subsidence, wildfire, areas within the tsunami-hazard zone and steep slopes with an incline of 30 percent or more are designated as DPA II, generally as shown on Map No. 3. Where a portion of a legal lot falls within the DPA, the entire lot is considered to be subject to the following guidelines until further survey by the property owner and a professional report in accordance with *LGA* Section 920(11) determines the precise portions of the property that would not be affected by natural hazards.

Justification

Some of the lands in the vicinity of the Somass River and the Alberni Inlet have been flooded and are still considered to be susceptible to flood hazard and, in certain areas, to erosion or sloughing. Lands that are or may be flooded represent a hazardous condition for permanent

structures.

One of the effects of climate change is a rise in sea level. While experts using the best available science are still grappling with a range of possible impacts, current expectations are that the sea level on the west coast of Vancouver Island will rise somewhere in the vicinity of one metre by the year 2100. Any development along the coastline must take this into consideration in an attempt to anticipate and minimize any negative impacts that rising sea levels may have on the built environment and the safety of residents.

The west coast of Vancouver Island, identified as Zone C by the Provincial of B.C., is a high-risk seismic zone, known to be vulnerable to flooding in the event of a tsunami. The ACRD wishes to protect the community against the loss of lives and to minimize property damage, injury and trauma associated with flooding events.

Rural areas of the regional district have experienced wildfires in the past, often originating in forested lands. Fire can also spread, however, between a building and nearby forestry lands. In order to minimize the risk of fire spreading either to or from significant tree cover, new development adjacent to forestry lands is subject to General Planning Policy 3.2.4 and thereby required to plan for a 10-m fuel-free or fuel-reduced buffer zones between the forested land and any buildings. The ACRD may decide to designate areas located adjacent to forestry lands as development permit areas. Existing developments adjacent to forestry lands are advised to minimize the risk of wildfire by reducing the amount of potential fire fuel between the trees and any buildings.

Steep slopes also tend to constitute high-risk areas for erosion and slippage if the tree cover is substantially altered. Potentially hazardous conditions on steep slopes may be avoided if adequate tree cover is retained and surface water runoff is minimized. The toe of the Beaufort Range, for example, is an area where, due to topographic conditions, the possibility of land slippage is considered significant. In order to protect development from these hazardous conditions, development permits are required for areas designated as DPA II.

It should be noted that a number of hazard areas lie outside the jurisdiction of OCP policies. These include floodplain areas such as those on the lower Taylor River, Gracie Creek and Sutton Creek and areas prone to landslides such as steep slopes in Snow Creek, Sutton Creek and the upper Taylor River.

Guidelines

Development of land, buildings and structures should be in accordance with the following guidelines:

- i. In the absence of a geotechnical engineering report where development is proposed on steep slopes, no development or alteration of land will be permitted on the escarpment or within 30 metres of the top of the ridge or the base of the slope.
- ii. Development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA II areas and to minimize the impact of any activity on these areas.

- iii. Development should be planned to avoid the tsunami hazard area, described as the area between the high tide line and a horizontal distance of 30 metres from the natural boundary of the sea or the furthest extent of the tsunami zone as shown by the best available mapping, whichever is greater.
- iv. The recommended flood construction level for coastal areas in the ACRD is 10 metres vertical elevation above the normal highest tide in Alberni Inlet or as calculated by the best available expertise of a QEP taking into consideration the slope of the land, anticipated sea-level rise, storm surges and freeboard.
- v. Prior to any development or alteration of land within DPA II areas, a QEP should be retained for the purpose of preparing a report identifying and describing any hazards which may affect the safe development of the land including, but not limited to:
 - tsunami inundation;
 - riparian flooding;
 - slopes with an incline of 30 percent or more;
 - subsidence; and
 - ground water flows.
- vi. An application for should identify the location of all proposed buildings or development sites by specifying setback distances from a natural boundary, property boundary or feature or hazard area.
- vii. Where applicable, flood construction levels should be provided by prescribing an elevation above the natural boundary of a stream or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of both.
- viii. The applicant should consider the suitability of the land to accommodate the use intended.
- ix. Plans should establish a safe setback line from any streams and shorelines to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of an engineer or qualified professional, be caused by the hazards of flooding, erosion, subsidence, earthquake, mud flows or any combination thereof.
- x. The QEP's recommendations and the conclusion of the report should:
 - a) certify that the land is safe for the use intended;
 - b) acknowledge that the Approving Officer and the ACRD Board may rely upon the report when making a decision on applications for the subdivision and the development of land;
 - c) certify that the probability of a geotechnical failure or other substantial hazard that could result in property damage is less than two per cent (2%) in 50 years or as specified by the most recent edition of the "APEGBC Guidelines for Legislated Landslide Assessments for Residential Developments in BC";
 - d) identify any deficiency in the design of the buildings, the proposed water, sewer, drainage, access and road works or the construction standards intended for the development;
 - e) prescribe the geotechnical works and any changes in the standards of the design of the development which are required to develop land, buildings, structures and infrastructure safely for the use intended and to maintain the safety of the land, buildings, structures and infrastructure as a condition of the approval of

- the development; and
- f) where mitigation works and actions are proposed, describe the effects that the proposed works and actions may have on other properties, including public infrastructure or lands.
 - xi. Where mitigation works and actions designed to reduce hazards or impacts are contemplated, the applicant's professional engineer should confirm that the works and actions will be acceptable to local government from an environmental perspective, and that they would meet regulatory requirements, prior to completing the report and a detailed design.
 - xii. Plans should include the retention of significant stands of trees, as well as native vegetation, within DPA II areas, as recommended by a QEP.
 - xiii. Where lands within DPA II areas subject to seasonal flooding are proposed for development, the flood construction level should be a vertical elevation at least four metres (4 m.) above the high water mark or as stipulated by federal or provincial approval authorities.
 - xiv. Coastline areas that are subject to flooding should be flood-proofed to the standards specified by the authority having jurisdiction.
 - xv. In order to minimize the risk of fire spreading either to or from significant tree cover, new development adjacent to forestry lands is required to plan for a 10-m fuel-free or fuel-reduced buffer zone between the forested land and any buildings.

20.6 DPA III – Objectives for Form and Character

Category

In accordance with Section 919.1(f) of the *LGA*, the Regional District establishes objectives for the form and character of development in industrial, commercial and multi-family areas. Areas designated as DPA III include all industrial, commercial and multi-family designations for properties fronting on Highway 4 or within the highway corridor area and are shown generally on Map No. 3.

Justification

Highway 4 is the most heavily travelled roads in the region, providing access between Port Alberni and the West Coast. The scale and character of the built environment along this travel corridor have an impact of the impression formed by both residents and visitors as they travel through the western portion of the Alberni Valley. The major objective of the development permit designation is to ensure that development, whether new or redevelopment of existing sites or lots, forms a positive impression to the greatest extent possible. The intent is to encourage enhancement of the built environment by high-quality design and screening in new development and in redevelopment and to minimize the impacts of such development on the transportation network.

Guidelines

Development of industrial, commercial and multi-family buildings and structures should be in

accordance with the following guidelines:

- i. The scale, massing and shape of proposed structures should reflect and relate to adjacent and neighbouring developments as well as to the specific site. Monolithic structures and long, blank, windowless, unarticulated walls should be avoided.
- ii. Commercial developments adjacent to the Highway 4 should place their main structures adjacent to the highway and locate parking and loading at the rear, away from the travelling public, and in accordance with the zoning bylaw.
- iii. Support service structures and facilities such as loading bays, refuse containers and storage areas should be screened with walls, fencing, hedging, planting, other screening materials or a combination of these materials.
- iv. The shape, siting, roof-line and exterior finish of buildings should be sufficiently varied to avoid visual monotony yet reflect a West Coast experience and tradition as much as possible through the retention of existing trees, where practicable, and the use of local materials. The use of wood, wood shingles or shakes, stone, board and batten as external cladding, where appropriate, is encouraged.
- v. Proposed developments should be sited so that they do not overshadow or dominate adjacent developments and, where located adjacent to residential uses, that the residential use and desire for privacy is respected by the use of screening or buffering from the commercial or industrial development.
- vi. Interruptions to view planes should be avoided or minimized. This can be achieved by appropriate siting, by setbacks, or by clustering buildings.
- vii. Vehicular access and egress should be provided, where feasible, to avoid direct highway access. Where this is unavoidable, efforts should be made to consolidate such accesses to the main highway arteries.
- viii. All signage should be in conformance with the ACRD's signage bylaw.
- ix. Exterior floodlighting should be unobtrusive, non-flashing and directed so that it does not create glare or a visual nuisance for neighbours and passing pedestrians and drivers.
- x. A minimum 3-metre-deep landscaped strip should be established and maintained on frontages along Highway 4 and adjacent to neighbouring residential, institutional and agricultural uses.
- xi. A landscape plan for the development, including the parking area, should be prepared as an integral part of design and layout, utilizing indigenous plant species with low irrigation and maintenance requirements. The ACRD strongly encourages xeriscaping.
- xii. Bicycle lock-up racks should be provided near the entrance to buildings.

20.7 Development Approval Information

Under Section 920.01 of the *LGA*, an Official Community Plan may designate areas or circumstances or a combination of both where development approval information is required. For much of the Plan area, the only available contour mapping is the provincial Terrain Resource Inventory Mapping (TRIM) at a scale of 1:20,000 and 20-metre contour intervals. There is little or no scientifically-recorded information related to critical habitat and other ecological resources, hazard areas, and archaeological resources within the Plan area, especially

for the southern portions of the Plan area.

In light of the absence of sensitive ecosystem, stream and more-detailed contour mapping information, the Regional District recognizes that some lands may be more difficult or challenging to develop because they may contain steep slopes or sensitive ecosystems. An objective in designating such vacant lands as Development Approval Information Areas (DAIAs) is to ensure that adequate information on the site is obtained before development is planned. The planning process can then consider and mitigate its impact on natural features, the natural environment including riparian area protection, local infrastructure, and can ensure that the proposed development is protected from hazardous conditions prior to its development. The substance of the information required for areas designated as DAIAs will be described in Development Approval Information Bylaw.

