



Alberni-Clayoquot Regional District

BOARD OF DIRECTORS MEETING

WEDNESDAY, SEPTEMBER 10, 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 required 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 – August 27, 2014	5-12
<i>THAT the minutes of the Board of Directors meeting held on August 27, 2014 be adopted.</i>	
b. Alberni Valley Committee Meeting – August 27, 2014	13-15
<i>THAT the minutes of the Alberni Valley Committee meeting held on August 27, 2014 be adopted.</i>	
5. <u>PETITIONS, DELEGATIONS & PRESENTATIONS (10 minute maximum)</u>	
a. Inspector Mac Richards, Officer In Charge, Port Alberni Detachment, RCMP regarding the Port Alberni RCMP Report for July 2014.	16-17
b. Lana Kingston, Tourism Vancouver Island regarding Vancouver Island and the Sunshine Coast Hiking Trails Strategy – Phase 1.	18-19
6. <u>CORRESPONDENCE FOR ACTION</u>	
a. INVITATION	20
Clayoquot Biosphere Trust, August 20, 2014 regarding invitation to attend Vital Signs Report Launch, Tuesday, October 7 th .	

(Board Direction Requested)

- b. **REQUEST FOR SUPPORT** **21-23**
Watershed Forest Alliance, September 2, 2014 regarding request for support with respect to watershed protection.

(Board Direction Requested)

7. CORRESPONDENCE FOR INFORMATION

- a. **FISHERIES AND OCEANS CANADA** **24-25**
Response to letter sent on behalf of West Coast Aquatic
- b. **BC LEGISLATURE MEMBERS OF THE OFFICIAL OPPOSITION** **26-29**
UBCM
- c. **E-COMM 9-1-1** **30-33**
2014 9-1-1 PSAP Transition Update
- d. **DISTRICT OF TAYLOR** **34**
Emergency Resolution – 2014 UBCM Convention

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

8. REQUEST FOR DECISIONS & BYLAWS

- a. **REQUEST FOR DECISION** **35-36**
Board Meeting Date Amendments

THAT the Alberni-Clayoquot Regional District Board of Directors cancel the regular Board of Directors meeting on Wednesday, September 24, 2014.

THAT the Alberni-Clayoquot Regional District Board of Directors change the date of the Wednesday, November 12, 2014 regular Board of Directors meeting to Thursday, November 13, 2014.

- b. **REQUEST FOR DECISION** **37-41**
Alberni Valley Golf Club & Long Beach Recreation Cooperative Tax Exemption

THAT the Alberni Clayoquot Regional District Board of Directors instruct staff to prepare a 2015 property tax exemption bylaw including the Alberni Valley Golf Club and the Long Beach Recreation Cooperative for consideration by the Board.

- c. **REQUEST FOR DECISION** **42-79**
Finance Warrant No. 544

THAT the Board of Directors approves Finance Warrant Number 544 in the amount of \$989,050.41 dated August 31, 2014.

- d. **REQUEST FOR DECISION** **80-86**

Bylaw E1057, Sproat Lake Marine Patrol Service Area Establishment, 2014.

THAT the Alberni-Clayoquot Regional District Board of Directors rescind third reading of Bylaw E1057, Sproat Lake Marine Patrol Service Area Establishment, 2014

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw E1057, Sproat Lake Marine Patrol Service Area Establishment, 2014 as amended.

THAT the Alberni-Clayoquot Regional District Board of Directors approve the amended synopsis and referendum question for Bylaw E1057 as presented.

9. PLANNING MATTERS

9.1 ELECTORAL AREA DIRECTORS ONLY

- a. **BAMFIELD OFFICIAL COMMUNITY PLAN** **87-163**
Memorandum and Bylaw P1309

THAT the Board of Directors receive the staff memorandum.

THAT the Board of Directors rescind second reading of Bylaw P1309, Regional District of Alberni-Clayoquot Bamfield (Electoral Area A) Official Community Plan Bylaw P1309, 2013.

THAT the Board of Directors amend Bylaw P1309, Regional District of Alberni-Clayoquot Bamfield (Electoral Area A) Official Community Plan Bylaw P1309, 2013 as per attached Schedule 'A'.

THAT Bylaw P1309, Regional District of Alberni-Clayoquot Bamfield (Electoral Area A) Official Community Bylaw P1309, 2013, be read a second time as amended.

- b. **DPD14005, ST JACQUES, 10737 LAKESHORE ROAD** **164-175**
Development Permit Application – Report and Permit

THAT the Board of Directors receive the staff report.

THAT the Board of Directors pass a resolution to issue development permit DPD14005.

- c. **DVE14004, CHATWIN, 5505 HIGHLAND DRIVE** **176-182**
Development Variance Application – Memorandum and Report

THAT the Board of Directors receive the staff memorandum and report.

THAT the Board of Directors pass a resolution to consider issuing development variance permit DVE14004.

10. REPORTS

10.1 STAFF REPORTS

- a. Staff Action Items Report – September 5, 2014

183-186

THAT the Board of Directors receives the Staff Action Items Report.

10.2 COMMITTEE REPORTS

- a. Alberni-Clayoquot Transportation Committee Meeting – September 4, 2014 (J. McLeman) - Verbal

THAT this verbal report be received.

10.3 OTHER 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.*
- ii. Information that is prohibited from disclosure under Section 21 of the Freedom of Information and Privacy Act.*

15. RECOMMENDATIONS TO THE BOARD FROM IN-CAMERA

16. ADJOURN

**Next Board of Directors Meeting: Wednesday, October 8, 2014, 1:30 PM
Alberni-Clayoquot Regional District Board Room**



Alberni-Clayoquot Regional District

MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, AUGUST 27, 2014, 1:30 P.M.

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)

Rob Cole, Alternate Director, Councillor, City of Port Alberni

Josie Osborne, Mayor, District of Tofino

Bill Irving, Mayor, District of Ucluelet

Alan McCarthy, Member of Legislature, Yuułu?it?ath Government

Wilfred Cootes, Councillor, Uchucklesaht Tribe Government

REGRETS:

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

STAFF PRESENT:

Russell Dyson, Chief Administrative Officer

Teri Fong, Manager of Finance

Alex Dyer, Planner

Wendy Thomson, Manager of Administrative Services

Pat Deakin, Economic Development Officer

1. CALL TO ORDER

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

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

2. APPROVAL OF AGENDA

MOVED: Director Kokura

SECONDED: Director Bennett

THAT the agenda be approved as circulated with the addition of the following late items: News Release from Coulson Group of Companies and in-camera session regarding labour or other employee relations.

CARRIED

3. DECLARATIONS

4. ADOPTION OF MINUTES

a. Board of Directors Meeting – August 13, 2014

MOVED: Director Kokura
SECONDED: Director Bennett

THAT the minutes of the Board of Directors meeting held on August 13, 2014 be adopted.

CARRIED

b. Electoral Area Directors Committee Meeting – August 13, 2014

MOVED: Director Bennett
SECONDED: Director McNabb

THAT the minutes of the Electoral Area Directors Committee meeting held on August 13, 2014 be adopted.

CARRIED

5. PETITIONS, DELEGATIONS & PRESENTATIONS

a. Ashley Jones and Shayla Frechette, Sproat Lake Marine Patrol, 2014 Year End Report.

Ms. Jones and Ms. Frechette provided an overview of the 2014 Sproat Lake Marine Patrol Program. This season they participated in two community events at Blair Park “Our Town” & Cougar Smith Park handing out water bottles and information on boating safety.

b. Jonathan Tillie, Operations Manager, Central Vancouver Island, Ministry of Transportation and Infrastructure, Mr. Barry Dales, Emcon Services Inc., Road Maintenance in the Alberni-Clayoquot Regional District.

Mr. Tillie provided an overview of roadside mowing and brush cutting in the region. Directors raised concerns with road maintenance in the region including ditching, patch repairs and line painting.

c. Mr. Ken Sander, Alberni Golf Club Ltd., Request for Property Tax Exemption 2014.

Mr. Sander thanked ACRD for support over the past 12 years. He provided an overview of activities/events in 2014 and benefits to the community. Mr. Sander requested continued support of a tax exemption in 2015 from the ACRD Board.

d. Sarah Thomas, Watershed Forest Alliance.

Ms. Thomson said she was here on behalf of the Watershed Forest Alliance to seek support around the topic of watershed protection and the old growth logging going on in McLaughlin Ridge. The Watershed Forest Alliance is calling on a pause to the logging in McLaughlin Ridge in order to have a conversation around watershed protection. She stressed the need to have a community conversation around watershed protection. The Watershed Forest Alliance is calling on the ACRD to sign onto their letter to Island Timberlands and the Province calling on a pause to harvesting operations in McLaughlin Ridge so that concerns over watershed protection can be addressed. The delegation answered questions from Directors.

6. CORRESPONDENCE FOR ACTION

a. REQUEST FOR SUPPORT – WATERSHED FOREST ALLIANCE

- i. Letters regarding McLaughlin Ridge Logging presented August 13 Board of Directors Meeting
- ii. Revised request to support Watershed Forest Alliance’s letters
- iii. Background information collected by staff as requested at August 13 Board of Directors Meeting

MOVED: Director McNabb

SECONDED: Director Kokura

THAT the ACRD Board of Directors send a letter to Island Timberlands requesting the Regional District be part of the discussion between City of Port Alberni and Island Timberlands with regards to watershed issues in McLaughlin Ridge.

CARRIED

MOVED: Director McNabb

SECONDED: Director Geall

THAT Regional District staff be instructed to contact the Ministry of Forests, Lands and Natural Resource Operations requesting the status of habitat protected areas around McLaughlin Ridge.

CARRIED

7. CORRESPONDENCE FOR INFORMATION

- a. **MINISTRY OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT**
Regional District Bylaw Referral Best Practices
- b. **ASSOCIATION OF VANCOUVER ISLAND AND COASTAL COMMUNITIES**
Private Managed Forest lands
- c. **ALBERNI DISTRICT 4-H SENIOR COUNCIL**
Thank you for 2014 Grant-In-Aid

- d. **VANCOUVER ISLAND NORTH INFILM FILM COMMISSION**
Drama/SCI-FI “Into the Forest” will film in Campbell River, BC
- e. **MINISTER OF FISHERIES AND OCEANS**
Mitigation Program of the Pacific Salmon Treaty
- f. **MINISTER OF FISHERIES AND OCEANS**
Bill C-38 and amendments to the Fisheries Act.

MOVED: Director Kokura
SECONDED: Director McNabb

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

CARRIED

8. REQUEST FOR DECISIONS & BYLAWS

- a. **REQUEST FOR DECISION**
Approval of Bylaw E1057 Synopsis & Referendum Question

MOVED: Director Cote
SECONDED: Director McNabb

THAT the Alberni-Clayoquot Regional District Board of Directors approve the following as presented:

- i. *Synopsis of Bylaw E1057, Sproat Lake Marine Patrol Service Area Establishment, 2014;*
- ii. *Sproat Lake Marine Patrol Service Area Establishment referendum question.*

CARRIED

- b. **REQUEST FOR DECISION**
Alberni Valley Back Country Horsemen of BC Event – Log Train Trail

MOVED: Director McNabb
SECONDED: Director Kokura

THAT the Board of Directors direct staff to provide a letter of support to the Alberni Valley Back Country Horsemen of BC to allow access to the Log Train Trail for the Event to be held on September 20th and 21st, 2014.

CARRIED

9. PLANNING MATTERS

9.1 ELECTORAL AREA DIRECTORS ONLY

- a. **DVC14002, SMITH, 1045 SEVENTH AVENUE, SALMON BEACH**
Development Variance Application – Memorandum and Permit

MOVED: Director Bennett
SECONDED: Director Cote

THAT the Board of Directors pass a resolution to issue development variance DVC14002.

CARRIED

- b. **DVE14004, CHATWIN, 5505 HIGHLAND DRIVE**
Development Variance Application – Report

MOVED: Director McNabb
SECONDED: Director Bennett

THAT the Board of Directors confirm land use prior to considering Development Variance Application DVE14004.

CARRIED

- c. **DVF14002, REIMER, 3848 COWLEY ROAD**
Development Variance Application – Memorandum and Permit

MOVED: Director Banton
SECONDED: Director Bennett

THAT the Board of Directors pass a resolution to issue development variance permit DVF14002.

CARRIED

- d. **DVF14005, VAN DEN BROEK, 5851 RUMSBY STREET**
Development Variance Application – Memorandum and Permit

MOVED: Director Banton
SECONDED: Director McNabb

THAT the Board of Directors pass a resolution to issue development variance permit DVF14005.

CARRIED

10. REPORTS

10.1 STAFF REPORTS

- a. Staff Action Items Report – August 27, 2014
- b. Meeting Schedule – September 2014
- c. Building Inspector’s Report – July 2014
- d. CAO Report – August 19, 2014

- e. Financial Manager Report – August 18, 2014
- f. Financial Statement - July 31, 2014
- g. Planning and Development Manager Report – August 20, 2014

MOVED: Director Kokura
SECONDED: Director McNabb

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

CARRIED

10.2 COMMITTEE REPORTS

- a. **2014 Beaver Creek Advisory Planning Commission Appointment**

MOVED: Director McNabb
SECONDED: Director Kokura

THAT the 2014 Advisory Planning Commission Appointment Committee recommends Shelley Chrest be appointed to the Beaver Creek Advisory Planning Commission for a two year term.

CARRIED

10.3 MEMBER REPORTS

- a. **9-1-1 Corporation – C. Solda**
- b. **Vancouver Island Regional Library - P. Cote**
Director Cote reported VIRLB will be looking at passing the budget at the next meeting.
- c. **Central West Coast Forest Society – T. Bennett**
Director Bennett provided a brief update on the Central West Coast Forest Society. They are in the middle of restoration season and continue to have a very active year. Director Bennett will forward the Board a written report on the Societies restoration projects.
- d. **Emergency Planning – J. McNabb/P. Cote/M. Kokura/C. Solda – No Report**
- e. **Alberni Valley Chamber of Commerce – C. Solda – No Report**
- f. **Coastal Community Network – T. Bennett/B. Irving/C. Solda – No Report**
- g. **West Island Woodlands Advisory Group –L. Banton – No Report**
- h. **Island Coastal Economic Trust – C. Solda – No Report**

- i. **Air Quality Council, Port Alberni – J. McNabb – No Report**
- j. **West Coast Aquatic Board – T. Bennett**
Director Bennett reported the West Coast Aquatic Board is in the process of finalizing approval in principal of the coastal plans with all the partners. They hope to start the public process in October.
- k. **Association of Vancouver Island & Coastal Communities – C. Solda – No Report**
- l. **Beaver Creek Water Advisory Committee – J. McNabb – No Report**
- m. **Other Reports**
Director Cote provided a brief update on the Alberni-Clayoquot Health Network. The Network has put a call out to sit on the Table of Partners and have had many responses.

MOVED: Director McNabb

SECONDED: Director Bennett

THAT the Board of Directors receive the Member Reports.

CARRIED

11. UNFINISHED BUSINESS

- a. **Dan Holder, ACRD Fire Services Coordinator/Regional Fire Records Management System**

MOVED: Director Banton

SECONDED: Director Bennett

THAT staff come back with a proposal for Cherry Creek Improvement District to participate in the Regional Fire Records Management System only, not the ACRD's Fire Services Contract with Mr. Dan Holder.

CARRIED

12. LATE BUSINESS

- a. **Coulson Group of Companies – News Release – New C-130 Next Gen Air Tanker**

The Board discussed the Coulson Group of Companies New Release dated August 15th regarding their new C-130 Next Gen Air Tanker and expanding the runway at the Alberni Valley Airport.

13. QUESTION PERIOD

14. CLOSE THE MEETING TO THE PUBLIC

MOVED: Director McNabb

SECONDED: Director Osborne

THAT the meeting be closed to the public to discuss matters relating to labour or other employee relations.

CARRIED

The meeting was closed to the public at 3:31 pm.

15. RECOMMENDATIONS FROM IN-CAMERA

16. ADJOURN

MOVED: Director Cote

SECONDED: Director Osborne

THAT this meeting be adjourned at 3:39 pm.

CARRIED

Certified Correct:

Cindy N. Solda,
Chairperson

Russell Dyson,
Chief Administrative Officer



Alberni-Clayoquot Regional District

MINUTES OF THE ALBERNI VALLEY COMMITTEE MEETING WEDNESDAY, AUGUST 27, 2014

Alberni Valley Regional Airport, 7400 Airport Road, Port Alberni, BC

DIRECTORS PRESENT: Cindy Solda, Councillor, City of Port Alberni
Mike Kokura, Electoral Area "B" (Beaufort)
Penny Cote, Electoral Area "D" (Sproat Lake)
John McNabb, Electoral Area "E" (Beaver Creek)
Lucas Banton, Electoral Area "F" (Cherry Creek)
Rob Cole, Alternate Director, Councillor, City of Port Alberni
Wilfred Cootes, Councillor, Uchucklesaht Tribe Government

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

STAFF PRESENT: Russell Dyson, Chief Administrative Officer
Teri Fong, Manager of Finance
Wendy Thomson, Manager of Administrative Services
Pat Deakin, Economic Development Officer
Ken Brett, Airport Caretaker

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 12:10 pm.

The Chairperson recognized the meeting this afternoon is being held in the Hupacasath First Nation traditional territories.

2. **APPROVAL OF AGENDA**

(motion to approve, including late items requires 2/3 majority vote)

MOVED: Director McNabb

SECONDED: Director Cootes

THAT the agenda be approved as circulated with the addition of the following late item: correspondence from Greenmax Resources regarding potential impacts due to the proposed airport expansion.

CARRIED

3. **ADOPTION OF MINUTES**

4. **PETITIONS, DELEGATIONS & PRESENTATIONS (10 minute maximum)**

5. **CORRESPONDENCE FOR ACTION/INFORMATION**

a. Greenmax Resources regarding Potential Impacts of Runway Extension

The Chief Administrative Officer provided an overview of Greenmax Resources license at the Alberni Valley Airport. Greenmax Resources requests the Regional District consider their concerns regarding the proposed runway extension and consultation.

MOVED: Director McNabb

SECONDED: Director Kokura

THAT a letter be forwarded to Greenmax Resources advising the Regional District recognizes their concerns regarding the proposed runway extension and potential impacts to their operations and they will be included in the consultation process.

CARRIED

6. REPORTS

a. Update on GPS & Runway Extension Studies (verbal report)

The Chief Administrative Officer provided the Committee with an update on the Alberni Valley Airport GPS system and runway extension report. The runway extension report being conducted by Tetra Tech will outline three options for the extension including impacts and associated costs. The report will be completed in September.

MOVED: Director Cote

SECONDED: Director Banton

THAT this verbal report be received.

CARRIED

7. REQUEST FOR DECISIONS & BYLAWS

a. Report - Coulson Group of Companies -Request for 2014 Runway Extension

The Chief Administrative Officer provided a brief overview of Coulson Group of Companies request to the ACRD to complete a 500' runway extension in order that they may accommodate a contract for outfitting a C130 Hercules at their facilities at the airport in December 2014.

The Committee discussed possible funding options for the proposed runway expansion. The Economic Development Officer reported on possible use of ICET funds.

The meeting recessed at 12:26 pm to witness a C130 Hercules fly over the Alberni Valley Regional Airport.

The meeting re-convened at 12:29 pm.

MOVED: Director McNabb
SECONDED: Director Kokura

THAT the request from Coulson Group of Companies for an expansion to the Alberni Valley Airport runway be deferred until the Alberni Valley Airport Runway Extension report is received from Tetra Tech Airport Groups.

CARRIED

MOVED: Director Cole
SECONDED: Director Kokura

THAT a letter be forwarded to Mr. Wayne Coulson, Coulson Group of Companies thanking him for the tour of their operations and advising the ACRD is committed to long term investment and development at the Alberni Valley Airport and awaits the report for Tetra Tech to consider the runway extension options.

CARRIED

8. UNFINISHED BUSINESS

9. ADJOURN

MOVED: Director Kokura
SECONDED: Director Banton

THAT this meeting be adjourned 12:38 pm.

CARRIED

Certified Correct:

Cindy N. Solda,
Chairperson

Russell Dyson,
Chief Administrative Officer



PORT ALBERNI RCMP DETACHMENT MONTHLY REPORT



This report represents the policing activities undertaken by the Port Alberni RCMP Detachment during July 2014. I have included an update on policing activities thus far in 2014 and a comparator to previous years.

During the month, the Port Alberni Detachment received and responded to 1109 calls for service. The following represents some of the calls for services received, investigations undertaken and activities of the RCMP during the month.

- July continued with the trend of June with a high call volume. 1109 calls for service were received and attended to by Detachment members.
- The investigation into an armed robbery of a convenience store resulted in charges being laid and the matter is still before the courts.
- A robbery of a person and a sexual assault were reported and are still under investigation.
- A search warrant was executed that resulted in the recovery of stolen property.
- Thirteen individuals were removed from the roads due to drinking and driving and a number of collisions were attended to. Traffic and specifically impaired driving is a priority of the Port Alberni Detachment and enforcement and education will continue in this regard.
- The Port Alberni Aboriginal Policing Unit has continued with their mandate of proactive programming. During July the Huupistat youth Camp was visited, boat safety was stressed and enforced and a water safety talk was held in Anacla. The Unit's mandate also includes recruitment and mentorship. To that end, the Unit benefitted by having a summer student begin work in July.
- Boat and bicycle patrols were made in the Sproat Lake area
- The RCMP Youth Camp was held July 2 to 6 at ADSS and was a highly successful event.
- Victim Services had a busy month assisting 59 new clients from 27 incidents

Port Alberni RCMP's Annual Performance Plan:

- **Crime Reduction:** Reduce the incidents of criminal activity by focussing on offenders.
- **Substance abuse** (alcohol and drugs): Reduce the impact of substance abuse in the community.
- **Youth:** Reduce youth involvement as offenders and victims.
- **Visibility/engagement:** The RCMP will be active within the community.
- **Traffic:** Detection and removal of impaired drivers

Insp Mac Richards
OIC Port Alberni Detachment

Detailed Crime - 2014 Year Review

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Assault	43	50	61	53	43	52	49						351
Relationship Violence	9	9	12	17	16	7	9						79
Thefts	90	65	75	75	68	73	85						531
Break and enter	27	26	24	21	17	13	21						149
Mischief	32	35	42	90	54	59	48						360
Drugs	31	21	29	28	19	19	31						178
Provincial Traffic	62	82	84	81	101	90	118						618
Criminal Code Traffic	16	20	16	16	21	30	37						156
Motor Vehicle Inciden	26	40	22	22	35	27	33						205
Calls for Service	900	852	934	936	975	1021	1109						6727

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

August 15, 2014

Alberni Clayoquot Regional District
Attn: Cindy Solda, Chairperson, and Directors
3008 5th Avenue
Port Alberni, BC
V9Y 2E3



RE: Vancouver Island and the Sunshine Coast, Hiking Trails Strategy – Phase 1

Dear Ms. Solda and Directors:

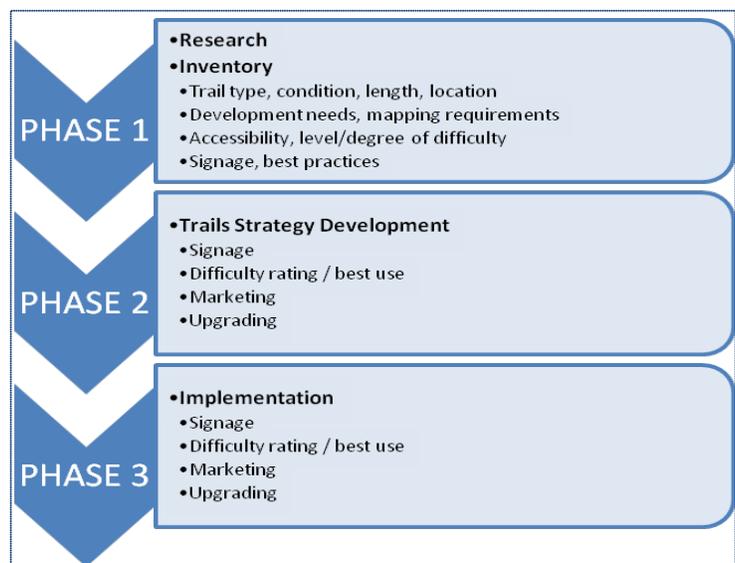
Tourism Vancouver Island is seeking funding support for Phase 1 of a multi-phase trails strategy for the Vancouver Island region. Tourism Vancouver Island has been successful with an application to the Island Coastal Economic Trust, through the Economic Development Readiness Program, to proceed with the first phase of a three-phase project that will result in the development and implementation of a Vancouver Island and Sunshine Coast Trails Strategy. We are looking to your community for a \$2,500 financial commitment to support the first phase of this exciting project. Tourism Vancouver Island will be contacting numerous communities, municipalities and regional districts within the Vancouver Island region to obtain the matching funds required by ICET.

Project Overview: The Vancouver Island and the Sunshine Coast regions have incredible assets in trails; however there is presently a significant lack of coordination in the development, rating, mapping, marketing, etc., to fully utilize these assets. The opportunity to grow the economic and social potential in the regions through the development and implementation of a trails strategy will be instrumental in attracting visitors from around the world. Trail utilization has been identified as one of the most popular activities of leisure travellers, in addition to being an amenity that is enjoyed by the residents of our communities.

About The Project: Phase 1 of this Trails Project will become the foundation that guides the way to a well-defined trails strategy. The inventory will be a searchable data base of the highest potential trails and will define a set of key attributes that assists us in understanding what is required to ensure that trails within the regions provide visitors and local residents with exceptional experiences. Tourism Vancouver Island will manage the process through a firm that has experience in hiking trail development and management. Community and trail group leaders from throughout the regions will be engaged in the process to assist in identifying the trails to be included in the inventory, in addition to determining the attributes required to make the inventory valuable.

Phase 1 Activities:

- Establishing a consultation process with communities engaged in trails and trails development;
- Conducting research and inventory that identifies the agencies that presently are active and investing in some form of trails development activities within the region to assess duplication, gaps and appetite for collaboration;



- Engaging in dialogue about potential “shared approaches” to trails development where tourism is embedded in a more comprehensive way;
- Building an inventory of the highest potential hiking trails and documenting key attributes.

Phases 2 & 3 (future projects)

Project Objectives: Trails are enjoyed by a diverse range of users and provide opportunities for outdoor activities that promote physical and mental health and wellbeing, while fostering respect for the environment. Trails serve a multi-functional purpose including transportation, tourism and leisure. The Vancouver Island Trails Strategy is aimed at accomplishing the following objectives:

- Increase the awareness of trail use in the Vancouver Island region that contributes to economic and social growth
- Increase the investment of government agencies in support of tourism and trails development
- Increase the investment of tourism stakeholders in trails development and marketing
- Increase the investment of economic development agencies in promoting the amenities and lifestyles of the region through trail use and enjoyment
- Increase the alignment and collaboration of agencies with the capacity to attract visitation, investment, workforce and relocation to the region using the outdoor recreational opportunities as attractants
- Increase visitation to the region by providing a one-stop-shop for visitors to seek comprehensive trail-use information
- Establish a trail network system, as a destination benefit for residents and visitors, which focuses on the sustainable use and protection of natural areas and green spaces
- Establish an initiative or process that is replicable for the province, country or abroad
- Produce an exportable product for Canada

Our Request: Phase 1 has been approved for funding of \$30,000 through Island Coastal Economic Trust’s (ICET) Economic Development Readiness Program. We are seeking your financial support of \$2,500 for Phase 1 of this project and would welcome the opportunity to present the information to Council as a delegation.

Sincerely,

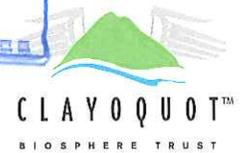


Dave Petryk
President & CEO

Tourism Vancouver Island

501 – 65 Front Street
Nanaimo, BC V9R 5H9

Phone: 250-754-3500 Fax: 250-754-3599
www.tourismvi.ca info@tourismvi.ca



August 20, 2014

Alberni Clayoquot Regional District
Attention: Chairperson Solda & Board of Directors
3008 Fifth Avenue
Port Alberni, B.C.
V9Y 2E3

Box 67 Tofino, BC
Canada V0R 2Z0

RE: Vital Signs Report Launch

Dear: Ms. Solda and Directors:

I would like to invite you to join us to celebrate the release of the Clayoquot Sound Biosphere Reserve Region's 2014 Vital Signs report. We look forward to sharing the report with you, as well as other local and First Nation government representatives, business owners, youth and non-profit leaders.

The biennial indicator report is a snapshot of our communities in numbers and stories which brings together data from a range of sources. The information describes the health of our region in areas that matter to us such as education, environment and housing, as well as new sections on safety and transportation. The 2014 report will include a strong youth voice with over 80% of the region's high school student population contributing their thoughts and opinions.

We will be hosting the launch on Tuesday, October 7th from 4:00 - 5:30 pm at our office at 316 Main Street in Tofino. The event will include a presentation of the report highlights and digital story from local youth beginning at 4:30.

This event is an opportunity to be inspired, ask questions, and think about how we can all work together to make our region an even better place to live, work, and play.

Sincerely,

Rebecca Hurwitz
Managing Director

Jane Morden
Craig Street
Port Alberni BC.
watershedforestalliance@gmail.com
250-723-9551

Alberni-Clayoquot Regional District
3008 Fifth Ave
Port Alberni, BC
V9Y 2E3

September 2, 2014

Dear Alberni-Clayoquot Regional District Board,

In response to the conversation that was had at the August 27th board meeting we wanted to clarify a few points and request your further consideration of our materials and call for proactive work to address watershed protection.

McLaughlin Ridge and the rest of the China Creek drinking watershed is in the Alberni-Clayoquot Regional District and, in addition to residents of the City of Port Alberni, the China Creek watershed serves the people of Beaver Creek who are directly represented by the ACRD board. This issue is extremely pertinent and of the utmost concern to residents of the Regional District.

In the past week the Cowichan River has been in the media signifying increased concern around decreased water quality and quantity in that region. As was mentioned in our presentation, the Cowichan Valley Regional District has already put resources forward and taken action to bring all of the players together and have a more comprehensive conversation around watershed protection. This task force is now seeking external advice and leveraging field experts so that they can make an informed decision on what next steps should be.

A similar conversation would be timely here in order to pre-empt potential problems. There may be an opportunity to buy the section of the watershed that was identified as an Ungulate Winter Range and Wildlife Habitat Area. This would lessen the risk of potential landslides and turbid water in a portion of the watershed at least. Possible purchasers will only be interested if this habitat is not further degraded. Consequently we need a pause in harvesting activity now so the status of the lands is not changing while conversation can be had. Expert advice and external consultants could be leveraged once such a task force had been created and once harvesting activity was paused so that investigation could be undertaken.

Proactive action is required to ensure watershed health. A landslide in the China Creek could be detrimental to the water supply of both the City of Port Alberni and Beaver Creek. The cumulative impacts of recent cut blocks in McLaughlin Ridge in the China Creek drinking watershed is a major concern. The map distributed at the August 27th meeting clearly outlines the current status of this area. It was suggested that the colouring of the map inappropriately skewed the data; however, if anything, the image under represents the extent of clear cuts. All of the areas in pink on the map are bare land and were cut in the past five years. Many of the areas in lime green are also clear cuts and the trees there are just few meters high. The map is based on a Landsat image from July 2014. Present images for this area on Google maps are much older and do not accurately depict the status of this area.

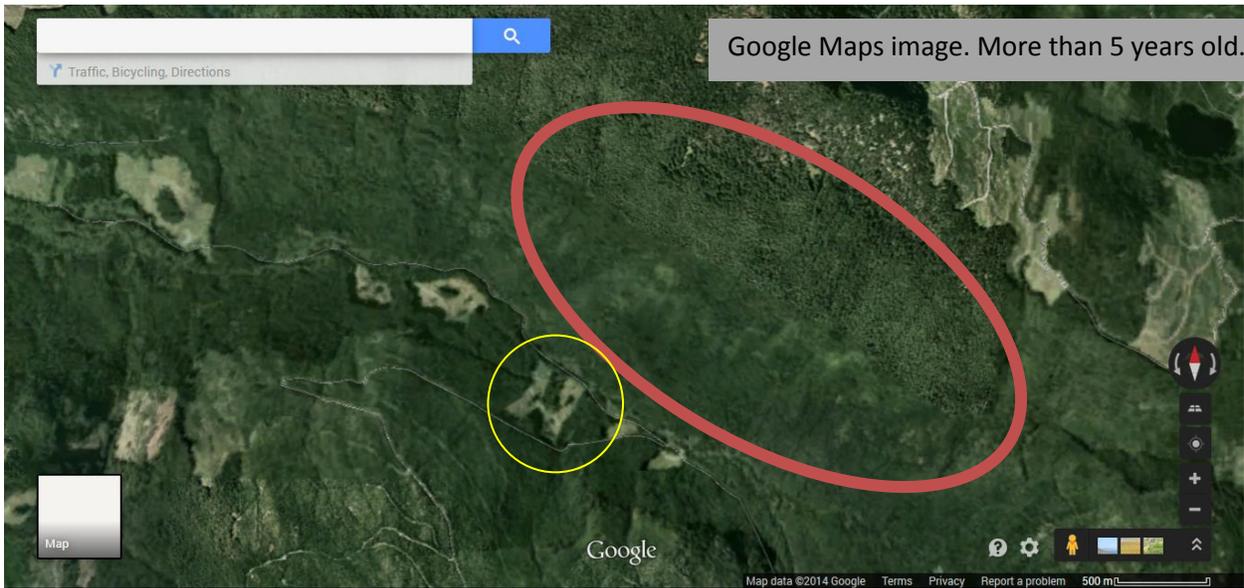
For your interest we attach below comparative images McLaughlin Ridge with coloured circles to show how the maps line up. The first image is a map retrieved from Google Maps September 2, 2014, the second a photo taken by the Watershed Forest Alliance from a plane in July 2014, and the final image is the pink and green landsat image of July 11, 2014.

As we continue to work for watershed protection and protection of the remaining identified Ungulate Winter Range and Wildlife Habitat Areas from TFL 44 we would appreciate your support and would welcome further conversation around these issues. Directors interested in learning more or attending a Watershed Forest Alliance meeting are invited to contact us at watershedforestalliance@gmail.com.

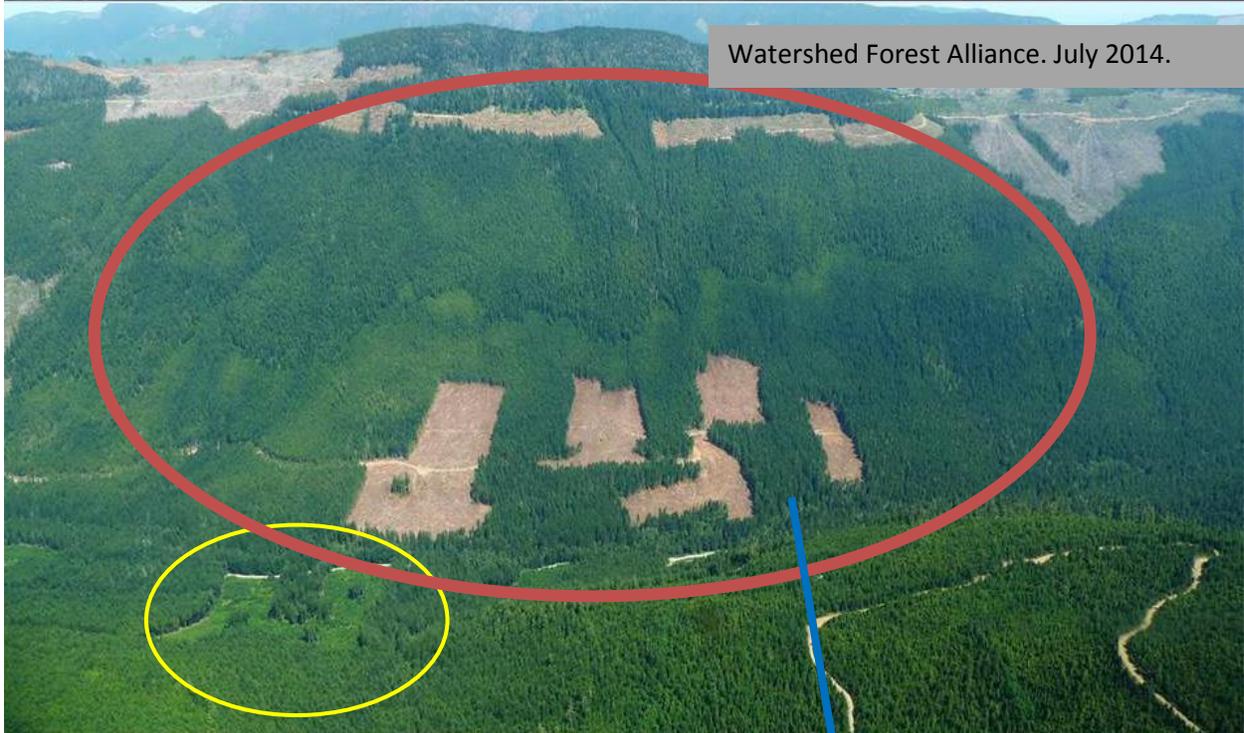
Thanks for your work and ongoing interest in ensuring watershed protection for our communities.

Sincerely,

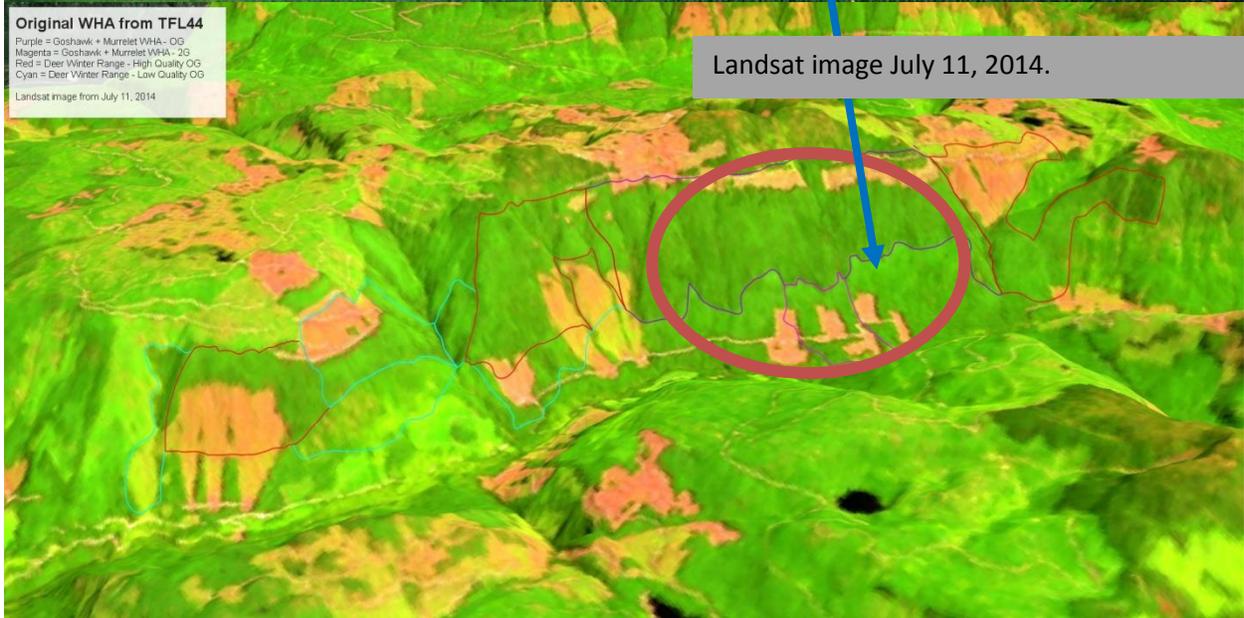
Jane Morden
Coordinator, Watershed Forest Alliance



Google Maps image. More than 5 years old.



Watershed Forest Alliance. July 2014.



Landsat image July 11, 2014.

Original WHA from TFL44
Purple = Goshawk + Murrelet WHA - OG
Magenta = Goshawk + Murrelet WHA - 25
Red = Deer Winter Range - High Quality OG
Cyan = Deer Winter Range - Low Quality OG
Landsat image from July 11, 2014



Fisheries and Oceans
Canada

Pêches et Océans
Canada



Regional Director General
Pacific Region
Suite 200 - 401 Burrard Street
Vancouver, British Columbia
V6C 3S4

Directrice générale régionale
Région du Pacifique
Pièce 200 - 401 rue Burrard
Vancouver (C.-B.)
V6C 3S4

Your file *Votre référence*

Our file *Notre référence*
2014-501-00195

AUG 19 2014

Ms. Cindy Solda
Alberni-Clayoquot Regional District
3008 5th Avenue
Port Alberni, British Columbia
V9Y 2E3

Dear Ms. Solda:

Thank you for your July 31, 2014 correspondence, regarding review of West Coast Aquatic's work on the west coast of Vancouver Island (WCVI).

The marine spatial plans that the West Coast Aquatic group has authored are an impressive information source and should be a valuable tool for those seeking to develop projects or other activities in the WCVI area. The information presented in the plans will help to inform users of the marine environment of the other interests and activities in the geographic area.

I want to be clear that while Fisheries and Oceans Canada (DFO) sees the benefit of the collection and presentation of this background data and that it may prove useful as a source of information for anyone working in the area, the plans are not a substitute for our regulatory authority decision making and should not be interpreted as such.

.../2

I have not reviewed the plans in depth but I do note that they do appear to impinge on DFO's federal authority to an extent that DFO can not endorse the plans. In particular a "not-recommended" designation for areas regarding shellfish and finfish aquaculture would appear to fetter our authority to make the regulatory decisions to licence an aquaculture site. I am reluctant at this point to commit DFO resources to conduct a thorough review of the plans.

Thank you for taking the time to write.

Yours sincerely,



Susan Farlinger
Regional Director General
Pacific Region



Selina Robinson, MLA
(Coquitlam-Maillardville)



Province of
British Columbia
Legislative Assembly

Selina Robinson, MLA
(Coquitlam - Maillardville)
Victoria Office:
Room 201
Parliament Buildings
Victoria, BC V8V 1X4

Community Office:
102 - 1108 Austin Avenue
Coquitlam, BC V3K 3P5
Telephone: 604 933-2001
Facsimile: 604 933-2002

August 28, 2014

Ms. Cindy Solda, Chair
and Members of the Board
Regional District of Alberni-Clayoquot
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3



Dear Chair Solda and Board Members,

The Members of the Official Opposition are looking forward to attending the upcoming UBCM in Whistler on September 22nd - 26th, and hope to see you at our Official Opposition hosted breakfast on Friday, September 26th, 6:45 am in the Mt. Currie Ballroom at the Whistler Hilton.

I would love the opportunity to meet with you at the UBCM. I look forward to hearing about the needs of your local government, the challenges you are experiencing and to work with you on solutions and recommendations on how to address these challenges. The Official Opposition Caucus also knows that as local government representatives you are acutely in tune with a variety of needs and challenges of your communities. It is with this in mind that we would like to remind you that our caucus representatives are available to meet with you, to hear about your broader community concerns and ideas and to advocate on your behalf.

In reviewing the resolutions to be debated at UBCM, I noted that several local governments are working on issues that my BCNDP Opposition colleagues and I have repeatedly raised in the Legislature. For example;

- Kootenay Boundary Regional District, Cranbrook and the LMLGA Executive have brought forward resolutions calling on the Province to reconsider and properly consult on any changes to BC Ambulance Service Resource Allocation. We also raised this issue in the Legislature this past May.
- Nelson, Victoria, Coldstream, Central Kootenay Regional District and the LMLGA have all submitted resolutions to your membership asking the Province to support and protect the Agricultural Land Reserve. Together, with my caucus colleagues, we debated against Bill 24 for weeks this past legislative session.
- Maple Ridge is bringing forward a resolution asking your membership to support the work my colleague, Michelle Mungall, has been doing to end the child support clawback; a policy that has tremendous impact on the poorest families in our Province.

page.../2

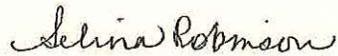


page /2...continued

We applaud you for advocating on behalf of your constituents. If you would like to share what's going on in your community with us, I have included a current list of our caucus and their respective portfolios.

If you would like to set up a meeting with any of us while we are in Whistler, please contact Jared Butcher at 250-953-4607 or via email jared.butcher@leg.bc.ca

All the best,

A handwritten signature in cursive script that reads "Selina Robinson".

Selina Robinson, MLA
Opposition Advocate for Local Government

enclosure

NEW DEMOCRAT

OFFICIAL OPPOSITION

<http://bcndpcaucus.ca> phone: 250-387-3655
email: ndp@leg.bc.ca twitter: @bcndpcaucus

Backgrounder

STRONGER COMMUNITIES TEAM

Justice (Public Safety and Solicitor General), Caucus House Leader Mike Farnworth
Local Government and Sports Selina Robinson
Mental Health and Addictions Sue Hammell
Northern and Rural Health, Deputy Children and Family Development Jennifer Rice
Social Development, Caucus Deputy House Leader Michelle Mungall
Women, Seniors, Early Childhood Development, Caucus Whip Maurine Karagianis

- 30 -

Backgrounder

July 23, 2014

NEW DEMOCRAT OFFICIAL OPPOSITION SHADOW CABINET

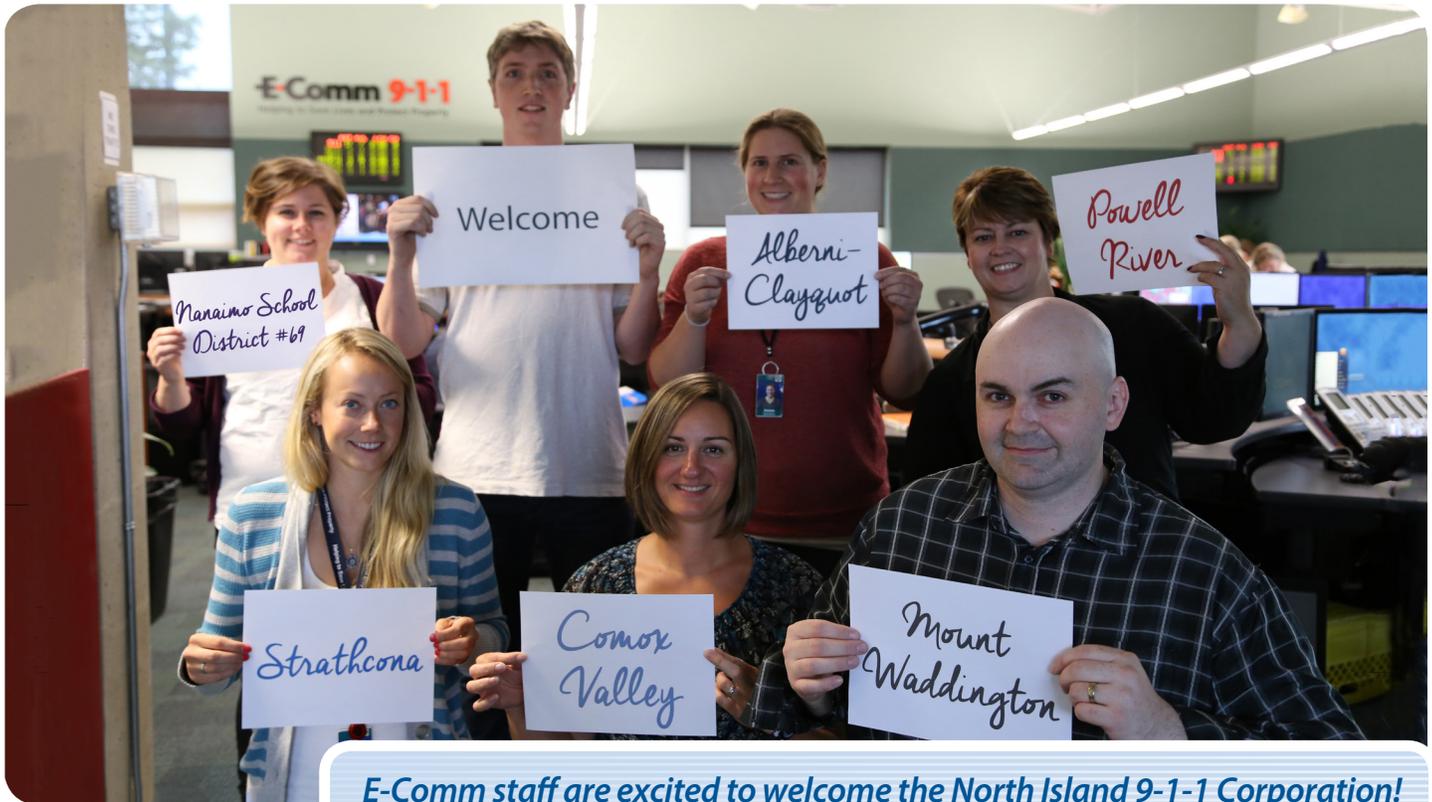
Leader, Official Opposition John Horgan

ECONOMIC SECTORS TEAM

Advanced Education, Caucus Vice Chair Kathy Corrigan
 Agriculture and Food Lana Popham
 B.C. Hydro Adrian Dix
 Coastal Economic Development, Small Business, Arts and Culture Nicholas Simons
 Economic Development, Jobs, Labour and Skills, Caucus Chair Shane Simpson
 Energy and Mines Norm Macdonald
 Finance Carole James
 Deputy Finance, ICBC Mable Elmore
 Forests, Lands and Natural Resource Operations Harry Bains
 Deputy Forests – Coastal Bill Routley
 Deputy Forests – Forest Futures, Citizen Services Doug Routley
 Green Economy, Technology, Translink George Heyman
 Interior Economic Development, Columbia Power, Columbia River Treaty Katrine Conroy
 Natural Gas Development, Trade, Immigration, Multiculturalism Bruce Ralston
 Deputy Trade, Immigration, Multiculturalism Jane Shin
 Northern Economic Development Robin Austin
 Tourism, Housing and Liquor Policy, B.C. Housing, B.C. Lottery Corporation,
 B.C. Pavilion Corporation, Destination B.C., Liquor Distribution Branch David Eby
 Transportation and Infrastructure, B.C. Ferries, B.C. Transit Claire Trevena

STRONGER COMMUNITIES TEAM

Aboriginal Relations and Reconciliation, Caucus Deputy Whip Scott Fraser
 Children and Family Development Doug Donaldson
 Community Living B.C. Jenny Kwan
 Democratic Reform, Deputy Environment, Fisheries and B.C. Ferries Gary Holman
 Education Rob Fleming
 Environment Spencer Chandra Herbert
 Health Judy Darcy
 Justice (Attorney General) Leonard Krog



E-Comm staff are excited to welcome the North Island 9-1-1 Corporation!

Countdown to October 21 Go-Live

Preparations are well underway for the October 21, 2014 transition of North Island 9-1-1 Corporation's (NI9-1-1) Public-Safety Answer Point (PSAP), serving regional district members Alberni-Clayoquot, Comox Valley, Mt. Waddington, Nanaimo (School District #69), Powell River and Strathcona.

A detailed project plan has been developed covering hundreds of behind-the-scenes operational and technical requirements needed to ensure a smooth transition, including implementation of new 9-1-1 call-routing through TELUS. A project team comprised of E-Comm technology and operational specialists is overseeing the transition and providing updates to our primary contact for the transition: Debra Oakman, CAO, Comox Valley Regional District /Secretary, North Island 9-1-1 Corporation.

Recruitment of additional E-Comm staff to handle NI9-1-1's anticipated annual call volume (approximately 63,000 calls) is underway and training will begin in early September for all E-Comm Operations staff. This will help staff to familiarize themselves with the geography and other special attributes of the six regional district members under NI9-1-1. By including all 9-1-1 call-takers in the training program, more staffing resources will be able to assist with sudden increases in call volume during a major event. This is a benefit of E-Comm's consolidated approach to emergency communications.

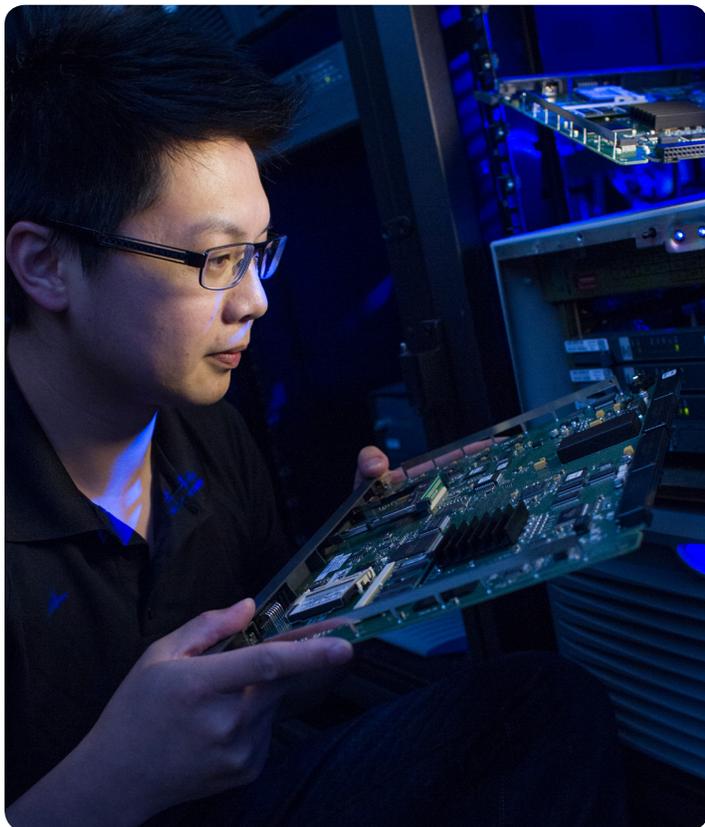
A communication plan has also been developed outlining a variety of external activities to help clearly communicate that there will be no change in how residents contact 9-1-1 following the transition. It will be important to reinforce to residents that while E-Comm will be the first point of contact for 9-1-1 callers as of October 21, they will continue to be connected to the same local emergency call-takers and dispatchers they always have been.

There's still a lot to accomplish over the coming months in order to facilitate NI9-1-1's move to E-Comm. Other tasks include the development of an enhanced 9-1-1 manual covering all six regional district members, testing of 9-1-1 trunks prior to cutover and revisions to E-Comm standard operating procedures. Many individuals from across E-Comm and NI9-1-1 are working together to ensure a seamless transition.

How will 9-1-1 work after the transition to E-Comm?

Effective October 21, the “frontend portion” of 9-1-1 calls will be answered by E-Comm. This is what is known as the “Public-Safety Answer Point role” or the first point of contact for callers. When an emergency call is received at E-Comm, 9-1-1 call-takers will quickly confirm which agency is required and for what location and then transfer the calls to the same local police, fire and ambulance dispatch centres that are currently dispatching these services.

This means that with the exception of the first 20 seconds or so of the 9-1-1- call in which the transfer question is posed, police calls will continue to be dispatched by staff at the RCMP Operations Communications Centre in Courtenay, fire calls will continue to be dispatched by the Campbell River Fire Department and ambulance calls will continue to be managed by the BC Ambulance dispatch centre in Victoria.



Technology Services

Robust technology planning and implementation is a key aspect of our transition plan. Special emphasis is being placed on the engineering, design and configuration requirements needed to ensure highly resilient and redundant 9-1-1 service. With the engineering and planning components now complete, the Technology Services team continues to work with TELUS on the installation elements related to the upcoming transition. NI9-1-1’s PSAP service is also being factored into E-Comm’s existing back-up plans in the unlikely event that a building evacuation is required.

“The E-Comm and TELUS technical project team is fully committed to transitioning North Island 9-1-1 Corporation’s 9-1-1 service with the precision and quality necessary to safeguard highly resilient and redundant 9-1-1 service,” said Naomi Arita, E-Comm 9-1-1 and Technology Service Delivery manager.

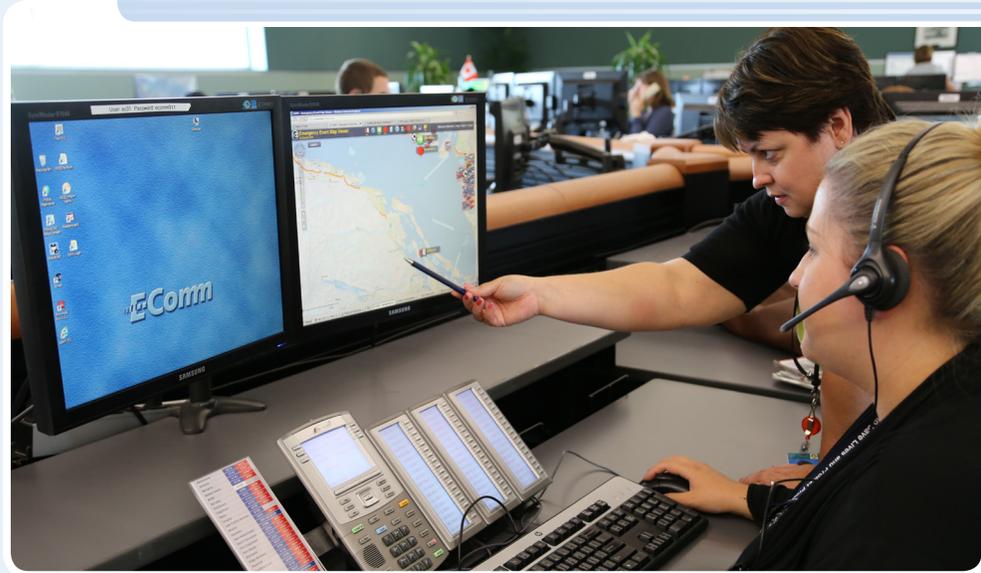
“Powell River is where I grew up and my family still spends summers up there fishing and camping at my uncle’s cabin. My son loves to skim board over at Donkersley beach, and as any good Powell Riverite knows – those rope swings by the lake are called zungas.”

Rob Smith, E-Comm Operations

Training

Although E-Comm staff will not be dispatching emergency responders or interacting with callers beyond asking what service they need and for what city, familiarizing staff with geography and commonplace names is a priority. As such, a training program has been developed to help staff learn about the NI9-1-1 service areas and other information relevant to managing the 9-1-1 calls of our new partners. Approximately 140 hours of training is expected in anticipation of the transition, resulting in all E-Comm 9-1-1 call-takers being capable of answering 9-1-1 calls for the six regional districts.

Approximately 140 hours of training is expected in anticipation of the transition, resulting in all E-Comm 9-1-1 call-takers being capable of answering 9-1-1 calls for the six regional districts.



“Each member of the training team has contributed many hours in the research and design of the training program for NI9-1-1, and staff are eager to begin familiarizing themselves with the geography of our new partners,” says Lindsay Marshall, E-Comm training and development manager.

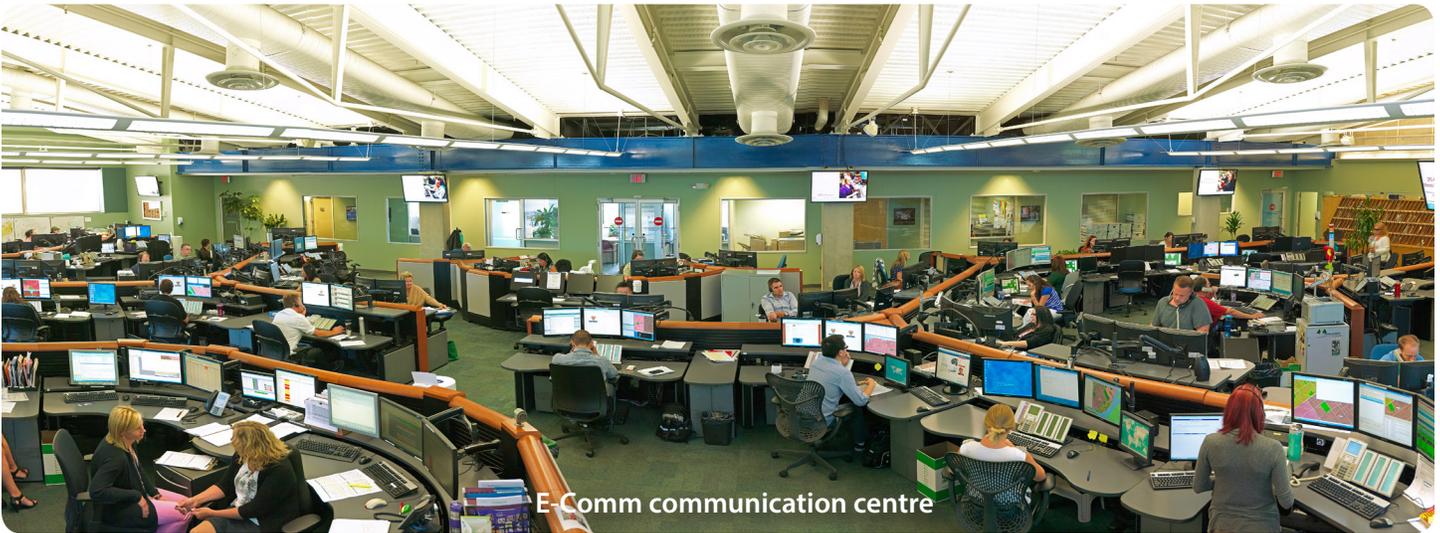
One of the most successful aspects of E-Comm’s approach to integration is found in the leadership and enthusiasm of our frontline staff who volunteer to provide support to their colleagues before, during and after a transition. In anticipation of NI9-1-1’s cutover in October, E-Comm’s training department will be establishing a group of volunteers to make up a special Transition Peer Support Team. Our communication centre is currently comprised of four teams of staff who work 24/7 to support our partners and each of those teams will have two members of the Transition Peer Support Team to assist as required.

The Transition Peer Support Team will:

- Receive additional training focused on geography in order to support their colleagues
- Have in-depth knowledge of regional district processes and policies related to 9-1-1 call-answer

“My family has been an active part of the community on Savary Island for more than 50 years, and in fact my son spent several years as a firefighter with the Savary Island Volunteer Fire Department. I was proud to let friends and neighbours know that their 9-1-1 calls would soon be answered by E-Comm.”

Patty Felch, E-Comm Operations



About E-Comm

- E-Comm is the largest 9-1-1 centre in B.C. currently serving Metro Vancouver, the Sunshine Coast Regional District and Squamish-Lillooet Regional District (south). The organization also provides dispatch services to 33 police and fire departments and operates the largest emergency radio system in the province.
- E-Comm's integrated multi-jurisdictional call-taking and dispatch centre provides economies-of-scale, the ability to deliver top-tier technology to both large and smaller communities, with increased operational efficiency.
- E-Comm has some of the toughest call-answer targets in North America and consistently meets or beats those targets on an annual basis. E-Comm received close to 862,000 emergency calls in 2013, answering 98% of them in five seconds or less. This exceeds the annual contracted target of 95% calls answered in five seconds or less.

The transition of NI9-1-1's PSAP services is a significant one for E-Comm, and one that will provide its regional district members with several benefits:

- A secure, purpose-built facility designed to resist a major earthquake (7+ on the Richter Scale) and be self-sufficient for 72 hours.
- Access to more staffing resources to manage sudden influxes of 9-1-1 calls as there is a larger workforce to draw from.
- A number of back-up provisions such as a fully equipped evacuation site that is capable of supporting the continuity of 9-1-1 call-answer services in a variety of scenarios.

"We are committed to ensuring the residents of the North Island 9-1-1 Corporation's regional district members continue to receive high-quality, responsive 9-1-1 public-safety answer point service 24-hours a day."

David Guscott, E-Comm President & CEO

For more information contact:

Doug Watson, E-Comm Vice-President of Operations
604-215-5006 doug.watson@ecomm911.ca

E-Comm 9-1-1

Helping to Save Lives and Protect Property

[@EComm911_info](https://twitter.com/EComm911_info) ecomm911.ca



DISTRICT OF TAYLOR

www.DistrictofTaylor.com

Box 300, Taylor, BC V0C 2K0

DISTRICT OFFICE
10007 - 100A Street

Phone: (250) 789-3392
Fax: (250) 789-3543

September 3, 2014

Reiko Tagami
Information & Resolutions Coordinator
Union of British Columbia Municipalities

Via email: rtagami@ubcm.ca

Re: Emergency Resolution – 2014 UBCM Convention

Please be advised that at the September 2, 2014 meeting of Council, the District of Taylor passed the following emergency resolution for submission and consideration at the 2014 UBCM Convention in September. Council deems this resolution to qualify under "emergency" status since it is a topic which has arisen since the June 30, 2014 deadline and is also one that affects libraries across the Province.

Discontinuation of Community Library Training Program

District of Taylor

WHEREAS the Community Library Training Program (CLTP) was a distance education model, coordinated by the provincial government's Libraries Branch that provided professional training and certification opportunities for public library staff without the burden and expense of having to be away from their community;

AND WHEREAS the provincial government has announced the discontinuation of the CLTP without identifying alternative training and certification opportunities, leaving current CLTP participants uncertain whether they will be able to complete the program or obtain certification, and would leave public library staff across the province, with a lack of options for professional training and certification;

THEREFORE BE IT RESOLVED that the Ministry of Education share with BC public libraries the details from the CLTP program review and communicate as soon as possible its plan for establishing or identifying professional training and certification opportunities for library staff at a level equivalent to the Community Library Training Program.

The District of Taylor Council look forward to advancing discussions towards a favorable resolution in September.

Sincerely,

Charlette McLeod
Administrator



REQUEST FOR DECISION

To: Board of Directors
From: Wendy Thomson, Manager of Administrative Services
Meeting Date: September 10, 2014
Subject: Board Meeting Date Amendments

Recommendation:

That the Alberni-Clayoquot Regional District Board of Directors:

- a. **Cancel the regular Board of Directors meeting on Wednesday, September 24, 2014**
- b. **Change the date of the Wednesday, November 12, 2014 regular Board of Directors meeting to Thursday, November 13, 2014.**

Desired Outcome:

To amend Board meeting dates with conflicts in September and November, 2014.

Background:

In September and November, there are conflicts with Board meeting dates. As per the ACRD Procedures Policy, a resolution of the Board is required in order to cancel or amend a regularly scheduled Board meeting.

The September 24th Board of Directors meeting conflicts with the annual UBCM Convention which is being held September 22 to 26th. Staff recommends cancelling this meeting.

The November 12th Board of Directors meetings falls on the same day as an advance voting opportunity being conducted at the ACRD Office from 8:00 am to 8:00 pm. Staff recommends the Wednesday, November 12th meeting be moved to Thursday, November 13th to avoid this conflict with the general local election.

Advertisements will be placed in local papers and on the ACRD website notifying the public of these changes.

Time Requirements – Staff & Elected Officials:

Minimal staff time.

Financial:

n/a

Policy or Legislation:

Local Government Act and ACRD Procedures Policy applies.

Submitted by: 

Wendy Thomson, Manager of Administrative Services

Approved by: 

Russell Dyson, Chief Administrative Officer



REQUEST FOR DECISION

To: Board of Directors

From: Teri Fong, CPA, CGA, Manager of Finance

Meeting Date: September 10, 2014

Subject: Alberni Valley Golf Club & Long Beach Recreation Cooperative Tax Exemption

Recommendation:

That the Alberni Clayoquot Regional District Board of Directors instruct staff to prepare a 2015 property tax exemption bylaw including the Alberni Valley Golf Club and the Long Beach Recreation Cooperative for consideration by the Board.

Desired Outcome:

To provide for property tax exemption in 2015 as has been done in prior years.

Summary:

Enclosed are letters from both the Alberni Valley Golf Club and the Long Beach Recreation Cooperative requesting tax exemptions. The Board also received a delegation from Ken Sander, Alberni Valley Golf Club, at the August 27, 2014 Board of Directors meeting providing an update on the Golf Club and speak to the request for tax exemption.

Time Requirements – Staff & Elected Officials:

Some staff time is required to create and process the bylaw.

Financial:

The following is the estimated amount of property taxes that would have been paid in 2014:

- Alberni Valley Golf Course \$20,000
- Long Beach Recreation Cooperative \$8,000

This amount includes all components of property taxes including police tax, school tax, etc. and does not just represent the Regional District portion.

Policy or Legislation:

Section 809 of the Local Government Act permits the Regional District to provide tax exemptions by bylaw.

Submitted by: 

 Teri Fong, CPA, CGA, Manager of Finance

Approved by: 

 Russell Dyson, Chief Administrative Officer



Alberni Golf Club Ltd.

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

August 12th, 2014

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

Dear Board Members,

It is time again for the Alberni Golf Club to request consideration from the Board of the Alberni-Clayoquot Regional District relative to granting a property tax exemption for the golf course under the provisions of the Local Government Act. The Alberni Golf Club has requested this tax exemption since learning of its existence 12 years ago, and we are extremely appreciative that the Board of the Alberni Clayoquot Regional District has recognized the merits in granting it, and has been supportive and granted it in all 12 years. We have been scheduled to make a presentation to the Board at the August 27th, 2014 Board Meeting, and appreciate the opportunity to attend and update the Board on our Club's activities, and answer any questions you might have.

As you know, the Alberni Golf Club operates as a non-profit limited company, governed by a volunteer board and executive, and is supported by many volunteers. We are in a very competitive industry and are operating on an extremely conservative and fiscally responsible budget. Our ongoing success and survival is dependent upon the efforts of conscientious staff and volunteers, as well as the continued support of our tax exemption request from this Board. There are minimal costs in servicing this recreation and social facility that are born by the Regional District. Support from the Regional District is vital to our efforts to provide a quality venue which attracts contestants and tourists, allows local and visiting adults to enjoy 40,000 rounds of golf each year, hosts numerous tournaments and raises money for local charities, provides the facility for our local school district to introduce the game of golf at no cost to all local children, and cultivates one of the best and most active junior programs in the province.

As we have done since the first year in this process, we will include in our budget a provision for the Cherry Creek Fire Department. I have enclosed a letter from the Cherry Creek Waterworks District which supports our request for this exemption.

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

Sincerely,

Ken Sander, President Alberni Golf Club

CHERRY CREEK WATERWORKS DISTRICT

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

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

Phone 250-723-2214

Fax 250-723-0225

April 11, 2014

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

Attention: Ken Sander

Dear Ken:

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

Thank you for your attention to this matter.

Sincerely,



Michelle Price
Administrator

Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni BC
V9Y 2E3
September 3, 2014

Dear Board of Directors of the West Coast Committee;

Long Beach Recreation Co-op (Longbeach Golf Course) is once again requesting that the Board of the Alberni-Clayoquot Regional District grant the golf course a property tax exemption under the provisions of the Local Government Act for the 2015 year.

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

As a valuable recreation resource, the golf course provides free lessons and equipment to children throughout the month of May. We provide lessons and equipment to the local high school in support of their golf club. Most notably, we promote and hold a yearly tournament (The Wickanninish Inn Pro-Am) which, once again, raised over \$20,000 last year in support of the local high school and extra-curricular activities.

As a supplement to the tourism business, local hotels and resorts continue to recommend our facility to their guests. Our course is renowned as challenging and unique. We place a great deal of emphasis on great service and a friendly atmosphere. With the addition of our mini-putt course, and with our driving range, we provide the out-of-town guest with added alternatives to the tourism trade.

All of this, of course, provides employment and generates cash flow in and around the community. And we continue to improve and add to the service. In spite of a sluggish economy and a slow start to our season, and the expense of capital improvements, we strive to make the experience for the local or out of town visitor more enjoyable. The tax exemption is a tremendous help to our operation, and would be grateful for it once again.

Rally for the Cure Breast Cancer night raised over \$2300 during a ladies night

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

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

Cops for Cancer West Coast Shoot Out Raised \$3000

Wick Inn Pro Am Raises Approx \$20,000 per year

Contribute to:

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

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

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

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

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

Sincerely,
Chris Bird


President Long Beach Recreation CO-OP
Keith Gibson
General Manager Long Beach Golf Course



REQUEST FOR DECISION

TO: Board of Directors
FROM: Teri Fong, CPA, CGA, Manager of Finance
DATE: September 5, 2014
RE: Finance Warrant No.544

Recommendation:

That the Board of Directors approves Finance Warrant Number 544 in the amount of \$989,050.41 dated August 31, 2014.

Chief Administrative Officer Comments:

Concur

IMPLICATIONS OF THE RECOMMENDATION

1. **GENERAL**

That the Board of Directors reviews the details of the expenditures made in the previous month and when satisfied, approves the finance warrant.

2. **TIME REQUIREMENT – STAFF AND ELECTED OFFICIALS** – none

3. **FINANCIAL** – none

4. **POLICY OR LEGISLATIVE** – none

5. **RELEVANCE TO THE STRATEGIC PLAN AND CURRENT WORK PLAN**

Improve financial controls by increasing the transparency of the Regional District's financial affairs.

6. **COMMUNICATION ISSUES** - none

Submitted by: Teri Fong, CGA, Manager of Finance

ALBERNI-CLAYQUOT REGIONAL DISTRICT
Cheque Register - Detail - Supp.