Environmental and hazardous conditions are only two circumstances where local governments may require development approval information under Sections 920.01 and 920.1 of the *LGA* for Comprehensive Development Areas (CDAs), for DPAs and for temporary-use permits.

Section 920.1 of the *LGA* stipulates that, if an OCP designates areas as DAIAs, “The local government must, by bylaw, establish procedures and policies on the process for requiring development approval information ... and the substance of the information that may be required.” The Regional District will adopt a Development Approval Information Bylaw.

20.8 Amendment Procedures

An Official Community Plan is, in many respects, a visionary document. It is intended to guide decision-making with regards to land-use development over time. It is impossible, however, to foresee all the possibilities and opportunities that may be presented to the ACRD within the timeframe of the OCP. Changes are inevitable. Changes may be initiated by property owners, local residents, the development industry or local government.

Whenever particular provisions of the Plan prove unworkable or inappropriate in view of unanticipated development, events or influences, a review of the relevant objectives and policies of the Plan may be undertaken.

All proposed amendments to the Plan are to satisfy the requirements of the appropriate sections of the *LGA*.

20.9 Plan Review

The Official Community Plan should be reviewed at intervals of approximately five years with respect to satisfying the requirement to maintain an adequate supply of residential land. The

Plan will be considered for amendment as a result of revisions or additions to the *LGA* as required, general performance, changes to other plans, and bylaws and legislation having an impact on the Plan, as well as its relationship to the current needs and priorities of the ACRD and its residents.



MEMORANDUM

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

FROM: Mike Irg, Manager of Planning and Development

DATE: April 15, 2014

SUBJECT: Development Variance DVE14001 (Gaiga) – 5770 Mersey Road

Background

On March 26, 2014 the Regional Board reviewed an application for a Development Variance Permit relating to LOT 2, DISTRICT LOT 22, ALBERNI DISTRICT, PLAN VIP70566 (5770 Mersey Road).

The Board recommended that this application be furthered to the next stage of the variance process. This involved notifying all property owners within 200 feet of the property. No correspondence was received after the neighbouring property owners were notified. If any objections or responses are received prior to the April 23, 2014 Board meeting staff will inform the Board.

This Development Variance Permit will reduce the required minimum lot width of the Acreage Residential (RA2) District from 120 feet to 101 feet for the proposed two (2) lots.

Recommendation

That the Regional Board pass a resolution to issue Development Variance Permit DVE14001.

Reviewed By:

Russell Dyson, Chief Administrative Officer

DVE14001



DEVELOPMENT VARIANCE PERMIT NO. DVE14001

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

A Development Variance Permit is hereby issued to:

Name: Jerry & Sharanne Gaiga

Address: 5770 Mersey Road, Port Alberni, BC

With respect to:

Legal Description: LOT 2, DISTRICT LOT 22, ALBERNI DISTRICT, PLAN VIP70566

PID: 024-744-891

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

- (i) Section 200 – Schedule No. II – Bulk and Site Regulations to reduce the required lot width in the Acreage Residential (RA2) District from 120 feet to 101 feet.

In accordance with the provision of Section 922 of the *Local Government Act*, approval of this permit was given by resolution of the Board of the Regional District of Alberni-Clayoquot on , 2014.

This permit was issued under the seal of the Regional District of Alberni-Clayoquot on , 2014.

Russell Dyson, CAO

Chair of the Board of Directors

DVE14001



MEMORANDUM

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

From: Mike Irg, Manager of Planning and Development

Date: March 14, 2014

Subject: Subdivision Application SE13009 – Jerry and Sharanne Gaiga (Agent – Rob Howat)
Parcel Frontage Waiver for Proposed Subdivision of LOT 2, DISTRICT LOT 22,
ALBERNI DISTRICT, PLAN VIP70566 - 5770 Mersey Rd

Background

The property owners are applying to subdivide the property located at 5770 Mersey Road into two (2) lots. The property was rezoned in 2013 from Small Holdings (A1) District to Acreage Residential (RA2) District in order to facilitate the proposed subdivision. The subdivision layout shows both properties fronting onto Mersey with legal access to Lot 1.

Proposed lots A and B do not meet the ten percent (10%) road frontage as required by Section 944 of the *Local Government Act*. Section 944(2) of the *Act* allows a local government to exempt a parcel from the 10% road frontage requirement by Board resolution. Each lot has 30.905 metres of road frontage and 32.39 meters is required to meet the 10% frontage requirement.

When the rezoning application was made, the June 13, 2013 staff report noted that both a lot width variance and a 10% frontage waiver would be required to subdivide this property. This requirement was received and noted by both the Board and the Beaver Creek APC.

Recommendation

Staff recommends that the Regional Board waive the 10% road frontage requirement for Lots A and B of the proposed subdivision as shown on the attached proposed plan of subdivision.

SE13009

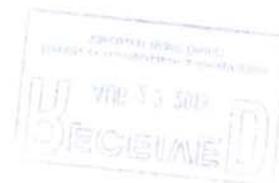
Prepared by: 
Mike Irg, Manager of Planning and Development

Reviewed by: 
Russell Dyson, Chief Administrative Officer

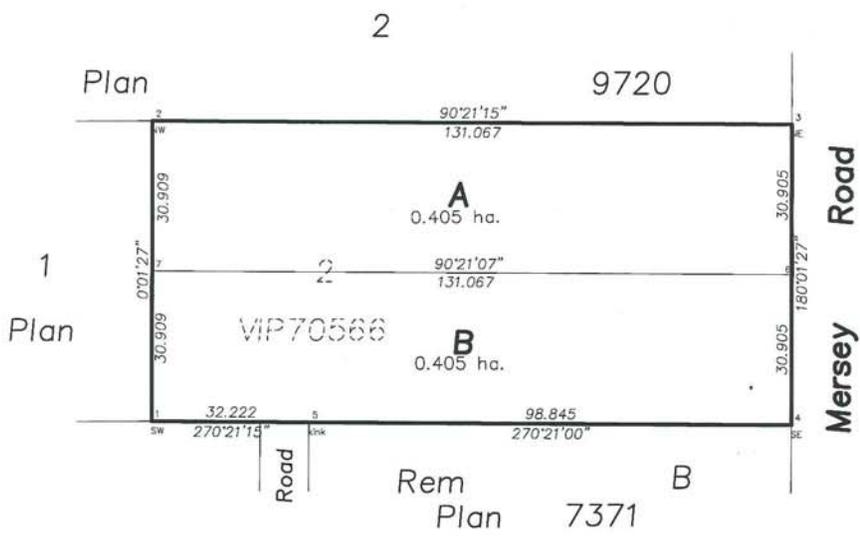
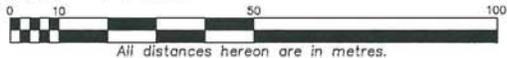
SE13009

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułu?if?atḥ Government, Huu-ay-aht First Nations, Uchucklesaht Tribe
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek), and "F" (Cherry Creek)

PLAN OF PROPOSED SUBDIVISION OF LOT 2, D.L.22, ALBERNI DISTRICT, PLAN VIP 70566

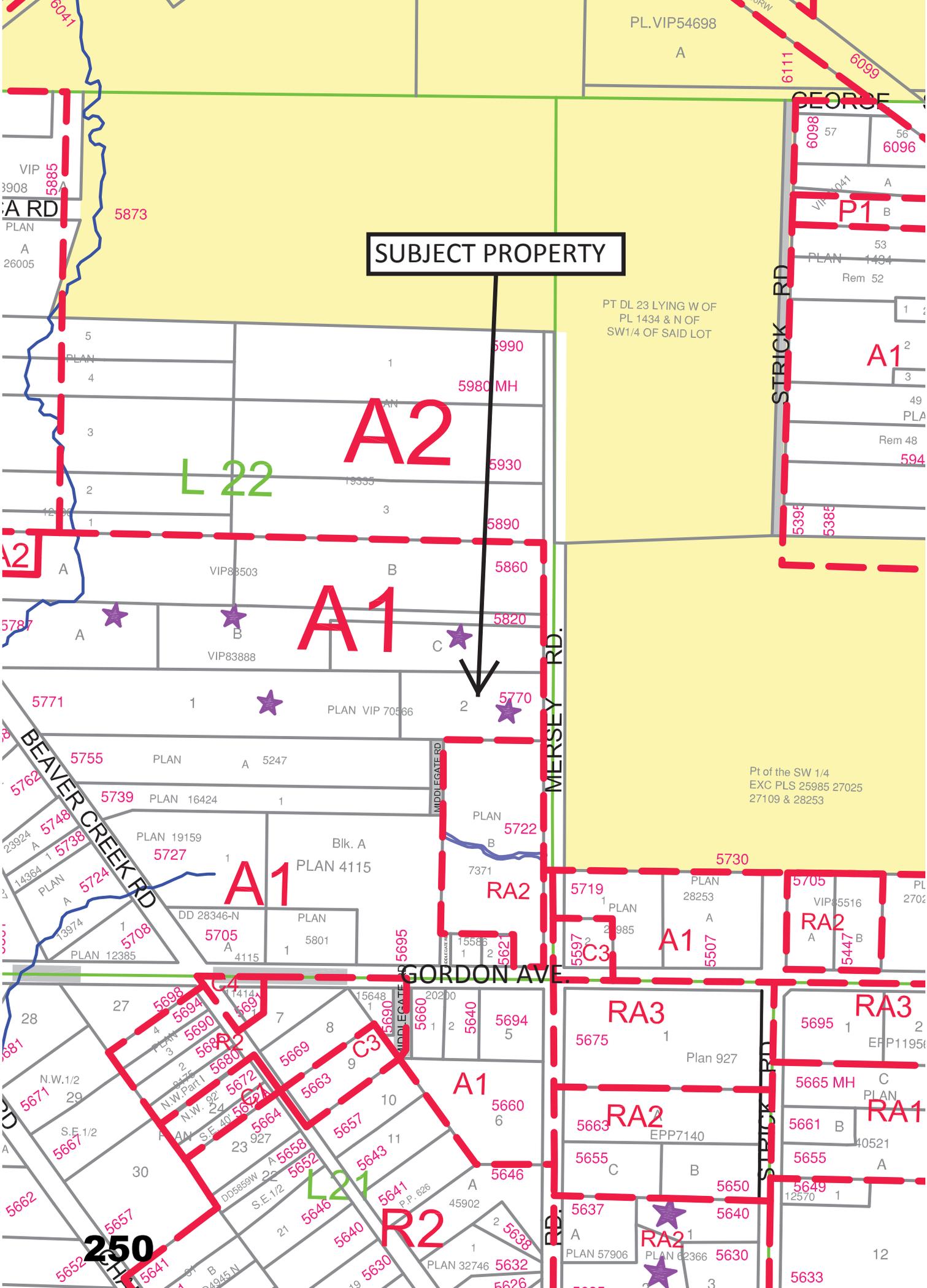


Scale - 1 : 1000



ACRES & POLLOCK
B.C. LAND SURVEYORS
PORT ALBERNI, B.C.
PHONE 250 723 12
FILE - 13234

Dated this 24th day of April, 2013



SUBJECT PROPERTY

A2

A1

L 22

A1

RA2

RA3

RA3

A1

RA2

RA1

R2

RA2

250

VIP 3908
A
PLAN 26005

PT DL 23 LYING W OF
PL 1434 & N OF
SW1/4 OF SAID LOT

Pt of the SW 1/4
EXC PLS 25985 27025
27109 & 28253

5885

5873

5990

5980 MH

5930

5890

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5665 MH

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5633

GEORGE

STRICK RD

MERSEY RD.

GORDON AVE.

STRICK RD

BEAVER CREEK RD

MIDDLEGATE RD

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REZONING APPLICATION

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

DATE: April 7, 2014

FROM: Heather Dunn, Jr Planner/Bylaw Officer

ACRD FILE: RE14002

APPLICANT: Dave and Kathy McArthur **AGENT:** N/A

LEGAL

DESCRIPTION: LOT A, DISTRICT LOT 23, ALBERNI DISTRICT, PLAN 27025

LOCATION: 5427 Gordon Avenue

ELECTORAL AREA: "E" Beaver Creek

Recommendation: That the Regional Board:

- 1) Receive the staff report;
- 2) Proceed with first reading of Bylaw No. P1323 to rezone the property from Small Holdings (A1) District to Acreage Residential (RA3) District subject to the following:
 - a. Meeting all technical referral agency requirements.
- 3) Pass the following resolution: "That the public hearing for Bylaw P1323 be delegated to the Director for Electoral Area "E" Beaver Creek, the alternate director, or the Chairperson of the Regional Board.

Applicant's Intention: The applicants intend to rezone their 2.16 acre property to Acreage Residential (RA3) District in order to facilitate a future two lot subdivision. At this point the applicants do not have a specific lot plan, but have indicated that they

RE14002

would subdivide creating two lots fronting Gordon Avenue similar to other lots in the area.

Observations:

1. Property Description: The property is 0.874 hectares (2.16 acres) in size and relatively flat across the entire length of the property. The eastern portion of the property borders a creek. The property includes a single family dwelling, a large garage, greenhouse, a pool, and a small pool shed. The garage is located in the centre of the property. The west half is cleared and is mainly grassy with a few immature trees and does not have any improvements other than a portion of the garage. The single family dwelling was built in 1975 and the garage was built in 1978. The septic disposal system (new system installed in 2013) and garden are located on the east half of the property. There is an access driveway into the property off Gordon Avenue.

2. Services:

- (a) **Sewage Disposal:** On-site sewage disposal. The applicants installed a new Type 1 Sewerage System in 2013 on the eastern half of their property. The applicant provided a letter from Registered On-Site Waste Water Practitioner Brent Van Vliet dated March 15, 2014 that indicates that a raised C-33 sand bed and pressurized treatment area was recommended for the new western lot.
- (b) **Water Supply:** Beaver Creek Water System
- (c) **Fire Protection:** Beaver Creek Volunteer Fire Department
- (d) **Access:** Proposed Lot will be accessed directly off Gordon Avenue.

3. Existing Planning Documents Affecting the Site:

- A. **Agricultural Land Reserve:** Not within the ALR.
- B. **Official Community Plan:** The Beaver Creek Official Community Plan designates the property as *Residential Use*. The Beaver Creek OCP requires a minimum lot size of 0.24 hectares (0.6 acres) for lots serviced by communal or community water or sewer. A portion of the property is within Development Permit Area (DPA) I – Riparian Areas Protection in the Beaver Creek OCP. At the time of subdivision, prior to final approval, the applicant will be required to hire a Qualified Environmental Professional to prepare a report detailing site conditions and describing any measures that must be taken in order to protect the riparian area.

RE14002

The proposal complies with the policies and objectives of the Beaver Creek Official Community Plan.

- C. **Zoning:** The applicants are applying to rezone the property from Small Holdings (A1) District to Acreage Residential (RA3) District. This will facilitate a two lot subdivision of the subject property.

District Requires: A1		District Requires: RA3	
Minimum Lot Area:	2 acres	Minimum Lot Area:	0.6 acres
Minimum Lot Width:	165 feet	Minimum Lot Width:	98.425 feet
Lot Coverage:	-	Lot Coverage:	15%
Minimum Setbacks		Minimum Setbacks	
Front:	25 feet	Front:	49.21 feet
Rear:	30 feet	Rear:	32.8 feet
Side:	5 feet	Side:	16.4 feet

The uses permitted in the RA3 District are more restrictive than the uses permitted in the A1 District. The permitted uses in the RA3 District are limited to one single family dwelling, home occupations and accessory buildings and uses. The RA3 District provides for “the development of lands designated for single family residential use in the rural neighbourhoods that aims at allowing a relatively high density while introducing regulations which encourage the retention of rural qualities.” As the size of the property is 2.16 acres, it is possible to create three lots at a minimum size of 0.6 acres each. Although the property is large enough to create three lots it is unlikely given the location of the existing single family dwelling, the size of the garage, and the minimum lot requirements. A portion of garage would need to be removed if the remaining lot is less than 1.16 acres.

Comments:

The property is located in a neighbourhood that primarily consists of smaller acreages ranging in size from 0.5 acres to 5 acres. A number of subdivisions creating parcels in the 1 acre range have been approved in this area over the past few years, including two other properties on Gordon Ave that were rezoned to RA3. The Beaver Creek OCP supports this type of infill development in the *Residential Use* designation to a minimum parcel size of 0.6 acres for lots connected to the Beaver Creek Water System.

The applicant provided a letter from Waste Water Practitioner Brent Van Vliet dated

RE14002

March 15, 2014 that indicates that a raised C-33 sand bed and pressurized treatment area was recommended for the new western lot. If furthered, the application and bylaw will be forwarded to affected technical agencies for their comments. This will include the Vancouver Island Health Authority regarding on-site sewage disposal and the ACRD Environmental Services Department regarding connection to the Beaver Creek Water System. Prior to subdivision approval, the applicants will be required to pay the Beaver Creek Water Capital Contribution Cost and water service installation costs.

Planning staff is supportive of this application subject to meeting all technical referral agency requirements.



Prepared by:

Heather Dunn, Jr. Planner/Bylaw Officer



Reviewed by:

Mike Irg, Manager of Planning and Development



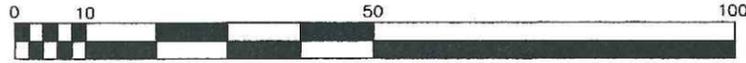
Russell Dyson, Chief Administrative Officer

RE14002

PLAN OF PROPOSED SUBDIVISION OF LOT A, D.L. 23, ALBERNI DISTRICT, PLAN 27025

BCGS 92F.026

Scale — 1 : 1000



All distances hereon are in metres.

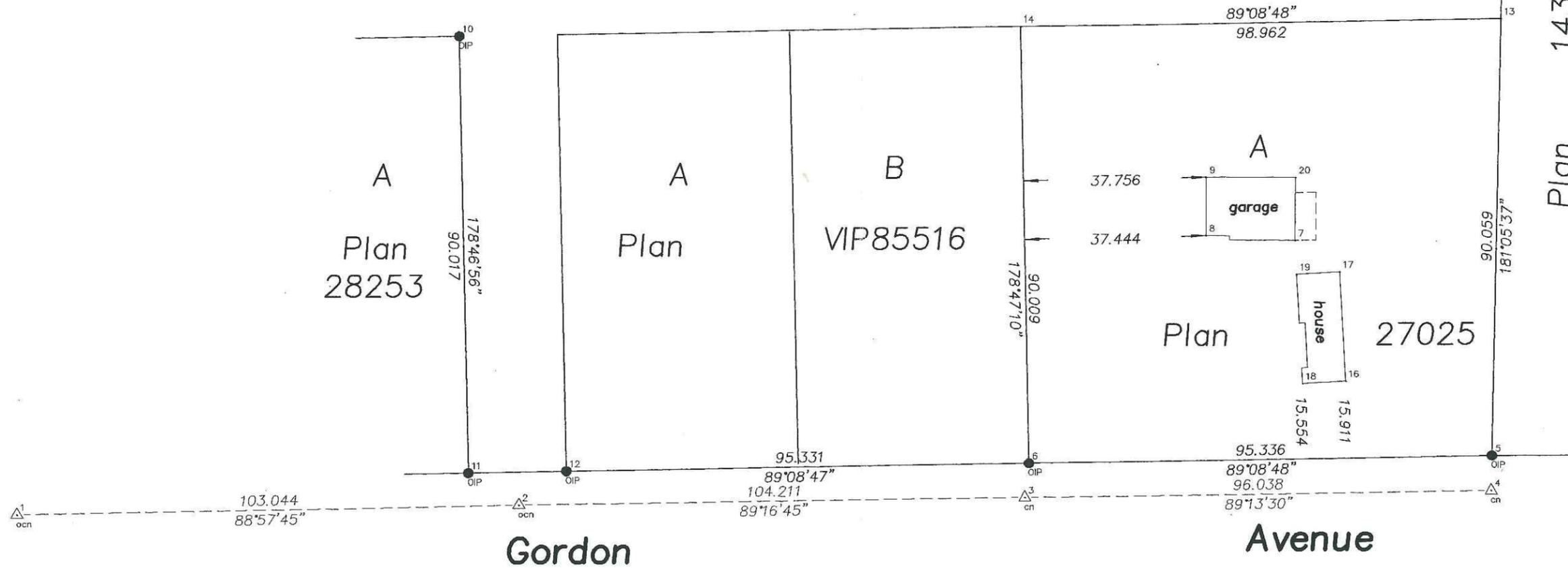
The intended plot size of this plan is 432 mm in width by 279 mm in height (B size) when plotted at a scale of 1 : 1000

Legend

● denotes standard iron post found

Bearings are astronomic and are derived from Plan 27025

SW 1/4 D.L. 23



Dated this 11th day of December, 2013.