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Date : Sep 05, 2014 **Time :** 9:33 am
Bank : 1 To 3
Status : All
Medium :
M=Manual C=Computer R=Credit E=EFT-PAP T=EFT-File

Supplier : 0004 To Z4209
Trans. Date : 01-Aug-2014 To 31-Aug-2014
Cheque Date : 01-Aug-2014 To 31-Aug-2014
Cheque No. : All
Batch No. : All

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date			Debit	Credit	
Invoice No.	Account No.	Account Description				
0016	ACE COURIER SERVICES					
036122	15-Aug-2014		Issued	169	C 154.60	
14120552	01-4-2500-000	PAYABLES - TRADE			154.60	
Invoice Description --> BCWS - SHIPPING COST						
Total :				154.60	0.00	154.60
Supplier Total :				154.60	0.00	154.60

0019	0946982 BC LTD (DBA - ACE FLAGGING)					
00059-0001	11-Aug-2014		Issued	161	T 497.45	
102-1963	01-4-2500-000	PAYABLES - TRADE			497.45	
Invoice Description --> BCWS - KAREN PLACE						
Total :				497.45	0.00	497.45
00060-0001	19-Aug-2014		Issued	170	T 938.70	
102-1982	01-4-2500-000	PAYABLES - TRADE			938.70	
Invoice Description --> BCWS - WATER BREAK - GORDON RD						
Total :				938.70	0.00	938.70
00061-0001	28-Aug-2014		Issued	174	T 809.03	
102-1990	01-4-2500-000	PAYABLES - TRADE			809.03	
Invoice Description --> BCWS - WATER BREAK - GORDON & LUGRIN						
Total :				809.03	0.00	809.03
Supplier Total :				2245.18	0.00	2245.18

0021	ALBERNI DISTRICT CO-OP ASSOCIATION					
036140	25-Aug-2014		Issued	173	C 1646.53	
BCVFD - JUL14/14	01-4-2500-000	PAYABLES - TRADE			282.89	
Invoice Description --> BCVFD - JULY 2014 FUEL COSTS						
BCWS - JUL/14	01-4-2500-000	PAYABLES - TRADE			368.07	
Invoice Description --> BCWS - JULY 2014 VEHICLE FUEL						
ACRD - JUL/14	01-4-2500-000	PAYABLES - TRADE			995.57	
Invoice Description --> ACRD - JULY 2014 FUEL COSTS						
Total :				1646.53	0.00	1646.53
Supplier Total :				1646.53	0.00	1646.53

0030	ACKLANDS-GRAINGER INC.					
036017	06-Aug-2014		Issued	162	C 29.81	
4354 0523229	01-4-2500-000	PAYABLES - TRADE			29.81	
Invoice Description --> SLVFD - SAFETY EQUIPMENT						
Total :				29.81	0.00	29.81

036123	15-Aug-2014		Issued	169	C 2868.72
4354 0523880	01-4-2500-000	PAYABLES - TRADE			100.29
Invoice Description --> BCVFD - SAFETY SUPPLIES- GLOVES					

ALBERNI-CLAYOQUET REGIONAL DISTRICT
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M=Manual C=Computer R=Credit E=EFT-PAP T=EFT-File

Supplier : 0004 To Z4209
Trans. Date : 01-Aug-2014 To 31-Aug-2014
Cheque Date : 01-Aug-2014 To 31-Aug-2014
Cheque No. : All
Batch No. : All

Supplier	Supplier Name						
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount		
Invoice No.	Account No.	Account Description		Debit	Credit		
4354 0521053	01-4-2500-000	PAYABLES - TRADE		299.83			
Invoice Description --> BCVFD - SAFETY SUPPLIES - EXPANSION RING							
4354 0523528	01-4-2500-000	PAYABLES - TRADE		624.96			
Invoice Description --> BCVFD - SAFETY SUPPLIES - GASTFIT ORANGE GLOVES							
4354 0523309	01-4-2500-000	PAYABLES - TRADE		1843.64			
Invoice Description --> BCVFD/BCWS - SAFETY SUPPLIES - GAS MONITORING							
Total :				2868.72	0.00		2868.72
036141	25-Aug-2014	Issued	173	C			711.26
4354 0524289	01-4-2500-000	PAYABLES - TRADE		57.94			
Invoice Description --> BCWS - SUPPLIES FOR SHOP							
4354 0524288	01-4-2500-000	PAYABLES - TRADE		115.77			
Invoice Description --> BCWS - STRICK RD PUMPHOUSE							
4354 0524034	01-4-2500-000	PAYABLES - TRADE		256.93			
Invoice Description --> LBA - TERMINAL BUILDING SUPPLIES							
4354 0524161	01-4-2500-000	PAYABLES - TRADE		280.62			
Invoice Description --> LBA - TERMINAL BUILDING SUPPLIES							
Total :				711.26	0.00		711.26
Supplier Total :				3609.79	0.00		3609.79

0031	AGAT LABORATORIES						
036124	15-Aug-2014	Issued	169	C			942.64
14K26096E	01-4-2500-000	PAYABLES - TRADE		942.64			
Invoice Description --> AVLF - WATER MONITORING							
Total :				942.64	0.00		942.64
Supplier Total :				942.64	0.00		942.64

0032	ALBERNI LANDSCAPING						
000060-0002	19-Aug-2014	Issued	170	T			273.00
5714	01-4-2500-000	PAYABLES - TRADE		273.00			
Invoice Description --> AVRA - WEEDING AND PRUNNING							
Total :				273.00	0.00		273.00
Supplier Total :				273.00	0.00		273.00

0059	ADELHARDT CONCRETE PLUS						
036142	25-Aug-2014	Issued	173	C			928.90
262284	01-4-2500-000	PAYABLES - TRADE		928.90			
Invoice Description --> AVLF - 3RD AVE RECYCLING BUILD UPGRADE - SHELVING/STORAGE ENV. SERVICES							
Total :				928.90	0.00		928.90
Supplier Total :				928.90	0.00		928.90

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 Cheque No. : All
 Batch No. : All

Bank : 1 To 3
 Status : All
 Medium :
 M=Manual C=Computer R=Credit E=EFT-PAP T=EFT-File

Supplier	Supplier Name					
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description		Debit	Credit	
36125	15-Aug-2014	Issued	169	C		1655.22
17560	01-4-2500-000	PAYABLES - TRADE		22.35		
Invoice Description --> SLVFD - MINITOR V BATTERY						
17559	01-4-2500-000	PAYABLES - TRADE		99.59		
Invoice Description --> SLVFD - GP300 BATTERY						
17571	01-4-2500-000	PAYABLES - TRADE		1533.28		
Invoice Description --> BCFVD - MOTOROLA VHF						
Total :				1655.22	0.00	1655.22
36143	25-Aug-2014	Issued	173	C		514.96
17604	01-4-2500-000	PAYABLES - TRADE		86.44		
Invoice Description --> SLVFD - SPEAKER MIC REPAIR						
17592	01-4-2500-000	PAYABLES - TRADE		133.06		
Invoice Description --> BCFVD - IMPRESS 750/860 BATTERY						
17603	01-4-2500-000	PAYABLES - TRADE		133.06		
Invoice Description --> BCFVD - IMPRESS 750/860 BATTERY						
17615	01-4-2500-000	PAYABLES - TRADE		162.40		
Invoice Description --> SLVFD - PAGER REPAIR						
Total :				514.96	0.00	514.96
Supplier Total :				2170.18	0.00	2170.18
0080 ALBERNI VALLEY RESCUE SQUAD						
36018	06-Aug-2014	Issued	162	C		6000.00
2014GIA	01-4-2500-000	PAYABLES - TRADE		6000.00		
Invoice Description --> 2014 GRANT IN AID						
Total :				6000.00	0.00	6000.00
Supplier Total :				6000.00	0.00	6000.00
0082 ALBERNI VALLEY 4-H SENIOR COUNCIL						
36019	06-Aug-2014	Issued	162	C		1500.00
2014GIA	01-4-2500-000	PAYABLES - TRADE		1500.00		
Invoice Description --> 2014 GRANT IN AID						
Total :				1500.00	0.00	1500.00
Supplier Total :				1500.00	0.00	1500.00
0083 ALBERNI VALLEY REGATTA ASSOCIATION						
36020	06-Aug-2014	Issued	162	C		2000.00
2014GIA	01-4-2500-000	PAYABLES - TRADE		2000.00		
Invoice Description --> 2014 GRANT IN AID						
Total :				2000.00	0.00	2000.00
Supplier Total :				2000.00	0.00	2000.00

ALBERNI-CLAYQUOT REGIONAL DISTRICT
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Supplier : 0004 To Z4209
Trans. Date : 01-Aug-2014 To 31-Aug-2014
Cheque Date : 01-Aug-2014 To 31-Aug-2014
Cheque No. : All
Batch No. : All

Supplier	Supplier Name							
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount			
Invoice No.	Account No.	Account Description		Debit	Credit			
0090	ALBERNI DISTRICT FALL FAIR ASSOCIATION							
36126	15-Aug-2014	Issued	169	C		750.00		
FALLFAIR14	01-4-2500-000	PAYABLES - TRADE		750.00				
Invoice Description --> 2014 FALL FAIR EMERGENCY PLANNING BOOTH								
Total :				750.00	0.00	750.00		
36127	15-Aug-2014	Issued	169	C		100.00		
FALLFAIR14DEPOS	01-4-2500-000	PAYABLES - TRADE		100.00				
Invoice Description --> 2014 DEPOSIT FALL FAIR EMERGENCY PLANNING BOOTH								
Total :				100.00	0.00	100.00		
Supplier Total :				850.00	0.00	850.00		
0095	ALBERNI VALLEY CHAMBER OF COMMERCE							
36021	06-Aug-2014	Issued	162	C		4000.00		
2014GIA	01-4-2500-000	PAYABLES - TRADE		4000.00				
Invoice Description --> 2014 GRANT IN AID								
Total :				4000.00	0.00	4000.00		
Supplier Total :				4000.00	0.00	4000.00		
0103	ALBERNI VALLEY ENHANCEMENT ASSOCIATION							
36022	06-Aug-2014	Issued	162	C		3760.00		
15	01-4-2500-000	PAYABLES - TRADE		3760.00				
Invoice Description --> REGIONAL PLANNING - MAPPING OF SOMASS ESTUARY								
Total :				3760.00	0.00	3760.00		
Supplier Total :				3760.00	0.00	3760.00		
0163	ALBERNI CHRYSLER LTD							
36144	25-Aug-2014	Issued	173	C		358.34		
62152	01-4-2500-000	PAYABLES - TRADE		358.34				
Invoice Description --> BUILDING INSPECTION - 2014 JEEP CHEROKEE - CAPITAL								
Total :				358.34	0.00	358.34		
Supplier Total :				358.34	0.00	358.34		
0209	ALPINE BIKE PARKS CANADA LTD.							
000059-0002	11-Aug-2014	Issued	161	T		7175.45		
112	01-4-2500-000	PAYABLES - TRADE		7175.45				
Invoice Description --> SL PARKS - COUGAR SMITH BIKE PARK - CAPITAL								
Total :				7175.45	0.00	7175.45		
Supplier Total :				7175.45	0.00	7175.45		

ALBERNI-CLAYQUOT REGIONAL DISTRICT
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Supplier	Supplier Name					
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description		Debit	Credit	
0213	ALBERNI TOWING					
036128	15-Aug-2014	Issued	169	C		589.68
18152	01-4-2500-000	PAYABLES - TRADE		98.28		
Invoice Description --> BCVFD - TRAINING - TOW VEHICLES USED FOR TRAINING						
19128	01-4-2500-000	PAYABLES - TRADE		98.28		
Invoice Description --> BCVFD - TRAINING - TOW VEHICLES USED FOR PRACTICE						
19144	01-4-2500-000	PAYABLES - TRADE		98.28		
Invoice Description --> BCVFD - TRAINING - TOW VEHICLES USED FOR PRACTICE						
18186	01-4-2500-000	PAYABLES - TRADE		294.84		
Invoice Description --> BCVFD - TRAINING - TOW VEHICLES USED FOR PRACTICE						
Total :				589.68	0.00	589.68
Supplier Total :				589.68	0.00	589.68

0216	ALBERNI VALLEY HOSPICE SOCIETY					
036023	06-Aug-2014	Issued	162	C		10000.00
2014GIA	01-4-2500-000	PAYABLES - TRADE		10000.00		
Invoice Description --> 2014 GRANT IN AID						
Total :				10000.00	0.00	10000.00
Supplier Total :				10000.00	0.00	10000.00

0270	ANDREW SHERET LTD.					
00059-0003	11-Aug-2014	Issued	161	T		10800.72
DISCOUNTJUL14	01-4-2500-000	PAYABLES - TRADE		-212.39		
Invoice Description --> BCWS - DISCOUNT FOR EARLY PAYMENT JULY 2014						
03-072680	01-4-2500-000	PAYABLES - TRADE		241.92		
Invoice Description --> BCWS - METER EXCHANGE PROGRAM						
03-073221	01-4-2500-000	PAYABLES - TRADE		261.80		
Invoice Description --> BCWS - WATER SYSTEM REPAIR						
03-072467	01-4-2500-000	PAYABLES - TRADE		295.68		
Invoice Description --> BCWS - WATER SYSTEM SUPPLIES						
03-072034	01-4-2500-000	PAYABLES - TRADE		591.79		
Invoice Description --> BCWS - WATER SYSTEM SUPPLIES						
03-072037	01-4-2500-000	PAYABLES - TRADE		595.77		
Invoice Description --> BCWS - WATER SYSTEM REPAIR						
03-073411	01-4-2500-000	PAYABLES - TRADE		930.86		
Invoice Description --> BCWS - WATER SYSTEM SUPPLIES						
03-073755	01-4-2500-000	PAYABLES - TRADE		1109.47		
Invoice Description --> BCWS - METER EXCHANGE PROGRAM						
03-074290	01-4-2500-000	PAYABLES - TRADE		2029.06		
Invoice Description --> BCWS - METER EXCHANGE PROGRAM						
03-073716	01-4-2500-000	PAYABLES - TRADE		4956.76		
Invoice Description --> BCWS - METER EXCHANGE PROGRAM						
Total :				10800.72	0.00	10800.72

036024	06-Aug-2014	Issued	162	C		102.73
03-074462	01-4-2500-000	PAYABLES - TRADE		102.73		

ALBERNI-CLAYOQUOT REGIONAL DISTRICT
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Cheque Date : 01-Aug-2014 To 31-Aug-2014
Cheque No. : All
Batch No. : All

Supplier	Supplier Name						
Chq/Ref #	Cheque Date		Status	Batch	Medium		Amount
Invoice No.	Account No.	Account Description			Debit	Credit	
Invoice Description --> BCWS - METER EXCHANGE PROGRAM							
Total :					102.73	0.00	102.73
Supplier Total :					10903.45	0.00	10903.45

0290	ALBERNI PAVING & CONTRACTING LTD.						
36129	15-Aug-2014		Issued	169	C		3181.50
JUL29/14	01-4-2500-000	PAYABLES - TRADE			3181.50		
Invoice Description --> BCWS - 6255 KAREN PL.- DRIVEWAY - WATER BREAK							
Total :					3181.50	0.00	3181.50
Supplier Total :					3181.50	0.00	3181.50

0431	AVIS, ELIZABETH						
36145	25-Aug-2014		Issued	173	C		89.05
LAAUG13/14	01-4-2500-000	PAYABLES - TRADE			89.05		
Invoice Description --> INLET TRAIL REIMBURSED EXPENSES							
Total :					89.05	0.00	89.05
Supplier Total :					89.05	0.00	89.05

0458	ALBERNI VALLEY WRESTLING CLUB						
36025	06-Aug-2014		Issued	162	C		1500.00
2014GIA	01-4-2500-000	PAYABLES - TRADE			1500.00		
Invoice Description --> 2014 GRANT IN AID							
Total :					1500.00	0.00	1500.00
Supplier Total :					1500.00	0.00	1500.00

0508	BAMFIELD BUILDERS SUPPLY						
36130	15-Aug-2014		Issued	169	C		10.41
FC063014	01-4-2500-000	PAYABLES - TRADE			1.74		
Invoice Description --> BWS - FINANCE CHARGE							
169787	01-4-2500-000	PAYABLES - TRADE			8.67		
Invoice Description --> BWS - FLOURESCENT TUBE							
Total :					10.41	0.00	10.41
Supplier Total :					10.41	0.00	10.41

0512	BAMFIELD HARBOUR AUTHORITY						
36131	15-Aug-2014		Issued	169	C		1129.66
BHA-ICET FUNDS #	01-4-2500-000	PAYABLES - TRADE			1129.66		
Invoice Description --> BAMFIELD HARBOUR AUTHORITY - ICET FUNDING REIMBURSEMENT #4							
Total :					1129.66	0.00	1129.66

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Supplier	Supplier Name	Status	Batch	Medium	Amount		
Chq/Ref #	Cheque Date			Debit	Credit		
Invoice No.	Account No.	Account Description					
Supplier Total :				1129.66	0.00	1129.66	
<hr/>							
0556	BARKLEY SOUND MANAGEMENT						
00060-0003	19-Aug-2014		Issued	170	T	13888.00	
2014-08	01-4-2500-000	PAYABLES - TRADE			5950.00		
Invoice Description --> SB MGMT CONTRACT JULY 16 TO AUG 15, 2014							
495488	01-4-2500-000	PAYABLES - TRADE			7938.00		
Invoice Description --> SALMON BEACH - SEWAGE \$3675.00, TRANSPORTATION \$ 2625.00							
Total :					13888.00	0.00	13888.00
Supplier Total :					13888.00	0.00	13888.00
<hr/>							
0660	BC HYDRO						
36146	25-Aug-2014		Issued	173	C	679.25	
400002323429	01-4-2500-000	PAYABLES - TRADE			679.25		
Invoice Description --> HYDRO - ACRD CONSOLIDATED							
Total :					679.25	0.00	679.25
Supplier Total :					679.25	0.00	679.25
<hr/>							
0673	BC ONE CALL						
36132	15-Aug-2014		Issued	169	C	37.54	
201406078	01-4-2500-000	PAYABLES - TRADE			37.54		
Invoice Description --> BCWS - 2ND QUARTER 2014 MEMBERSHIP FEES							
Total :					37.54	0.00	37.54
Supplier Total :					37.54	0.00	37.54
<hr/>							
0679	BAMFIELD COMMUNITY AFFAIRS SOCIETY						
36133	15-Aug-2014		Issued	169	C	10000.00	
2014GIA	01-4-2500-000	PAYABLES - TRADE			10000.00		
Invoice Description --> 2014 GRANT IN AID							
Total :					10000.00	0.00	10000.00
Supplier Total :					10000.00	0.00	10000.00
<hr/>							
0700	BC TRANSIT						
36026	06-Aug-2014		Issued	162	C	13637.00	
614602	01-4-2500-000	PAYABLES - TRADE			13637.00		
Invoice Description --> JUNE 2014 CUSTOM TRANSIT							
Total :					13637.00	0.00	13637.00
Supplier Total :					13637.00	0.00	13637.00

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Supplier	Supplier Name	Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description	Debit	Credit				
36134	15-Aug-2014		Issued	169	C	144.40		
634195	01-4-2500-000	PAYABLES - TRADE			6.57			
Invoice Description --> SLVFD - HAMMER DRILL								
634219	01-4-2500-000	PAYABLES - TRADE			6.81			
Invoice Description --> SLVFD - REBAR								
634198	01-4-2500-000	PAYABLES - TRADE			17.06			
Invoice Description --> SLVFD - 6 KD SPRUCE								
639618	01-4-2500-000	PAYABLES - TRADE			28.18			
Invoice Description --> BC EVERGREEN PARK - CONCRETE MIX								
634747	01-4-2500-000	PAYABLES - TRADE			85.78			
Invoice Description --> BCWS - SUPPLIES								
Total :						144.40	0.00	144.40
Supplier Total :						144.40	0.00	144.40

Supplier	Supplier Name	Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
0791	BERRY & VALE CONTRACTING LTD							
00060-0004	19-Aug-2014		Issued	170	T	138227.47		
1420	01-4-2500-000	PAYABLES - TRADE			5113.50			
Invoice Description --> AVLF - ADSS ASBESTOS								
1418	01-4-2500-000	PAYABLES - TRADE			7974.75			
Invoice Description --> AVLF - SPOTTER RECYCLING & TRANSFER STAION BINS - EXTRA WORK								
1419	01-4-2500-000	PAYABLES - TRADE			20586.83			
Invoice Description --> AVLF - ASBESTOS FROM BROWN BUILDING								
1415	01-4-2500-000	PAYABLES - TRADE			38077.72			
Invoice Description --> WCLF JULY CONTRACTOR, FREON REMOVAL \$84.00, SCALE REPAIRS \$ 2317.25, PLUMBING								
1416	01-4-2500-000	PAYABLES - TRADE			66474.67			
Invoice Description --> AVLF JULY CONTRACTOR, FREON REMOVAL \$264								
Total :						138227.47	0.00	138227.47
Supplier Total :						138227.47	0.00	138227.47

Supplier	Supplier Name	Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
0801	CORIX WATER PRODUCTS LTD.							
00061-0003	28-Aug-2014		Issued	174	T	1010.89		
1041503591	01-4-2500-000	PAYABLES - TRADE			-324.80			
Invoice Description --> BWS - WATER SYSTEM SUPPLIES - CREDIT MEMO								
1041362739	01-4-2500-000	PAYABLES - TRADE			57.38			
Invoice Description --> BWS - WATER SYSTEM SUPPLIES								
1041386019	01-4-2500-000	PAYABLES - TRADE			1278.31			
Invoice Description --> BWS - WATER SYSTEM SUPPLIES								
Total :						1010.89	0.00	1010.89
Supplier Total :						1010.89	0.00	1010.89

Supplier	Supplier Name	Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount
0802	COGHILL, GARTH						
36147	25-Aug-2014		Issued	173	C	406.00	
AUG21/14	01-4-2500-000	PAYABLES - TRADE			406.00		
Invoice Description --> PARTIAL REFUND OF BUILDING PERMIT							

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Supplier : 0004 To Z4209
Trans. Date : 01-Aug-2014 To 31-Aug-2014
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Batch No. : All

Supplier	Supplier Name		Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date						
Invoice No.	Account No.	Account Description			Debit	Credit	
Total :					406.00	0.00	406.00
Supplier Total :					406.00	0.00	406.00

0827	BLAKEY ELECTRIC						
036135	15-Aug-2014		Issued	169	C	7729.82	
91465	01-4-2500-000	PAYABLES - TRADE			173.25		
Invoice Description --> BCWS - SERVICE CALLS FOR MCKENZIE PUMPHOUSE & NORTH RESERVOIR							
91466	01-4-2500-000	PAYABLES - TRADE			1854.00		
Invoice Description --> BWS - CONTROL REPAIRS TO RESERVOIR #1 & #2							
91467	01-4-2500-000	PAYABLES - TRADE			5702.57		
Invoice Description --> BWS - CONTROL REPAIRS TO RESERVOIR # 1 & #2							
Total :					7729.82	0.00	7729.82
Supplier Total :					7729.82	0.00	7729.82

0833	BLOCKWATCH SOCIETY OF BC						
036136	15-Aug-2014		Issued	169	C	120.00	
AUG.7/14	01-4-2500-000	PAYABLES - TRADE			120.00		
Invoice Description --> SPROAT LAKE - 4 SIGNS BLOCK WATCH							
Total :					120.00	0.00	120.00
Supplier Total :					120.00	0.00	120.00

0940	DUVALL, EDITH						
00059-0007	11-Aug-2014		Issued	161	T	1800.00	
EDUVALL64680	01-4-2500-000	PAYABLES - TRADE			1800.00		
Invoice Description --> ACRD OFFICE - MONTHLY JANITORIAL							
Total :					1800.00	0.00	1800.00
Supplier Total :					1800.00	0.00	1800.00

0950	BRETT, KENNETH						
00059-0004	11-Aug-2014		Issued	161	T	1000.00	
BRE164669	01-4-2500-000	PAYABLES - TRADE			1000.00		
Invoice Description --> ALBERNI VALLEY AIRPORT SUPERVISION							
Total :					1000.00	0.00	1000.00
00060-0005	19-Aug-2014		Issued	170	T	1000.00	
BRE164820	01-4-2500-000	PAYABLES - TRADE			1000.00		
Invoice Description --> ALBERNI VALLEY AIRPORT SUPERVISION							
Total :					1000.00	0.00	1000.00
Supplier Total :					2000.00	0.00	2000.00

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Supplier : 0004 To Z4209
 Trans. Date : 01-Aug-2014 To 31-Aug-2014
 Cheque Date : 01-Aug-2014 To 31-Aug-2014
 Cheque No. : All
 Batch No. : All

Supplier	Supplier Name					
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description		Debit	Credit	
00060-0006	19-Aug-2014	Issued	170	T		4226.25
2014-07	01-4-2500-000	PAYABLES - TRADE		4226.25		
Invoice Description --> BWS - JULY 2014 CONTRACTOR						
Total :				4226.25	0.00	4226.25
Supplier Total :				4226.25	0.00	4226.25
1050	BAMFIELD VOLUNTEER FIRE DEPARTMENT					
36027	06-Aug-2014	Issued	162	C		54500.00
2014OPGRANT	01-4-2500-000	PAYABLES - TRADE		54500.00		
Invoice Description --> 2014 OPERATIONS GRANT						
Total :				54500.00	0.00	54500.00
Supplier Total :				54500.00	0.00	54500.00
1058	C. BOWNE ENTERPRISES					
36028	06-Aug-2014	Issued	162	C		55.55
8661	01-4-2500-000	PAYABLES - TRADE		55.55		
Invoice Description --> ACRD OFFICE - JANITORIAL SUPPLIES						
Total :				55.55	0.00	55.55
Supplier Total :				55.55	0.00	55.55
1075	KEVIN P. SMITH HOLDINGS LTD. (CANADIAN TIRE #488)					
36137	15-Aug-2014	Issued	169	C		55.98
715074	01-4-2500-000	PAYABLES - TRADE		55.98		
Invoice Description --> SLMP - SUPPLIES						
Total :				55.98	0.00	55.98
Supplier Total :				55.98	0.00	55.98
1110	CANADA POST					
36138	15-Aug-2014	Issued	169	C		86.17
9544885803	01-4-2500-000	PAYABLES - TRADE		86.17		
Invoice Description --> CHERRY CREEK NEWSLETTER FROM DIRECTOR BANTON						
Total :				86.17	0.00	86.17
Supplier Total :				86.17	0.00	86.17
1113	CANADIAN ALBERNI ENGINEERING LTD					
36029	06-Aug-2014	Issued	162	C		162.76
07P5128	01-4-2500-000	PAYABLES - TRADE		162.76		
Invoice Description --> SLVFD - TRAINING SITE - CAPITAL						
Total :				162.76	0.00	162.76



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Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date			Debit	Credit	
Invoice No.	Account No.	Account Description				
Supplier Total :				162.76	0.00	162.76

1200 CANSER SURVEY EQUIPMENT

00061-0002	28-Aug-2014		Issued	174	T	2749.60
K70121	01-4-2500-000	PAYABLES - TRADE				2749.60
Invoice Description --> PLANNING - AUTO CAD SUBSCRIPTION AUG 29/14 TO AUG 29/15						
Total :						2749.60
Supplier Total :						2749.60

1270 CDW CANADA INC

00059-0005	11-Aug-2014		Issued	161	T	1142.40
NH84953	01-4-2500-000	PAYABLES - TRADE				1142.40
Invoice Description --> ACRD COMPUTER - FIREWALL						
Total :						1142.40

00060-0007	19-Aug-2014		Issued	170	T	3671.67
NL27875	01-4-2500-000	PAYABLES - TRADE				205.74
Invoice Description --> BCWS - COMPUTER BACK UP FOR PUMPHOUSE						
NL71947	01-4-2500-000	PAYABLES - TRADE				772.80
Invoice Description --> ACRD COMPUTER - END-POINT PROTECTION AND ANTIVIRUS						
NQ06159	01-4-2500-000	PAYABLES - TRADE				1007.53
Invoice Description --> PLANNING TONER						
NL90831	01-4-2500-000	PAYABLES - TRADE				1685.60
Invoice Description --> ACRD COMPUTER - APC SMARTUPS FOR NEW SERVER ROOM						
Total :						3671.67

036148	25-Aug-2014		Issued	173	C	276.83
NR66903	01-4-2500-000	PAYABLES - TRADE				276.83
Invoice Description --> PLANNING TONER						
Total :						276.83
Supplier Total :						5090.90

1316 CERTITECH IT SERVICES

00060-0008	19-Aug-2014		Issued	170	T	7008.75
00144	01-4-2500-000	PAYABLES - TRADE				7008.75
Invoice Description --> JULY 2014 - IT SUPPORT SERVICES \$5150, BWS \$1275, BCWS \$250						
Total :						7008.75
Supplier Total :						7008.75

1340 CHERRY CREEK RECREATION COMMISSION

36030	06-Aug-2014		Issued	162	C	20000.00
2014GIA	01-4-2500-000	PAYABLES - TRADE				20000.00
Invoice Description --> 2014 GRANT IN AID						

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Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date					
Invoice No.	Account No.	Account Description		Debit	Credit	
Total :				20000.00	0.00	20000.00
Supplier Total :				20000.00	0.00	20000.00

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date					
Invoice No.	Account No.	Account Description		Debit	Credit	
1342	CITY OF PORT ALBERNI					
36139	15-Aug-2014	Issued	169	C	132780.00	
2014P&RCC	01-4-2500-000	PAYABLES - TRADE		22509.00		
Invoice Description --> 2014 CHERRY CREEK PARKS & REC CONTRIBUTION						
2014P&RSL	01-4-2500-000	PAYABLES - TRADE		24243.00		
Invoice Description --> 2014 SPROAT LAKE PARKS & REC CONTRIBUTION						
2014GIAMCL	01-4-2500-000	PAYABLES - TRADE		27000.00		
Invoice Description --> 2014 GRANT IN AID MCLEAN MILL						
2014GIAED	01-4-2500-000	PAYABLES - TRADE		27833.00		
Invoice Description --> 2014 GRANT IN AID ECONOMIC DEVELOPMENT						
2014P&RBC	01-4-2500-000	PAYABLES - TRADE		31195.00		
Invoice Description --> 2014 BEAVER CREEK PARKS & REC CONTRIBUTION						
Total :				132780.00	0.00	132780.00
Supplier Total :				132780.00	0.00	132780.00

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date					
Invoice No.	Account No.	Account Description		Debit	Credit	
1378	CIT					
36149	25-Aug-2014	Issued	173	C	245.28	
14518235	01-4-2500-000	PAYABLES - TRADE		245.28		
Invoice Description --> FORMER BCID PRINTER LEASE 780-0460648-001 - INVOICE 14518235						
Total :				245.28	0.00	245.28
Supplier Total :				245.28	0.00	245.28

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date					
Invoice No.	Account No.	Account Description		Debit	Credit	
1434	COLUMBIA ICE					
36079	15-Aug-2014	Issued	168	C	46.05	
154787	01-4-2500-000	PAYABLES - TRADE		46.05		
Invoice Description --> ACRD OFFICE SUPPLIES						
Total :				46.05	0.00	46.05
Supplier Total :				46.05	0.00	46.05

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date					
Invoice No.	Account No.	Account Description		Debit	Credit	
1650	CUPE - LOCAL 118					
36059	07-Aug-2014	Issued	164	C	1599.26	
DUEJUL14	01-4-2500-000	PAYABLES - TRADE		1599.26		
Invoice Description --> JULY 2014 UNION DUES						
Total :				1599.26	0.00	1599.26
Supplier Total :				1599.26	0.00	1599.26

Supplier	Supplier Name	Status	Batch	Medium	Amount
Chq/Ref #	Cheque Date				
Invoice No.	Account No.	Account Description		Debit	Credit
1672	D.A.S. WELDING INC.				
36031	06-Aug-2014	Issued	162	C	1880.48

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Trans. Date : 01-Aug-2014 To 31-Aug-2014
Cheque Date : 01-Aug-2014 To 31-Aug-2014
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Supplier	Supplier Name						Amount
Chq/Ref #	Cheque Date	Status	Batch	Medium			
Invoice No.	Account No.	Account Description		Debit	Credit		
1597	01-4-2500-000	PAYABLES - TRADE		1880.48			
Invoice Description --> BCWS - FORD F250 - CAPITAL							
Total :				1880.48	0.00		1880.48
Supplier Total :				1880.48	0.00		1880.48
1709	DEER BAY CONTRACTING						
00061-0004	28-Aug-2014	Issued	174	T			1984.50
2415	01-4-2500-000	PAYABLES - TRADE		1984.50			
Invoice Description --> SALMON BEACH - TRANSPORTATION - GRADING							
Total :				1984.50	0.00		1984.50
Supplier Total :				1984.50	0.00		1984.50
1779	DOLAN'S GASFITTING & HEATING LTD						
36150	25-Aug-2014	Issued	173	C			172.55
C40435	01-4-2500-000	PAYABLES - TRADE		172.55			
Invoice Description --> BCWS - MINI BLOCKS AND CARTAGE							
Total :				172.55	0.00		172.55
Supplier Total :				172.55	0.00		172.55
1847	DUPERE, JOHANNE						
00059-0006	11-Aug-2014	Issued	161	T			200.00
DUP164670	01-4-2500-000	PAYABLES - TRADE		200.00			
Invoice Description --> SPROAT PARKS CARETAKER							
Total :				200.00	0.00		200.00
00060-0009	19-Aug-2014	Issued	170	T			200.00
DUP164821	01-4-2500-000	PAYABLES - TRADE		200.00			
Invoice Description --> SPROAT PARKS CARETAKER							
Total :				200.00	0.00		200.00
Supplier Total :				400.00	0.00		400.00
1855	DYNAMEX CANADA LIMITED (670)						
36032	06-Aug-2014	Issued	162	C			80.81
975744	01-4-2500-000	PAYABLES - TRADE		80.81			
Invoice Description --> AVLF WATER TESTING \$39.48 - COUGAR SMITH PARK -\$18.74 - SPROAT LAKE \$18.74							
Total :				80.81	0.00		80.81
36080	15-Aug-2014	Issued	168	C			99.80
977373	01-4-2500-000	PAYABLES - TRADE		99.80			
Invoice Description --> SB WATER TESTING \$42.38 - AVLF \$52.67							
Total :				99.80	0.00		99.80

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Supplier	Supplier Name		Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date						
Invoice No.	Account No.	Account Description			Debit	Credit	
1950 TETRA TECH EBA INC.							
36081	15-Aug-2014		Issued	168	C	4935.52	
60443651	01-4-2500-000	PAYABLES - TRADE			4935.52		
Invoice Description -->		LBA - RUNWAY EXTENSION PRE-DESIGN REPORT - CAPITAL					
Total :					4935.52	0.00	4935.52
Supplier Total :					4935.52	0.00	4935.52
1950 ENEX FUELS							
36151	25-Aug-2014		Issued	173	C	19333.64	
143652	01-4-2500-000	PAYABLES - TRADE			19333.64		
Invoice Description -->		AVRA FUEL					
Total :					19333.64	0.00	19333.64
Supplier Total :					19333.64	0.00	19333.64
1970 EQUIFAX CANADA INC.							
36152	25-Aug-2014		Issued	173	C	10.50	
8622843	01-4-2500-000	PAYABLES - TRADE			10.50		
Invoice Description -->		AVLF - CREDIT CHECKS FEES					
Total :					10.50	0.00	10.50
Supplier Total :					10.50	0.00	10.50
1979 ERIK LARSEN DIESEL CO. LTD.							
36082	15-Aug-2014		Issued	168	C	168.26	
711766	01-4-2500-000	PAYABLES - TRADE			168.26		
Invoice Description -->		SALMON BEACH - PUMPER TRUCK MAINT.					
Total :					168.26	0.00	168.26
Supplier Total :					168.26	0.00	168.26
1990 EVITT ELECTRIC							
00060-0010	19-Aug-2014		Issued	170	T	105.96	
34000	01-4-2500-000	PAYABLES - TRADE			105.96		
Invoice Description -->		SLVFD - REPLACE BULB ABOVE HALL #2					
Total :					105.96	0.00	105.96
Supplier Total :					105.96	0.00	105.96
2010 OUGHTRED COFFEE & TEA LTD.							
36033	06-Aug-2014		Issued	162	C	100.27	
INV116656	01-4-2500-000	PAYABLES - TRADE			100.27		

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Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date			Debit	Credit	
Invoice No.	Account No.	Account Description				
Invoice Description --> OFFICE SUPPLIES						
Total :				100.27	0.00	100.27
Supplier Total :				100.27	0.00	100.27

2067	FORTISBC					
36083	15-Aug-2014		Issued	168	9.45	
JUL23/14	01-4-2500-000	PAYABLES - TRADE		9.45		
Invoice Description --> BCFVD - MONTHLY NATURAL GAS FOR HALL						
Total :				9.45	0.00	9.45
Supplier Total :				9.45	0.00	9.45

2098	FRONTLINE - FIRE DEPARTMENT TRAINING INC.					
36153	25-Aug-2014		Issued	173	273.00	
F40816	01-4-2500-000	PAYABLES - TRADE		273.00		
Invoice Description --> BCFVD - MVB AIR BRAKDES C/W PRACTICAL EXAM						
Total :				273.00	0.00	273.00
Supplier Total :				273.00	0.00	273.00

2099	FOOTPRINTS SECURITY PATROL INC.					
36034	06-Aug-2014		Issued	162	819.00	
52714	01-4-2500-000	PAYABLES - TRADE		819.00		
Invoice Description --> SPROAT LAKE - DICKSON PARK SECURITY						
Total :				819.00	0.00	819.00
Supplier Total :				819.00	0.00	819.00

2116	GARAGE DOOR DOCTOR CANADA LTD.					
36154	25-Aug-2014		Issued	173	133.35	
MI-7196	01-4-2500-000	PAYABLES - TRADE		133.35		
Invoice Description --> BCFVD - REPAIR GARAGE DOOR OPERATOR						
Total :				133.35	0.00	133.35
Supplier Total :				133.35	0.00	133.35

2127	GLACIER MEDIA GROUP					
36084	15-Aug-2014		Issued	168	141.75	
GCDI00007553	01-4-2500-000	PAYABLES - TRADE		141.75		
Invoice Description --> AVLF - SOLID WASTE EXPRESSION OF INTEREST						
Total :				141.75	0.00	141.75
Supplier Total :				141.75	0.00	141.75

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Supplier	Supplier Name					
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description		Debit	Credit	
2140	GEDDES, RICHARD D.					
00059-0008	11-Aug-2014	Issued	161	T		55.00
RG-SLVFD0164673	01-4-2500-000	PAYABLES - TRADE		55.00		
Invoice Description --> SLVFD - MONTHLY PHONE REIMBURSEMENT						
Total :				55.00	0.00	55.00
00061-0005	28-Aug-2014	Issued	174	T		55.00
RG-SLVFD0164982	01-4-2500-000	PAYABLES - TRADE		55.00		
Invoice Description --> SLVFD - MONTHLY PHONE REIMBURSEMENT						
Total :				55.00	0.00	55.00
Supplier Total :				110.00	0.00	110.00
2149	GEO SCIENTIFIC LTD.					
36085	15-Aug-2014	Issued	168	C		565.60
4740	01-4-2500-000	PAYABLES - TRADE		565.60		
Invoice Description --> BWS - WATER TESTING EQUIPMENT						
Total :				565.60	0.00	565.60
Supplier Total :				565.60	0.00	565.60
2240	GIBSON BROTHERS CONTRACTING LTD.					
36155	25-Aug-2014	Issued	173	C		3485.58
12961	01-4-2500-000	PAYABLES - TRADE		3485.58		
Invoice Description --> LBA - SITE PREP FOR NEW PRODUCTION WELL - CAPITAL						
Total :				3485.58	0.00	3485.58
Supplier Total :				3485.58	0.00	3485.58
2300	GRAND & TOY					
36156	25-Aug-2014	Issued	173	C		79.80
G460500	01-4-2500-000	PAYABLES - TRADE		79.80		
Invoice Description --> ACRD - ELECTION BINDERS						
Total :				79.80	0.00	79.80
Supplier Total :				79.80	0.00	79.80
2320	THE GRAPHICS FACTORY					
36086	15-Aug-2014	Issued	168	C		109.76
22004	01-4-2500-000	PAYABLES - TRADE		109.76		
Invoice Description --> BCWS - WATER RESTRICTION SIGN						
Total :				109.76	0.00	109.76
Supplier Total :				109.76	0.00	109.76

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Supplier : 0004 To Z4209
 Trans. Date : 01-Aug-2014 To 31-Aug-2014
 Cheque Date : 01-Aug-2014 To 31-Aug-2014
 Cheque No. : All
 Batch No. : All

Bank : 1 To 3
 Status : All
 Medium :
 M=Manual C=Computer R=Credit E=EFT-PAP T=EFT-File