ACRES & POLLOCK
B.C. LAND SURVEYORS
PORT ALBERNI, B.C.
PHONE 250 723 5412
FILE — 16129

This plan lies within the jurisdiction of the Approving Officer of the Ministry of Transportation & Highways.

This plan lies within the Regional District of Alberni—**255**

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1323

OFFICIAL ZONING ATLAS AMENDMENT NO. 676

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

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

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

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

1. TITLE
This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw No. P1323.
2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by rezoning: LOT A, DISTRICT LOT 23, ALBERNI DISTRICT, PLAN 27025 from Small Holdings (A1) District to Acreage Residential (RA3) District as shown on Schedule ‘A’ which is attached to and forms part of this bylaw.
3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this day of ,
Read a second time this day of ,
Read a third time this day of,

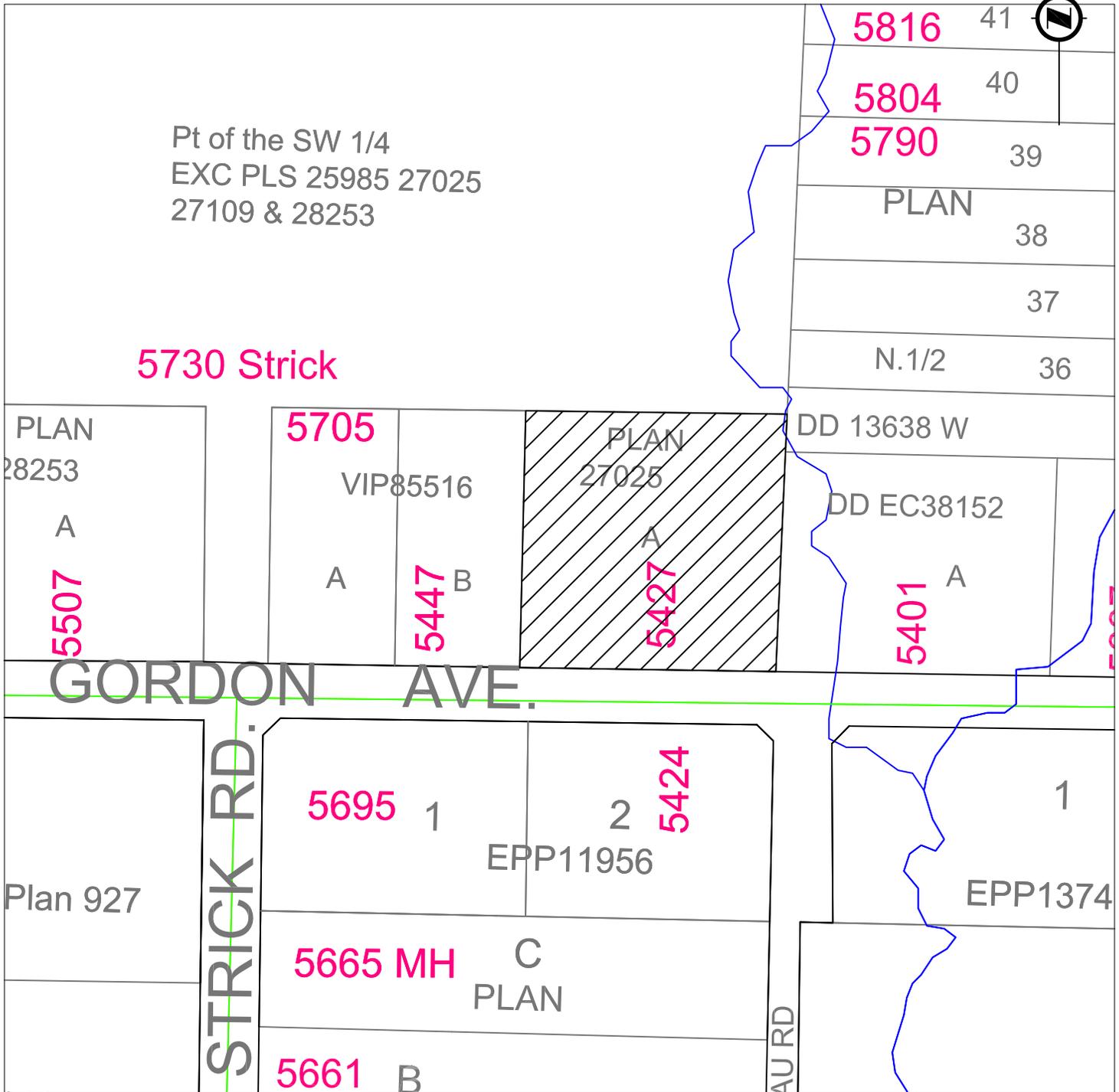
Adopted this day of ,

Russell Dyson, CAO

Chair of the Regional Board

Schedule 'A'

This schedule is attached to and forms part of Bylaw P1323



Legal Description: LOT A, DISTRICT LOT 23, ALBERNI DISTRICT, PLAN 27025.



To be rezoned from Small Holdings (A1) District to Acreage Residential (RA3) District.



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

1:2000





REQUEST FOR DECISION

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

From: Alex Dyer, Planner

Meeting Date: April 23, 2014

Subject: Agricultural Support Services

Recommendation:

That the Board of Directors direct staff to advertise a request for contract proposals not to exceed \$30,000 for agricultural support services.

Desired Outcome:

The objective is to secure agricultural support services that will work towards implementing the goals of the Alberni Valley Agriculture Plan with the Agricultural Development Committee (ADC).

Summary:

The mission statement in the Agriculture Plan sets a target of achieving 40% food self-sufficiency within 20 years. To achieve this target the plan identifies 12 key goals with individual objectives and action items recognized for each goal. The ADC was established and appointed by the Regional Board to provide direction on initiatives related to achieving these goals. The ADC needs support to implement the goals, objectives and action items in the Agriculture Plan.

Background:

An implementation sub-committee of the ADC has met to identify strategies to achieve full potential and take advantage of innovative and appropriate ideas for developing a strong agricultural industry. Initiatives identified and supported by the ADC include:

- Exploring options for Farmers Market improvement
- Identifying farm gate sales opportunities
- Identifying local marketing opportunities in the Alberni Valley, the West Coast, and Vancouver Island
- Identify grant opportunities for the local agricultural sector
- Include shellfish growers in the local agricultural initiatives

The service provider should be familiar with both the local area and direct farm marketing opportunities on Vancouver Island. Our area is a specialized market with unique opportunities for farm and seafood products which will benefit all areas of our Regional District. The sub-committee reviewed the Agriculture Plan and recommended that the initial focus for implementation should be on direct market opportunities. This will provide an opportunity to expand the existing infrastructure and further develop

opportunities established through our involvement in the Islands Agriculture Show over the last three years.

Time Requirements – Staff & Elected Officials:

It is expected that the service provider would work closely with and report back to the Agricultural Development Committee. Staff time will be required to provide direction to the consultant to ensure that the work product is specific to the implementation of the objectives and action items in the plan. Significant planning staff time will be required to liaise with the consultant but it is not expected to be any increase to the amount of time that staff is currently spending on working with the ADC to implement the Agriculture Plan.

Financial:

The 2014-2018 Financial Plan budgeted \$45,000 in 2014 for Agricultural Plan initiatives. It has been identified as a priority by the Agricultural Development Committee and staff is recommending that a maximum of \$30,000 be allocated.

Policy or Legislation:

The Alberni Valley Agriculture Plan was developed in 2010-2011 by a consultant in cooperation with staff, the Agricultural Advisory Committee and the public. The plan, which was adopted by the Board in 2011, sets out goals, objectives and action items to support agriculture in the Alberni Valley.

Submitted by: 

Alex Dyer, Planner


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



Russell Dyson, Chief Administrative Officer



MEMORANDUM

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

From: Heather Dunn Junior Planner/Bylaw Enforcement Officer

Date: April 16, 2014

Subject: Bill 24, *Agricultural Land Commission Amendment Act, 2014.*

Background

Bill 24, *Agricultural Land Commission Amendment Act* was introduced on March 27, 2014. The Bill is expected to be debated in early May 2014. This report provides an update to the Board, as a letter was sent to the Premier supporting the Agriculture Land Reserve.

The November 2013 ACRD Board letter to the Premier expressed support of the Agriculture Land Reserve (attached). The Board provided this in the context of the Core Review Process and the concern that the effectiveness and authority of the Agriculture Land Commission may be diminishing. The Premier responded in November 2013 to indicate that the Agriculture Land Commission (ALC) is an independent body and acts separately from the government (attached). The premier also indicated that the government is committed to ensuring the protection and preservation of agricultural land in BC.

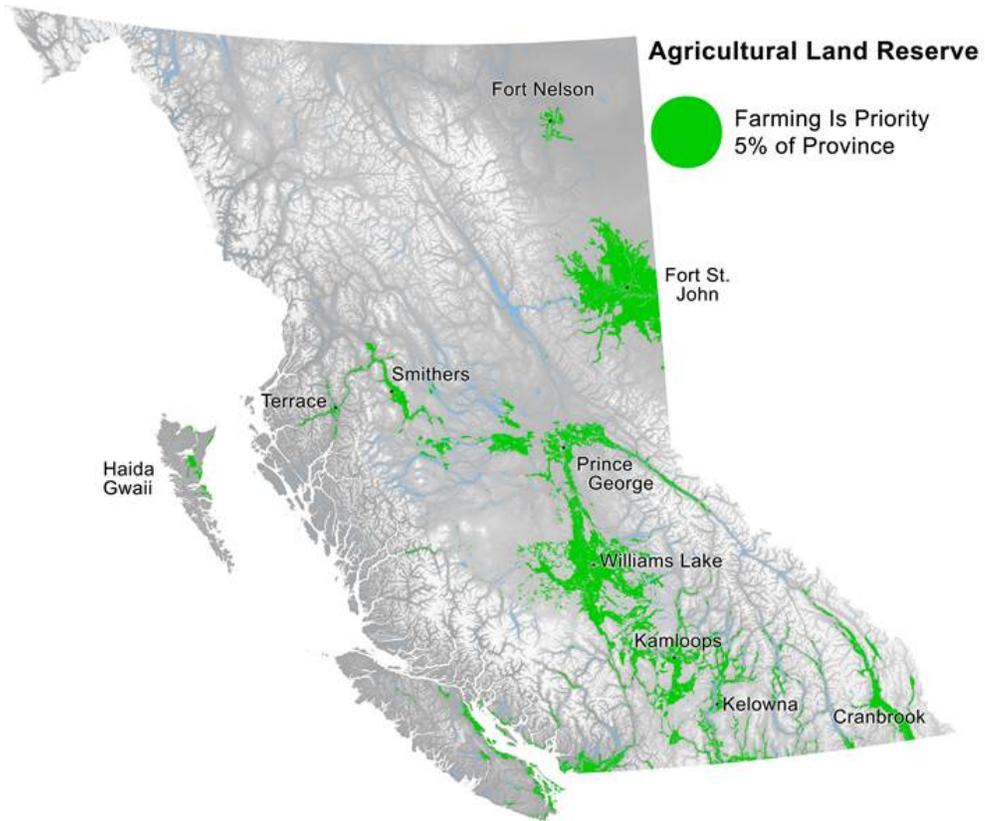
Attached is the Provinces news release titled 'Improvements to ALC protect farmland, support farmers'. The changes are a result of the government's Core Review of the Commission.

The amendment to the ALC Act creates two zones in the province. Zone 1 includes the South Coast, Okanagan, and Vancouver Island (approximately 10% of the current ALR). Zone 2 includes the remainder of BC (approximately 90% of the current ALR). Zone 1 will remain status-quo, to retain the mandate focused on agriculture and farming. In Zone 2 the ALC will be given broader flexibility to consider non-agricultural home-based businesses and decision criteria must also include economic, cultural and social values, regional and community planning objectives, and "other prescribed considerations". Another proposed change includes the requirement that local governments engage the ALC earlier in land use planning processes, such as at the Official Community Plan stage.

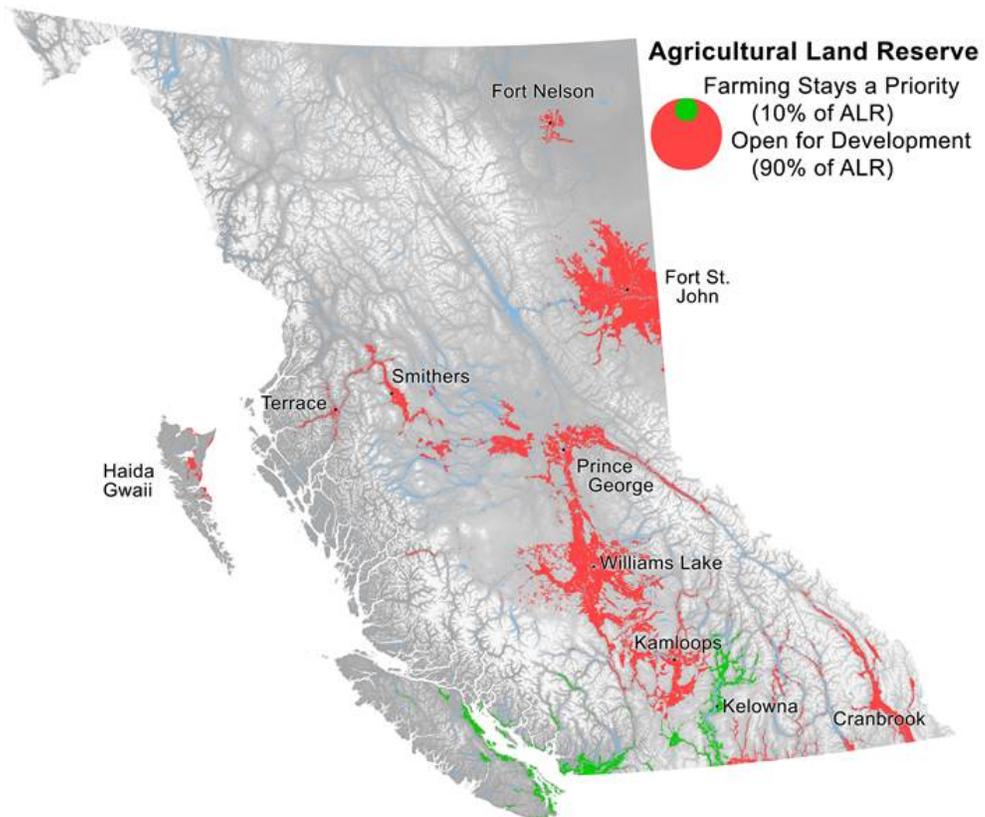
To give a sense of the impact of the two zones, the BC Food Systems Network has provided a provincial map depicting the proposed changes. The first map below outlines the current Agriculture Land Reserve (1973-2014), and the second map identifies Zone 1 in Green and Zone 2 in Red.

Attached is a letter from Brent Mansfield, Co-Chair of the BC Food Systems Network (BC FSN). The BC FSN has done an analysis of Bill 24. BC FSN believe that this bill is framed to support non-farm use of agriculture lands and that it has the potential to undermine the Agriculture Land Reserve (ALR). The BC FSN believe that it will be easier for ALC decision makers to favour development over agriculture in most of BC.

BC's Protected Farm Lands - 1973-2014



BC's Farm Lands Open for Development



Attachments: November 15, 2013 Letter from ACRD Chairperson to Premier.
November 26, 2013 Response from Premier to ACRD Chairperson.
Email from Brent Mansfield, Co-Chair, BC Food Systems Network.
Province News Release 'Improvements to ALC protect farmland, support farmers'.

Reviewed By:



Mike Irg, Manager of Planning & Development



Russell Dyson, Chief Administrative Officer



November 15, 2013

The Honourable Christy Clark
Premier of British Columbia
Box 9041
Station PROV GOVT
Victoria, BC

Dear Premier Clark,

The Board of Directors of the Alberni-Clayoquot Regional District adopted a resolution to express to you their support of the Agricultural Land Reserve at its regular meeting of Wednesday November 13, 2013. The consideration of this matter was given on account of recent reports that the Ministry of Agriculture and the Core Review Process, maybe diminishing the effectiveness and authority of the Agricultural Land Commission.

The Board of Directors requests that you respect the value of the Agricultural Land Reserve in securing the provinces modest agricultural land base. The Alberni-Clayoquot Regional District is committed to a viable agricultural sector. It is important to our local economy; we have recently completed an agriculture plan and are proceeding with the implementation of those components that can lead to a productive industry within our region.

We would appreciate the Province's commitment to policy and investment that helps protect agricultural lands and allows the industry to grow.

Thank you very much for your consideration.

Yours Truly,

A handwritten signature in black ink, appearing to read "Cindy N. Solda".

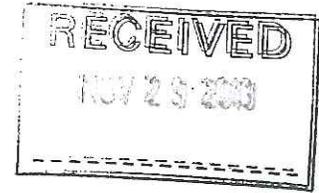
Cindy N. Solda
Chairperson,
Alberni-Clayoquot Regional District

cc: Scott Fraser, MLA
Bill Bennet, Minister Responsible for Core Review
Patt Pimm, Minister of Agriculture
Richard Bullock, Chair – Agricultural Land Commission

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułu?i?ath Government, Huu-ay-aht First Nations
Electoral Areas "A" (Barnfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)



BRITISH
COLUMBIA



November 26, 2013

Cindy N. Solda
Chairperson
Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3

Dear Ms. Solda:

Thank you for your letter. I appreciate your taking the time to share your concerns regarding the previously proposed discussion points about the Agricultural Land Reserve. As you may already be aware, the Agricultural Land Commission (ALC) is an independent body and acts separately from the government. The Honourable Pat Pimm, Minister of Agriculture, and I have been clear that government understands and respects the ALC's independence. I can assure you that we are committed to ensuring the protection and preservation of agricultural land in British Columbia.

Thank you again for writing and I hope this response was helpful.

Sincerely,

A handwritten signature in black ink that reads "Christy Clark". The signature is written in a cursive, flowing style.

Christy Clark
Premier

Ministry of Agriculture, Ministry of Energy and Mines, Economy Sector, Environment Sector, Families Sector, Cariboo Chilcotin Coast Region, Kootenay Rockies Region, Northern B.C. Region, Provincewide, Thompson / Okanagan Region, Vancouver Coast & Mountains Region, Vancouver Island / Coast Region

Improvements to ALC protect farmland, support farmers

/2014/03/improvements-to-alc-protect-farmland-support-farmers.html



[View on Flickr \(http://www.flickr.com/photos/bcgovphotos/13451612764/\)](http://www.flickr.com/photos/bcgovphotos/13451612764/)

Thursday, March 27, 2014 10:25 AM

VICTORIA - Bill Bennett, Minister of Energy and Mines and Minister Responsible for Core Review and Steve Thomson, Minister of Forests, Lands and Natural Resource Operations, on behalf of Pat Pimm, Minister of Agriculture, today announced improvements to the Agricultural Land Commission (ALC) that will protect farmland in British Columbia and maintain the ALC's independence.