Supplier	Supplier Name					
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description		Debit	Credit	
2322	GUILLEVIN INTERNATIONAL CO.					
36157	25-Aug-2014	Issued	173	C		63.17
0428-489596	01-4-2500-000	PAYABLES - TRADE		63.17		
Invoice Description --> SLVFD - FACE WASHERS						
Total :				63.17	0.00	63.17
Supplier Total :				63.17	0.00	63.17
2330	GW SOLUTIONS					
36087	15-Aug-2014	Issued	168	C		5671.68
GWS11-13-113	01-4-2500-000	PAYABLES - TRADE		5671.68		
Invoice Description --> LBA HYDROGEOLOGY TESTING						
Total :				5671.68	0.00	5671.68
Supplier Total :				5671.68	0.00	5671.68
2448	HARTMAN BUSINESS.COM					
36035	06-Aug-2014	Issued	162	C		394.24
2071388	01-4-2500-000	PAYABLES - TRADE		394.24		
Invoice Description --> ACRD OFFICE - RICOH SP C420DN MAINTENANCE AGREEMENT (JUNE 115, 2014 TO JUNE 12						
Total :				394.24	0.00	394.24
Supplier Total :				394.24	0.00	394.24
2485	HOLDER, DAN					
36158	25-Aug-2014	Issued	173	C		4234.13
AUG20/14	01-4-2500-000	PAYABLES - TRADE		4234.13		
Invoice Description --> FIRE SERVICE COORDINATOR CONTRACTOR - JULY 2014						
Total :				4234.13	0.00	4234.13
Supplier Total :				4234.13	0.00	4234.13
2491	HOLLAND KATHLEEN (PETTY CASH)					
000060-0011	19-Aug-2014	Issued	170	T		517.36
AUG8/14	01-4-2500-000	PAYABLES - TRADE		80.82		
Invoice Description --> SALMON BEACH - REC \$80.82						
AUG6/14	01-4-2500-000	PAYABLES - TRADE		436.54		
Invoice Description --> SALMON BEACH - SEWAGE \$261.30 - REC \$175.24						
Total :				517.36	0.00	517.36
Supplier Total :				517.36	0.00	517.36
2499	HOMETOWN AUTOMOTIVE LTD.					
36036	06-Aug-2014	Issued	162	C		806.70
4128	01-4-2500-000	PAYABLES - TRADE		346.87		
Invoice Description --> BCWS - 2007 FORD RANGER OIL CHANGE						

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Supplier : 0004 To Z4209
Trans. Date : 01-Aug-2014 To 31-Aug-2014
Cheque Date : 01-Aug-2014 To 31-Aug-2014
Cheque No. : All
Batch No. : All

Supplier	Supplier Name						Amount
Chq/Ref #	Cheque Date	Status	Batch	Medium			
Invoice No.	Account No.	Account Description		Debit	Credit		
4082	01-4-2500-000	PAYABLES - TRADE		459.83			
Invoice Description --> 2007 JEEP LIBERTY - BRAKES							
Total :				806.70	0.00		806.70
Supplier Total :				806.70	0.00		806.70
2521	HORNET EXCAVATING						
36037	06-Aug-2014	Issued	162	C			1143.98
293	01-4-2500-000	PAYABLES - TRADE		1143.98			
Invoice Description --> BCWS - STRICK & GORDON WATER BREAK							
Total :				1143.98	0.00		1143.98
Supplier Total :				1143.98	0.00		1143.98
2555	HOUGHTON, DAVID						
36038	06-Aug-2014	Issued	162	C			2575.00
JULY 26/14	01-4-2500-000	PAYABLES - TRADE		2575.00			
Invoice Description --> SLVFD - TRAINING SITE - CAPITAL							
Total :				2575.00	0.00		2575.00
36088	15-Aug-2014	Issued	168	C			2825.00
AUG. 05/14	01-4-2500-000	PAYABLES - TRADE		2825.00			
Invoice Description --> SLVFD - TRAINING SITE - CUTTING AND WELDING ROOF - CAPITAL							
Total :				2825.00	0.00		2825.00
36159	25-Aug-2014	Issued	173	C			3225.00
AUG. 22/14	01-4-2500-000	PAYABLES - TRADE		3225.00			
Invoice Description --> SLVFD - TRAINING SITE - REPAIRS - CAPITAL							
Total :				3225.00	0.00		3225.00
Supplier Total :				8625.00	0.00		8625.00
2644	INPROTECT SYSTEMS INC						
36160	25-Aug-2014	Issued	173	C			1375.60
164534	01-4-2500-000	PAYABLES - TRADE		1375.60			
Invoice Description --> LBA - RD BARRICADES AND MOWER SIGNS							
Total :				1375.60	0.00		1375.60
Supplier Total :				1375.60	0.00		1375.60
2750	IRWIN AIR LTD						
36161	25-Aug-2014	Issued	173	C			176.14
32056	01-4-2500-000	PAYABLES - TRADE		176.14			
Invoice Description --> BCVFD - COMPRESSOR SERVICE AND SCOTT TANK SUPPLIES							
Total :				176.14	0.00		176.14

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Supplier : 0004 To Z4209
 Trans. Date : 01-Aug-2014 To 31-Aug-2014
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 Batch No. : All

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date			Debit	Credit	
Invoice No.	Account No.	Account Description				
Supplier Total :				176.14	0.00	176.14

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date			Debit	Credit	
Invoice No.	Account No.	Account Description				
2763	ISLAND ROOFING					
36060	07-Aug-2014	Issued	164	C	20790.00	
0911	01-4-2500-000	PAYABLES - TRADE		20790.00		
Invoice Description --> AVLF - 3RD AVENUE DEPOT - SIDING PROJECT 2nd 25% PROGRESS PAYMENT - CAPITAL						
Total :				20790.00	0.00	20790.00
Supplier Total :				20790.00	0.00	20790.00

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date			Debit	Credit	
Invoice No.	Account No.	Account Description				
2784	ISLAND LINE PRO					
36089	15-Aug-2014	Issued	168	C	2604.00	
14-2273	01-4-2500-000	PAYABLES - TRADE		2604.00		
Invoice Description --> AVRA - RUNWAY MARKING						
Total :				2604.00	0.00	2604.00
Supplier Total :				2604.00	0.00	2604.00

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date			Debit	Credit	
Invoice No.	Account No.	Account Description				
2785	JACK'S EXCEL TIRE CENTRE					
36090	15-Aug-2014	Issued	168	C	112.00	
126287	01-4-2500-000	PAYABLES - TRADE		112.00		
Invoice Description --> BCWS - DODGE PICK UP TIRE						
Total :				112.00	0.00	112.00
Supplier Total :				112.00	0.00	112.00

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date			Debit	Credit	
Invoice No.	Account No.	Account Description				
2787	JACKSON, ROBERT					
36039	06-Aug-2014	Issued	162	C	66.18	
CSPNOV1264672	01-4-2500-000	PAYABLES - TRADE		66.18		
Invoice Description --> SL PARKS - COUGAR SMITH REIMBURSEMENT FOR HYDRO USAGE						
Total :				66.18	0.00	66.18

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date			Debit	Credit	
Invoice No.	Account No.	Account Description				
36091	15-Aug-2014	Issued	168	C	66.18	
CSPNOV1264822	01-4-2500-000	PAYABLES - TRADE		66.18		
Invoice Description --> SL PARKS - COUGAR SMITH REIMBURSEMENT FOR HYDRO USAGE						
Total :				66.18	0.00	66.18
Supplier Total :				132.36	0.00	132.36

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date			Debit	Credit	
Invoice No.	Account No.	Account Description				
2796	JAY'S PLUMBING & HEATING LTD.					
36040	06-Aug-2014	Issued	162	C	129.52	
6041	01-4-2500-000	PAYABLES - TRADE		129.52		
Invoice Description --> ACRD OFFICE - REPLACE SWING CHECK VALVE						
Total :				129.52	0.00	129.52

36092	15-Aug-2014	Issued	168	C	414.04
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Supplier : 0004 To Z4209
Trans. Date : 01-Aug-2014 To 31-Aug-2014
Cheque Date : 01-Aug-2014 To 31-Aug-2014
Cheque No. : All
Batch No. : All

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date					
Invoice No.	Account No.	Account Description		Debit	Credit	
6066	01-4-2500-000	PAYABLES - TRADE		414.04		
Invoice Description --> ACRD OFFICE - DISCONNECT TWO BASINS, ONE TOILET AND CAP LINE						
Total :				414.04	0.00	414.04
Supplier Total :				543.56	0.00	543.56

2827 JAL DESIGNS						
36093	15-Aug-2014		Issued	168	C	3090.20
40494982	01-4-2500-000	PAYABLES - TRADE			3090.20	
Invoice Description --> AVLF - SIGNS FOR RECYCLING DEPOT						
Total :				3090.20	0.00	3090.20
Supplier Total :				3090.20	0.00	3090.20

2877 KOERS & ASSOCIATES ENGINEERING LTD.						
00059-0009	11-Aug-2014		Issued	161	T	1706.13
1204-022	01-4-2500-000	PAYABLES - TRADE			231.53	
Invoice Description --> BCWS - STRICK RD PUMP STATION						
1232-019	01-4-2500-000	PAYABLES - TRADE			1474.60	
Invoice Description --> BCWS - STRICK RD PUMP STATION - GAS TAX INITIATIVE						
Total :				1706.13	0.00	1706.13
00060-0012 19-Aug-2014 Issued 170 T 2863.75						
1372-006	01-4-2500-000	PAYABLES - TRADE			165.38	
Invoice Description --> BWS - WATER SYSTEM ENGINEERING SERVICES						
1232-020	01-4-2500-000	PAYABLES - TRADE			2698.37	
Invoice Description --> BCWS - STRICK RD PUMP STATION AND WATERMAIN						
Total :				2863.75	0.00	2863.75
Supplier Total :				4569.88	0.00	4569.88

2890 L.B. WOODCHOPPERS LTD.						
00059-0010	11-Aug-2014		Issued	161	T	316.20
198456	01-4-2500-000	PAYABLES - TRADE			23.91	
Invoice Description --> SLVFD - TRIMMER LINE						
194233	01-4-2500-000	PAYABLES - TRADE			33.57	
Invoice Description --> SLVFD - SWITCH FOR HALL #2						
198380	01-4-2500-000	PAYABLES - TRADE			258.72	
Invoice Description --> BCWS - WATER SYSTEM REPAIRS						
Total :				316.20	0.00	316.20
00060-0013 19-Aug-2014 Issued 170 T 765.00						
198239	01-4-2500-000	PAYABLES - TRADE			23.52	
Invoice Description --> SLVFD - CLAMPS & LABOUR LEVEL 1						
199094	01-4-2500-000	PAYABLES - TRADE			38.54	
Invoice Description --> SLVFD - EAR TAPERFIT						
198688	01-4-2500-000	PAYABLES - TRADE			128.80	

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Supplier : 0004 To Z4209
Trans. Date : 01-Aug-2014 To 31-Aug-2014
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Batch No. : All

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date					
Invoice No.	Account No.	Account Description		Debit	Credit	
Invoice Description -->	SLVFD - 2000 WATT GENERATOR - TRAINING SITE - CAPITAL					
197348	01-4-2500-000	PAYABLES - TRADE		574.14		
Invoice Description -->	LBA - BACK PACK BLOWER					
Total :				765.00	0.00	765.00
Supplier Total :				1081.20	0.00	1081.20

2893	KLEHKOOT MARINA	Status	Batch	Medium	Amount	
36094	15-Aug-2014	Issued	168	C	587.80	
48	01-4-2500-000	PAYABLES - TRADE		587.80		
Invoice Description -->	SLMP - GAS FOR BOAT					
Total :				587.80	0.00	587.80
Supplier Total :				587.80	0.00	587.80

3025	LADY ROSE MARINE SERVICES	Status	Batch	Medium	Amount	
36095	15-Aug-2014	Issued	168	C	3057.08	
2010-15199	01-4-2500-000	PAYABLES - TRADE		12.08		
Invoice Description -->	BWS- SHIPPING COST FOR WATER SYSTEM SUPPLIES					
2010-15159	01-4-2500-000	PAYABLES - TRADE		304.50		
Invoice Description -->	AVLF - BAMFIEL GARBAGE BIN TRANSPORT					
2010-15232	01-4-2500-000	PAYABLES - TRADE		304.50		
Invoice Description -->	AVLF - BAMFIELD GARBAGE BIN TRANSPORT					
2010-15268	01-4-2500-000	PAYABLES - TRADE		304.50		
Invoice Description -->	AVLF - BAMFIELD GARBAGE BIN TRANSFER					
2010-15294	01-4-2500-000	PAYABLES - TRADE		304.50		
Invoice Description -->	AVLF - BAMFIELD GARBAGE BIN TRANSPORT					
2010-15357	01-4-2500-000	PAYABLES - TRADE		304.50		
Invoice Description -->	AVLF - BAMFIELD GARBAGE BIN TRANSPORT					
2010-15392	01-4-2500-000	PAYABLES - TRADE		304.50		
Invoice Description -->	AVLF - BAMFIELD GARBAGE BIN TRANSPORT					
2010-15450	01-4-2500-000	PAYABLES - TRADE		304.50		
Invoice Description -->	AVLF - BAMFIELD GARBAGE BIN TRANSFER					
2010-15577	01-4-2500-000	PAYABLES - TRADE		304.50		
Invoice Description -->	AVLF - BAMFIELD GARBAGE BIN TRANSPORT					
2010-15513	01-4-2500-000	PAYABLES - TRADE		609.00		
Invoice Description -->	AVLF - BAMFIELD GARBAGE BIN TRANSPORT					
Total :				3057.08	0.00	3057.08
Supplier Total :				3057.08	0.00	3057.08

3117	LORDCO	Status	Batch	Medium	Amount	
36096	15-Aug-2014	Issued	168	C	6.61	
146355	01-4-2500-000	PAYABLES - TRADE		6.61		
Invoice Description -->	SLVFD - BRUSH PAINT					
Total :				6.61	0.00	6.61



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Supplier	Supplier Name		Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date						
Invoice No.	Account No.	Account Description			Debit	Credit	
3205 MAGIC MOMENTS							
36041	06-Aug-2014		Issued	162	C	228.48	
14-00333	01-4-2500-000	PAYABLES - TRADE			228.48		
Invoice Description -->		SLMP - HATS					
Total :					228.48	0.00	228.48
Supplier Total :					228.48	0.00	228.48
3233 CAREY MCIVER & ASSOCIATES LTD.							
36097	15-Aug-2014		Issued	168	C	2181.22	
14.08.02	01-4-2500-000	PAYABLES - TRADE			2181.22		
Invoice Description -->		AVLF - SOLID WASTE MANAGEMENT PLAN - CAPITAL					
Total :					2181.22	0.00	2181.22
Supplier Total :					2181.22	0.00	2181.22
3244 MAY, ANGELA							
36042	06-Aug-2014		Issued	162	C	213.29	
JUL30/14	01-4-2500-000	PAYABLES - TRADE			213.29		
Invoice Description -->		REFUND OF OVERPAYMENT OF RECYCLING					
Total :					213.29	0.00	213.29
Supplier Total :					213.29	0.00	213.29
3269 MCCOY LAKE FARM							
36098	15-Aug-2014		Issued	168	C	2400.00	
519741	01-4-2500-000	PAYABLES - TRADE			2400.00		
Invoice Description -->		AVRA - CUTTING GRASS					
Total :					2400.00	0.00	2400.00
Supplier Total :					2400.00	0.00	2400.00
3270 MCCOY LAKE EXCAVATING LTD							
36162	25-Aug-2014		Issued	173	C	630.00	
2810	01-4-2500-000	PAYABLES - TRADE			630.00		
Invoice Description -->		BC PARKS - EVERGREEN PARK MOWING					
Total :					630.00	0.00	630.00
Supplier Total :					630.00	0.00	630.00
3272 MCCONNELL, SHAWN							
00060-0014	19-Aug-2014		Issued	170	T	2149.63	
415831	01-4-2500-000	PAYABLES - TRADE			929.25		



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Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date					
Invoice No.	Account No.	Account Description		Debit	Credit	
Invoice Description -->	JULY 2014 MILLSTREAM WATER CONTRACTOR					
415830	01-4-2500-000	PAYABLES - TRADE		1220.38		
Invoice Description -->	JULY 2014 LONG BEACH AIRPORT WATER CONTRACTOR					
Total :				2149.63	0.00	2149.63
Supplier Total :				2149.63	0.00	2149.63

3280	MCGILL & ASSOCIATES ENGINEERING					
000060-0015	19-Aug-2014		Issued	170	T	16087.83
14782	01-4-2500-000	PAYABLES - TRADE			98.44	
Invoice Description -->	WCLF - GENERAL CONSULTING					
14781	01-4-2500-000	PAYABLES - TRADE			169.31	
Invoice Description -->	AVLF - GENERAL CONSULTING					
14783	01-4-2500-000	PAYABLES - TRADE			307.13	
Invoice Description -->	AVLF - ANNUAL REPORTING					
14784	01-4-2500-000	PAYABLES - TRADE			330.75	
Invoice Description -->	WCLF ANNUAL REPORTING					
14758	01-4-2500-000	PAYABLES - TRADE			476.44	
Invoice Description -->	WEST COAST MULTIPLEX					
14756	01-4-2500-000	PAYABLES - TRADE			722.93	
Invoice Description -->	LBA - ESOWISTA SEWAGE SYSTEM DECOMMISSIONING					
14767	01-4-2500-000	PAYABLES - TRADE			956.81	
Invoice Description -->	LBA - WATER SYSTEM EVALUATION					
14762	01-4-2500-000	PAYABLES - TRADE			1258.01	
Invoice Description -->	SALMON BEACH - SHORT STREET DRAINAGE- CAPITAL					
14761	01-4-2500-000	PAYABLES - TRADE			1731.72	
Invoice Description -->	SALMON BEACH - BOAT RAMP					
14765	01-4-2500-000	PAYABLES - TRADE			2771.13	
Invoice Description -->	CCID - WATERMAIN REPLACEMENT GAS TAX INITIATIVE - MILLIGAN TO MOZART					
14764	01-4-2500-000	PAYABLES - TRADE			3048.10	
Invoice Description -->	CCID - WATERMAIN REPLACEMENT GAS TAX INITIATIVE - MILLIGAN TO HORNE LAKE RD					
14785	01-4-2500-000	PAYABLES - TRADE			4217.06	
Invoice Description -->	AVLF - SOLID WASTE OPERATIONS PLAN - CAPITAL					
Total :				16087.83	0.00	16087.83
Supplier Total :				16087.83	0.00	16087.83

3287	McLEAN & HIGGINS LTD.					
36163	25-Aug-2014		Issued	173	C	28.91
37848	01-4-2500-000	PAYABLES - TRADE			28.91	
Invoice Description -->	BCWS - WATER SYSTEM SUPPLIES					
Total :				28.91	0.00	28.91
Supplier Total :				28.91	0.00	28.91

3340	MINISTER OF FINANCE					
36043	06-Aug-2014		Issued	162	C	2012.50

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Supplier	Supplier Name						Amount
Chq/Ref #	Cheque Date	Status	Batch	Medium			
Invoice No.	Account No.	Account Description		Debit	Credit		
MSPAUG14	01-4-2500-000	PAYABLES - TRADE		2012.50			
Invoice Description --> MSP PREMIUMS FOR AUG 2014							
Total :				2012.50	0.00		2012.50
Supplier Total :				2012.50	0.00		2012.50
3370	MINISTER OF FINANCE						
36015	05-Aug-2014	Issued	156	C			300.00
AB14002	01-4-2500-000	PAYABLES - TRADE		300.00			
Invoice Description --> ALR APPLICATION FOR - AB14002 VAL JACOBSEN							
Total :				300.00	0.00		300.00
Supplier Total :				300.00	0.00		300.00
3376	MINISTER OF FINANCE						
36164	25-Aug-2014	Issued	173	C			482.20
9937AUG12/14	01-4-2500-000	PAYABLES - TRADE		482.20			
Invoice Description --> BCWS CLIENT NO. 9937 - STAMP RIVER LICENCES							
Total :				482.20	0.00		482.20
Supplier Total :				482.20	0.00		482.20
3490	MUNICIPAL PENSION PLAN						
EFT-17	01-Aug-2014	Issued	166	E			9497.70
PP#15 - 2014	01-4-2500-000	PAYABLES - TRADE		9497.70			
Invoice Description --> PAYPERIOD #15 - 2014 PENSION PLAN REMITTANCE							
Total :				9497.70	0.00		9497.70
EFT-18	08-Aug-2014	Issued	166	E			9694.10
PP#16 - 2014	01-4-2500-000	PAYABLES - TRADE		9694.10			
Invoice Description --> PAYPERIOD #16 - 2014 PENSION PLAN REMITTANCE							
Total :				9694.10	0.00		9694.10
EFT-19	29-Aug-2014	Issued	178	E			9781.38
PP#17 - 2014	01-4-2500-000	PAYABLES - TRADE		9781.38			
Invoice Description --> PAYPERIOD #17 - 2014 PENSION PLAN REMITTANCE							
Total :				9781.38	0.00		9781.38
Supplier Total :				28973.18	0.00		28973.18
3505	MFA LEASING						
AUTO64991	30-Aug-2014	Issued	176	E			2553.97
BAMFIRE64991	01-4-2500-000	PAYABLES - TRADE		2553.97			
Invoice Description --> BAMFIELD FIRE HALL LEASE PAYMENT							
Total :				2553.97	0.00		2553.97



Supplier : 0004 To Z4209
 Trans. Date : 01-Aug-2014 To 31-Aug-2014
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Supplier	Supplier Name					
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description		Debit	Credit	
AUTO64992	28-Aug-2014	Issued	176	E		1654.31
6140264992	01-4-2500-000	PAYABLES - TRADE		1654.31		
Invoice Description --> LBA TRACTOR LEASE						
Total :				1654.31	0.00	1654.31
Supplier Total :				4208.28	0.00	4208.28

Supplier	Supplier Name					
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description		Debit	Credit	
33535	06-Aug-2014	Issued	162	C		2000.00
336044	01-4-2500-000	PAYABLES - TRADE		2000.00		
Invoice Description --> 2014 GRANT IN AID						
Total :				2000.00	0.00	2000.00
Supplier Total :				2000.00	0.00	2000.00

Supplier	Supplier Name					
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description		Debit	Credit	
33622	15-Aug-2014	Issued	168	C		75.60
336099	01-4-2500-000	PAYABLES - TRADE		75.60		
Invoice Description --> COUGAR SMITH PARK GARBAGE AUGUST TO OCTOBER 2014						
Total :				75.60	0.00	75.60
Supplier Total :				75.60	0.00	75.60

Supplier	Supplier Name					
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description		Debit	Credit	
33651	06-Aug-2014	Issued	162	C		873.60
336045	01-4-2500-000	PAYABLES - TRADE		26.25		
Invoice Description --> SBW - WATER TESTING						
91913	01-4-2500-000	PAYABLES - TRADE		68.25		
Invoice Description --> SBW - WATER TESTING						
92053	01-4-2500-000	PAYABLES - TRADE		105.00		
Invoice Description --> SBW - WATER TESTING						
91951	01-4-2500-000	PAYABLES - TRADE		138.60		
Invoice Description --> BWS - WATER TESTING						
92055	01-4-2500-000	PAYABLES - TRADE		535.50		
Invoice Description --> BWS - WATER TESTING						
Total :				873.60	0.00	873.60

Supplier	Supplier Name					
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description		Debit	Credit	
336165	25-Aug-2014	Issued	173	C		131.25
91916	01-4-2500-000	PAYABLES - TRADE		26.25		
Invoice Description --> COUGAR SMITH PARK - WATER TESTING						
92407	01-4-2500-000	PAYABLES - TRADE		105.00		
Invoice Description --> BCWS - WATER TESTING						
Total :				131.25	0.00	131.25
Supplier Total :				1004.85	0.00	1004.85

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Supplier : 0004 To Z4209
 Trans. Date : 01-Aug-2014 To 31-Aug-2014
 Cheque Date : 01-Aug-2014 To 31-Aug-2014
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Supplier	Supplier Name					
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description		Debit	Credit	
3697	OCHMAN, STEFAN					
36100	15-Aug-2014	Issued	168	C		609.76
AUG14/14	01-4-2500-000	PAYABLES - TRADE		609.76		
Invoice Description --> RENUMERATION COMMITTEE MEETINGS - JUNE - AUGUST 2014						
Total :				609.76	0.00	609.76
Supplier Total :				609.76	0.00	609.76
3784	PACIFIC RIM WHALE FESTIVAL SOCIETY					
36046	06-Aug-2014	Issued	162	C		2000.00
2014GIA	01-4-2500-000	PAYABLES - TRADE		2000.00		
Invoice Description --> 2014 GRANT IN AID						
Total :				2000.00	0.00	2000.00
Supplier Total :				2000.00	0.00	2000.00
3792	PACIFIC BLUE CROSS					
EFT-4	01-Aug-2014	Issued	165	E		6274.39
189670	01-4-2500-000	PAYABLES - TRADE		6274.39		
Invoice Description --> AUGUST 2014 - HEALTH, DENTAL, LIFE & DISABILITY PREMIUMS						
Total :				6274.39	0.00	6274.39
Supplier Total :				6274.39	0.00	6274.39
3797	PITEAU ASSOCIATES					
36047	06-Aug-2014	Issued	162	C		3081.10
16975	01-4-2500-000	PAYABLES - TRADE		3081.10		
Invoice Description --> AVLF - NORTH EAST EXPANSION - CAPITAL						
Total :				3081.10	0.00	3081.10
36101	15-Aug-2014	Issued	168	C		5927.92
16976	01-4-2500-000	PAYABLES - TRADE		2690.63		
Invoice Description --> WCLF - ANNUAL MONITORING PROGRAM						
16974	01-4-2500-000	PAYABLES - TRADE		3237.29		
Invoice Description --> AVLF - NORTH EAST EXPANSION - CAPITAL						
Total :				5927.92	0.00	5927.92
36166	25-Aug-2014	Issued	173	C		6342.66
17025	01-4-2500-000	PAYABLES - TRADE		6342.66		
Invoice Description --> AVLF - MONITORING PROGRAM - ANNUAL REPORT						
Total :				6342.66	0.00	6342.66
Supplier Total :				15351.68	0.00	15351.68

4002 DIGITAL POSTAGE ON CALL
 36102 15-Aug-2014 Issued 168 C 9450.00

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Supplier	Supplier Name					
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description		Debit	Credit	
AUG14/14	01-4-2500-000	PAYABLES - TRADE		9450.00		
Invoice Description --> POSTAGE ACCOUNT 80000202700 - RECYCLING CALENDARS AND GARBAGE BILLS						
Total :				9450.00	0.00	9450.00
Supplier Total :				9450.00	0.00	9450.00
4115	PRICE'S ALARM SYSTEM LTD					
36167	25-Aug-2014	Issued	173	C		42.00
1969710	01-4-2500-000	PAYABLES - TRADE		42.00		
Invoice Description --> ACRD - OFFICE ALARM DOWNLOAD						
Total :				42.00	0.00	42.00
Supplier Total :				42.00	0.00	42.00
4156	WSP CANADA INC.					
00060-0020	19-Aug-2014	Issued	170	T		1249.13
0411962	01-4-2500-000	PAYABLES - TRADE		1249.13		
Invoice Description --> LBA JULY TO SEPTEMBER 2014 LANDING FEE SOFTWARE MAINTENANCE AGREEMENT						
Total :				1249.13	0.00	1249.13
Supplier Total :				1249.13	0.00	1249.13
4187	QUALITY FOODS-PORT ALBERNI					
36048	06-Aug-2014	Issued	162	C		15.90
62 361553	01-4-2500-000	PAYABLES - TRADE		15.90		
Invoice Description --> ACRD OFFICE SUPPLIES						
Total :				15.90	0.00	15.90
Supplier Total :				15.90	0.00	15.90
36168	25-Aug-2014	Issued	173	C		32.99
61 987075	01-4-2500-000	PAYABLES - TRADE		32.99		
Invoice Description --> ACRD OFFICE SUPPLIES						
Total :				32.99	0.00	32.99
Supplier Total :				48.89	0.00	48.89
4220	RAYNER & BRACHT LTD					
36103	15-Aug-2014	Issued	168	C		4281.20
2014144	01-4-2500-000	PAYABLES - TRADE		4281.20		
Invoice Description --> AVLF - BAMFIELD BIN CHARGES JULY 2014						
Total :				4281.20	0.00	4281.20
Supplier Total :				4281.20	0.00	4281.20
4223	RAINCOAST EDUCATION SOCIETY					
36049	06-Aug-2014	Issued	162	C		4000.00
WCLEDJUL2314	01-4-2500-000	PAYABLES - TRADE		4000.00		

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Supplier	Supplier Name					
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description		Debit	Credit	
Invoice Description --> WCLF - WASTE MANAGEMENT EDUCATION						
Total :				4000.00	0.00	4000.00
Supplier Total :				4000.00	0.00	4000.00

4260	PORT ALBERNI VICTIM SERVICES SOCIETY					
336050	06-Aug-2014	Issued	162	C		15000.00
2014GIA	01-4-2500-000	PAYABLES - TRADE		15000.00		
Invoice Description --> 2014 GRANT IN AID						
Total :				15000.00	0.00	15000.00
Supplier Total :				15000.00	0.00	15000.00

4280	RECEIVER GENERAL FOR CANADA					
336051	06-Aug-2014	Issued	162	C		16821.07
PP#16 - 2014	01-4-2500-000	PAYABLES - TRADE		16821.07		
Invoice Description --> TAX REMITTANCE FOR PAYROLL ENDING PAYPERIOD #16						
Total :				16821.07	0.00	16821.07
Supplier Total :				16821.07	0.00	16821.07

36169	25-Aug-2014	Issued	173	C		18315.48
PP#17 - 2014 - DIR	01-4-2500-000	PAYABLES - TRADE		12.70		
Invoice Description --> TAX REMITTANCE FOR PAYROLL ENDING PAYPERIOD #17 - DIRECTORS						
PP#17 - 2014	01-4-2500-000	PAYABLES - TRADE		18302.78		
Invoice Description --> TAX REMITTANCE FOR PAYROLL ENDING PAYPERIOD #17						
Total :				18315.48	0.00	18315.48
Supplier Total :				35136.55	0.00	35136.55

4491	ROMPRE, SUZANNE					
336104	15-Aug-2014	Issued	168	C		850.00
JULY 1-31/14	01-4-2500-000	PAYABLES - TRADE		850.00		
Invoice Description --> JULY BAMFIELD TRANSFER STATION CONTRACT						
Total :				850.00	0.00	850.00
Supplier Total :				850.00	0.00	850.00

4510	RBC ROYAL BANK VISA					
336105	15-Aug-2014	Issued	168	C		12.14
JUL25/14	01-4-2500-000	PAYABLES - TRADE		12.14		
Invoice Description --> BCFVD - OFFICE \$12.14						
Total :				12.14	0.00	12.14
Supplier Total :				12.14	0.00	12.14

4586	SCM 70 MANAGEMENT SERVICES INC.					
336106	15-Aug-2014	Issued	168	C		1064.70

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Supplier	Supplier Name						Amount
Chq/Ref #	Cheque Date	Status	Batch	Medium			
Invoice No.	Account No.	Account Description		Debit	Credit		
4645	SHAW CABLE						
36170	25-Aug-2014	Issued	173	C			888.54
01-AUG-14	01-4-2500-000	PAYABLES - TRADE		888.54			
Invoice Description --> ACCT #012-80958259 - ACRD CONSOLIDATED INTERNET/CABLE -SEPTEMBER 2014							
Total :				888.54	0.00		888.54
Supplier Total :				888.54	0.00		888.54
4646	SHAW BUSINESS						
36052	06-Aug-2014	Issued	162	C			42.11
JUL16/14	01-4-2500-000	PAYABLES - TRADE		42.11			
Invoice Description --> SLVFD - CABLE SERVICES							
Total :				42.11	0.00		42.11
Supplier Total :				42.11	0.00		42.11
4711	SIMPSON GEOTECHNICAL LTD.						
36107	15-Aug-2014	Issued	168	C			939.17
7539	01-4-2500-000	PAYABLES - TRADE		939.17			
Invoice Description --> LBA - DITCH INFILL ASSESSMENT - CAPITAL							
Total :				939.17	0.00		939.17
Supplier Total :				939.17	0.00		939.17
4728	SONBIRD REFUSE & RECYCLING LTD.						
00060-0016	19-Aug-2014	Issued	170	T			16127.53
19572	01-4-2500-000	PAYABLES - TRADE		16127.53			
Invoice Description --> JULY 2014 WC GARBAGE & RECYCLING							
Total :				16127.53	0.00		16127.53
Supplier Total :				16127.53	0.00		16127.53
4752	SOUTHSIDE AUTO SUPPLY LTD.						
36108	15-Aug-2014	Issued	168	C			2771
459411	01-4-2500-000	PAYABLES - TRADE		-17.96			

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Supplier	Supplier Name	Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount
Invoice No.	Account No.	Account Description	Debit	Credit			
		Invoice Description --> BCVFD - CREDIT 10 X 14 SILVER TARP					
459350	01-4-2500-000	PAYABLES - TRADE	17.96				
		Invoice Description --> BCVFD - 10 X 14 SILVER TARP					
459412	01-4-2500-000	PAYABLES - TRADE	27.71				
		Invoice Description --> BCVFD - 12 X 18 SILVER TARP					
Total :			27.71	0.00		27.71	
36172	25-Aug-2014			Issued	173	C	93.97
460625	01-4-2500-000	PAYABLES - TRADE	93.97				
		Invoice Description --> SLVFD - FIRE HOSE MAINTENANCE					
Total :			93.97	0.00		93.97	
Supplier Total :			121.68	0.00		121.68	

4772	SPROAT LAKE COMMUNITY ASSOCIATION						
36109	15-Aug-2014			Issued	168	C	12000.00
2014GIA	01-4-2500-000	PAYABLES - TRADE	12000.00				
		Invoice Description --> 2014 GRANT IN AID					
Total :			12000.00	0.00		12000.00	
Supplier Total :			12000.00	0.00		12000.00	

4777	SPENCER, BRIAN						
36110	15-Aug-2014			Issued	168	C	63.40
AUG6/14	01-4-2500-000	PAYABLES - TRADE	63.40				
		Invoice Description --> REFUND FOR OVERPAYMENT ON RECYCLING					
Total :			63.40	0.00		63.40	
Supplier Total :			63.40	0.00		63.40	

4785	STEWART MCDANNOLD STUART						
36173	25-Aug-2014			Issued	173	C	6401.81
67585	01-4-2500-000	PAYABLES - TRADE	269.90				
		Invoice Description --> LEGAL FEES					
67588	01-4-2500-000	PAYABLES - TRADE	1361.48				
		Invoice Description --> LEGAL FEES					
67586	01-4-2500-000	PAYABLES - TRADE	4770.43				
		Invoice Description --> LEGAL FEES					
Total :			6401.81	0.00		6401.81	
Supplier Total :			6401.81	0.00		6401.81	

4788	STAPLES ADVANTAGE						
36111	15-Aug-2014			Issued	168	C	123.15
36175718	01-4-2500-000	PAYABLES - TRADE	123.15				
		Invoice Description --> ACRD OFFICE SUPPLIES					

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Supplier	Supplier Name									
Chq/Ref #	Cheque Date	Status	Batch	Medium	Debit	Credit	Amount			
Invoice No.	Account No.	Account Description								
Total :								123.15	0.00	123.15
36174	25-Aug-2014	Issued	173	C			562.45			
36311434	01-4-2500-000	PAYABLES - TRADE			115.94					
Invoice Description --> ACRD OFFICE SUPPLIES										
363272901	01-4-2500-000	PAYABLES - TRADE			206.90					
Invoice Description --> ACRD OFFICE SUPPLIES										
36296518	01-4-2500-000	PAYABLES - TRADE			239.61					
Invoice Description --> ACRD OFFICE SUPPLIES										
Total :								562.45	0.00	562.45
Supplier Total :								685.60	0.00	685.60

4790	STEWART, E.ANNE									
36112	15-Aug-2014	Issued	168	C			127.08			
JULY24/14	01-4-2500-000	PAYABLES - TRADE			127.08					
Invoice Description --> PARKS & TRAILS PLAN STEERING COMMITTEE MEETING										
Total :								127.08	0.00	127.08
Supplier Total :								127.08	0.00	127.08

4875	STRAWBERRY ISLE RESEARCH SOCIETY									
36053	06-Aug-2014	Issued	162	C			1000.00			
2014GIA	01-4-2500-000	PAYABLES - TRADE			1000.00					
Invoice Description --> 2014 GRANT IN AID										
Total :								1000.00	0.00	1000.00
Supplier Total :								1000.00	0.00	1000.00

4885	SUN COAST WASTE SERVICES									
00060-0017	19-Aug-2014	Issued	170	T			22469.91			
119841	01-4-2500-000	PAYABLES - TRADE			22469.91					
Invoice Description --> JULY 2014 AV RECYCLING CONTRACT										
Total :								22469.91	0.00	22469.91
Supplier Total :								22469.91	0.00	22469.91

4955	TAB - CANADA									
36113	15-Aug-2014	Issued	168	C			3917.76			
11214921	01-4-2500-000	PAYABLES - TRADE			3917.76					
Invoice Description --> SOFTWARE SUPPORT - SEPT 1, 2014 TO AUG 31, 2015										
Total :								3917.76	0.00	3917.76
Supplier Total :								3917.76	0.00	3917.76



Supplier : 0004 To Z4209
 Trans. Date : 01-Aug-2014 To 31-Aug-2014
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Supplier	Supplier Name					
Chq/Ref #	Cheque Date	Status	Batch	Medium	Amount	
Invoice No.	Account No.	Account Description		Debit	Credit	
36175	25-Aug-2014	Issued	173	C		955.95
20322435163	01-4-2500-000	PAYABLES - TRADE		955.95		
Invoice Description -->		ACRD CELLPHONES				
Total :				955.95	0.00	955.95
Supplier Total :				955.95	0.00	955.95
4984	TELUS					
36114	15-Aug-2014	Issued	168	C		2271.25
AUG11/14	01-4-2500-000	PAYABLES - TRADE		2271.25		
Invoice Description -->		SLVFD - RECONCILE OUTSTANDING TO CONSOLIDATE				
Total :				2271.25	0.00	2271.25
Supplier Total :				2271.25	0.00	2271.25
36176	25-Aug-2014	Issued	173	C		285.32
AUG7/14	01-4-2500-000	PAYABLES - TRADE		285.32		
Invoice Description -->		ACRD CONSOLIDATED				
Total :				285.32	0.00	285.32
Supplier Total :				2556.57	0.00	2556.57
4996	TIM'S TRIMMING					
36115	15-Aug-2014	Issued	168	C		380.63
16806	01-4-2500-000	PAYABLES - TRADE		380.63		
Invoice Description -->		BC PARKS - LAWN MOWING AND CUTTINGS REMOVED				
Total :				380.63	0.00	380.63
Supplier Total :				380.63	0.00	380.63
5001	STERICYCLE COMMUNICATION SOLUTIONS					
36116	15-Aug-2014	Issued	168	C		175.85
140721539101	01-4-2500-000	PAYABLES - TRADE		175.85		
Invoice Description -->		SLMP - CALL IN SERVICE AUGUST SERVICE				
Total :				175.85	0.00	175.85
Supplier Total :				175.85	0.00	175.85
5025	TOM HARRIS CELLULAR LTD					
36177	25-Aug-2014	Issued	173	C		114.14
PORTAIN86588	01-4-2500-000	PAYABLES - TRADE		114.14		
Invoice Description -->		SLMP - TELUS PREPAID CARD				
Total :				114.14	0.00	114.14
Supplier Total :				114.14	0.00	114.14
5131	TSEH HAIT MARKET					
36054	06-Aug-2014	Issued	162	C		108.47

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Supplier	Supplier Name		Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date						
Invoice No.	Account No.	Account Description			Debit	Credit	
1446251	01-4-2500-000	PAYABLES - TRADE			108.47		
Invoice Description --> SLVFD - FUEL - TRUCK #41 - MARCH 18, 2014							
Total :					108.47	0.00	108.47
36117	15-Aug-2014		Issued	168	C	648.41	
1566488	01-4-2500-000	PAYABLES - TRADE			5.50		
Invoice Description --> SLVFD - CUBE ICE							
1566494	01-4-2500-000	PAYABLES - TRADE			28.35		
Invoice Description --> SLVFD - HOSE TESTING							
1552433	01-4-2500-000	PAYABLES - TRADE			31.81		
Invoice Description --> SLVFD - FUEL - BOAT HALL#1							
1552223	01-4-2500-000	PAYABLES - TRADE			85.01		
Invoice Description --> SLVFD - FUEL TRUCK # 41 - JULY 17, 2014							
1552432	01-4-2500-000	PAYABLES - TRADE			103.70		
Invoice Description --> SLVFD - FUEL TRUCK #47 - JULY 17, 2014							
1563451	01-4-2500-000	PAYABLES - TRADE			105.18		
Invoice Description --> SLVFD - FUEL TRUCK # 41							
1542359	01-4-2500-000	PAYABLES - TRADE			115.88		
Invoice Description --> SLVFD - FUEL EMERGENCY PLANNING JULY 8 2014							
1543729	01-4-2500-000	PAYABLES - TRADE			172.98		
Invoice Description --> SLVFD - FUEL TRUCK #48 - JULY 10, 2014							
Total :					648.41	0.00	648.41
Supplier Total :					756.88	0.00	756.88
5145	UCLUELET CONSUMERS CO-OP ASSN						
36178	25-Aug-2014		Issued	173	C	752.81	
LBA - JUL/14	01-4-2500-000	PAYABLES - TRADE			752.81		
Invoice Description --> LBA - JULY 2014 FUEL							
Total :					752.81	0.00	752.81
Supplier Total :					752.81	0.00	752.81
5180	UNION OF B.C. MUNICIPALITIES						
36016	05-Aug-2014		Issued	156	C	6263.25	
REGISTR-2014	01-4-2500-000	PAYABLES - TRADE			6263.25		
Invoice Description --> 2014 REGISTRATION FOR DELEGATES							
Total :					6263.25	0.00	6263.25
Supplier Total :					6263.25	0.00	6263.25
5195	UNISERVE COMMUNICATIONS CORPORATION						
36118	15-Aug-2014		Issued	168	C	39.09	
000502023-0728201	01-4-2500-000	PAYABLES - TRADE			39.09		
Invoice Description --> AUG 2014 WCLF & BWS INTERNET SERVICES							
Total :					39.09	0.00	39.09



Supplier : 0004 To Z4209
 Trans. Date : 01-Aug-2014 To 31-Aug-2014
 Cheque Date : 01-Aug-2014 To 31-Aug-2014
 Cheque No. : All
 Batch No. : All

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date			Debit	Credit	
Invoice No.	Account No.	Account Description				
Supplier Total :				39.09	0.00	39.09

5278 VANCOUVER ISLAND PUBLISHING GROUP A/R

000059-0011	11-Aug-2014		Issued	161	T	481.53
AVTD00010392	01-4-2500-000	PAYABLES - TRADE				481.53
Invoice Description --> MILLSTREAM WATER - EMERGENCY WATER CONNECTION INV. TO TENDERS						
Total :						481.53

000060-0018	19-Aug-2014		Issued	170	T	1568.81
AVTD00010456	01-4-2500-000	PAYABLES - TRADE				328.02
Invoice Description --> SALMON BEACH - SHORT DRAIN & BOAT RAMP						
AVTD00010565	01-4-2500-000	PAYABLES - TRADE				441.74
Invoice Description --> AVLF - \$170, WCLF -\$151.20 & PLANNING \$99.50						
AVTD00010499	01-4-2500-000	PAYABLES - TRADE				799.05
Invoice Description --> S.B. - SHORT DRAIN & BOAT RAMP \$604.80 & WCLF - SOLID WASTE \$151.20						
Total :						1568.81

000061-0006	28-Aug-2014		Issued	174	T	99.23
AVTD00010661	01-4-2500-000	PAYABLES - TRADE				99.23
Invoice Description --> RURAL PLANNING - ADVISORY PLANNING COMMITTEE						
Total :						99.23

Supplier Total :				2149.57	0.00	2149.57
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5287 VANCOUVER ISLAND REGIONAL LIBRARY

036055	06-Aug-2014		Issued	162	C	99929.00
03RDQTR2014	01-4-2500-000	PAYABLES - TRADE				99929.00
Invoice Description --> 3RD QUARTER LIBRARY LEVY 2014						
Total :						99929.00

Supplier Total :				99929.00	0.00	99929.00
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5299 VANCOUVER ISLAND UNIVERSITY

036119	15-Aug-2014		Issued	168	C	10261.00
2014GIA	01-4-2500-000	PAYABLES - TRADE				10261.00
Invoice Description --> 2014 GRANT IN AID						
Total :						10261.00

Supplier Total :				10261.00	0.00	10261.00
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5375 DISTRICT OF UCLUELET

036120	15-Aug-2014		Issued	168	C	23141.50
1489	01-4-2500-000	PAYABLES - TRADE				73.50
Invoice Description --> C2C FORUM - HALL						
1588	01-4-2500-000	PAYABLES - TRADE				168.00
Invoice Description --> HEALTH NETWORK - TRANSPORTATION ENGAGEMENT FEB.25/14						

ALBERNI-CLAYOQUI REGIONAL DISTRICT
Cheque Register - Detail - Supp.



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Status : All
Medium :
M=Manual C=Computer R=Credit E=EFT-PAP T=EFT-File

Supplier : 0004 To Z4209
Trans. Date : 01-Aug-2014 To 31-Aug-2014
Cheque Date : 01-Aug-2014 To 31-Aug-2014
Cheque No. : All
Batch No. : All

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Chq/Ref #	Cheque Date	Status	Batch	Medium	Debit	Credit	Amount
Invoice No.	Account No.	Account Description					
2014EMGPLAN	01-4-2500-000	PAYABLES - TRADE			2000.00		
Invoice Description --> 2014 LONG BEACH EMERGENCY PLANNING CONTRIBUTION							
2014SLBBP	01-4-2500-000	PAYABLES - TRADE			7000.00		
Invoice Description --> 2014 SOUTH LONG BEACH MULTI-PURPOSE PATH CONTRIBUTION							
2014SLBFP	01-4-2500-000	PAYABLES - TRADE			13900.00		
Invoice Description --> 2014 SOUTH LONG BEACH FIRE PROTECTION							
Total :					23141.50	0.00	23141.50
Supplier Total :					23141.50	0.00	23141.50

5401 TD VISA (BCVFD)M. KOBUS							
36179	25-Aug-2014		Issued	173	C		897.02
AUG.05/14	01-4-2500-000	PAYABLES - TRADE			897.02		
Invoice Description --> BCVFD - TRAINING EXPENSES							
Total :					897.02	0.00	897.02
Supplier Total :					897.02	0.00	897.02

5402 TD VISA (BCVFD)C. STARRATT							
36180	25-Aug-2014		Issued	173	C		798.98
AUG5/14	01-4-2500-000	PAYABLES - TRADE			798.98		
Invoice Description --> BCVFD -							
Total :					798.98	0.00	798.98
Supplier Total :					798.98	0.00	798.98

5405 TD VISA (SLVFD)							
36181	25-Aug-2014		Issued	173	C		1440.74
AUG5/14	01-4-2500-000	PAYABLES - TRADE			1440.74		
Invoice Description --> SLVFD - TRAINING TRAVEL \$1384.64, TRAINING SOFTWARE \$56.10							
Total :					1440.74	0.00	1440.74
Supplier Total :					1440.74	0.00	1440.74

5410 TD VISA							
36182	25-Aug-2014		Issued	173	C		822.50
AUG5/14	01-4-2500-000	PAYABLES - TRADE			822.50		
Invoice Description --> ACRD -PRODEV \$470.66, LBA COMP \$86.15, TRAV \$275.58, ACRD COMP \$31.45, BCWS \$41.59							
Total :					822.50	0.00	822.50
Supplier Total :					822.50	0.00	822.50

5468 WEST COAST AQUATIC							
36056	06-Aug-2014		Issued	162	C		17000.00
2014GIA	01-4-2500-000	PAYABLES - TRADE			17000.00		
Invoice Description --> 2014 GRANT IN AID							

ALBERNI-CLAYOQUOT REGIONAL DISTRICT
Cheque Register - Detail - Supp.



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M=Manual C=Computer R=Credit E=EFT-PAP T=EFT-File

Supplier : 0004 To Z4209
Trans. Date : 01-Aug-2014 To 31-Aug-2014
Cheque Date : 01-Aug-2014 To 31-Aug-2014
Cheque No. : All
Batch No. : All

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Invoice No.	Account No.	Account Description		Debit	Credit				
Total :							17000.00	0.00	17000.00
Supplier Total :							17000.00	0.00	17000.00

5471	WEST COAST INLAND SEARCH & RESCUE SOCIETY								
36057	06-Aug-2014	Issued	162	C			6000.00		
2014GIA	01-4-2500-000	PAYABLES - TRADE		6000.00					
Invoice Description --> 2014 GRANT IN AID									
Total :							6000.00	0.00	6000.00
Supplier Total :							6000.00	0.00	6000.00

5543	WL SOLUTIONS LTD								
00060-0019	19-Aug-2014	Issued	170	T			8845.13		
2087	01-4-2500-000	PAYABLES - TRADE		735.00					
Invoice Description --> BCWS - STRICK RD PUM STATION MODIFICATIONS - CAPITAL									
2090	01-4-2500-000	PAYABLES - TRADE		8110.13					
Invoice Description --> BWS - WATER CONTROL SYSTEMS SCADA - GAS TAX INITIATIVE									
Total :							8845.13	0.00	8845.13
Supplier Total :							8845.13	0.00	8845.13

5557	WESTLAND INSURANCE								
36058	06-Aug-2014	Issued	162	C			3692.00		
7651410	01-4-2500-000	PAYABLES - TRADE		3692.00					
Invoice Description --> SLVFD - COMMERCIAL INSURANCE 02 MAY 2014- 02 MAY 2015									
Total :							3692.00	0.00	3692.00
Supplier Total :							3692.00	0.00	3692.00

5635	WANGLER MECHANICAL								
36121	15-Aug-2014	Issued	168	C			809.21		
902	01-4-2500-000	PAYABLES - TRADE		190.40					
Invoice Description --> SLVFD - RAD INSTALLATION MACK FIRE TRUCK									
908	01-4-2500-000	PAYABLES - TRADE		618.81					
Invoice Description --> SLVFD - TRANSFER CASE MAINTENANCE AND RAD COMPLETION MACK FIRE TRUCK									
Total :							809.21	0.00	809.21
Supplier Total :							809.21	0.00	809.21

6020	ZONE WEST ENTERPRISES LTD								
36183	25-Aug-2014	Issued	173	C			236.60		
41127	01-4-2500-000	PAYABLES - TRADE		236.60					
Invoice Description --> SLVFD - UNIFORMS									
Total :							236.60	0.00	236.60



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Status : All
Medium :
M=Manual C=Computer R=Credit E=EFT-PAP T=EFT-File

Supplier : 0004 To Z4209
Trans. Date : 01-Aug-2014 To 31-Aug-2014
Cheque Date : 01-Aug-2014 To 31-Aug-2014
Cheque No. : All
Batch No. : All

Supplier	Supplier Name	Status	Batch	Medium	Amount	
Chq/Ref #	Cheque Date			Debit	Credit	
Invoice No.	Account No.	Account Description				
Supplier Total :				236.60	0.00	236.60

Total Computer Paid :	675,527.55	Total EFT PAP :	39,455.85	Total Paid :	989,050.41
Total Manually Paid :	0.00	Total EFT File Transfer :	274,067.01		



REQUEST FOR DECISION

To: Board of Directors

From: Wendy Thomson, Manager of Administrative Services

Meeting Date: September 10, 2014

Subject: **Bylaw E1057, Sproat Lake Marine Patrol Service Area Establishment, 2014**

Recommendation:

Desired Outcome:

To amend the bylaw, referendum question and synopsis for Bylaw E1057, Sproat Lake Marine Patrol Service Area Amendment, 2014.

Background:

At the August 13th Board meeting, Directors gave three readings to Bylaw E1057, Sproat Lake Marine Patrol Service Area Establishment, 2014. The Bylaw was then forwarded for approval by the Inspector of Municipalities.

Staff has been advised by the Inspector's office that there is an error in the bylaw's maximum requisition. The tax rate used in calculating the maximum requisition amount in the bylaw is not equal to the maximum requisition dollar value of \$30,000. Incorrect assessed values were used in the calculation. The tax rate in the bylaw needs to be amended from \$0.008 to \$0.0101 before Inspector approval can be obtained.

Attached for consideration by the Board is an amended copy of Bylaw E1057, Sproat Lake Marine Patrol Service Area Establishment, 2014 setting the maximum requisition rate of \$0.0101 per \$1,000 of taxable value of land and improvements. Staff recommends the Board rescind third reading of Bylaw E1057 and then pass a resolution to give 3rd reading to the bylaw as amended. The bylaw will then be forwarded back to the Inspector for approval. Staff at the Inspector's office are aware of our tight timelines in order to take this bylaw to referendum in November and will expedite their review and approval process.

At the August 27th Board meeting, Directors approved the bylaw synopsis and question for the referendum. These also require amendment and approval by the Board reflecting new revised tax rate. Attached for approval by the Board are the amended synopsis and question for Bylaw E1057, Sproat Lake Marine Patrol Service Area Establishment, 2014.

Time Requirements – Staff & Elected Officials:

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułu?if?ath 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)

Minimal staff time required to make the amendment to the bylaw, synopsis and question.

Financial:

n/a

Policy or Legislation:

Local Government Act and Ministry of Community, Sport and Cultural Development policy applies.

Submitted by: 

Wendy Thomson, Manager of Administrative Services

Approved by: 

Russell Dyson, Chief Administrative Officer



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

BYLAW NO. E1057

A bylaw to establish a service to provide for the operation of the Sproat Lake Marine Patrol Program

WHEREAS the Regional District Board may, by bylaw, establish and operate any service the Board considers necessary or desirable for all or part of the Regional District under provisions of the *Local Government Act*;

AND WHEREAS the Board of the Alberni-Clayoquot Regional District wishes to establish a service for the purpose of operating the Sproat Lake Marine Patrol Program;

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

AND WHEREAS the approval of the electors in the participating area has been obtained under the provisions of the *Local Government Act*;

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

1. Citation

This Bylaw may be cited as “**Bylaw No. E1057, Sproat Lake Marine Patrol Service Area Establishment, 2014.**”

2. Service

The service hereby established under this Bylaw is for the purpose of operating a marine patrol program at Sproat Lake.

3. Boundaries

The boundaries of the service area under this bylaw are:

- All of the City of Port Alberni
- All of the Uchucklesaht Tribe Government
- All of Electoral Area “B” (Beaufort)
- All of Electoral Area “D” (Sproat Lake)
- All of Electoral Area “E” (Beaver Creek)
- All of Electoral Area “F” (Cherry Creek)

4. Participating Areas

The participants of the service established under this bylaw are the City of Port Alberni, Uchucklesaht Tribe Government and Electoral Areas "B" (Beaufort), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).

5. Cost Recovery

The annual costs of the service shall be recovered by one or more of the following:

- a. Property values taxes imposed in accordance with the *Local Government Act*;
- b. Revenues raised by other means authorized by the *Local Government Act* or another act;
- c. Revenues received by way of agreement, enterprises, gift, grant or otherwise.

6. Maximum Requisition

In accordance with the *Local Government Act*, the maximum amount that may be requisitioned annually for the cost of the service is \$30,000 or \$0.0101 per \$1,000 of taxable value of land and improvements, whichever is greater.

Read a first time this 13th day of August, 2014.

Read a second time this 13th day of August, 2014.

Read a third time this _____ day of August, 2014.

I hereby certify the foregoing is a true and correct copy of the Bylaw cited as "**Bylaw E1057, Sproat Lake Marine Patrol Service Area Establishment, 2014**" as read a third time by the Board of the Alberni-Clayoquot Regional District on the _____ day of _____, 2014.

Russell Dyson,
Chief Administrative Officer

Approved by the Inspector of Municipalities this _____ day of _____, 2014.

Sproat Lake Marine Patrol Service Area Establishment Referendum Question

“Are you in favour of the Alberni-Clayoquot Regional District enacting Bylaw E1057 to provide the following:

- Establish the Sproat Lake Marine Patrol Service for the purpose of providing a seasonal marine patrol program at Sproat Lake with the following areas participating in the service: City of Port Alberni, Uchucklesaht Tribe Government, Electoral Areas “B” (Beaufort), “D” (Sproat Lake), “E” (Beaver Creek) and “F” (Cherry Creek); and
- Annually requisition the service area up to a maximum of \$30,000 or \$0.0101 per \$1,000 of taxable value of land and improvements, whichever is greater?”

Alberni-Clayoquot Regional District

Synopsis of Bylaw E1057 Sproat Lake Marine Patrol Service Area Establishment, 2014

The intent of Bylaw E1057 is to establish a service for the purpose of operating a seasonal marine patrol program at Sproat Lake.

The maximum amount that may be requisitioned annually for the cost of the service is \$30,000 or \$0.0101 per \$1,000 of taxable value of land and improvements, whichever is greater.

The areas subject to this Bylaw are the City of Port Alberni, Uchucklesaht Tribe Government and Electoral Areas “B” (Beaufort), “D” (Sproat Lake), “E” (Beaver Creek) and “F” (Cherry Creek).

Bylaw E1057 is available for inspection on the Regional District website www.acrd.bc.ca or at the following locations during regular office hours:

Regional District Office
3008 Fifth Avenue,
Port Alberni, BC

City of Port Alberni
4850 Argyle Street
Port Alberni, BC



MEMORANDUM

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

From: Alex Dyer, Planner

Date: September 04, 2014

Subject: Bamfield OCP – Second Reading with Amendments

Recommendation:

- 1) THAT the Board of Directors receive the memorandum;
 - 2) THAT the Board of Directors rescind second reading of Bylaw P1309, Regional District of Alberni-Clayoquot Bamfield (Electoral Area A) Official Community Bylaw P1309, 2013;
 - 3) THAT the Board of Directors amend Bylaw P1309, Regional District of Alberni-Clayoquot Bamfield (Electoral Area A) Official Community Bylaw P1309, 2013 as per attached Schedule A;
 - 4) THAT Bylaw P1309, Regional District of Alberni-Clayoquot Bamfield (Electoral Area A) Official Community Bylaw P1309, 2013, be read a second time as amended.
-

Procedure: As this bylaw has received second reading by the Board, any changes made to the Bamfield Official Community Plan text or maps require that the Board amend the bylaw. Changes to the OCP were made as a result of feedback received at the June 26, 2014 public hearing and the August 14, 2014 open house.

The Board must first pass a resolution to rescind second reading of the bylaw, then amend the bylaw and give second reading to the bylaw as amended. After second reading, a second public hearing will be held and the Board will receive the public hearing report and minutes before considering the bylaw for third reading.

Background: A public hearing for the Bamfield OCP was held on June 26, 2014. At the hearing, seven (7) members of the public spoke to the bylaw raising questions about a number of topics addressed in the OCP. As a result of the feedback received at the public hearing, the Board

passed a resolution at their July 09, 2014 meeting to defer a decision on the bylaw to allow staff to schedule and advertise an open house to discuss the OCP with the public in Bamfield. The Board also delegated a second public hearing to be held by the Director for Electoral Area "A", the Alternate Director, or the Chairperson of the Regional Board.

An open house was held at the Bamfield Fire Hall on August 14, 2014. The open house was well attended and there were many comments and questions received. A few minor changes and amendments were made to the OCP as a result of the comments and correspondence received at the open house and the first public hearing. These changes to the OCP are laid out in the table attached to this memo as Schedule A and will be presented to the public at a second public hearing scheduled for September 18, 2014.

A summary of the proposed changes to the OCP is available for public review at the office and on the ACRD website ahead of the September 10th Board meeting.

Prepared by: 

Alex Dyer, Planner

Reviewed by: 

Mike Irg MCIP, Manager of Planning and Development



Bamfield OCP, Bylaw P1309 Proposed Amendments for Second Reading – September 10, 2014

Chapter 9 Forestry Designation changed from Forestry to Resource to be consistent with the OCP maps. All references to Forestry in the OCP text have been changed to Resource.

Chapter 15 Institutional Designation changed from Institutional to Community Service to be consistent with the OCP maps. All references to Institutional in the OCP text have been changed to Community Service.

Policy 3.3.5 *Previous Policy:*
 “Provide for smaller lot sizes where communal or community water and communal or community sewer are provided. This recognizes that Bamfield acts as a primary remote service area for the region. Where no communal or community water or sewer are provided, the minimum parcel size shall be 1 hectare (2.47 acres).”

Amended Policy:
 “Provide for smaller lot sizes where communal/community water and communal/community sewer are provided. This recognizes that Bamfield acts as a primary remote service area for the region. Where communal/community water or communal/community sewer are provided, the minimum parcel size shall be 0.24 hectares (0.6 acres). Where no communal/community water or sewer are provided, the minimum parcel size shall be 1 hectare (2.47 acres).”

Required Services	Minimum Lot Size
Communal/Community Water and Sewer	< 0.24 ha (0.6 acres)
Communal/Community Water or Sewer	0.24 ha (0.6 acres)
No Communal/Community Water or Sewer	1 ha (2.47 acres)

Policy 16.2.8 *[new policy]* Recognize the importance of West Bamfield and East Bamfield parks to residents and tourists by working with the Bamfield Parks Commission to address appropriate signage for all parks.

**OCP Map 2:
Land Use
Designations**

Properties located at 346 Tower Road and legally described as LOT 12, PLAN 3770, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT and LOT 13, PLAN 3770, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT changed designation from “Residential Use” to “Mixed Use”.

**OCP Map 4:
Infrastructure and
Community Services**

Dorsey Lane added as a “Transportation Link”.

The Mall added as a “Transportation Link”.

A portion of Brady’s Beach Trail to Dorsey Lane added as a “Proposed Community Trail Linkage”

Wild Duck Road from Cape Beale Trail to Bearing Road changed from “Proposed Community Trail Linkage” to “Transportation Link”.

Bearing Road changed from “Proposed Community Trail Linkage” to “Transportation Link”.



**Bamfield
Official Community Plan
P1309 – Schedule ‘A’**



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PART I – BACKGROUND

1.0 INTRODUCTION

1.1 Plan Preparation

The Alberni-Clayoquot Regional District (ACRD) initiated a review of the Bamfield Official Community Plan in the fall of 2011 to update Bylaw No. P1026, 2000. This review was facilitated by students from the Geography Program at Vancouver Island University from June 2011 to April 2012. In preparation for this review, the *Bamfield Community Profile* was completed in the summer of 2011 (copies available at www.acrd.bc.ca). The students assisted with several community events and were responsible for all newsletters, meeting materials, and meeting summaries. A highlight of the planning process was the Community Mapping Exercise, where students and citizens collected stories and information on Bamfield.

Information provided by the current Bamfield OCP, Community Profile, current bylaws and legislation, and other relevant documents were reviewed to ensure that this OCP encompassed all pertinent information and initiatives. This Plan was directed, developed, and shaped using the technical background information, residents' perceptions, and community input.

The citizens of Bamfield are thanked for their generosity of time and effort in developing this Official Community Plan.

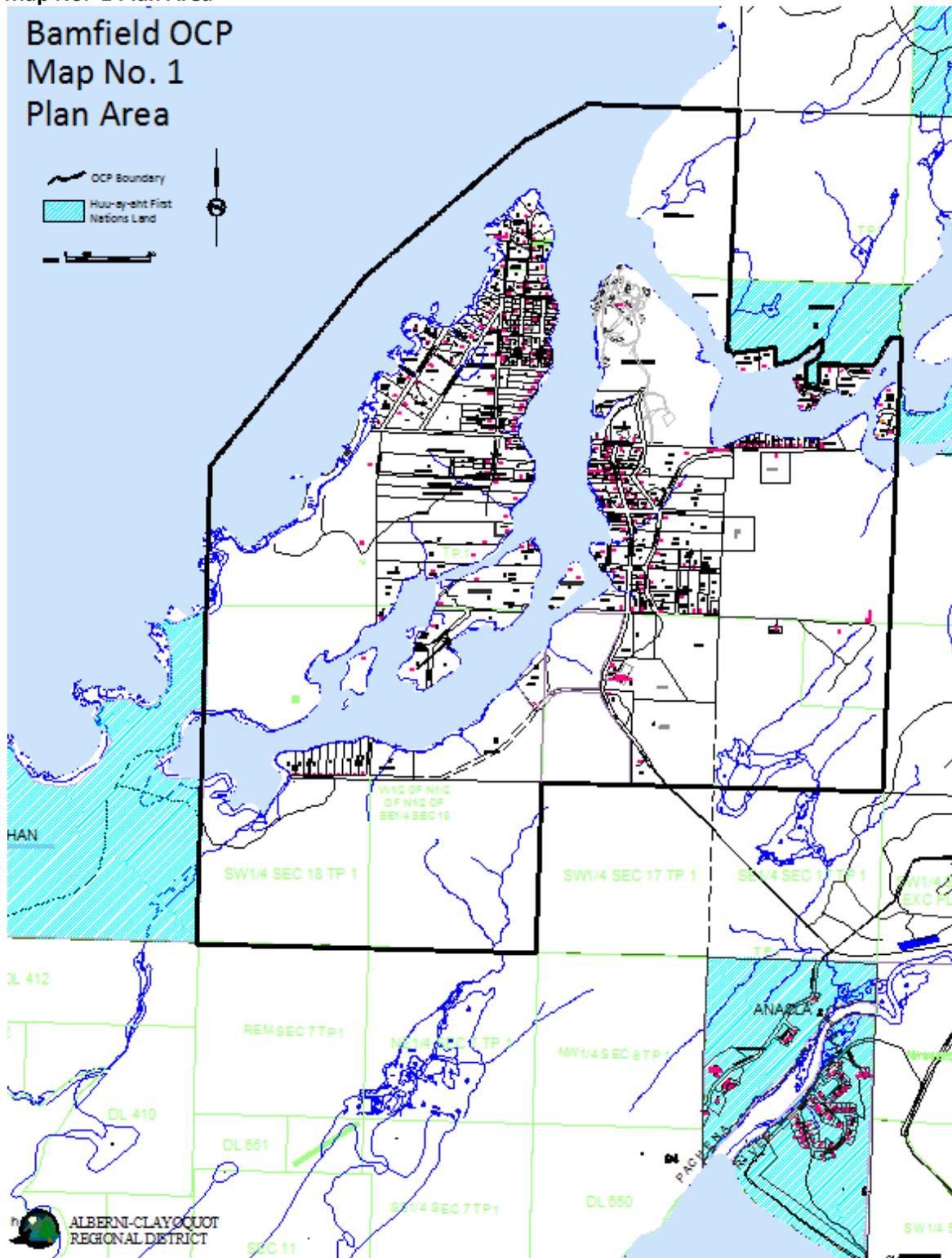
The Plan area is shown in heavy outline on Map No. 1. It is recognized that this boundary is not included in the letters patent of the Alberni-Clayoquot Regional District. For the purposes of this Official Community Plan and the application of the objectives and policies included in this Plan, this boundary shall prevail.

Note to the Reader, in this document:

- The Official Community Plan is referred to as the OCP or the Plan.
- The Alberni Clayoquot Regional District is referred to as the Regional District or abbreviated as ACRD.
- The Regional District of Alberni-Clayoquot Zoning Bylaw No. 15 is abbreviated as the Zoning Bylaw.
- The *Local Government Act* is abbreviated as the LGA.

Map No. 1 Plan Area

Bamfield OCP Map No. 1 Plan Area



1.2 Purpose of the Official Community Plan

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 regulatory bylaws. As such, the purpose of the Bamfield OCP is to provide the ACRD with a comprehensive long-range framework to guide, monitor and evaluate future land uses and community development decisions. The Plan is intended to provide direction to the ACRD, private citizens, businesses and public agencies on all matters concerning future development within the planning area.

The goals, objectives and policies outlined in the OCP are intended to provide insight and guidelines to ACRD staff, regional board directors, residents, property owners, investors, the development industry and regulatory agencies with respect to land use, servicing requirements, development, redevelopment and future plans.

1.3 Legislative Authority

The OCP is a bylaw and is prepared and adopted under the statutory provisions of the *LGA*. Section 877 of the *LGA* specifies that an OCP must include statements regarding the following matters:

- (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, community service, 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, an OCP “must include housing policies of the local government respecting affordable housing, rental housing and special needs housing.”

An OCP must also 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.”

Section 878 then adds elements that an official community plan may include:

- (a) policies of the local government relating to social needs, social well-being and social development;
- (b) a regional context statement, consistent with the rest of the community plan, of how matters referred to in section 850 (2) (a) to (c), and other matters dealt with in the community plan, apply in a regional context;
- (c) policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the community plan;
- (d) policies of the local government relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

Section 877 and 878 provide direction on what must be and may be included in an OCP. Some of the content (for example, the reference to a regional context statement in (b), above, are not relevant to this Official Community Plan as the ACRD and the member municipalities have not entered into a regional growth strategy. Other elements such as (d) are critically important to the community and while they are not required content, this Plan would be incomplete without a detailed discussion on environmental issues and the establishment of policies to manage the impact of growth and change on sensitive environmental features.

This Official Community Plan meets all legislative requirements as specified in the *Local Government Act*.

An official community plan sets out directions for managing future growth and change in a community.



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. In addition, once an official community plan is adopted as a bylaw, other government agencies may recognize the objectives and policies in the Plan and use them to guide their own development initiatives.

It is important to note that OCP land-use designations do not apply on Crown land to either the Crown, its agents and/or tenure holders unless the relevant Ministry willingly complies with them or the land is sold or transferred to a private individual or company.

Activities on land within the Agricultural Land Reserve (ALR) are regulated by the *Agricultural Land Reserve Act* and fall under the jurisdiction of the Agricultural Land Commission (ALC) and the *Agricultural Land Commission Act*. There are no lands designated in this Plan Area as within the Agricultural Land Reserve, but the Plan recognizes the importance of protecting lands for agriculture and the administrative responsibilities held by the ALC.

Similarly, there is privately-owned land that is designated as Private Managed Forest Land (PMFL) and regulated by the *Private Managed Forest Land Act*. This Official Community Plan cannot restrict, either directly or indirectly, forest management activities on these lands.

The Huu-ay-aht First Nation has lands immediately adjacent to the Plan area. Every effort has been made to ensure that the land use plans of Huu-ay-aht First Nation are recognized in this Official Community Plan. The Community of Bamfield will work closely with Huu-ay-aht First Nation to ensure compatibility on land use planning actions in the future.

The subdivision approval authority in unincorporated areas within regional districts is the provincial Approving Officer, associated with the Ministry of Transportation and Infrastructure. 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 zoning bylaw requirements. 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.

Upland owners along the Bamfield Inlet are required to obtain a Land Act tenure prior to the installation of a new waterfront improvement or amend their existing Land Act tenure if alterations of existing waterfront structures extend beyond the dimensions of their current tenure, since aquatic Crown land within Bamfield Inlet is the jurisdiction of the Province of British Columbia.

1.5 The Plan

This OCP, Schedule A to Bylaw No. 1309, is divided into three parts:

- Part I, entitled **Background**, provides an introduction to the planning area and an overview of the intent of this OCP.
- Part II contains the **Goals, Objectives and Policies** for the community's growth and development over the next five to ten years. In this section, land use designations are developed which set out the plan for specific areas of land. The goals, objectives, and policies are then developed for each of these land use designations.
- Part III, **Plan Implementation**, provides a number of additional options available to the ACRD in order to implement the Plan. This section also provides detailed direction for growth and change through the establishment of development permit areas (DPAs) for lands that are considered to be sensitive or highly significant to the community. This section also establishes procedures for the Plan's amendment and review.

All three Parts and the accompanying maps located at the end of this document form the OCP for Bamfield. In some instances, policies for a specific area or feature may be found in more than one part of the Plan. For example, coastal areas are addressed under the policies for the natural environment and are also established as a development permit area. Therefore, the Plan as a whole should be consulted, rather than only one section, in the planning process.

Many citizens noted that protecting the coastal areas is a high priority in the Plan.



1.6 The Plan Area

Bamfield and Anacla communities are located within the homeland and Traditional Territory of the Huu-ay-aht First Nation.

Bamfield and Anacla straddle the Cape Beale headlands which are on the south shore of Barkley Sound. Today, the combined population of the two locales approaches 500. The setting for these communities includes temperate rainforest, protected inlets, and the exposed Pacific Coast. The two locales are surrounded by the Bamfield Huu-ay-aht Community Forest, Huu-ay-aht First Nation lands, and portions of Pacific Rim National Park. The Community of Bamfield is divided by the Bamfield Inlet. West Bamfield (located on Mills Peninsula) is only accessible by boat. The Bamfield boardwalk connects most of the homes, businesses, and docks on the west side. An unpaved logging road connects East Bamfield to the City of Port Alberni, located approximately 100 kilometres to the northeast. East Bamfield contains most of the commercial businesses and community amenities, including the Bamfield Community School, Volunteer Fire Department, and Health Centre. East Bamfield also includes the area known as Port Desire, located directly east of the main commercial area and situated on the Grappler Inlet.

The area is typified by a relatively pristine coastal environment that allows residents and visitors opportunities for hiking, sports fishing, kayaking, boating, diving, and relaxation activities.

The oral histories of the Huu-ay-aht First Nations (HFN) relate that they have occupied the region since time began. The most significant of the HFN sites in the region was the capital and defensive stronghold of Kiix'in (pronounced "kee-hin"), located on the Cape Beale Headlands. Prior to contact with Europeans, it is estimated that the First Nations population of Barkley Sound was between 3,000 and 5,000.

Bamfield was named after William Eddy Banfield, however it is unclear how or when the "n" in his name became an "m." Between 1857 and 1862, Banfield was employed as the government's first white settler, Indian Agent, trader, explorer, writer, and interpreter in Barkley Sound. Other European settlers arrived in the area in the late 1800s to establish a fishing community and an outpost for fur trading.

In 1902, the Bamfield Cable Station was constructed as the western terminus of the worldwide undersea Trans-Pacific Cable that linked the countries of the British Empire. The Bamfield Cable Station served as an essential communications link for the rest of the world until 1953 when the cable was extended up the Alberni Inlet to the City of Port Alberni. The Cable Station was closed in 1959, and most of the buildings were demolished.

The Bamfield Lifeboat Station was built in 1907, and was the first lifesaving station on Canada's Pacific Coast. Known as "the Graveyard of the Pacific," the coastline south of Bamfield was treacherous for ships, and today's West Coast Trail is the same trail that was originally built to help survivors of the many shipwrecks get back to civilization. The old Bamfield Lifeboat Station

is still used today by the Canadian Coast Guard.

In 1972, a consortium of five Western Canadian universities bought the Cable Station land and the remaining buildings to form the Bamfield Marine Station. Now known as the Bamfield Marine Sciences Centre, the institution continues to be used as a teaching and research facility, and is the village of Bamfield's largest employer.

The settlement of Anacla was established in 1969 and members of the HFN have resided there ever since. HFN has been its own legislative authority and government since the signing of the Maa-nulth Treaty in 2011. Today, HFN is a member of the Alberni-Clayoquot Regional District Board and is involved in many new projects relating to environmental protection, growth and change following the completion of the Treaty process. This Plan fully supports working in harmony with HUU-ay-aht First Nation on any issues of shared concern and benefit, and the word "community" in this document reflects the involvement of both partners.



Orcas in the Inlet.

1.7 Definitions

“**Accessory dwelling unit**” means a secondary suite, granny suite, carriage home or basement suite.

“**Agricultural Land Reserve**” means a reserve of land established under the *Agricultural Land Reserve Act*.

“**Clustering**” means to cluster housing 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 connections.

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

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

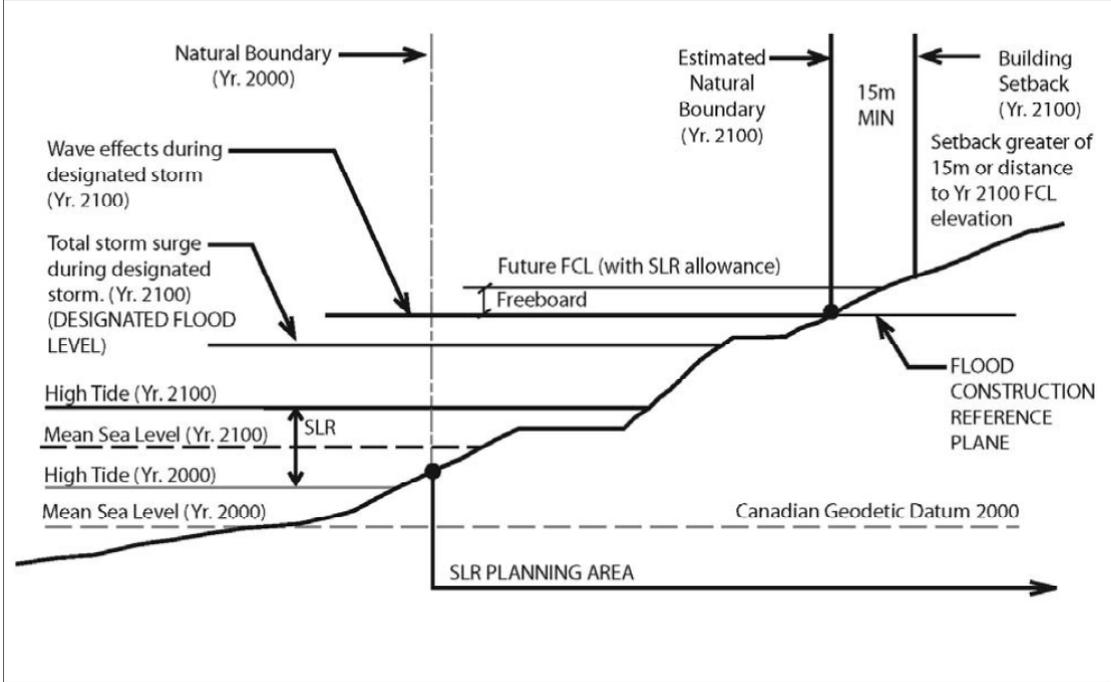
“**Conservation design**” means the same as clustering.