British Columbians expect government to ensure our programs and services are operating as efficiently and effectively as possible. The changes, resulting from government's Core Review of the Commission will help farmers and farm families get ahead by recognizing regional differences, strengthening regional decision making and enhancing the ALC's service to the public.

The ALC will remain a fully independent tribunal and decision-maker and continue to make final decisions on specific land uses within the Agricultural Land Reserve.

The improvements include the creation of two ALC administered zones to better recognize the province's regional differences. In Zone 1, where land is in greater demand and there are development and population pressures, ALC decisions will continue to be made on the basis of the original principle of preserving agricultural land. In Zone 2, where growing seasons are shorter and there are lower value crops, ALC decisions will now, in addition to the original principle, include additional considerations to provide farmers with more flexibility to support their farming operations.

Other improvements include formalizing the ALC's existing model of six regions and six regional panels into law to strengthen regional decision making as well as giving local governments the opportunity to engage with the ALC earlier in their land use planning processes to ensure better coordination and more timely decisions.

To improve services to farmers, the Commission's operations will be enhanced. This will include establishing governance and accountability frameworks and service standards, consistent with other government boards, agencies and commissions as well as filling staff vacancies and moving forward with the appointment of a CEO.

To help farmers generate increased incomes and better support food production, the Ministry of Agriculture will initiate discussions with the ALC, the agricultural sector and the Union of BC Municipalities on how to best support new opportunities for limited, value-added farming activities on farmland.

Quotes:

Pat Pimm, Minister of Agriculture -

"These improvements are aimed at continuing to protect B.C.'s rich farmland and helping farmers make a better living from it. The changes ensure the ALC is able to protect our fertile agricultural land for another 40 years, while ensuring future generations of farmers can continue to produce food for B.C. families."

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Bill Bennett, Minister of Energy and Mines and Minister Responsible for Core Review -

“From time to time, we need to look at organizations like the ALC, to make sure as an organization, it is serving the people of B.C. the best it can. These improvements achieve our goals of supporting the ALC in its role as independent decision maker, protecting our high quality farmland and still supporting farmers to get ahead.”

Rhonda Driediger, chair, BC Agriculture Council -

“Opportunities exist to improve the ALR and to protect farmland for future generations. Long-term positive change requires broad consultation with B.C. farmers. We look forward to openly engaging with the Province as new regulations are developed.”

Fred Steele, president, BC Fruit Growers Association -

“The BCFGGA understands changes must be made to the ALR in order to provide sustainable and profitability for the tree fruit industry. To ensure these changes benefit tree fruit growers and all farmers, we are prepared to engage in positive discussions with the Province to ensure regulations benefit the farm industry and protect farmland in British Columbia.”

David Haywood-Farmer, president, BC Cattlemen’s Association -

“BC Cattlemen’s Association recognizes the complexity of the issues surrounding the ALR and those affected by it. We are encouraged that the Minister understands that the ALC must remain an independent decision making commission whose purpose is to protect agricultural lands and the stakeholders who make their living producing food from this land. Our goal is to see the improvement of the ALR for the present generation of ranching families who are responsible for the stewardship of these lands and for future generations who need to see that there is hope for a sustainable future on these lands.”

Garnet Berge, committee chair, BC Grain Producers Association -

“We are pleased that our Agriculture Minister Pat Pimm has responded to the concerns of the Agriculture sector to modernize the BC Agricultural Land Commission. We support the proposed changes and are looking forward to working with our BC Government and Agricultural Minister to draft new regulations and the forming of administrative panels in our region.”

Linda Delli Santi, executive director, BC Greenhouse Growers’ Association -

“The BC Greenhouse Growers’ Association supports the government’s core review objective of modernizing the Agricultural Land Commission and looks forward to the results of the consultations to create the details in regulations.”

A backgrounder and factsheet follow.

Media Contacts:

Government Communications and Public Engagement
Ministry of Agriculture
250 356-1674

BACKGROUND**Changes resulting from government’s Core Review of the Commission**

Government has announced improvements to the Agricultural Land Commission (ALC) that will protect farmland in British Columbia and maintain the ALC’s independence. The changes, resulting from government’s Core Review of the Commission will include:

1. Increase opportunities for farmers to earn a living and continue farming their land:

- In consultation with the ALC, B.C.’s agricultural industry and the Union of BC Municipalities, amendments will be considered to current regulations to allow new, limited, value-added farming activities, such as food processing, on

farmland. This responds to concerns from farmers that regulations prevent them from growing their agricultural businesses.

- The ALC will continue to make final decisions on specific land uses.
 - The creation of two zones will better protect in-demand land in Zone 1, which will remain status-quo, while offering the ALC more flexibility in its decision making in Zone 2. The ALC will continue to apply its discretion in making final decisions on specific land uses.
 - To better support farmers and farm families and ensure they can continue farming their land, in Zone 2 only, the ALC will be given broader flexibility to consider non-agricultural home-based businesses. Acceptable uses will be determined through regulation in consultation with the ALC, the agricultural sector and UBCM.
 - This flexibility responds to concerns from farmers in certain parts of the province, where growing seasons are shorter and farmers need year-round income to support their farming operations.
- 2. Recognize B.C.'s regional differences to better support farming families:**
- The ALC's existing model of six regions and six regional panels will be formalized, with regional panels making decisions for their specific regions.
 - Two ALC-administered zones will be established:
 - Zone 1 will include the Island, South Coast and Okanagan panel regions.
 - Zone 2 will include the Interior, Kootenay and North panel regions.
 - The ALC's role of protecting land in both regions does not change.
- 3. Improve land use planning coordination with local government:**
- Local governments will be required to engage the ALC earlier in land use planning processes, such as Official Community Plans.
 - Currently the ALC is engaged after first reading. Going forward, they will be engaged before the bylaw reaches first reading. It is anticipated that communities will achieve more timely and efficient decisions from better coordination.
- 4. Modernize the Commission's operations:**
- The ALC will move forward with filling staff vacancies, including the appointment of a CEO through a merit-based hiring process.
 - Governance and accountability frameworks will be established for the ALC, in line with other government agencies, boards and commissions.
 - Service standards will be developed and implemented. For example, applicants will be provided with anticipated timelines for decisions and applicants will be provided with the opportunity to attend hearings where their applications are being determined and make a presentation.
 - The Commission will be required to report out publicly on their service standard performance measures and all records of decision.

Media Contacts:

Government Communications and Public Engagement
 Ministry of Agriculture
 250 356-1674

FACTSHEET

Agriculture in BC
268

The Agricultural Land Commission and Reserve

The Agricultural Land Commission (ALC) is an independent, administrative tribunal. The ALC makes land use decisions within the Agriculture Land Reserve (ALR). The ALC looks at many factors when carrying out its mandate and each application has its own distinct set of circumstances and is considered on its own merits.

- About 5% of British Columbia's land base (4.7 million hectares) is in the ALR. The land in the ALR has increased by 38,000 hectares since 2001.
- Land in the ALR falls into one of seven soil classes, ranging from Class 1 (wide range of crops can be grown without difficulty) to Class 7 (unsuitable for soil-based agriculture or sustained grazing, suitable for barns, greenhouses and processing facilities)
- Currently, 10% of the land in the ALR produces 85% of B.C.'s farm cash receipts (FCR) and the three percent of the land in the South Coast region produces two-thirds of the province's FCR.
- By Agricultural Land Reserve region:
 - Island region - 2% of ALR, 6% of FCR
 - South Coast region - 3% of ALR, 65% of FCR
 - Okanagan region - 5% of ALR, 14% of FCR
 - Kootenay region - 8% of ALR, 2.5% of FCR
 - Interior region - 31% of ALR, 4.5% of FCR
 - North region - 50% of ALR, 8% of FCR

Support for the Agricultural Land Commission

- This year, the B.C. government is providing the ALC with about \$3.5 million in annual operating funding, an increase of \$600,000 from 2013/14.
- This is the second consecutive year the Commission's budget has increased, to support the ALC in providing increased oversight of the ALR.
- The Agricultural Land Commission's annual budget allocation:
 - 2012-13 - \$1.9 million
 - 2013-14 - \$2.9 million
 - 2014-15 - \$3.5 million
- The budget increases, first announced in Budget 2013, enable the ALC to:
 - continue with the East Kootenay boundary review and undertake other targeted reviews (6 to 10 years to complete all reviews);
 - increase compliance and enforcement activities throughout the province and build partnerships with local governments and provincial ministries;
 - pursue more proactive planning work with local governments;
 - work more closely with farmers, ranchers and agricultural organizations to preserve agricultural land and encourage farming; and
 - continue digital conversion and mapping projects started with transitional funding, to improve its ability to evaluate the collective impacts of decisions on applications.

- The new funding in is in addition to one-time funding of \$1.6 million provided in 2011, as part of a package of measures to strengthen the ALC's capacity to focus on preserving farmland, increasing enforcement and evolving into a sustainable organization.
- In addition to the funding, legislation introduced in 2011 also allows the ALC to increase enforcement capacity by allowing qualified provincial and local government officials to conduct enforcement activities.

Farming demographics

- According to Statistics Canada, almost half (49%) of B.C. farms have annual sales less than \$10,000 and three quarters (75%) have annual sales less than \$50,000.
- In 2010, 52.6% of all British Columbia farm operators had an off-farm job or business.
- More than 25% of all B.C. farm operators report working off-the-farm for more than 40 hours a week.
- In 2011, the average age of a B.C. farm operator was 55.7 years old.
- In 2011, 61.6% of B.C. farms had operators aged 55 years or older, the highest proportion in the country. At the same time, 6.4% of B.C. farm operators were under 40, the lowest percentage in Canada.
- The proportion of B.C. farms with an operator aged 55+ has increased by more than 20% between 1991 and 2011.
- B.C.'s 19,750 farms account for approximately 9.6% of Canada's total farms.

Media Contacts:

Government Communications and Public Engagement
Ministry of Agriculture
250 356-1674

SEE MORE MINISTRY OF AGRICULTURE STORIES

[See more from the Ministry of Agriculture \(/ministries/agriculture/\)](#)

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From: Brent Mansfield [<mailto:brentmansfield@gmail.com>]

Sent: Wednesday, April 02, 2014 6:32 PM

To: Brent Mansfield

Subject: Bill 24: sets the course to undermining BC's farmland protection system

Greetings

Attached is an analysis of Bill 24, the *Agricultural Land Commission Amendment Act*, prepared by the BC Food Systems Network. In consultation with agriculture, legal and planning experts, we have examined the changes proposed in the Bill and compared its measures to the current regime (originally set up by the founders in 1973).

We believe this Bill, although presented as a way to support agriculture, is actually framed to support non-farm use of agriculture lands. It has potential to undermine the integrity of the Agricultural Land Reserve (ALR) and its regulator, the Agricultural Land Commission (ALC), making it easier for ALC decision makers to favour development over agriculture in most of BC. Further, and regrettably, the changes are not future focused: they do not take into account the very present danger of climate change for BC agriculture and food security. (The March 30, 2014 report from the Intergovernmental Panel on Climate change is [here](#) and a useful reference related to Climate change and BC agriculture is [here](#).)

In Bill 24, we are particularly concerned about:

1. The split into two zones with additional requirements added to the basic mandate for Zone 2 (90% of the ALR) – the intent seems to be to weaken the primary focus on agriculture
2. The delegation of decision making to six regional panels – this makes decision making unduly subject to regional and local development pressures and increases the likelihood of inconsistency and decisions that are perceived as unfair
3. The use of legislation that weakens long-term farmland protection on the pretext of improving farmers' businesses, when the real failure since the mid 1980s has been on the part of successive provincial governments which have failed to recognize farmers and ranchers and the services they provide for BC (food but also environmental goods and services)

As a food systems organization, we understand that for food we need viable farms and ranches. Viable farms and ranches need access to land and water for their operations. We know there are "pinch points" in the ALR-ALC system that need to be worked out with farmers and ranchers. And we also know that 95% of the applications the ALC receives are from non-farm landowners.

We did ask ourselves whether there was anything good here for BC agri-food. Without full consultation, we don't know: we are not sure the Bill faithfully reflects the priorities of BC farmers and ranchers. Key BC farm and ranch organizations have expressed concerns about the Bill and have asked for more involvement. They have been consulted, but only to the point of being shown the changes the provincial government intended to make. Since summer of 2013 the ALC has not been consulted at all.

Our organization has been largely ignored. We wonder why the provincial government is in such a hurry to push through an enabling legislative framework BEFORE it will sit down with agriculture organizations, the ALC and local governments to discuss the regulatory details.

The BCFSN calls – again - on the provincial government, before proceeding any further with this legislation, to consult properly with farmers, ranchers, local governments, the ALC, food systems organizations and the public – as it did with the *Water Sustainability Act* – to ensure that land use legislation is collaboratively updated in the long-term agri-food interests of British Columbians.

Attached you will find a breakdown of the key components of Bill 24 with our analysis. We trust you will find this material useful and would be happy to answer any questions you may have. You can reach us at admin@bcfsn.org

The BC Food Systems Network ALR Team

The [BC Food Systems Network](#) includes hundreds of members in over 20 organizations representing farmers, food producers, health promoters, and community food organizations around British Columbia who are concerned with farming and food security in the province. We are on [Facebook](#) and [Twitter](#).

--

Brent Mansfield
Co-Chair, BC Food Systems Network

Member / Past Co-Chair, Vancouver Food Policy Council

brentmansfield@gmail.com

604-837-7667



MEMORANDUM

To: Board of Directors
From: Teri Fong, CGA, Manager of Finance
Date: April 15, 2014
Subject: Finance Warrant No. 539 Inquiries

This memo is in response to the inquiries made by the Directors at the April 9, 2014 Board of Directors meeting regarding Finance Warrant No. 539.

Cheque No. 35428 – Barbara L. Price Ltd. \$945.00

The services of Barbara L. Price Ltd. have been used for training the Manager of Finance in creating the Financial Statements for the Regional District and Regional Hospital District. This firm was chosen as the partner had the most in-depth knowledge of the Financial Statements and was therefore the most cost effective option. This training did not breach the contract with our auditors, Duncan Sabine Collyer Partners LLP. The decision follows the purchasing policy and provides the ACRD with quality service at a reasonable price.

Cheque No. 35400 – Pearson Ellis Consulting Inc. \$519.75

The services of Pearson Ellis Consulting Inc. were utilized to review the Alberni Connector Highway 19 to Highway 4 business case and related materials as recommended by the Provincial Government to determine if any improvements could be made to strengthen the business case. The review was overseen by Pat Deakin, Economic Development Manager for the City of Port Alberni and has been discussed with the Transportation Committee.

Submitted by: _____

Teri Fong, CGA, Manager of Finance

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 April 16, 2014

#	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	Yuułuʔiłʔatḥ to respond
2.	July 10 th Board	Contact and work with the Nuu-chah-nulth Tribal Council and the Port Alberni Friendship Centre to develop a long term plan for reconciliation	Russell/ Cindy/ Tony/ Penny	Report April 23 Board Meeting
3.	Jan. 29 th WC Comm.	Staff pursue the coordination of emergency planning on the west coast subject to buy in from other West Coast organizations and if so establish a policy committee and working group to develop the details for the establishment of the service in 2015	Russell	Approved
4.	Feb. 12 th Board	The Board of Directors adopted the Board Remuneration Review Policy as presented – Proceed with the process – Advertising for member at large etc.	Wendy	Advertising – Expression of Interest – Closes Apr. 30 th
5.	Feb. 26 th Board	The Board approved the BC Healthy Communities Forum for Friday, May 9 for the ACRD Directors, Senior Staff, and the ACHN Working Group – Arrange the session	Tanis/ Shelli	Session being arranged
6.	Jan. Spec. Board	Arrange a special meeting to discuss Board Governance and conduct evaluation	Wendy	April 23, 2014
7.	March 12 th Board	Consult the Fisheries Committee and arrange a meeting regarding the Omega Fish Hatchery Letter	Wendy/ Tracy	Arranging
8.	March 12 th Board	Draft a letter of appreciation to the International students from Japan that conducted a large cleaned up on west coast	Wendy	Coordinating with DFO
9.	March 26 th Board	Check with PA Fire hall regarding Ministry of Environment air quality monitoring equipment	Russell	Investigating
10.	April 9 th Board	Proclaim April 28, 2014 National Day of Mourning in recognition of workers who are killed or injured while on the job, purchase a floral arrangement for \$30.00 and designate a representative to speak on behalf of the Board	Wendy	Done
11.	April 9 th Board	Send a letter notifying the United Way the Board received the request for a donation of \$1000.00 and to submit an application to the grant in aid process	Wendy	Done
12.	April 9 th Board	Submit a request to the Provincial and Federal Governments to carry out detailed tsunami modeling and mapping of potential inundation	Linda Myers Laurie	Done

#	Date	Action Item	Assigned to	Target Date/Update
		zones in the communities of Bamfield, Kildonan, Uchucklesaht, Alberni Valley, Ucluelet and Tofino,, using state-of-the-art models and “worst-case but plausible scenarios” for Cascadia subduction zone earthquakes	L’Heureux	
13.	April 9th Board	Refer the City of Duncan AVICC Resolution R26 – Social Policy Framework to the Alberni-Clayoquot Health Network	Shelli	Done
14.	April 9th Board	Re-appoint Mr. Ken McRae to represent the Alberni-Clayoquot Regional District Board of Directors on the Island Corridor Foundation Board for 2014	Wendy	Done
15.	April 9th Board	Investigate if Board can appoint alternate for the Island Corridor Foundation under Ken McRae’s mentorship	Russell	Investigating
16.	April 9th Board	Invite BC Transit, Diversified Transit Ltd. to make a presentation to the AV Committee	Wendy	Arranging
17.	April 9th Board	C2C recommend contacting the President NTC Deb Foxcroft and request an observer from the ACRD at the NTC meetings	Russell	
Finance Department				
18.	April 9th Board	The Board approved the 2014 – 2015 Transit Annual Operating Agreement between BC Transit, Diversified Transportation Ltd. and the ACRD for the 2014/15 fiscal year and authorize the Chairperson and Chief Administrative Officer to enter into the Agreements on behalf of the ACRD	Teri	Done
19.	April 9th Board	Provide the Board with an report on the roll of Barb Price	Teri	April 23 Board
20.	April 9th Board	Provide Board information regarding payment to Person Ellis Consulting Inc – Connector Road Business Case Review \$519.75	Andrew	April 23 Board
Environmental Services Department				
21.	Apr. 8/10 WC	Work with Parks Canada on the landfill road agreement	Russell	Letter sent January 12 th
22.	Sept. 8/10 WC	Investigate with Tla-o-qui-aht First Nation well development at the Long Beach Airport	Russell	Invitation sent again – Feb. 5 th
23.	May 11/11 AV Comm	Investigate with the Tseshaht First Nation possible resource recovery at the AV Landfill	Andy/ Russell	In Progress
24.	June 13/12 BD	Develop a plan for appropriate use of the funds on the Log Train Trail from the Arrowsmith Radical Runners	Rob G.	Design in progress
25.	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	Andy	March /April

#	Date	Action Item	Assigned to	Target Date/Update
		meeting will be called to review the proposal		
26.	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
27.	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	Report to May AV Committee
28.	Nov. 13 th Board	Airport Supervisor further evaluate alternative technologies for navigational aids at the Long Beach Airport with the objective of establishing a system at a cost reduced from the original commitment of the ACRD	Andy Mark	Onsite LED testing ongoing
29.	Dec. 6 th Board	Solid Waste Management Plan Update	Andy	In progress – update prepared
30.	Feb. 26 th Board	The Board passed a resolution to proceed with the Sproat Lake Marine Patrol Program for the 2014 boating season	Andy/ Janice	SLMP students to be hired May
31.	April 9 th Board	Purchase a 2014 Jeep Cherokee Sport from Alberni Chrysler for \$22,688.26 (tax and extended warranty included) with trade in of the 2004 Dodge Dakota pickup.)	Rob	5 week delivery Done
32.	April 9 th Board	BCWS information regarding new pump station sent to residents	Andy	Done
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 following Airport rezoning	Mike	Letter sent to TFN Jan 16
34.	June 1/09	Bamfield OCP Review	Mike	Referrals sent Public Hearing in May
35.	n/a	Sproat Lake OCP Review	Mike	Public Hearing – April 3 rd
36.	Apr. 27/11 BD	The Board adopted the Alberni Valley Agriculture Plan – Develop report identifying ACRD actions and resources needed	Mike	Meeting with Farmers Institute April 23
37.	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	Working with neighbor to move dock
38.	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	Mike	Contacted Hall Society – Society working on options