“**Density averaging**” means calculating the density that would be permitted on a parcel of land and allocating it to that portion of the site that is most suitable for development, generally in order to preserve or protect a sensitive portion of the site.

“**Density bonusing**” means providing additional density or development rights to an applicant in return for an amenity such as ecosystem protection, a public trail, etc.

“Development Permit Area” means an area of land that is designated as

“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, generally in accordance with the following diagram:



“Heritage Viewscope Area” means an area of land containing environmental features, buildings, and structures that typify a West Coast marine landscape.

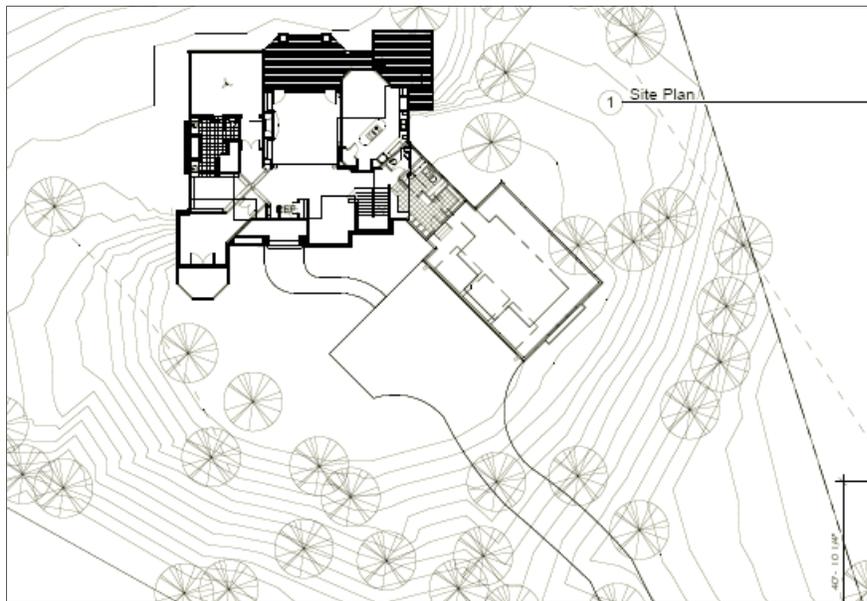
“Home industry” means the use of land, buildings and structures accessory or secondary to the primary residential use of the property for the purpose of storing, assembling, altering, repairing, manufacturing, fabricating, packing, preparing, breaking up, demolishing and treating any article, commodity 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, in addition to the residents, may be employed in the home industry.

“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 resident(s) of the dwelling. Home occupations may include accessory retail sales with no outside storage.

“**Private Managed Forest Land (PMFL)**” means lands designated as such by the provincial government and regulated by the *Private Managed Forest Land Act*

“**Site adaptive planning**” means using site and terrain analyses to determine the most appropriate form and placement of development for a property and designed with natural systems. Also called ecological planning or designing with nature.¹



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

“**Qualified environmental professional**” means an applied scientist or technologist and can be a Professional Biologist, Geoscientist, Forester or Agrologist in good standing in British Columbia with the appropriate professional organization.

“**West Coast aesthetic**” means placing an emphasis on the natural setting and using predominantly natural materials for buildings.

¹ Based on the principles in the book *Design with Nature*, Ian McHarg, 1969

PART II – VISION & GENERAL GOALS, OBJECTIVES AND POLICIES

2.0 VISION

A series of meetings were held in Bamfield in the early 2000's to discuss the future of the community. Through that process, a Bamfield Vision Statement and Bamfield Values Statements were developed.

These are used as the foundation of this Official Community Plan and the goals, objectives and policies that follow develop from these community-crafted and supported statements.

Bamfield Vision Statement

(Developed in 2002 through *InVolve BC* project and revised in 2003)

We envision Bamfield as an internationally recognized life-long learning community with the necessary supporting infrastructure, with a stable and vibrant economy that provides a variety of jobs and entrepreneurial and educational opportunities. We will preserve and restore the environment and cultural integrity, develop recreational resources and niche specialties that build on new technologies, and establish a welcoming, informed, caring and involved community in which individuals enjoy relationship, spirit and unity.

Bamfield Values Statement

(Developed through the *Inventing our Future, Beyond 2000* dialogue and revised in 2003)

- We are a spirited, friendly, caring community with diverse backgrounds and interest in a secluded west coast setting.
- We value the beauty of the natural and cultural environment and our connections to it.
- We also value the special opportunities that exist within our community for understanding, appreciating and utilizing natural and cultural resources.
- Respect is the basis of our culture and our relationships in the community.
- We are dedicated to preserving and sharing these values.

3.0 GENERAL GOALS, OBJECTIVES, & POLICIES

During the preparation of the *Bamfield Community Profile* and other background documents, information was gained on key issues facing the Bamfield/Anacla area as well as on the future goals for this community. Interviews with staff and elected officials were conducted over summer 2011, and then the first community meeting was held in November. Two additional large-scale community meetings were held in January and March 2012. The January meeting involved citizens of Bamfield and students from Vancouver Island University in a Community Mapping Exercise, intended to identify the places and things that are important to the community. In addition, students from Vancouver Island University began the development of a text on Bamfield, with the chapters and content reflecting the key topic areas developed out of the Official Community Plan process.

In total, almost 150 written or emailed comments were received on the Plan during the drafting process. This was supplemented with high levels of community involvement by a small group of residents interested in particular issue areas of the Plan, and ongoing research on the issues impacting the Pacific Arrowsmith Area. These events and input shaped an understanding of the past and present of the community, and the discussions that took place set the direction for the goals, objectives, and policies outlined in this Plan.

Presented first are general goals, objectives, and policies for the entire Plan area. The Plan is then divided into sections that address specific issues and land uses in the community. All of this information results in the definition of Land Use Designations on **Map No. 2**, the Development Approval Information and Development Permit Areas on **Map No. 3**, and the Infrastructure and Community Services information illustrated on **Map No. 4**.

3.1 The Goals

The **General Goals** of the community are to:

- Goal 3.1.1** Recognize and protect the unique characteristics of our community;
- Goal 3.1.2** Work closely with our neighbours, the Huu-ay-aht First Nation, to achieve common goals and objectives;
- Goal 3.1.3** Protect environmentally sensitive features and the other inhabitants of the air, lands, and water in the Plan area;
- Goal 3.1.4** Recognize the importance of our coastal location and the way in which this location shapes all our actions;
- Goal 3.1.5** Promote a strong sense of community and community pride;
- Goal 3.1.6** Ensure that there are viable employment and business opportunities in the community that will allow people to live in Bamfield and Anacla year-round.

The following Objectives and Policies develop from ACRD planning principles that apply to all of the lands under ACRD jurisdiction. They also recognize the role of the ACRD, the Province, and other levels of government in shaping land uses, growth, and change in the Plan area.

The following General Objectives and Policies, including subdivision guidelines, apply to the entire community of Bamfield.

3.2 General Planning Objectives

- Objective 3.2.1** 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 3.2.2** Minimize the potential for land-use conflict and danger from natural hazards.
- Objective 3.2.3** Retain public access to all water features.
- Objective 3.2.4** Provide a wide variety of opportunities for economic activity and employment within the Plan area.
- Objective 3.2.5** Develop a range of parks and trails.
- Objective 3.2.6** Facilitate the provision of safe, affordable rental housing within the Plan area.
- Objective 3.2.7** Ensure that opportunities for home industry are provided and implemented with minimal disturbance to neighbours.
- Objective 3.2.8** Preserve or obtain public access to the waterfront, in the form of trails, public parklands, easements over private lands, or any other mechanism that ensures that the waterfront can be reached by citizens at defined, accessible, and well-distributed points.
- Objective 3.2.9** Work with Huu-ay-aht First Nation and appropriate government jurisdictions to address issues with tsunami debris and artifacts from the 2011 earthquake in Japan.

3.3 General Planning Policies

It is the Regional District’s policy to:

- Policy 3.3.1** Expand and develop framework to address derelict properties’

appearance and upkeep regulation and intervention policies.

Policy 3.3.2 Preserve the integrity of the natural environment and the safety of residents and the built environment.

Policy 3.3.3 Implement a comprehensive development area designation and other tools such as density averaging and density bonusing to facilitate conservation design, clustering, and environmental protection.

Policy 3.3.4 Designate larger tracts of vacant lands as Development Approval Information Areas (DAIAs) in order to ensure the safety of the future residents and the built environment on these lands.

Policy 3.3.5 Provide for smaller lot sizes where communal/community water and communal/community sewer are provided. This recognizes that Bamfield acts as a primary remote service area for the region. Where communal/community water or communal/community sewer are provided, the minimum parcel size shall be 0.24 hectares (0.6 acres). Where no communal/community water or sewer are provided, the minimum parcel size shall be 1 hectare (2.47 acres).

Required Services	Minimum Lot Size
Communal/Community Water and Sewer	< 0.24 ha (0.6 acres)
Communal/Community Water or Sewer	0.24 ha (0.6 acres)
No Communal/Community Water or Sewer	1 ha (2.47 acres)

Policy 3.3.6 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 3.3.7 Provide protection for riparian areas, coastal areas and natural hazard areas by designating them as development permit areas.

Policy 3.3.8 Require a 10-metre treed, landscaped and fenced buffer between agricultural land and non-agricultural development on non-agricultural land.

Policy 3.3.9 Require parkland dedication through the subdivision process where it meets stated parkland planning objectives/goals for the area and cash in lieu of parkland where it does not.

Policy 3.3.10 Acquire and ensure public access to water bodies through the subdivision process where feasible.

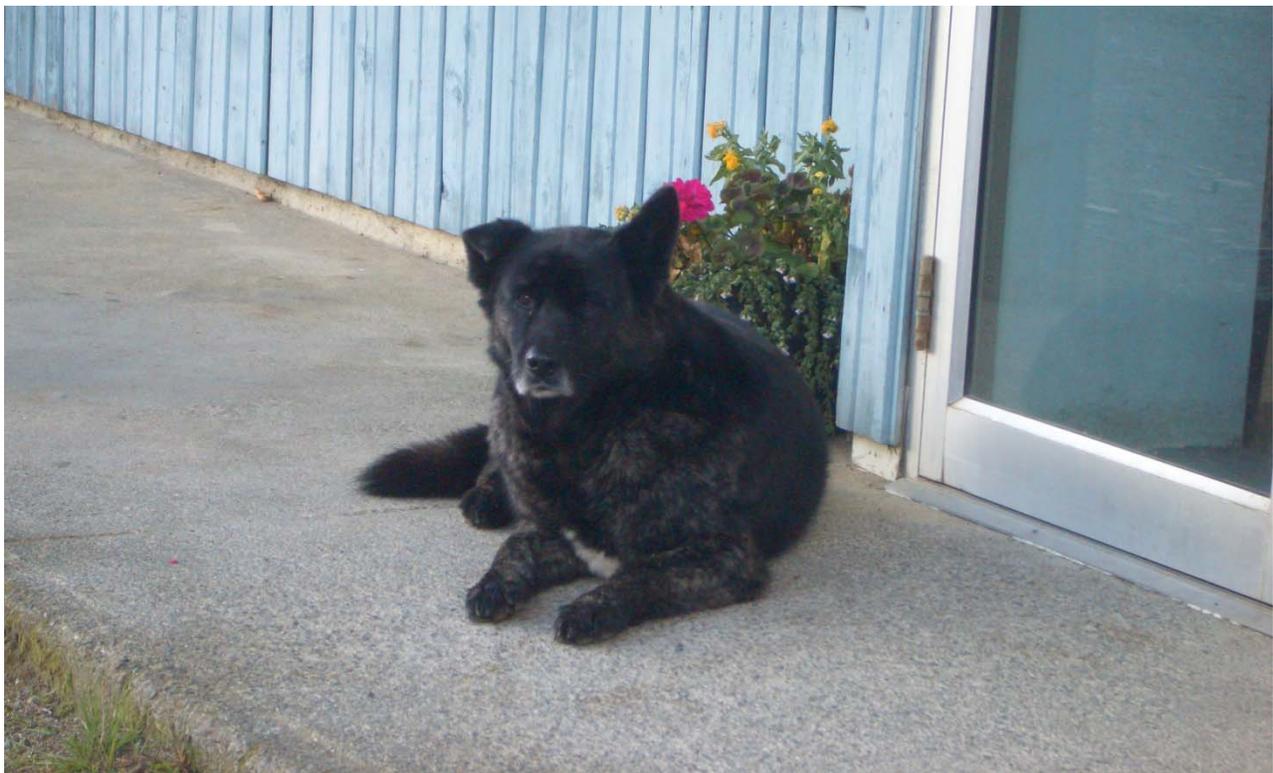
- Policy 3.3.11** Permit home occupation uses, as a secondary or accessory use, in any designation where a single-family dwelling is the principal use.
- Policy 3.3.12** Permit home industry uses where the parcel is a minimum of 2 hectares in size.
- Policy 3.3.13** Require adequate screening and buffering between home industry uses and adjacent properties.
- Policy 3.3.14** Require setbacks of not less than 15 metres from the property line where home industrial 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 3.3.15** Permit home industrial uses such as arts and crafts, food processing, wood processing such as furniture manufacturing, repair of non-motorized vehicles and as permitted in the zoning bylaw.
- Policy 3.3.16** Permit one (1) accessory dwelling unit on all lots in all designations where the principal use is a single-family dwelling, provided that the lot is not less than 0.4 hectares in size and is capable of meeting all building code requirements, as well as all health requirements. Recognize the need for smaller footprint homes.
- Policy 3.3.17** Recognize parks, trails, roads and utilities as a permitted use in all designations.
- Policy 3.3.18** Consider density bonusing for conservation or protection of land. As an example, a density bonus of 10% could be achieved if 20% of the land is protected, or a bonus 20% if 30% is protected.
- Policy 3.3.19** Consider issuing temporary use permits for commercial or industrial use in appropriate areas within all land-use designations.

General Advocacy Policies

- Policy 3.3.20** Promote the development of land in a manner that suits and is appropriate to the site upon which it will be built.
- Policy 3.3.21** Encourage development plans and site layouts incorporating site-adaptive planning and conservation design or clustering.

- Policy 3.3.22** Encourage the preservation of natural features such as streams, lakes and wetlands through the subdivision and development process.
- Policy 3.3.23** Encourage land-use patterns that do not compromise the ecological integrity and rural character of the Plan area.
- Policy 3.3.24** Encourage development and accompanying road systems to be constructed in a manner in keeping with the natural environment but also to be constructed to meet Ministry of Transportation and Infrastructure Standards.
- Policy 3.3.25** Support the design and use of rainwater management plans for development to ensure that post-development run-off flows approximate pre-development flows.
- Policy 3.3.26** Support small-scale food production on all properties within the Plan area.
- Policy 3.3.27** Encourage redesignation to comprehensive development area for any lot or lot assembly consisting of 2 hectares or more.

A friendly local...



4.0 PLANNING & LAND USE DESIGNATIONS

The Community of Bamfield and the Alberni-Clayoquot Regional District acknowledge that land use patterns and land ownership changes over time, and this provides an opportunity to shift the patterns of growth and development to align more fully with the goals, objectives and policies of this Official Community Plan.

The following sections set out the Plan for the Community of Bamfield. The first five sections (below) contain objectives and policies that apply to all the lands in the community:

- Sustainability
- Natural Environment
- Infrastructure
- Agriculture
- Heritage and Culture

The sections that follow (below) contain objectives and policies that apply to specific areas of land, and set out Land Use Designations as shown on Map No. 2:

- Resource
- Industrial
- Commercial
- Residential
- Comprehensive Development
- Community Service Use
- Parks, Trails and Recreation

As a specific parcel may be impacted by objectives and policies in more than one section, this Plan should be reviewed in its entirety when developing an understanding of the community's direction on growth and change in Bamfield.

In addition, the Development Permit Area Guidelines contained in Part III should also be carefully reviewed for details on potential land use and development.

Otter prints on the beach.



5.0 SUSTAINABILITY

Sustainability is presented as the first section of this Plan. This responds to community comments around keeping sustainability as the overarching goal that shapes all objectives and policies in the Bamfield OCP.

This section also includes objectives and policies around planning for climate change. In the case of greenhouse gas emissions (GHGs), the province has required that every official community plan in BC must contain targets and actions for reducing GHGs. To aid in this process, the provincial government has prepared a Community Energy and Emissions Inventory for each BC community (available on the ACRD website at www.acrd.bc.ca).

As with all rural communities, the majority of emissions in the Regional District stem from on-road transportation. Given that there are few transportation choices other than on-road transportation or coastal transport to access the community, it is anticipated that these traditional forms for moving people and goods will remain dominant. However, there was discussion in the community on the use of alternative fuels and construction methods that would lead to decreased GHG emissions. In addition, when within Bamfield, many residents choose to walk or cycle from place to place. It is anticipated that residents will continue to seek new ways to tread with a lighter human footprint on the landscape of the community.

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 has set the following targets:

- | | |
|-----------------|---|
| Target 1 | To reduce vehicular CO ₂ emissions by 10%, from 46,228 tonnes to 41,605 tonnes, by 2013. |
| Target 2 | To focus 50% of new development in areas that are within or close to existing water systems. |

5.1 Sustainability Objectives

- | | |
|------------------------|--|
| Objective 5.1.1 | Live lightly on the landscape by employing thinking about sustainability in forestry, fishing, tourism, recreation, food production, and residential life. |
| Objective 5.1.2 | Support ways of alternative energy production that makes sense for Bamfield, given its coastal location and challenged accessibility. |
| Objective 5.1.3 | Reduce greenhouse gas emissions through personal and community |

initiatives.

5.2 Sustainability Policies

It is the Regional District's policy to:

- Policy 5.2.1** Seek guidance and financial assistance from senior governments for help in implementing its greenhouse gas emission reduction targets and policies.
- Policy 5.2.2** Create awareness and new opportunities for recycling that make sense for Bamfield, including a new glass recycling facility.
- Policy 5.2.3** Support the development of a community compost area to create compost that could be used by citizens or in park spaces, potentially near the community transfer station.
- Policy 5.2.4** Create awareness of individual actions by hosting an annual community sustainability event for sharing best practices.
- Policy 5.2.5** Require the consideration of sustainability in every new development application in Development Approval Information Areas.
- Policy 5.2.6** Encourage the use of water conservation devices such as low flush toilets, rainwater collection systems, and low water use showers.

Advocacy Policies

- Policy 5.2.7** Encourage the installation of bike racks at key locations in the Plan area, including commercial enterprises.
- Policy 5.2.8** Encourage the use of non-motorized forms of transportation such as walking and bicycling, car-pooling and ride-sharing to minimize greenhouse gas emissions.
- Policy 5.2.9** Encourage siting all dwellings, buildings and structures where they have the least impact on the natural environment (including elevating buildings on the waterfront) and where they may best utilize passive solar heating.
- Policy 5.2.10** Encourage the use of energy and water conservation devices such as solar panels or tubes, wind turbines, rainwater collection systems, composting or low-flush toilets, grey water systems, low-water-using

showers and appliances in all buildings.

- Policy 5.2.11** Encourage the use of geothermal, air-source heat pumps or solar energy to reduce greenhouse gas emissions.
- Policy 5.2.12** Work with the Bamfield Marine Sciences Centre to monitor climate change indicators and make this information available to the public.
- Policy 5.2.13** Request that the appropriate Ministry initiate a full-scale review of coastal erosion and ocean level rise issues in the community.
- Policy 5.2.14** Apply to relevant provincial Ministries for support for an innovative car/boat/kayak sharing facility for West and East Bamfield.
- Policy 5.2.15** Increase walkability by expanding the waterfront trail system.
- Policy 5.2.16** Encourage the use of green infrastructure and technologies in residential, commercial, and industrial uses when appropriate.
- Policy 5.2.17** Encourage the provincial government to consider the approval of composting toilets and the used of grey water systems for domestic uses.
- Policy 5.2.18** Encourage a *Design with Nature* approach to development to encourage low impact development and manage stormwater runoff.

5.3 Greenhouse Gas Emissions Reduction Actions

- Action #1** The Regional District will create a forum for the posting and learning of car-pooling and ride-sharing opportunities.
- Action #2** The Regional District will build or assist in building not less than one kilometres of pathway or trail per year in the Bamfield/Anacla area. A priority will be a path connecting Bamfield and Anacla.
- Action #3** The Regional District will provide information to home owners who wish to legalize an existing accessory residential dwelling unit or to create a new one.

6.0 NATURAL ENVIRONMENT

The Natural Environment is presented as the second section in this Official Community Plan, as the incredible natural environment and highly productive ecosystems are a primary reason why people live in or travel to the Plan area.

Community members have indicated that the protection of environmentally sensitive lands and riparian areas is paramount to protect fish stocks and habitat. Citizens also spoke to the need to protect potable water supplies, both surficial and from aquifers.

Community objectives on the Natural Environment are realized both through the following objectives and policies and through the designation of Development Permit Areas, shown on Map No. 3, for riparian areas, hazard areas (slopes over 30%), and environmentally sensitive lands.

The March 2011 earthquake and tsunami in Japan is expected to have implications for the Plan area as debris from this event washes over to the West Coast. Both the Community of Bamfield and Huu-ay-aht First Nation will be impacted by the repercussions of this natural disaster. The ACRD and other local governments along the coast have agreed to repatriate any found items to Japan as much as possible and to inform relevant authorities of the spread and extent of these items along the coast.

6.1 Natural Environment Objectives

- Objective 6.1.1** Protect environmentally sensitive features and areas in recognition of their importance to environmental quality and benefits they provide to the local economies of Bamfield and Anacla (this includes, but is not limited to: marine riparian, marine shorelands [foreshore], beaches, nearshore habitats, shellfish, fish, forage fish spawning habitats, aquatic vegetation, wetlands, estuaries, freshwater systems [rivers, streams, lakes] and wildlife habitats).
- Objective 6.1.2** Encourage productive and healthy ecosystems and biodiversity, balanced against economic benefits for inhabitants and the enjoyment of visitors to the area by minimizing potential conflicts with the built environment.
- Objective 6.1.3** Protect surface water and riparian areas for fish habitat and other wildlife values.

- Objective 6.1.4** Recognize the impacts associated with the moorage of vessels within the harbour that are used as commercial accommodation (social, environmental and economic impacts).
- Objective 6.1.5** Protect the foreshore areas as important habitat for fish and wildlife and for the future prosperity of local residents.
- Objective 6.1.6** Maintain and enhance habitat diversity and function.
- Objective 6.1.7** Recognize the existing physical environment adjacent to the shoreline in the Bamfield Inlet and on the ocean side of the Mills Peninsula’s unique and special character and to ensure compatibility and integration of new development with and into this environment.
- Objective 6.1.8** Recognize that marine riparian corridors are important to maintain natural erosion rates, sedimentation, and pollution abatement into the marine environment and appropriate setbacks are necessary to maintain general ecological stability and natural ecosystem processes.
- Objective 6.1.9** Recognize the cumulative negative impacts associated with upland, shoreline (waterfront) and foreshore development to the marine environment and sensitive habitats and the need to manage them.
- Objective 6.1.10** Plan and regulate new development in a manner that preserves and protects the long-term physical integrity and ecological values of shoreline and associated foreshore and upland areas.
- Objective 6.1.11** Guard against erosion and avoid damage to public property.
- Objective 6.1.12** Identify and limit development on lands that are susceptible to flooding or tsunami hazard.
- Objective 6.1.15** Balance development opportunities with the ecological conservation of the shoreline environment.
- Objective 6.1.13** Maintain the public’s use and access to important recreation areas in a manner that does not compromise the ecological integrity of the shoreline or put users at risk.
- Objective 6.1.14** Recognize the need for public access to marine shorelands and foreshore areas and the development of community greenways throughout the community of Bamfield.

6.2 Natural Environment Policies

It is the Regional District's policy to:

- Policy 6.2.1** Protect the environmental integrity of natural resources including lakes, wetlands, rivers and streams.
- Policy 6.2.2** Protect known sensitive ecosystems, wildlife and wildfowl habitat, and environmentally-sensitive areas.
- Policy 6.2.3** Recognize that a sustainable process of tertiary sewage treatment is important to the community, although major upgrades will be costly; in the interim, composting toilets or other septic treatment methods should be investigated.
- Policy 6.2.4** Maintain proper water monitoring systems and ensure the efficient use of water resources, including treatment, before potable water re-enters the ocean.
- Policy 6.2.5** Encourage bear proofing for all residential and commercial garbage disposal and educate residents on the negative issues relating to garbage disposal in the community forest.
- Policy 6.2.6** Implement new Development Permit Area guidelines that keep the foreshore natural and establish a buffer area with limited development.
- Policy 6.2.7** Require that all development proposals consider the maintenance of appealing natural features and the enhancement of important viewsapes.
- Policy 6.2.8** Protect against the loss of life and minimize property damage associated with flooding events within the Regional District by encouraging park and open space recreational uses on flood susceptible lands. Where there is no alternative but to use flood prone lands for development, the construction and siting of buildings and mobile homes to be used for habitation, business or the storage of goods damageable by flood waters shall be flood proofed to those standards specified by provincial regulations.
- Policy 6.2.9** Upland areas included within the Environmentally Sensitive designation where appropriate, be subject to increased building

setbacks as well as vegetation retention covenants due to slope stability, erosion abatement and aesthetic reasons.

- Policy 6.2.10** The ACRD will support means by which ancient wildlife trees can be identified and adequately protected from felling throughout the Plan area.
- Policy 6.2.11** The Regional District will actively encourage and petition the Bamfield Marine Sciences Centre to voluntarily and legally protect, retain and preserve forested areas and tracts, adjacent to foreshore/water, flanking Grappler Inlet/Port Desire and the Bamfield Inlet for visual, scenic and amenity impact reasons; this area is designated as a Development Permit Area (see Part III).
- Policy 6.2.12** Placement of fill within floodplains should be restricted to the greatest extent possible in order to provide passage for flood waters without increasing flood levels or re-directing flows. Placement of fill may also decrease natural flood storage and result in higher flows downstream.
- Policy 6.2.13** Swamps and wetlands within the plan area should be retained as much as possible in their natural state as they provide natural flood storage.

Advocacy Policies

- Policy 6.2.14** Encourage federal and provincial authorities to consider long term sustainability principles in development of policy and the issuance of licences for fishing.
- Policy 6.2.15** Encourage local tourist facilities to join together to develop an eco-friendly brand for Bamfield that will draw in like-minded patrons.
- Policy 6.2.16** Advocate allowing beach burning only on specific sites and oppose all burning of garbage either for domestic refuse for citizens or for the burning of garbage by visitors to the community.
- Policy 6.2.17** Work with the federal government to manage the moorage of vessels in the harbour, both to manage environmental impacts and to reduce negative economic impacts for existing businesses and services.
- Policy 6.2.18** The ACRD shall support the Riparian Area Regulation established by the province and maintain a 30 metre buffer from the natural boundary of either side of a river or major stream as defined in “DPA I – Riparian Areas Protection” unless a smaller setback is recommended

by a Qualified Environmental Professional using the prescribed methodology.

- Policy 6.2.19** Development of land, and the location of all permanent structures upon land included within the Plan area, may be subject to additional setback and elevational requirements as determined by the ACRD in consultation with the province. It is emphasized, however, that the unique nature of the community and its physical environment does not warrant, or merit or justify in terms of redevelopment options, a “standardized” floodproofing response from the province. To ensure compatible and sensible development and redevelopment occurs, the ACRD will actively seek provincial approvals and concurrence to siting alternatives and options that enhance and fit into, the existing, built, fabric of the community.
- Policy 6.2.20** The ACRD supports the protection of any eagle, heron, osprey nesting sites on any lands within the Plan area; these lands are subject to protection under the *Wildlife Act*.
- Policy 6.2.21** The ACRD, in cooperation with the province, may initiate and/or request or stipulate the formal retention of vegetation on lands adjacent to or in any sensitive environmental area by formal covenant in adjudicating formal development proposals. This stipulation is exclusive of separate Section 936 and 941 requirements of the *Local Government Act*.
- Policy 6.2.22** In addition, the ACRD consider initiating a landscaping/screening by-law under the *Local Government Act* for Bamfield in order to foster the above noted goals/objectives.

The following section provides specific objectives and policies for Eelgrass Protection. Eelgrass is a keystone species: healthy eelgrass is indicative of a healthy marine ecosystem, and a healthy marine ecosystem supports the health of terrestrial and avian species. Therefore, this sub-section is presented separately but within the Natural Environment section.

6.3 Eelgrass Protection Objectives

- Objective 6.3.1** Where feasible, protect and restore sensitive eelgrass habitat in aquatic environments where eelgrass existed in the past or where conditions would support the development of eelgrass beds.

6.4 Eelgrass Protection Policies

It is the Regional District's policy to:

- Policy 6.4.1** Discourage docks, piers, and mooring buoys from being located in areas containing sensitive, unique, or high value habitats.
- Policy 6.4.2** Minimize shading on the foreshore and shallow subtidal habitats due to buildings or structures, as this can impede juvenile salmon migration and decrease aquatic vegetation growth.
- Policy 6.4.3** Support the Huu-ay-aht Bamfield Eelgrass Stewardship Project and incorporate its eelgrass mapping into the OCP denoting Development Permit Area IV – Coastal Protection.
- Policy 6.4.4** Discourage solid-core pier and ramps.
- Policy 6.4.5** Encourage boat launch ramps to be located on stable, non-erosional banks where a minimum amount of shoreline stabilization is necessary. Ramps should be kept flush with the slope of the foreshore (to avoid interruption of littoral drift), and be constructed of natural gravels rather than concrete where appropriate.

Advocacy Policies

- Policy 6.4.6** Recognize that the any docks or ramps must obtain a license to construct a private moorage facility from the appropriate provincial or federal agency; ownership of a waterfront property does not guarantee the ability to construct a dock or ramp. In addition, private docks are to be used for approved water-based purposes by the land owner and not for rental or lease to any non-family member. Approved water-based purposes appropriate water-based uses which include: moorage of vessels, storage of personal watercraft (canoes/kayaks). Dock footprint should not be increased to accommodate activities that can be shore-based or any other recreational or business enterprise (including sheds and fish cleaning stations).
- Policy 6.4.4** Work with relevant agencies to support a ban on creosote pilings and dock structures and on any other ramp/dock materials that are toxic to the environment and/or contain toxic materials.

Policy 6.4.5

Investigate the implementation of tax incentives or grants from senior levels of government for the construction of “eelgrass friendly” docks.



A view from the shore.

7.0 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.

The most discussed issue under this topic is the road to Bamfield. While community opinion is mixed on paving the road, most residents expressed a strong desire to see the road maintained year-round to minimize the damage to automobiles and reduce the potential for accidents.

7.1 Infrastructure Objectives

- Objective 7.1.1** Maximize the efficient use of water and sewer infrastructure that is in place, recognizing that major upgrades or expansions will be costly.
- Objective 7.1.2** Direct growth to infilling areas where servicing can be efficiently supplied.
- Objective 7.1.3** Work with Huu-ay-aht First Nation on shared infrastructure objectives, including a regional and shared water supply/distribution system to address present and future water supply problems.
- Objective 7.1.4** Improve garbage collection and recycling services to limit bear incidents and to increase the amount of product that can be recycled, recognizing that costs of recycling can be high due to transportation limitations.
- Objective 7.1.5** Support an efficient and high-functioning fire protection service with a focus on fire prevention and education.
- Objective 7.1.6** Recognize the importance of the Bamfield Road to the community’s social and economic health.
- Objective 7.1.7** Ensure the long-term longevity and continued operation of the public dock facilities as the use of this infrastructure is critical to the social and economic health of the Plan area.

7.2 Infrastructure Policies

It is the Regional District's policy to:

- Policy 7.2.1** Encourage all future development proposals to consider sustainability and the efficient use of existing servicing.
- Policy 7.2.2** Any development that will have a significant impact on the Bamfield Water System shall include a comprehensive review by a Professional Engineer to determine the impact on the system in terms of capacity and water quality.
- Policy 7.2.3** The Regional District will maintain a garbage collection and recycling facility in East Bamfield.
- Policy 7.2.4** Explore options for tying into the Huu-ay-aht First Nation sewage system and encourage new thinking on the treatment of sewage to decrease fecal coliform levels in Bamfield Inlet.
- Policy 7.2.5** Develop a brochure/map with tips on how to drive the road to Bamfield safely and efficiently.

Advocacy Policies

- Policy 7.2.6** Protect water resources and the Community Watershed to ensure that any development in this area is limited and recognizes the potential impacts on water supply.
- Policy 7.2.7** Work with relevant provincial agencies to find solutions for sewage disposal, recognizing that any option must be supported by the community and financially feasible.
- Policy 7.2.8** The Regional District will work with provincial and federal governments to ensure that any tax exemptions for public and private utilities, and community service or educational establishments are balanced against fair and equitable contributions toward community servicing.
- Policy 7.2.9** The Regional District shall advocate for improved year-round maintenance of the Bamfield Road with all relevant authorities.
- Policy 7.2.10** The Regional District will work with the Vancouver Island Health Authority (VIHA) to encourage the use of grey water systems

throughout the community.

- Policy 7.2.11** The community and ACRD will work with BC Hydro to find new ways to limit power outages. Options may include back-up generators for the entire power grid, incentives for the purchase and installation of individual generators, the development of local, alternative energy generation sources such as wind turbines and run-of-the-river microhydro.
- Policy 7.2.12** Request new infrastructure to increase phone reception and internet capabilities for residents, tourists, and businesses.
- Policy 7.2.13** Support Huu-ay-aht First Nation infrastructure expansion activities where community support is in place.
- Policy 7.2.14** Investigate funding for the development of a sewage system on the west side of Bamfield that could be connected in the future to a main sewer system.
- Policy 7.2.15** Work with transportation vessels to assist in the removal of recyclable materials.
- Policy 7.2.16** Work with Huu-ay-aht First Nation on fire prevention and education issues to support the activities of the shared fire department services.



8.0 HERITAGE AND CULTURE

The people of the Huu-ay-aht First Nation have lived in this area from time immemorial. European settlers arrived to the area in the late 1800s to establish a fishing community and an outpost for fur trading. This section of the Plan looks at objectives and policies for protecting the heritage and unique cultural features of the community.

8.1 Heritage and Culture Objectives

- Objective 8.1.1** Acknowledge the importance of the natural environment and physical features in shaping the culture and sense of community in the Plan area.
- Objective 8.1.2** Endeavour to increase connection and communication with the Huu-ay-aht First Nation to work toward shared objectives around heritage and culture.
- Objective 8.1.3** To encourage the recognition, protection and preservation of heritage features and sites, including the Boardwalk and historical Life Saving Trail.

8.2 Heritage and Culture Policies

It is the Regional District's policy to:

- Policy 8.2.1** Support the development of a new community centre to encourage community gatherings and events. In the interim, the efficient use of existing buildings such as the school and fire hall for community uses is encouraged.
- Policy 8.2.2** The ACRD, in cooperation with the appropriate provincial and federal agencies and interested local parties, will support measures to protect heritage features and sites in the area. To that end, such protection measures will be both discretionary/voluntary and regulatory with:
- a) Developers being encouraged to consider heritage resource concerns in their project planning and design.
 - b) The ACRD may consider implementation of a Heritage Designation Bylaw under the *Local Government Act* for appropriate lands/sites; and
 - c) The ACRD will encourage the protection of the existing Life Saving Trail as a historically significant element within the area and will ensure adequate buffers, containing the trail proper, are

retained to achieve these goals.

Advocacy Policies

- Policy 8.2.3** Support the identification, protection and conservation of archaeological sites and features and work with relevant provincial authorities in this area.
- Policy 8.2.4** Encourage volunteerism to boost local events and festivals held by community groups and institutions.



Points of interest in the community.

9.0 RESOURCE

The area surrounding Bamfield contains large tracts of forested lands which provide wildlife habitat, stream protection, and buffers between potentially conflicting uses. At the same time, forestry-related activities provide economic activity and employment.

The Bamfield Huu-ay-aht Community Forest (BHCF) is partly located within the Plan area. The Community Forest is approximately 365 hectares in area. According to the Community Forest Management Plan dated September 19, 2011, “The original Tenure Agreement allowed for recognition and utilization of resources and values other than timber, and as such our Management Plans have not focused on management of timber resources alone. Our Community Forest attempts to integrate many other activities, including the sustainable harvest of Non-Timber Forest Products, community based value-added wood manufacturing, ecologically-based silviculture, education, research, training, restoration, ecotourism/interpretation (cultural and natural), recreation and small business facilitation. We have achieved some of these goals through research partnerships, trail location reconnaissance efforts, projects with the Bamfield School and others.”

The initial Tenure Agreement was negotiated through 2000 and 2001 and signed in September of 2001. The Management Plan that was developed continues from that point and will meet the requirement that allows the transfer from a Pilot Community Forest Agreement (PCFA) to a Community Forest Agreement (CFA). This Official Community Plan recognizes the goals and intents of the Community Forest Management Plan.

9.1 Resource Objectives

- Objective 9.1.1** Maintain and foster a viable forestry industry to ensure local employment.
- Objective 9.1.2** Retain significant tree cover throughout the area.
- Objective 9.1.3** Protect and enhance ecologically sound forests to achieve benefits such as climate regulation, clean water, erosion and sedimentation control, nutrient cycling, biological pest control, habitat values and maintenance of biodiversity, and to allow for value added extraction from the forests.
- Objective 9.1.4** Meet or exceed all regulatory requirements for selection harvesting in the Community Forest through innovative development practices.
- Objective 9.1.5** Maintain local control and stewardship of the Community Forest, facilitated through a board of directors and an advisory committee. The forest will provide greenspace, buffering, recreational opportunities for residents and tourists, and habitat for local species.

9.2 Resource Policies

It is the Regional District's policy to:

Policy 9.2.1 Maintain a minimum lot size of 20 hectares in areas designated Resource Use.

Advocacy Policies

Policy 9.2.2 Support the on-going use of forestry lands for silviculture, growing and harvesting of trees.

Policy 9.2.3 Encourage large-lot land owners to retain tree-cover and to maintain slope and soil integrity.

Policy 9.2.4 Support silviculture and forestry activities.

Policy 9.2.5 Identify stands of old growth trees in SW1/4 SEC 18 TP1 and in adjacent Huu-ay-aht First Nation land and seek a park designation for areas with trail networks and stands of old growth forest.

Policy 9.2.6 Liaise with Huu-ay-aht First Nation on the development of a trail network connecting West Bamfield Community Forest land and the Ancient First Nations settlement.

Policy 9.2.7 External support for the Community Forest is encouraged to ensure that the forest remains financially self-sustaining.

Policy 9.2.8 The Community Forest Society is committed to managing the Community Forest over a long term planning horizon.

10.0 INDUSTRIAL

Since the founding of the communities, Bamfield and Anacla have contained a range of industrial uses focusing on natural resource extraction and the sea. The overall objective of this section is to encourage industrial uses for employment, but ensure that these uses do not conflict with the natural environment or other forms of land development.

The ACRD recognizes that natural resources are vital to the development and maintenance of the built environment and its infrastructure. There is some potential for extraction in the Plan area. Known sand, gravel and mineral reserves are shown on Map No. 3.

10.1 Industrial Objectives

- Objective 10.1.1** Facilitate the growth and diversification of the local economy.
- Objective 10.1.2** Encourage small-scale industrial uses that do not conflict with other forms of land development.
- Objective 10.1.3** Support Home Based Industries within the terms of regulations that limit the potential for impact on surrounding residential properties.

10.2 Industrial Policies

It is the Regional District's policy to:

- Policy 10.2.1** Designate lands as Industrial Use in recognition of existing uses or to support future industrial development.
- Policy 10.2.2** Implement a Development Permit Area that regulates the form and character as well as the impact of industrial developments on environmentally sensitive areas as part of this Plan.
- Policy 10.2.3** Require that industrial uses and activities be buffered where they are located adjacent to non-industrial properties.
- Policy 10.2.4** Limit land uses that are permitted within the Industrial Use designation to uses that are not considered to be heavy or noxious.

11.0 COMMERCIAL

The Plan area contains both commercially designated properties and a range of home based businesses and industries. The overall objective of this section is to emphasize the importance of supporting current businesses and encourage new businesses that support the community's goals, objectives, and policies on sustainability.

11.1 Commercial Objectives

- Objective 11.1.1** Recognize that transportation by car and boat shapes the type of businesses that will locate in the Plan area and impacts the accessibility of the community to tourists and travellers.
- Objective 11.1.2** Continue to support maximum flexibility in the location of commercial development in the community, balanced against the potential for conflict with existing residential lands.
- Objective 11.1.3** Support existing businesses that provide goods and services to residents and visitors to the community and recognize that commercial uses are essential to the sustainability of the community.
- Objective 11.1.4** Maintain the waterfront as the focal point for community commercial activities.
- Objective 11.1.5** Recognize that commercial uses are essential to the sustainability of the community.

11.2 Commercial Policies

It is the Regional District's policy to:

- Policy 11.2.1** Work with local businesses to ensure owners are aware of and in compliance with all current bylaws.
- Policy 11.2.2** Rationalize the zoning bylaw to ensure that lands currently used for commercial or mixed use development are appropriately zoned.
- Policy 11.2.3** Support a detailed review of parking in waterfront areas (both car and boat parking/moorage) and the development of a Parking Plan.
- Policy 11.2.4** The designation of any new lands within the Commercial Use category shall require that the proposed development is evaluated against the Plan's policies for sustainability, water provision, and sewage disposal.

- Policy 11.2.5** Small scale commercial enterprises are supported on lands designated for Residential Uses, in compliance with relevant sections of the zoning bylaw.

- Policy 11.2.6** Guest houses are supported on lands designated for Residential Uses provided that they are compatible with surrounding land uses and comply with the requirements of the Zoning Bylaw.

- Policy 11.2.7** Ensure mixed use designations are maintained and encouraged to accommodate commercial uses that suit the form and character of Bamfield.

- Policy 11.2.8** Mixed Use designation includes small scale lodge facilities (up to 6 rooms of accommodation), boarding/rooming houses, transportation terminals, cafes, small scale restaurant facilities (up to 25 seats), retail commercial (2,000 square feet maximum floor area), charter operations and guiding/outfitters, boat or canoe rental, water taxi services and similar small scale commercial uses.

Advocacy Policies

- Policy 11.2.8** Solicit or promote opportunities for new businesses that are lacking in the community.

- Policy 11.2.9** Work with the province to examine the benefits of implementing business licensing in the Plan area to assist in the regulation of businesses.



Public art in Bamfield.

12.0 AGRICULTURAL

The Plan area does not contain any lands designated specifically for agricultural uses. Instead, the wider trend is to encourage appropriate levels of agriculture in any land use designation or zone to increase self-sufficiency and encourage local food production. Access to local, healthy food is becoming increasingly important. People are interested in knowing where their food is grown, how it is processed, and how far it has travelled before consumption.

While Bamfield is not known for intensive agricultural activities, there are many opportunities to work together to expand local production. This may help to generate positive economic activities and may also reduce ecological footprints as food production becomes more localized.

The following objectives and policies apply to all land use designations.

12.1 Agricultural Objectives

- Objective 12.1.1** Encourage the production of food for personal consumption in any land use designation or zone.
- Objective 12.1.2** Protect water supplies for agriculture.
- Objective 12.1.3** Encourage greater levels of self-sufficiency and security in food production through innovative growing methods that fit with the terrain and climate of the West Coast.

12.2 Agricultural Policies

It is the Regional District's policy to:

- Policy 12.2.1** Incorporate small-scale agriculture on residential lots, to a level that is appropriate to the community, into the Zoning Bylaw.
- Policy 12.2.2** Support food production as a home based business where compliance with health and environmental regulations can be achieved.

Advocacy Policies

- Policy 12.2.3** Support the development of a community food strategy to assist residents in working together in food production.
- Policy 12.2.4** Consider the use of vacant lands for agricultural purposes as an in-fill use that may be permitted in any zone (with the written permission of the land owner).

13.0 RESIDENTIAL

The Bamfield/Anacla area contains a wide range of residential uses, from permanent dwellings to cabins and cottages intended for seasonal use. The overall objective of this section is to protect the existing sense of place in the community that results from the form and character of housing and the spectacular setting of the community on the West Coast of Vancouver Island.

13.1 Residential Objectives

- Objective 13.1.1** Recognize the desirability of the community as a place that supports a high quality of life.
- Objective 13.1.2** Ensure future residential growth is located in areas where development is technically feasible and where impacts on existing residential areas are minimized.
- Objective 13.1.3** Balance the interests of visiting tourists with the lifestyle choices of local residents.
- Objective 13.1.4** Minimize potential negative impacts between competing uses in close proximity to residential areas.

13.2 Residential Policies

It is the Regional District's policy to:

- Policy 13.2.1** Ensure that the principal use in all areas designated as Residential Use be residential, as specified by the Zoning Bylaw.
- Policy 13.2.2** Support a range of residential densities based on good planning principles and infrastructure capabilities.
- Policy 13.2.3** Multi-unit uses may be permitted in the residential and mixed use areas, provided the zoning supports the use, and the use has been adjudicated by the ACRD on infrastructure implications and the compatibility of the development with surrounding uses.
- Policy 13.2.4** Cottage units may be permitted in compliance with the applicable sections of the Zoning Bylaw.
- Policy 13.2.5** Encourage the development of small dwelling units that ideally are more affordable and have a smaller ecological footprint.

Policy 13.2.6 Implement a Development Permit that regulates the form and character of multi-family residential development as well as the environmental impacts of any proposed development that shall apply to all lands within a Development Permit Area.

Advocacy Policies

Policy 13.2.7 The development of shared community docks shall be encouraged over individual docks and moorage.

Policy 13.2.8 The ACRD will work with Island Health to consider the use of composting toilets and grey water reuse. Composting toilets are not within the scope of the provincial *Sewerage System Regulation* which prescribes that any plumbing exiting a structure be connected to a septic system, sewer or permitted holding tank.

Policy 13.2.9 The ACRD will advocate for improved public beach access through all future subdivision applications as required under the *Land Title Act*. The ACRD will work with the Ministry of Transportation and Infrastructure and the Provincial Approving Officer to formally develop road access to water.

Starfish at low tide.



14.0 COMPREHENSIVE DEVELOPMENT

There are lands in the Plan area that require an additional level of consideration when contemplating new development. These lands are along the waterfront and/or are larger parcels where comprehensive, larger-scale development is possible. This section advocates for objectives and policies that respect the unique characteristics of the community and the potential impact of the development of key parcels of land. This section requires that all new development respect the visual reference to a historical West Coast fishing village, with both a high degree of similarity in community form and unique aspects in individual building design.

Lands considered appropriate for comprehensive development planning are designated as Comprehensive Development Areas (CDAs) in this Plan.

14.1 Comprehensive Development Objectives

- Objective 14.1.1** Facilitate land use design that respects Bamfield’s unique coastal landscape and character.
- Objective 14.1.2** Identify and implement appropriate placement of land uses, density, and public access to the waterfront.
- Objective 14.1.3** Ensure proposed land uses balance environmental responsibilities and support appropriate levels of development, economic stability, and community needs.
- Objective 14.1.4** Recognize the importance of the waterfront as the community’s “main street” as well as for habitat, historic values, transportation and employment characteristics, and for the aesthetics and viewscapes afforded by the stunning coastline.

14.2 Comprehensive Development Policies

It is the Regional District’s policy to:

- Policy 14.2.1** Identify shoreline areas with high environmental, recreational or aesthetic values and ensure these are protected for appropriate uses.
- Policy 14.2.2** Recognize the importance of the Boardwalk and ensure that future extensions are supported in any West Bamfield waterfront or comprehensive development proposal.

- Policy 14.2.3** Lands designated CDA may contain a mix of land uses including residential uses, local commercial uses, tourist commercial uses, and light industrial uses as defined in the Zoning Bylaw.
- Policy 14.2.4** A CDA may also contain public parks, community service uses, educational and recreational facilities.
- Policy 14.2.5** Places for community gathering shall be encouraged in a CDA.
- Policy 14.2.6** Walkability and connectedness shall be key features in any proposal.
- Policy 14.2.7** A mix of housing types with different target populations (elderly, young workers, affordable housing, and families) shall be supported for development proposals in CDAs to meet changing demographics and a mix of income levels.
- Policy 14.2.8** Notwithstanding Policies 14.2.3 through 14.2.7, each proposal for development in lands designated as CDAs shall be evaluated through approved review mechanisms (Advisory Planning Commission, Area Director, Community members, or other formats approved by the ACRD Board) on the unique aspects of each parcel of land, where land uses and lot sizes will be considered for suitability with existing environmental features, historical context, and other unique qualities and characteristics.
- Policy 14.2.9** A Development Permit or approval will form part of the Comprehensive Development Agreement and will be based on the report received in accordance with the Development Approval Information Bylaw.
- Policy 14.2.10** The Development Permit must be in a form that may be registered on title to the property.
- Policy 14.2.11** All applications that include a portion of waterfront lands within this designation must include an analysis of sea level rise (to 2100 or a year that fits the anticipated lifespan of the project).
- Advocacy Policies**
- Policy 14.2.12** Recognize that there are overlapping jurisdictions for the surface of water and the foreshore areas and work with other jurisdictions to ensure that the community's plans are clear and understood.

Policy 14.2.13

Investigate the potential for applying for a UNESCO World Heritage Site Designation for the community, in recognition of the community's long history as a place of settlement for First Nations people, the historic importance of the Cable Station, and Bamfield's stunning West Coast aesthetics.



West Bamfield

15.0 COMMUNITY SERVICE

There are a number of community service uses or civic uses in the Plan area, and the community has a high level of interest in expanding these uses. In particular, a community centre was frequently mentioned as a desired amenity by many community members. Current community service uses include an elementary school, Coast Guard station, and several community parks. The Bamfield Marine Sciences Centre is the major community service use in the Plan area.

15.1 Community Service Use Objectives

Objective 15.1.1 Maintain existing community service uses within the Plan area.

Objective 15.1.2 Encourage the development of new civic and community service uses through development projects and local initiatives, where the use is supported by the community.

15.2 Community Service Use Policies

It is the Regional District's policy to:

Policy 15.2.4 Support the continued use of the Bamfield School for both educational and social amenity uses.

Policy 15.2.5 Future community service uses shall be permitted in any Land Use Designation in the Plan area where supported by the community and evaluated by the Regional District on the impact of the proposed development on existing community service uses and other surrounding land uses.

Policy 15.2.6 Minor public utility buildings and structures, as defined in the Zoning Bylaw, shall be permitted in any land use designation.

Policy 15.2.7 The development of a new community hall to support community-based activities such as gatherings, markets, and events is fully supported by this Plan.

Advocacy Policies

Policy 15.2.8

The ACRD shall encourage and support the continued operation of the federal government docking facility in Bamfield. Should the federal government elect to dispose of these facilities, the ACRD will seek to ensure these facilities are/become locally administered, maintained and controlled through appropriate agreements.

Policy 15.2.9

The ACRD shall endeavour, with the cooperation of provincial and federal governments to seek fair and equitable solution and compensation for the present tax exemption status associated with Public and Private Utility, Institutional and Educational establishments in the community to enable such organizations to contribute fiscal dollars for community purposes/servicing.

Admiring the view...



16.0 PARKS, TRAILS & RECREATION

Although there are several community parks, the Plan area is best known for the Boardwalk and proximity to the West Coast Trail. There is high community interest in extending trail systems and acquiring more parkland; multi-use trails are supported, as are areas for passive and active recreation.

16.1 Parks, Trails, & Recreation Objectives

- Objective 16.1.1** Ensure the continued acquisition of lands for parks, trails, and recreational uses, in appropriate locations and appropriate amounts, to service the community and the community's needs.
- Objective 16.1.2** Encourage a safe and adequate trail system appropriate to the character of the community, and extend the trail system to support the active lifestyle of Bamfield residents.
- Objective 16.1.3** Recognize that permanent residents and seasonal visitors have different amenity needs, and strive to accommodate a range of parks, trails, and amenities that meet these needs.
- Objective 16.1.4** Support public access to the waterfront in appropriate locations.
- Objective 16.1.5** Preserve for passive park and recreation uses, those areas which offer the best examples of the natural environment found in Bamfield. Recognize their value as greenspaces, habitat areas, and for carbon sequestration.
- Objective 16.1.6** Recognize the financial limitations of a small community and of all levels of government for land acquisition, operations, and maintenance.

16.2 Parks, Trails, & Recreation Policies

It is the Regional District's policy to:

- Policy 16.2.1** Support Centennial Park as the main public park area in Bamfield. This Plan supports:
- a) Securing the administration and operational requirements associated with both the boat launch facility and the anchoring/mooring buoys and areas adjacent to Centennial Park in Port Desire;

- b) Allowing temporary recreational vehicle camping and tenting facilities where such uses are administered by the Bamfield Parks Commission; and
- c) The use of land for temporary parking relating to boat launching activities in Grappler Inlet, with Ministry of Transportation and Infrastructure approval.

- Policy 16.2.2** The Regional District will, through its planning, development and political role, pursue the development and operation of a new public park facility accessed from South Bamfield Road in the NW ¼ of Section 18; this parkspace shall be passive with the exception of a non-motorized canoe/kayak launch area, picnic facilities, a limited tent camping area (no serviced sites or recreational vehicle sites), parking, and washrooms. This parkspace shall connect through an upgraded trail system to Brady’s Beach and the Cape Beale Headlands. The Regional District will seek available grant funding to aid in the acquisition, design, production, development and operation of such a facility.
- Policy 16.2.3** Support the expansion of a park system on the Crown-owned lands on Mills Peninsula.
- Policy 16.2.4** Investigate community interest in obtaining new parkspaces/trails in the following areas, and implement actions to obtain these lands if they are of interest to citizens in the Plan area:
- a) Lot A Plan 38380, South Bamfield Road
 - b) Westminster Avenue right-of-way between Lots 31 and 32, Plan 942 in West Bamfield to be developed as a raised boardwalk.
 - c) Right-of-way Plan 38971 (Bamfield Road entrance into the community) to be developed as a pedestrian trail.
- Policy 16.2.5** The Regional District will identify appropriate public accesses to the foreshore.
- Policy 16.2.6** Use the Regional Park as well as the Local Park administrative functions to administer and fund the development and operation of parks, trails, and recreation facilities in the Plan area.
- Policy 16.2.7** Investigate and action the most appropriate means by which the Life Saving Trail can be recognized, designated and protected as being of valuable historical significance to the community.
- Policy 16.2.8** Recognize the importance of West Bamfield and East Bamfield parks to residents and tourists by working with the Bamfield Parks Commission to

address appropriate signage for all parks.

Advocacy Policies

- Policy 16.2.9** Initiate discussions with Huu-ay-aht First Nation on the potential of extending the West Coast Trail to Bamfield, and work with Huu-ay-aht First Nation on improving the advertising for the trail through international magazines and websites.
- Policy 16.2.10** Where a waterfront subdivision is proposed and park dedication is required pursuant to the *Local Government Act*, the ACRD shall not necessarily require the consolidation of park strips into larger areas due to the financial and maintenance limitations. Instead, these dedications shall be used primarily to provide open space view areas and access to the waterfront. Where views are to be protected, the Board may request from any developer, a visual analysis indicating existing and proposed structures for the site in relation to views from public roads, waterways and property abutting the subdivision site. This Plan supports the designation of a buffer between the shoreline and the subdivision to maintain public access to the waterfront, protect sensitive habitats, encourage the renewed health of marine vegetation such as eelgrass, support spawning beaches, and to encourage soil stability.
- Policy 16.2.11** Provide for park and recreation use in a manner which recognizes the financial limitations which exist at all government levels and affect land acquisition, operation and maintenance realistically.
- Policy 16.2.12** Support the development of affordable accommodations (i.e. hostel) and other ancillary recreational facilities for hikers who are venturing out onto or who have completed the West Coast Trail to encourage them to lengthen their stay in Bamfield.
- Policy 16.2.13** Advocate for the development of a trail alongside the logging road connecting Bamfield and Pachena Bay to improve pedestrian safety.
- Policy 16.2.14** Lobby Parks Canada to develop their office on current Parks Canada land, adjacent to the Bamfield Marine Centre, for use as West Coast Trail registration.

PART III – PLAN IMPLEMENTATION

17.0 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 or 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 Permit Areas (DPAs), as tools. The intent, exemptions and guidelines for DPAs are outlined 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 for areas where there is little or no information available on the physical geography of the land, such as physical features, slope stability, and environmental conditions.

For this Plan, all lands are designated as within a Development Approval Information Area, and the ACRD Board will have discretion to consider the information/studies that are applicable to any development proposal and required to enable the full review of the proposal.

Land designated as Comprehensive Development Areas on Map No. 2 are also designated as DAIAs on Map No. 3. This land use designation enables the property owner (or agent) to negotiate and enter into a Comprehensive Development Agreement with the Regional District and to obtain a development permit or approval prior to any development occurring within a CDA.

17.1 Development Permit Areas

Section 919.1 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.

The DPAs, the approximate locations of which are identified on Map No. 3 are:

DPA I	Riparian Areas Protection
DPA II	Natural Hazard Areas Protection
DPA III	Form and Character
DPA IV	Coastal Protection

17.2 DPA General Guidelines

The following General Guidelines apply to DPAs:

- Guideline 17.2.1** 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 17.2.2** On existing lots that meet or 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 17.2.3** 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*.
- Guideline 17.2.4** A development permit is required for the following development activities except where such activities are specifically exempt:
- a) Removal, alteration, disruption, or destruction of vegetation;
 - b) Disturbance of soils;
 - c) Construction or erection of buildings and structures;
 - d) Creation of non-structural impervious or semi-impervious surfaces;
 - e) Flood protection works;
 - f) Construction of roads, trails, docks, wharves, and bridges;
 - g) Provision and maintenance of sewer and water services;
 - h) Development of drainage systems;
 - i) Development of utility corridors; and
 - j) Subdivision as defined in the *LGA*.

17.3 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. Residential, commercial, community service uses and industrial development that is shown to be outside of all designated DPAs on a plan prepared by a registered BC Land Surveyor.
- ii. Interior or structural exterior alterations, renovations or repair 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 and/or erosion control.
- iv. Routine maintenance of existing landscaping, lawn, paths or developed areas.
- v. Actively manage priority invasive plants and noxious weeds listed on the Coastal Invasive Species Committee website www.coastalisc.com/priority-invasive-plants.
- vi. The removal of trees determined by a Certified Arborist or Registered Professional Forester, or another professional certified to do tree-risk assessments, to represent an imminent safety risk.
- vii. Stream enhancement and fish and wildlife habitat restoration works carried out under provincial or federal approvals and on provision of evidence of such approvals to the ACRD.
- viii. Emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - a) emergency actions for flood protection and erosion protection;
 - b) removal of hazard trees characterized by a Certified Arborist;
 - c) clearing of an obstruction from bridge, culvert or drainage flow;
 - d) bridge and safety fence repairs in accordance with the *Water Act*;
 - 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 Certified Arborist.
- ix. Public works and services constructed following best management practices.
- x. Forestry activities on private lands that are managed under the *Private Managed Forest Land Act*.
- xi. Activities permitted by the provincial government on provincial Crown lands.
- xii. Farming activities on land within the Agricultural Land Reserve.
- xiii. Paths for pedestrian use up to 1.0 metres in width provided all of the following are satisfied:

- a) Constructed exclusively of previous natural materials with no concrete, asphalt, pavers or treated wood;
- b) Do not entail structural stairs;
- c) Entail no removal of streamside or lakeside vegetation;
- d) Do not impair stream bank or lakeside stability;
- e) Do not impact sensitive habitat; and
- f) Are specifically designed to discourage motorized vehicle use.

17.4 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(a) of the *LGA*, the ACRD designates all riparian areas as DPA I: Riparian Areas Protection.

DPA I areas include all of the lands within 30 metres of rivers and major streams and within 15 metres of minor streams and watercourses and include watercourses, lakes, streams, ponds, and wetlands identified as fish-supportive habitat or connected to watercourses:

- a) for a river or major stream, a 30-metre strip on both sides of the watercourse measured from the high water mark;
- b) for a minor stream, a 15-metre strip on both sides of the watercourse 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 Plan area, “rivers or major streams” includes Bamfield Inlet and Grappler Inlet. “Minor streams and watercourse” include all named and unnamed watercourses, lakes, and wetlands.

Justification

The natural environment is a significant feature of the Plan area. It includes wet aquatic ecosystems that consist of and surround watercourses: 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 and the riparian area form aquatic habitat which are critical for the survival of fish, fish supportive processes and 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.

A development permit is required for any development within DPA I 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

- 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. Within DPA I areas, paths for pedestrian use may be permitted where they are up to 1.0 metre in width, provided all of the following are satisfied:
 - a) constructed exclusively of pervious natural materials with no concrete, asphalt, pavers or treated wood;
 - b) do not entail structural stairs;
 - c) no removal of streamside or lakeside vegetation;
 - d) do not impair stream bank or lakeshore stability;
 - e) do not impact sensitive habitat; and
 - f) no motorized vehicles are permitted.
- iii. Development permit applications that encroach on areas designated as DPA I should include a report prepared by a qualified environmental professional outlining the following information:
 - detailed site plan (1:250 or larger) identifying the natural boundary and a line 30 metres from the natural boundary;

- an impact statement describing effects of proposed development on the natural conditions;
 - measures deemed necessary to protect the integrity of streamside protection and enhancement areas from the effects of development;
 - guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas; and,
 - habitat compensation alternatives, where compensation is approved.
- iv. Development permit applications should include a vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.
 - v. Based on the biophysical assessment of the site within an area designated DPA I, works or protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance stream, watercourses, fish habitat or riparian areas.
 - vi. In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres should be preserved between the high water mark of the watercourse and any building or structure.
 - vii. The total amount of impervious cover on property adjacent to a watercourse 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.
 - viii. The construction of a small accessory building such as a pump house, 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 watercourses 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

17.5 DPA II – Natural Hazard Areas Protection

Category

In accordance with Section 919.1(b) of the *LGA*, areas that are or may be subject to flooding, erosion, slides or subsidence, areas within the tsunami-hazard zone and steep slopes with an incline of 30 degrees or more are designated as DPA II, generally as shown on Map No. 3.

Justification

Lands in the vicinity of watercourses can 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 Ministry of Public Safety and Solicitor General, 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.

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.

Guidelines

- i. The 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.
- ii. Development permits related to tsunami hazard areas are required in upland areas located 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, whichever is greater.
- iii. The recommended flood construction level for the ACRD is 10 metres vertical elevation above the normal highest tide.
- iv. Prior to any development or alteration of land within DPA II areas, a development

permit application must be filed that includes an assessment or report by a qualified, licensed professional engineer or other qualified professional addressing the following:

- a) Contain a description of the methodology and assumptions used to undertake the assessment. The methodology should be described in sufficient detail to facilitate a professional peer review.
- b) Identify any hazards which may affect the safe development of the land including, but not limited to:
 - a. tsunami inundation;
 - b. riparian flooding;
 - c. slopes with an incline of 30 degrees or more;
 - d. subsidence; and
 - e. ground water flows.
- c) 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. Areas depicted on maps must be delineated with sufficient accuracy and detail to allow the preparation of a legal reference plan for attachment to a restrictive covenant.
- d) Where applicable, flood construction levels should be provided by prescribing an elevation above the natural boundary of a watercourse or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of both.
- e) An application should identify the location of all proposed buildings and structures on the development site and specify the setback distances from the natural boundary, property boundary, land features, and hazard areas.
- f) The applicant should consider the suitability of the land to accommodate the use intended.
- g) Plans should establish a safe setback line from any watercourses 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.
- h) The QEP's recommendations and the conclusion of the report should:
 - i. acknowledge that the Approving Officer may rely upon the report when reviewing subdivision applications and/or that the ACRD Board may review the report prior to making land development decisions;
 - ii. certify that the land is safe for the use intended, with probability of a geotechnical failure or another substantial hazard resulting in property damage of 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”;

- iii. 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;
 - iv. 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
 - v. 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.
- v. 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, and that they would meet regulatory requirements, prior to completing the report and a detailed design.
 - vi. Plans should include the retention of significant stands of trees, as well as native vegetation, within DPA II areas, as recommended by a QEP.
 - vii. 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.
 - viii. Coastline areas that are subject to flooding should be flood-proofed to the standards specified by the authority having jurisdiction.
 - ix. 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-metre fuel-free or fuel-reduced buffer zone between the forested land and any buildings.

17.6 DPA III – Form and Character

Category

In accordance with Section 919.1 (e) and (f) of the *LGA*, the Regional District establishes objectives for the form and character of intensive residential development and objectives for the form and character of development in industrial, commercial and multi-family areas. These areas are designated as DPA III, as shown on Map No. 3. These areas may also be designated as Comprehensive Development Areas as described in Part II of this Plan.

Justification

The purpose of this Development Permit Area is to protect the visual landscape and aesthetic of the Plan area. The community is a stunning example of a West Coast village, with recognition of Huu-ay-aht First Nation's long history in the area, and layers of development that convey a sense of the community's history and growth. From the form of individual housing to the Rix Centre at the Bamfield Marine Sciences Centre, the Plan area is characterized by a strong design aesthetic that should be protected and celebrated. The following guidelines are intended to assist property owners, business owners, architects, landscape architects and other design consultants to understand the community's expectations for future development in the Plan area.

Guidelines

- i. The scale and shape of proposed structures should reflect and relate to adjacent and neighbouring developments as well as to the specific site.
- ii. 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. The use of wood, wood shingles or shakes, board and batten as external cladding, where appropriate, is encouraged.
- iii. Building siting, form and massing must be responsive to:
 - a. the overall development context and scale of the Plan area;
 - b. adjacent development;
 - c. pedestrian and vehicular access and circulation;
 - d. topography;
 - e. geology/soils conditions;
 - f. hydrology, drainage and flood plain considerations;
 - g. vegetation; and
 - h. views and view corridors.
- iv. The siting of proposed developments should ensure that a harmony of character with adjacent developments is maintained and, where located adjacent to residential uses, that the residential aesthetic is reflected in the intensive residential, commercial or industrial development.
- v. Off-street parking spaces are to be provided in accordance with Schedule III of the Zoning Bylaw.
- vi. Off-street loading spaces are to be provided in accordance with Schedule IV of the

Zoning Bylaw.

- vii. All signage should be unobtrusive and the use of wood-faced signage is encouraged.
- viii. Bicycle racks for use by the general public should be provided near entries to commercial spaces (stores, restaurants).
- ix. A “Dark Sky” policy is supported for the Plan area. Any outdoor lighting should be directed downward with full cut-off and fully shielded fixtures that provide only the amount of light necessary for safe pedestrian passage at night.
- x. A landscape plan for the development, including the parking area, is to be prepared as an integral part of design and layout and provided to the ACRD. The landscape plan should describe plant species to be used, as well as ground cover specifications. The ACRD strongly encourages landscaping with native vegetation.

17.7 DPA IV – Coastal Protection

Category

In accordance with Section 919.1 of the *LGA*, the Regional District establishes objectives for the protection of the natural environment, its ecosystems and biological diversity. These areas are designated as DPA IV, generally as shown on Map No. 3.

Justification

This Development Permit Area includes shoreline waters and natural fish and wildlife habitat that could be subject to degradation due to development or harmful uses. Shoreline areas and beaches may contain unstable slopes and soils subject to erosion, land slip and rock falls. In addition, the tidal waters are habitat to a wide range of fish, wildlife, and plant species: eelgrass, in particular, is highly sensitive to negative impacts from intensive uses or development. There are also high aesthetic values along shoreline areas.

Guidelines

- i. This DPA applies to all lands within 15 metres, measured horizontally in both landward and seaward directions, from the natural boundary of the ocean.
- ii. Unless otherwise exempt under 17.3, prior to undertaking any development on the lands within this DPA, the owner of the lands must apply to the ACRD for a Development Permit, and must include the following information with the application:
 1. An assessment report that has been prepared by a Qualified Professional, with demonstrated experience regarding the subject matter. The assessment report will identify how the proposed development will affect aquatic resources, and recommend measures to reduce or mitigate any negative impacts, such as the:
 - i. Appropriate siting of buildings, structures, roads, driveways, parking areas, trails, paths, and utilities;
 - ii. Retention or restoration of native vegetation and soils;
 - iii. Removal of invasive species;
 - iv. Designation of buffer areas to protect environmentally sensitive features or habitat;
 - v. Specification of any activities that may occur within the buffer areas; and
 - vi. Must state that the proposal is suitable for the area intended for development.
- iii. Sites shall be retained in their natural state where possible, preserving indigenous vegetation and trees. If an adequate suitable building envelope exists on a parcel outside of the DPA, the proposed development should be directed to that site or area. Encroachment into the DPA shall only be permitted where the applicant can demonstrate that the encroachment is necessary to protect environmentally sensitive features, due to hazardous conditions or topographical considerations, or to relate the development to surrounding buildings and structures.
- iv. The removal of trees and vegetation within the DPA is discouraged and must be limited to only those areas that must be cleared to support the development. Any clearing

- required to accommodate roads, buildings, structures, and utilities, with the exception of necessary hydraulic, percolation, or geotechnical testing, shall only occur until after the issuance of a Development Permit to minimize the potential for soil erosion, runoff and spread of invasive species.
- v. Shoreline stabilization devices are not supported on parcels that are not subject to active erosion nor are they supported on parcels that erode more rapidly as a result of vegetation removal that is not recommended or supervised by a Qualified Coastal Professional.
 - vi. Shoreline stabilization devices are supported where a Qualified Coastal Professional, with experience to advise on such matters, has determined that a greenshores approach to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, tree anchoring or gravel placement are not appropriate given site specific conditions.
 - vii. Where a shoreline stabilization device is recommended by a Qualified Coastal Professional as a result of an assessment completed, it must be located entirely within the property boundary.
 - viii. The assessment for siting a shoreline stabilization device prepared by a Qualified Coastal Professional must include:
 - (i) Assesses the risk of erosion on the subject property and the suitability of the subject property for a shoreline stabilization device;
 - (ii) Analyses of the potential impacts on coastal geomorphologic processes as a result of installing or not installing the device;
 - (iii) Analyses of the potential impacts on adjacent properties as a result of installing and not installing the device;
 - (iv) Recommendation measures to ensure that the subject property is protected while mitigating potential negative impacts on marine riparian areas, coastal geomorphologic processes or neighbouring properties.
 - ix. Shoreline stabilization measures, pilings, floats, wharves and other structures which disrupt light penetration to the water column or obstruct public access to the foreshore are discouraged.
 - x. Impervious surfaces, including materials to construct docks and wharves, shall be kept to a minimum.
 - xi. Parking areas shall contain oil/water separators and be landscaped to absorb runoff, and proof of a maintenance program for these will be provided.
 - xii. New piers, docks and ramps shall be allowed only for water-dependent uses or for public access, and only permitted when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.
 - xiii. Docks and wharves shall not extend over marshes or other productive foreshore areas, including critical areas such as eelgrass and kelp beds, shellfish beds, and fish habitats. Wharves shall not, in any case, extend over the water beyond the mean low-water mark, except as necessary to access floats or for public viewing access.
 - xiv. Piers on pilings and floating docks are preferred over solid-core piers or ramps.

- xv. Boat launch ramps are discouraged and will only be considered if they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary.
- xvi. Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
- xvii. All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
- xviii. Any plastic foams or other non-biodegradable materials used in construction of floats and docks shall be well contained to prevent escape into the natural environment.
- xix. Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.
- xx. Piers should be constructed with a minimum clearance of 0.5 m above the elevation of the natural boundary of the sea.
- xxi. Preference is given to the placement of mooring buoys and floats instead of docks.
- xxii. New shoreline residential development of two or more dwellings shall provide joint use or community dock facilities rather than individual docks for each residence.
- xxiii. No more than one facility for mooring boats shall be located on any single parcel.
- xxiv. The consideration of the issuance of a Development Permit by the ACRD in no way exempts the property owner from obtaining all necessary permits and approvals from provincial and federal agencies.

17.8 Development Approval Information

Under Section 920.01 of the *LGA*, an Official Community Plan may designate areas or circumstances 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, watercourse and more-detailed contour mapping information, the Regional District designates all lands as within the Development Approval Information Areas (DAIAs) as illustrated on Map No. 3. This is a tool that is appropriate for the provision of information on the site of a proposed development and its impact on natural features, the natural environment including riparian area protection, local infrastructure, and to ensure that the proposed development is protected from hazardous conditions prior to its development, particularly with respect to development lands for which little information is currently available.

Relevant requirements and procedures to require development approval information under Sections 920.01 and 920.1 of the *LGA* may be developed for Comprehensive Development Areas (CDAs) and for DPAs as identified in this Plan.

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 intends to adopt a Development Approval Information Bylaw to comply with this requirement of the *LGA*.

17.9 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 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 will be undertaken.

All proposed amendments to the Plan will satisfy the requirements of the appropriate sections of the *LGA*.

17.10 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 amendments 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 community and its residents.

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1309

**A BYLAW TO ADOPT THE BAMFIELD
(ELECTORAL AREA A) 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 a portion of Electoral Area A (Bamfield) 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 Bamfield (Electoral Area A) Official Community Plan Bylaw P1309, 2013".

Bamfield Official Community Plan Bylaw No. P1026 is hereby repealed.

Read a first time this 6th day of December, 2013

Read a second time this 28th day of May, 2014

Public Hearing held on the 26th day of June, 2014

Read a third time this day of , 2014

Adopted this day of , 2014

Chairperson

Chief Administrative Officer



DEVELOPMENT PERMIT APPLICATION

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

DATE: August 26, 2014

APPLICATION: DPD14005

APPLICANTS: Romeo & Theresa St. Jacques

LEGAL DESCRIPTION: THAT PART OF LOT 10, SECTION 91, CLAYOQUOT DISTRICT, PLAN 8555 LYING TO THE NORTH OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 175 FEET FROM THE NORTHERLY BOUNDARY OF SAID LOT.

ADDRESS: 10737 Lakeshore Road

ELECTORAL AREA: Area "D" (Sproat Lake)

Recommendation: That the Regional Board:

- 1) Receive the staff report; and
- 2) Issue Development Permit DPD14005.

Applicant's Intention: The application is to allow for the construction of a proposed 35 ft x 45 ft (1,575 ft²) accessory building 30 feet from a stream on the property.

Zoning: The subject property is zoned Acreage Residential (RA1) District. Required setbacks are as follows:

Table: Bulk and Site requirements for the Acreage Residential (RA1) District

	Single Family Dwelling	Accessory Building
Front yard setback	40 feet	40 feet
Rear yard setback	30 feet	3 feet
Side yard setback	15 feet	3 feet
Watercourse setback	100 feet	100 feet
Max. Building Height	35 feet	12 feet
Max. Combined Floor Area	-	5% of lot area = 1,524 ft ²

DPD14005

Setback from the natural boundary of a watercourse

Section 6.2(4)(a) of the Zoning Bylaw requires that no building shall be constructed within 100 feet (30.48 metres) of the natural boundary of a natural watercourse. There is a creek dissecting the property that drains an upland wetland area down into Sproat Lake.

The applicant has received a variance from the ACRD Board of Variance for the watercourse setback from 100 feet (30.48 metres) to 30 feet (9.14 metres) to allow for the construction of the garage.

Building Height

The Zoning Bylaw requires a maximum building height of 12 feet for accessory buildings in an R District. The building height is measured from the average natural grade to the mid-point of the height of the roof truss. Section 6.5(2)(a) allows for the maximum height of an accessory building to increase by 0.304 metres (1 foot) vertically for every 0.609 metres (2 feet) horizontally you come away from the rear and side yard setback.

The applicant has requested that the building be situated 6.5 feet from both the rear and side lot lines. Considering the required 3 foot setbacks, the provision to increase the building height would mean that the proposed building could have a maximum height of 13.75 feet from average natural grade to mid-truss.