#	Date	Action Item	Assigned to	Target Date/Update
		recommendation, following consultation with the Society, on the role of the ACRD		
39.	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	2014 Budget
40.	Board December 6	Proceed with acquiring a portion of the foreshore fronting Faber Park	Mike	Working with Couverdon
41.	April 9th Board	Bylaw P1321, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw be deferred and have an Electoral Area Directors meeting to discuss which will include Tofino	Mike	
42.	April 9th Board	Send the Medical Marijuana Act to Directors involved	Mike	Done

Issued: April 16, 2014



Alberni-Clayoquot Regional District

**Board of Directors Meeting Schedule
May 2014**

Friday, May 9th

ACHN Healthy Communities
Workshop
9:00 am – 4:00 pm
Best Western Barclay Hotel

Tuesday, May 13th

Alberni Valley Committee Meeting
1:30 pm
Regional District Board Room

Wednesday, May 14th

Regular Board of Directors Meeting
1:30 pm
ACRD Board Room

Regional Hospital District Meeting
Immediately following above

Thursday, May 22nd

Emergency Planning Committee
1:30 pm
Regional District Board Room

Wednesday, May 28th

Regular Board of Directors Meeting
1:30 pm
Regional District Board Room

Note: EA Directors' & Tofino meeting
to be held in April or May, date TBA

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT
MARCH, 2014**

BUILDING TYPE	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family							1	305,000			1	447,500	2	752,500
Mobile Homes													0	0
Multi-Family													0	0
Adds&Rens	1	10,000			1	10,000							2	20,000
Commercial											1	30,000	1	30,000
Institutional													0	0
Industrial													0	0
Miscellenaous	1	1,000							1	15,000			2	16,000
Totals	2	11,000	0	0	1	10,000	1	305,000	1	15,000	2	477,500	7	818,500

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT
MARCH, 2014 TO DATE**

BUILDING TYPE	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family	1	152,771	0	0	0	0	3	880,000	0	0	1	447,500	5	1,480,271
Mobile Homes	0	0	0	0	0	0	1	5,000	1	5,000	0	0	2	10,000
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adds&Rens	1	10,000	0	0	1	10,000	1	176,000	0	0	0	0	3	196,000
Commercial	0	0	0	0	0	0	0	0	0	0	1	30,000	1	30,000
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	0	0	0	0
Miscellenaous	1	1,000	0	0	0	0	1	1,000	3	64,072	2	31,000	7	97,072
Totals	3	163,771	0	0	1	10,000	6	1,062,000	4	69,072	4	508,500	18	1,813,343

	BAMFIELD	BEAUFORT/ BEAVER CREEK	LONG BEACH	SPROAT LAKE	CHERRY CREEK	TOTAL	YTD TOTAL
WOODSTOVE INSPECTIONS		4		2	1	7	22

	YEAR TO DATE		TOTAL YEAR			YEAR TO DATE		TOTAL YEAR	
2013	12	1,771,791	81	8,208,948					
2012	18	1,708,000	92	9,011,700					
2011	27	1,841,575	120	9,221,498					
2010	13	1,745,487	149	21,524,170					
2009	8	326,171	123	11,302,380	1999	9	785,830	80	3,348,092
2008	32	3,793,396	147	22,682,130	1998	18	779,980	75	3,320,890
2007	27	1,757,186	163	15,007,877	1997	20	862,866	104	10,025,166
2006	31	3,117,930	161	15,909,705	1996	21	1,693,000	128	9,050,554
2005	28	4,300,065	138	12,962,379	1995	23	1,506,000	116	9,641,300
2004	29	3,915,060	133	11,036,854	1994	34	1,972,000	151	7,915,500
2003	11	2,230,220	97	6,925,356	1993	36	2,603,000	167	10,864,000
2002	15	488,416	76	2,986,134	1992	33	1,724,000	173	11,192,500
2001	12	916,314	89	5,790,126	1991	16	829,520	126	7,155,120
2000	19	1,004,091	88	4,095,339	1990	22	1,644,300	118	6,323,900



Friendship Centre Board Meeting Notes March 25, 2014

ACRD attendees: Cindy Solda, Penny Cote, Tony Bennett and Russell Dyson

The Committee met with 8 members of the Board and their executive director to discuss the Regional District's interest and actions toward reconciliation. The Regional District described the actions taken to date.

Suggestions were provided by individual Board members for the consideration of the Regional District.

The Board should consider an education about the issues; John Rampinen is one person that provides an excellent local perspective. Jane Elliot's workshop; brown eyes – blue eyes was suggested. The topic needs to be part of the orientation of directors, staff and volunteers.

It was proposed that the Regional District consider using the Friendship Centre as a public venue. Also at the end of the meeting it was suggested to the Executive Director of the Friendship Centre if they require meeting space the Regional District board room could be made available. Presently the board is meeting at Chances on account of flood damage.

The directors should consider hearing from survivors of Indian residential school as well as the next generation. They need to understand what really happened and what the experience was really like.

ACRD should recognize that their intent in considering reconciliation may be questioned – why do you care and what are you after? – the ACRD intentions are better understood after hearing from the committee but they need to be clear from the outset.

There was agreement that the use of first nations place names in regional district facilities and future parks and trails is valuable, so would the context of why they are being used.

The Friendship Centre is planning an event for the spring and it was suggested that the ACRD have representation on the committee. The ACRD will be considered in the future for invitations to participate. There are also several community events that are organized by the Friendship Centre and the ACRD is encouraged to attend – i.e. Aboriginal Day.



PORT ALBERNI RCMP DETACHMENT MONTHLY REPORT



This report represents the policing activities undertaken by the Port Alberni RCMP Detachment during March 2014. I have included an update on policing activities thus far in 2014 and a comparator to previous years.

During the month of March the Port Alberni Detachment received and responded to 934 calls for service. The following represents some of the calls for services received, investigations undertaken and activities of the RCMP during the month.

- Calls of service over the first quarter of 2014 show an approximate 10% increase over 2013
- Property crimes within the Detachment area continues to be an issue and concern
- Victim Services assisted 36 new clients. 13 clients were related to violence within relationships
- Support Units were utilized to assist in service delivery:
 - The Nanaimo Integrated Road Safety Unit (IRSU) and the Central Island Traffic Unit patrolled the Detachment area helping ensure safe roadways
 - The E Division Underwater Recovery Team and the West Coast Marine Unit were utilized to assist in the investigation of the sinking of a float home

March marked the final quarter of the Port Alberni Detachment's 2013/14 Annual Performance Plan. In almost all areas the goals set for the Detachment were met or exceeded.

- a. **Visibility and engagement:** the goals were: (1) to conduct 30 high visibility patrols (boat and bicycle) and 30 were conducted 30 patrols and (2) to attend 15 events within the community and 21 events were attended.
- b. **Controlled Drugs and Substances:** the goal was to increase the solve rate by 10% bringing the total to 100 incidents of controlled drugs and substances. During the period 106 files were solved.
- c. **Violence in Relationships:** the goal was to reduce violence in relationship files by 5% to 300 files. 238 complaints were received.
- d. **Crime Reduction:** the goals were: (1) to conduct 1200 curfew checks and 1568 were conducted. (2) to reduce mischief complaints by 5% for a total of 530 complaints. 577 complaints were received.

For 2014/15, after speaking to you and other stakeholders, the Port Alberni RCMP's Annual Performance Plan will focus on:

- a. **Crime Reduction:** Reduce the incidents of criminal activity by focussing on offenders. Conduct 1200 curfew checks and reduce thefts by 5% to 1000
- b. **Substance abuse** (alcohol and drugs): Reduce the impact of substance abuse in the community. Complete 300 bar walks, reduce alcohol/drug involvement in files by 5% to 2500
- c. **Youth:** Reduce youth involvement as offenders and victims. Increase diversion files by 10% to 140
- d. **Visibility/engagement:** The RCMP will be active within the community. Complete 30 patrols and attend 20 community events

These areas of focus all have a number of initiatives which will help move the Detachment and community to achieve the objectives. They are in alignment with my vision that effective policing is collaboration between the community and the police.

Detailed Crime - 2014 Year Review

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Assault	43	50	61										154
Relationship Violence	9	9	12										30
Thefts	90	65	75										230
Break and enter	27	26	24										77
Mischief	32	35	42										109
Drugs	31	21	29										81
Provincial Traffic	62	82	84										228
Criminal Code Traffic	16	20	16										52
Motor Vehicle Inciden	26	40	22										88
Calls for Service	900	852	934										2686

6 Year Comparison

	2008	2009	2010	2011	2012	2013	2014	2015	Total
Assault	766	728	628	616	622	512			3872
Relationship Violence	222	175	158	112	140	87			894
Thefts	1508	1288	1159	1077	1124	961			7117
Break and enter	450	325	298	359	251	287			1970
Mischief	738	679	538	555	582	583			3675
Drugs	445	323	257	372	329	331			2057
Provincial Traffic	1212	1199	1211	1150	1042	1112			6926
Criminal Code Traffic	373	359	398	374	354	294			2152
Motor Vehicle Incidents	518	484	406	364	389	360			2521
Calls for Service	14340	12848	12077	12429	11790	11591			75075

2008 – 2013 Average

Assault	645
Relationship Violence	149
Thefts	1186
Break and enter	328
Mischief	612
Drugs	342
Provincial Traffic	1154
Criminal Code Traffic	358
Motor Vehicle Incidents	420
Calls for Service	12512

Insp Mac Richards
OIC Port Alberni Detachment