The building elevation sketches provided the applicant indicate an average building height of 15.5 feet from average natural grade to mid-truss. **The applicant has received a variance from the ACRD Board of Variance to allow a maximum building height of 15.5 feet.**

Official Community Plan: The Sproat Lake Official Community Plan designates this property as “Residential Use”. The proposed construction complies with the policies and objectives of the Sproat Lake OCP.

The Sproat Lake OCP also designates a portion of this property in a development permit area “DPA I – Riparian Areas Protection” which encompasses all land within 15 metres (49.2 feet) of the natural boundary of Sproat Lake and all minor streams.

DPA I – Riparian Areas Protection

DPA I areas include all lands within 30 metres (100 feet) of major streams and within 15 metres (50 feet) of minor streams. The stream on this property is defined as a minor stream. The DPA I designation is used to ensure that the ecological values of sensitive riparian habitats have been considered prior to development and that measures will be taken to limit damage to these ecosystems. The DPA I guidelines require that a Qualified Environmental Professional should be retained to prepare a report detailing site conditions and describing any measures that must be taken to protect the riparian areas.

The watercourse has been identified by a Professional Biologist as a seasonal flow watercourse with perennial pools with high water fish access from Sproat Lake.

Dave Clough, R.P Bio completed a Creek Environmental Mitigation and Protection Plan with respect to the proposed garage construction (report dated May 02, 2014 and attached to this package). The assessment noted that the building will encroach within the 15 metre riparian area by approximately 23 m² (248 ft²). The report identified two recommendations to compensate for the alteration of the riparian area:

- i. Restore native vegetation along the stream channel by replanting in fall/winter an area extending 30 lineal metres along both sides of the stream from the edge of the filled in slopes upstream to the property boundary where the creek drains into Sproat Lake. This would represent a planting area of 60 m² (645 ft²).
- ii. Establish an environmental protection plan for construction to protect the sensitive riparian and stream areas from damage. Drainage from the garage must not be directly drained into the creek.

The report concludes that undertaking the mitigation plan is an opportunity to help recover the riparian area and creek while allowing the construction of the proposed garage.

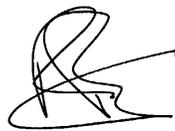
Comments: The applicants retained D.R. Clough Consulting to assess the impact on the creeks and associated riparian areas. This report is attached to Development Permit DPD14005 as Appendix A.

Planning staff is supportive of this application and feels that the report submitted by the Professional Biologist satisfies the requirements of “DPA I – Riparian Areas Protection” provided that the recommendations are followed.



Prepared by:

Mike Irg MCIP, Manager of Planning & Development



Russell Dyson, Chief Administrative Officer

DPD14005

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DEVELOPMENT PERMIT NO. DPD14005

The Board of Directors of the Regional District of Alberni-Clayoquot, in accordance with Section 920 of the *Local Government Act*, at a regular meeting held on XXXX, 2014 has authorized this Development Permit in respect of the lands described hereunder.

A Development Permit is hereby issued to:

Name: Romeo & Theresa St. Jacques

Address: 10737 Lakeshore Road

With respect to:

Legal Description: THAT PART OF LOT 10, SECTION 91, CLAYOQUOT DISTRICT, PLAN 8555 LYING TO THE NORTH OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 175 FEET FROM THE NORTHERLY BOUNDARY OF SAID LOT.

PID: 005-554-934

1. This Permit is issued for lands designated under Section 919.1 of the *Local Government Act* and in the Sproat Lake Official Community Plan Bylaw No. P1310, in order to regulate development and building within lands designated for the protection of the natural environment, its ecosystems and biological diversity;
2. This Permit is issued as satisfying the requirements of Section 20.4 "DPA I – Riparian Areas Protection", Development Permit Guidelines Section 20.4 i) through vi) of the Sproat Lake Official Community Plan;
3. Site and Building specifics;
 - i) The D.R. Clough Consulting report dated May 02, 2014, attached as Appendix A and forming part of this permit, concludes that there are no significant concerns with the construction of a proposed 1,575 ft² accessory building to be sited 9.14 metres (30 feet) from the natural boundary of the watercourse provided that the mitigation plan identified in the report is followed.
4. All drawings may be adjusted by twenty percent (20%) upwards or downwards, inwards or outwards from any dimensions or lines contained in the Development Permit drawings provided that such adjustment does not conflict with Zoning Bylaw, and any other competent bylaw, administered by the Regional District.

This Permit is valid for two (2) years from the date of execution.

Executed this day of , 2014

Russell Dyson, Chief Administrative Officer

DPD14005

D. R. Clough Consulting

Fisheries Resource Consultants

6966 Leland Road Lantzville B.C. V0R 2H0

Ph/fax: 1-250-390-2901, email: drclough@shaw.ca

May 2, 2014

Attn: Romeo St. Jacques
10737 Lakeshore Rd.,
Port Alberni BC V9Y 8Z8.

RE: Creek Environmental Mitigation and Protection Plan.

SUMMARY

This is an environmental assessment and mitigation for construction of a garage along a small stream draining into Sproat Lake. The proposed building footprint lies as close as 9m and as far as 22m from a small salmon stream on the property. Therefore part of the building lies within the ACRD riparian bylaw area by approximately 23m². The recommended compensation is streamside planting along both sides of approximately 30m of the creek to offer 60 m² of improved riparian habitat. This will almost triple the habitat values. The construction of the building will be guided by an environmental plan to not disturb the creek.

Introduction: The landowners (Romeo J St Jacques and Theresa A St Jacques) has requested permission to build a Shop on the property adjacent a stream draining to Sproat Lake. This building is located within 100' of a small stream flowing through the property. The

Site Location: Located approximately 500m north of the Hwy 4 junction on Lakeshore Road. The property is located on the shores of Sproat Lake with the subject stream flowing through the property just west of the existing residence. The proposed Shop building is located across the stream on the opposite bank from the house.

Stream Description: The stream channel is fed by a wetland situated between highway 4 and Lakeshore Road. The wetland is approximately 180m long. The stream channel forms at the Lakeshore Road Culvert and drains a length of approximately 80m to Sproat Lake. The entire channel and wetland are fish accessible. The limitations to fish migration are only at low flow through the lakeshore Road culvert where the 2 foot diameter metal pipe has a small 0.1m drop.

The channel is confined in a trough with 0.3 to 1.0m banks. The channel appears unmodified. The residence side has fill topped with gravel up to the bank edge while the recently cleared Shop side has an unmodified bank slope. The creek is south facing and has very little shade. There are no trees along the bank and sparse salmonberry and skunk cabbage shrubs on either bank. The high banks and trees along the property line help somewhat but the creek is fully exposed to the southwest.

Lakeshore Road Creek Fish Habitat Card

Average Channel Width (m)	0.35	Wetted Width (m)	0.3	Stream Gradient (%)	3
Water Temperature	8	Est. Flow (lpm)	50	Fish Access/Presence	Y
Survey Date	Apr. 23/14	Bank Full Stage (%)	30	Riparian Width	LB 0 RB 0
Substrate (% & Type)	Cobble- 10%, Gravel 70%, Fines -20%				
Canopy (% & Type)	25% - banks, setback trees				
Instream Cover (% & Type)	5% Undercuts & Scattered wood				

The stream substrate is primarily in gravel and fine sediments on a clay hardpan underlay. There are emergent grasses taking advantage of the lack of shade and growing on the fine sediments between rock particles. There are three scour pools on the property each is

approximately 1-2m long. The pools are shallow at 0.1 to 0.15 depths and have no cover logs. There is one cedar stump that has roots that protect the bank beside the bridge.

Fish Observations: On April 23, 2014 approximately 100 emergent Coho Salmon fry were observed in the creek. Upon close inspection it appears that the Coho spawners had made redds at all three pool tail- outs where there were the cleanest gravel deposits. These locations are in the upper portion of the stream below the road culvert and driveway bridge.

Lot Development Plans: The proposal is to build a Shop building on the west side of the creek. According to the property owner plans, the closest point to the creek is at 30ft (9.1m). The shop is 35ft. by 45ft. in dimensions and is against the far property boundary (6^{1/2} ft. distance).

There is a recently built log bridge across the creek. It is full spanning (approx.. 4.0 m) and well above the high water mark. The bridge and driveway running surface is gravel. There are no ditches directed to the creek on the property and none appear required due to the short distances.

Discussion:

The Alberni –Clayoquot Regional District bylaw for protection of waterways to Sproat Lake is stated below;

“iii. Other creeks and minor rivers: There shall be a 15m riparian setback on other creeks and rivers in the planning area, such setback to allow the riparian vegetation to remain undisturbed.”

The proposed Shop location would be within 9-10m of the creek. A variance for the Shop building is required. To undertake an approved variance with the Regional District, the mitigation plan has to guarantee the biological values being served at 15m distance, will be served at 9-10 m distance. This 5m difference has to be compensated by an enhanced riparian area for the affected areas of the creek.

Impacted Area: The building is 13.72 m (45') along the creek side. The creek is 9.1m away at the closest edge and 22m at the furthest edge. Using the supplied drawing, the encroached area is approximately 23.4m².

To address the encroachment into the riparian area there has to be a compensation plan the recommended ratio is 2:1 by agencies. Below are my recommendations for compensation that should address the loss or alteration of riparian areas in this proposal.

1. Restore native vegetation along the stream channel by replanting in fall or winter with an approved landscape plan (see attached list). The objective of this planting is to encourage a closed canopy of shrubbery over the creek. This will greatly improve living conditions in the creek by protecting the stream and fishes from exposure to sun and predators. This is the single most important aspect of the plan. The planting area must be on both sides of the channel along both slopes of the stream bank. The planting length should begin at the edge of the fill slopes upstream to property boundary at the driveway. This is approximately 30 lineal meters length and on both sides represents a bank planting area of 60m². This will result in compensation of more than double the area affected. It is recommended that this planting be carried out by a native plant landscaper to ensure the long term survival of the plants through giving them the best start possible. This work will require inspection after the first planting.

2. Establish a construction environmental protection plan to protect the sensitive areas from damage. This is especially important if a contractor is doing the Shop construction, they must be notified to not cause sediment or disturbance to the creek. Drainage of the Shop runoff must not be directly drained to the creek. Use alternate routes or infiltration galleries to protect the riparian areas of the stream and lake from excess runoff.

Conclusions

The property has a small stream that provides Sproat Lake with a steady supply of Coho fry each spring. Undertaking the mitigation plan is an opportunity to help recover the creek riparian area while permitting the property owner to build a Shop.

Yours Truly,



Dave Clough RPBio

Planting Plan – St. Jacques Creek

Location: Approx. 30m from bridge downstream to edge of house fill, on both sides of stream along slopes of stream bank.

Plant Installation:

1. Plant in spring or fall and not in droughts or frost.
2. The desired result is one plant every 0.3m. along each bank. (in 30m this is at least 100 plants per side)
3. The site will require plants on each side,
4. Mulch or topsoil may be needed to ensure survival.
5. Avoid fertilizer due to close proximity to creek.
6. Existing native plants should not be disturbed.
7. The plants should be distributed from water line up to top of bank.
8. Guard logs or fencing at the top of bank may be installed at owners decision for protection

Maintenance

1. Water the plants in their first year
2. Minor hand pruning is permitted to train plants to stay low and cover the wetted area of the creek.
3. Protect the plants from trampling damage.
4. Do not burn waste or store compost within 15m of the creek.
5. Replace plants that die.

Native Plant List

Recommend native shrub species for the quick shade benefits rather than trees in the developed residential site but trees may be planted as well if the property owner is comfortable with the resulting height. Below is a list of desired plants, chosen for being common in the area and given the sunny streamside setting with well drained banks. *A native plant landscaper is qualified to change or add to this list.* There should be at least six species of shrubs chosen for the planting plan. Plants may be from pots, cuttings or native transplants, generally small plants watered in their first year do better than larger sizes.

Water Level Plants

Salmonberry (*Rubus spectabilis*)
Pacific Nine Bark (*Physocarpus capitatus*)
Hardhack (*Spiraea douglasii*)
Red Osier Dogwood
Sweet Gale (*Myrica gale*)
Red Elderberry (*Sambucus racemosa*)

Red Currant (*Ribes sanguineum*)
Trailing Blackberry (*Rubus ursinus*)
Thimbleberry (*Rubus parviflorus*)
Common Snowberry (*Symphoricarpos albus*)
Baldhip Rose (*Rosa gymnocarpa*)

Dry Ground Plants

Oregon Grape (*Mahonia nervosa*)
Ocean Spray (*Holodiscus discolor*)

Trees

Western Red Cedar (*Thuja plicata*)
Douglas Fir (*Pseudotsuga menziesii*)

Environmental Plan - St Jacques Property

1. Site Environmentally Sensitive Areas (ESA's)

- 1.1 The stream and lakeshore are to be identified as environmentally sensitive areas.
- 1.2 All vegetation within 15m of the watercourse is in the ESA as well.
- 1.3 These areas are to be identified to all construction personnel that enter the property.

2. Construction Environmental Procedures.

- 2.1 The 15m riparian area along the garage side of the creek should be marked off in flagging or fencing to ensure that during foundation excavation and construction All materials and disturbance are avoided except in the locations of the building footings.
- 2.2 Overburden soils and construction materials must not be stored within the riparian areas.
- 2.3 No ditches or drainages must be dug directly into the creek
- 2.4 Rainfall shutdown (4 inches in 24 hrs) applies during earthworks
- 2.5 Earthworks must be covered with tarps/sheet poly stored at the work site
- 2.6 No construction garbage must enter the riparian areas

3. Other

- 3.1 Contact D.R. Clough during the construction for an inspection (we will photograph the site and ensure the environmental plan is being followed)
- 3.2 Record your activities and take some photos, during the job to show your diligence.

St Jacques property (x) and drainage location, Sproat Lake.





1.) Looking upstream at pools under bridge



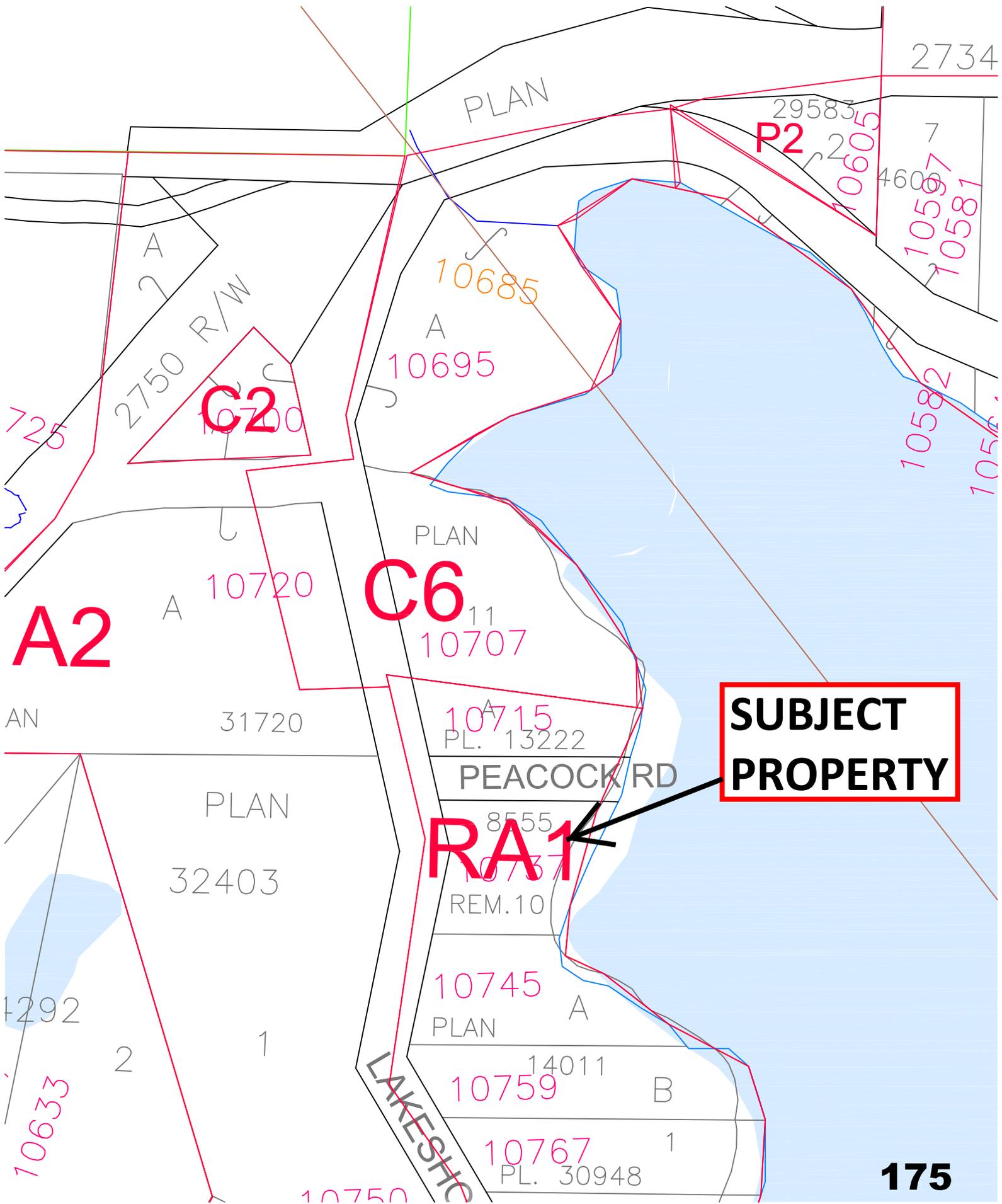
2.) Looking downstream towards lake.



3.) Looking west to Shop Location.



4.) Lakeshore Road culvert above bridge..



A2

C2

C6

RA1

P2

**SUBJECT
PROPERTY**



MEMORANDUM

To: Russell Dyson, CAO and Regional Board of Directors
From: Heather Adair, Junior Planner
Date: September 4, 2014
Subject: DVE14004, 5505 HIGHLAND DRIVE

Background

On August 27, 2014 the Regional Board reviewed an application for a development variance permit relating to an accessory building at LOT 12, DISTRICT LOTS 23 AND 42A, ALBERNI DISTRICT, PLAN VIP79780.

The Board requested that the applicants confirm land use prior to considering Development Variance Application DVE14004.

The applicants provided a letter that indicates that they are intending to use the accessory building for personal use including storage of family vehicles, tools, and sports equipment. The applicants indicated that the building will not be used for any commercial or industrial purpose, nor as a storage facility.

Recommendation

Pass a resolution to consider issuing a development variance of Section 6.5.2 (a) to vary the maximum height for an accessory building in the Acreage Residential (RA2) District from 13 feet to 17 feet subject to:

- The maximum height of the accessory building not exceeding 17 feet, measured at mid-truss.

Submitted by:

Heather Adair
Junior Planner

Reviewed by:

Mike Irg
Manager of Planning & Development

DVE14004

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułu?if?ath 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)

Nadine & Steve Chatwin
5505 Highland Drive
Port Alberni, BC V9Y 7G7
(250) 724-6082
brockncody@shaw.ca

September 3, 2014

Ms. Heather Adair, Junior Planner/
Bylaw Enforcement Officer
Alberni-Clayoquot Regional District
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3

Dear Ms. Adair,

Re: Variance Application – 5505 Highland Drive, Port Alberni

Please accept this letter as confirmation that the intended use of the garage we are proposing to build on the above property is for our own personal use.

The garage is an accessory to our single family dwelling and will be used to store our family vehicles, tools, sports equipment etc. The garage will not be used for any commercial, industrial or as a storage facility.

Should you require further confirmation, please give us a call at the number above.

Yours truly,

Steve and Nadine Chatwin



Development Variance Application

DATE: August 18, 2014

ACRD FILE NO.: DVE14004

APPLICANTS: Steven & Nadine Chatwin

LEGAL

DESCRIPTION: LOT 12, DISTRICT LOTS 23 AND 42A, ALBERNI DISTRICT, PLAN VIP79780

LOCATION: 5505 Highland Drive

ELECTORAL AREA: "E" Beaver Creek

APPLICANT'S INTENTION: To vary the required side yard setback to accommodate the construction of a proposed 17 foot high accessory building.

Recommendation: That the Regional Board:

- 1) Receive the staff report; and
- 2) Pass a resolution to consider issuing a development variance of Section 6.5.2 (a) to vary the maximum height for an accessory building in the Acreage Residential (RA2) District from 13 feet to 17 feet subject to:
 - The maximum height of the accessory building not exceeding 17 feet, measured at mid-truss.

Procedure:

Prior to the issuance of a development variance permit, the Board must first pass a resolution to consider issuing the permit. Staff then notifies neighbouring property owners and tenants to afford them the opportunity to make written or verbal submissions to the Board. At the subsequent meeting, the Board issues or denies the development variance permit.

Observations:

- i. **Status of Property:** The property is 1 acre in size and is cleared with a single family dwelling located on the property.
- ii. **Services**

DVE14004

- a. **Sewage Disposal:** On-site Sewage Disposal
- b. **Water Supply:** Beaver Creek Water System
- c. **Fire Protection:** Beaver Creek Fire Protection Area

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

- a. **Agricultural Land Reserve:** Not in ALR
- b. **Official Community Plan:** The Beaver Creek Official Community Plan designates this property “Residential Use”.

This proposal complies with the Beaver Creek Official Community Plan.

- c. **Zoning:** Existing zone is Acreage Residential (RA2) District. The following regulations apply to RA2 for a single family dwelling:

Minimum lot area: one acre
 Minimum lot width: 120 feet
 Minimum setbacks:
 Front: 40 feet
 Rear: 30 feet
 Side: 15 feet
 Maximum Height: 35 feet

The following regulations apply to RA2 for an accessory building:

Minimum setbacks:
 Front: 40 feet
 Rear: 3 feet
 Side: 3 feet
 Maximum Height: 12 feet

Note: an accessory building height can be increased one foot in height for every two feet horizontal distance, in excess of the minimum side yard set back.

The applicant will require approval of the side yard variance prior to construction of accessory building as proposed. Proposed height is 17 feet, which is 4 feet in excess of the allowed height at the requested 5 foot distance from the side lot line. Approval of this development variance for the side yard setback reduction will allow for the construction of the 17 foot accessory building.

- iv. **Parkland Dedication:** N/A
- v. **Highways Approval within 800 metres of an intersection on controlled access Highway:** N/A

Comments:

Staff feels this development variance is reasonable. The required side yard setback is 3 feet, and the accessory building is proposed to be constructed 5 feet from the side yard lot line. The side yard variance is needed as an accessory building with a height of 17 feet would require a 13 foot side yard setback. This development variance would reduce the side yard setback from 13 feet to 5 feet.



Prepared by:

Heather Adair, Jr Planner



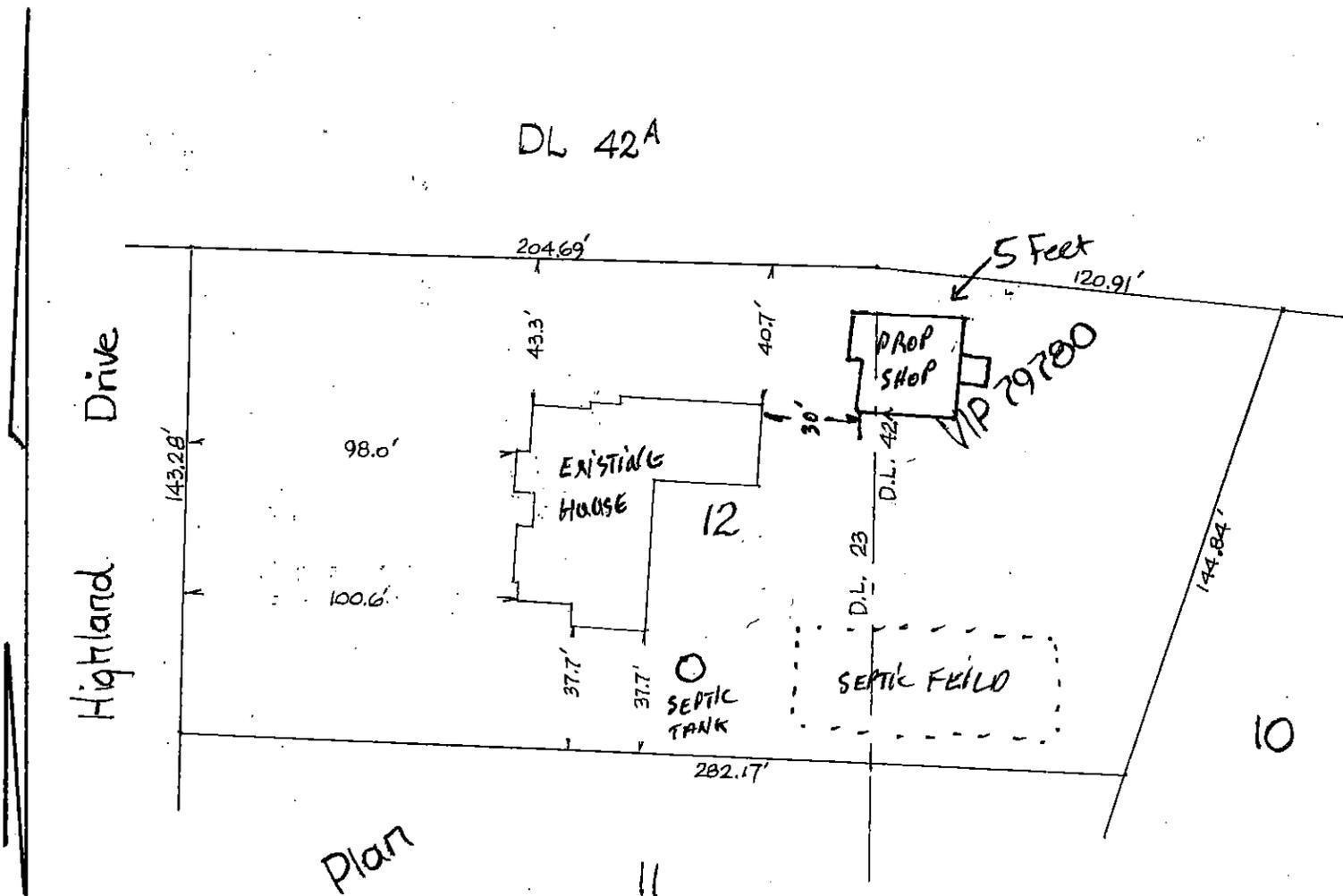
Reviewed by:

Mike Irg, Manager of Planning and Development

RE: **PROPOSED SHOP** CONSTRUCTION ON LOT 12, D.L.S 23 & 42A (CHATWIN) (CHATWIN) ERNI DISTRICT, PLAN VIP79780
 5505 HIGHLAND DRIVE

SCALE: - 1" = 50'

OUR FILE : 15212



© 2008 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

CERTIFIED CORRECT THIS 23RD DAY OF APRIL, 2008.

[Signature]
 B.C.L.S.

NOTE: - The measurements shown are the shortest distances between the foundation of the building and the adjacent boundaries of the parcel. This document is not intended for property line re-establishment and we accept no responsibility for unauthorized use.

SUBJECT PROPERTY

A3

RA2

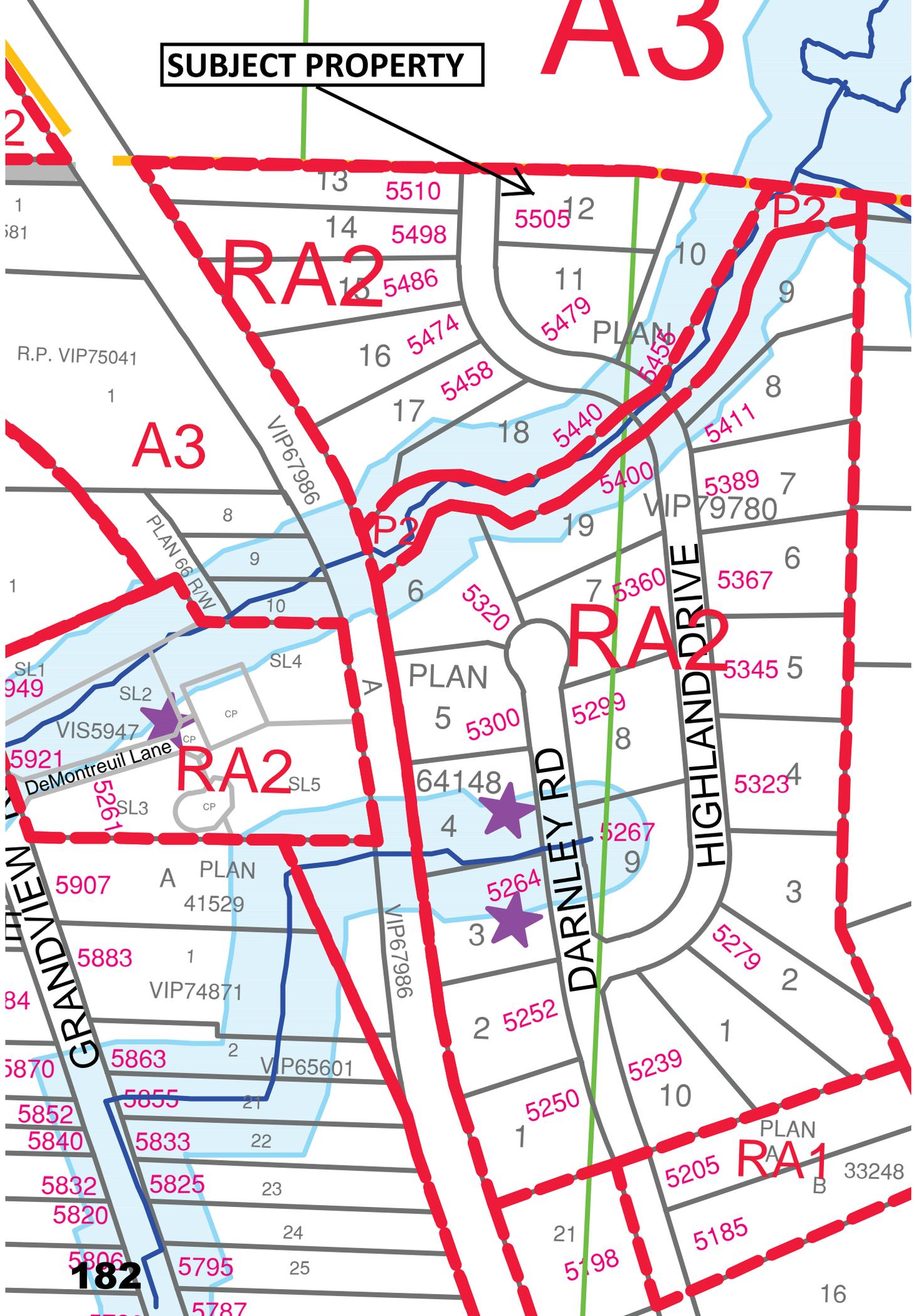
A3

RA2

RA2

RA1

182



Alberni-Clayoquot Regional District
Staff Action Items by Department and Date
Update to the Board of Directors as of September 5, 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	Ongoing – Follow-up from J. Rampanen session
3.	April 9 th Board	C2C recommend contacting the President NTC Deb Foxcroft and request an observer from the ACRD at the NTC meetings	Russell	Request sent
4.	May 14 th Board	Prepare a report for consideration by the Board with a terms of reference for an Economic Development Meeting in the region.	Russell/ Pat	In progress
5.	June 17 th AV Comm	Investigate and report back to the AV Committee with options for improvements to the Alberni Valley Sign at the entrance into Port Alberni	Rob	Investigating
6.	June 25 th Board	The Board of Directors approved the Alberni Valley Bulldogs Sponsorship Program for the value of \$24,925.00 – Advise the AV Bulldogs and proceed with the projects	Russell/ John/ Cindy	Proceeding
7.	June 25 th Board	Proceed with the drilling development and testing of a production well at the Long Beach Airport with the services of GW Solutions at the estimated cost of \$116,081, as outlined in the CAO report	Russell	In progress
8.	July 23 rd Board	Reconciliation committee meet to discuss supporting the delivery of the Reconciliation Dialogue Workshop in Port Alberni and request a workshop on the West Coast	Russell	
9.	July 23 rd Board	Bell Road consultation with TFN and the City	Russell	Letter sent to TFJ
10.	August 13 th Board	Arrange meeting with Dan Holder, Director Cote regarding Firepro RMS	Russell	October
11.	Aug. 27 th AV Comm.	Forward letter to Greenmax Resources advising the Regional District recognizes their concerns regarding the proposed runway extension and potential impacts to their operations and they will be included in the consultation process	Wendy	Done
12.	Aug. 27 th AV Comm.	Forward a letter to Mr. Wayne Coulson, Coulson Group of Companies thanking him for the tour of their operations and advising the ACRD is committed to long term investment and	Russell	Done

#	Date	Action Item	Assigned to	Target Date/Update
		development at the Alberni Valley Airport and awaits the report for Tetra Tech to consider the runway extension options		
13.	Aug. 27 th Board	Forward a letter to Island Timberlands requesting the Regional District be part of the discussion between City of Port Alberni and Island Timberlands with regards to watershed issues in McLaughlin Ridge	Wendy	Done
14.	Aug. 27 th Board	Send a letter to the Ministry of Forests, Lands and Natural Resource Operations requesting the status of habitat protected areas around McLaughlin Ridge	Wendy	Drafting
15.	Aug. 27 th Board	The Board approved the synopsis of Bylaw E1057, Sproat Lake Marine Patrol Service Area Establishment & questions – proceed to referendum once approval received from the Inspector of Municipalities	Wendy	Amended synopsis & question – Sept. 10 th Board
16.	Aug. 27 th Board	Come back with a proposal for Cherry Creek Improvement District to participate in the Regional Fire Records Management System only, not the ACRD's Fire Services Contract with Mr. Dan Holder	Russell/ Dan	October
Finance Department				
17.	April 23 rd Board	Prepare a report to the Board on the benefits and costs of signing onto the BC Climate Action Charter	Teri	Awaiting letter from Min. of CSCD
18.	June 25 th Board	Set-up a meeting with AV Drag Racing Association to review event and agreement for future years	Teri/ Andrew/ Russell	October/ November 2014
19.	August 13 th Board	Amend the 2014-2018 Financial Plan to allocate \$30,000 of Electoral Area Administration Gas Tax Funding and \$20,000 of Millstream Water Capital Reserve to the Millstream Water Supply and Distribution System Upgrade.	Teri	October 2014
Environmental Services Department				
20.	Apr. 8/10 WC	Work with Parks Canada on the landfill road agreement	Russell	Letter sent January 12 th
21.	Sept. 8/10 WC	Investigate with Tla-o-qui-aht First Nation well development at the Long Beach Airport	Russell	Met with TFN Council June 2
22.	May 11/11 AV Comm	Investigate with the Tseshaht First Nation possible resource recovery at the AV Landfill	Andy/ Russell	In Progress
23.	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
24.	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	Andy	Sent to Advisory Planning

#	Date	Action Item	Assigned to	Target Date/Update
		receipt by the Board of Directors a joint APC meeting will be called to review the proposal		Commissions for input
25.	April 23 rd Board	The Board of Directors directed 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	Russell	In progress
26.	July 9 th Board	Extend the Alberni Valley and West Coast Curbside Collection Contracts to November 30, 2014	Janice	Done
27.	July 9 th Board	Work with contractors on the West Coast to educate and establish a formal aggressive follow up plan regarding the implementation of the MMBC rules on curbside recycling	Janice	In progress
28.	July 9 th Board	Organize a Long Beach Airport Advisory Meeting with a 2-3 week lead time	Janice	Done
29.	July 23 rd Board	Award the Alberni Valley Landfill Operations Contract to Berry and Vale Contracting Ltd. for a 5 year period from October 1, 2014 to September 30, 2019, for a total cost of \$3,730,963.80 plus applicable tax	Russell	Done
30.	July 25 th WC Comm	Send letter to Parks Canada regarding permission to cut trees at the primary runway threshold, if required	Janice/ Mark	Done
31.	July 25 th WC Comm	West Coast Committee recommends that the ACRD Board of Directors support in principle the investigation of water supply from the Lost Shoe Creek Aquifer to supply Parks Canada, the communities of Esowista and Ty-Histanis with the possible use of Long Beach Airport lands and existing water infrastructure as components of the system	Russell	Done
32.	August 13 th Board	Millstream-Ucluelet Emergency Water Connection and Watermain upgrade contract to Crow Excavating for \$148,323.29 (including GST)	Janice/Teri	In progress
33.	August 13 th Board	Award the Salmon Beach Boat Ramp Upgrade Tender to Crow Excavating & Trucking Ltd. for \$35,870.00 plus GST	Janice/Teri	In progress
34.	August 13 th Board	Award the South Side Ditch portion of the Salmon Beach Short Street Drainage Tender to Denis Francoeur Backhoeing Ltd. for \$42,442.00 plus GST.	Janice/Teri	In progress
35.	August 13 th Board	Solid Waste Plan Monitoring Advisory Committee approved as presented and the committee	Janice	Done

#	Date	Action Item	Assigned to	Target Date/Update
		accept representation from the invited First Nation communities as they are provided		
36.	August 13 th Board	Research an alternative to roundup to remove vegetation at Alberni Valley Regional Airport	Mark	
PLANNING DEPARTMENT				
37.	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 – Will include in new zoning bylaw
38.	June 1/09	Bamfield Official Community Plan Review	Mike	Public Hearing September 18 th
39.	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
40.	Nov. 14/12 Board	The Board referred the Bamfield Community Hall Society's request to approve & support their proposal to build a new hall to staff to review the request and provide a recommendation, following consultation with the Society, on the role of the ACRD	Mike	Contacted Hall Society – Society working on options
41.	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
42.	June 25 th Board	Prepare a report on development cost charge options through the 2015 budget process to use parkland dedication monies for park development and other infrastructure	Mike	September 2014
43.	July 23 rd Board	ALR Regulation Consultation register Director Kokura, a staff member and Agricultural Advisory Committee member to attend the August 12 1:00 pm session at the Coast Bastion	Russell	Done
44.	August 13 th Board	Agricultural Plan Implementation contract for the Alberni-Clayoquot Regional District submitted by Gardens on the Go Horticultural Training Services in the amount of \$29,900.00 before applicable taxes	Mike	Working with Contractor
45.	Aug. 27 th Board	The Board directed staff to provide a letter of support to the Alberni Valley Back Country Horsemen of BC to allow access to the Log Train Trail for the Event to be held on September 20 th and 21 st , 2014	Alex	Done

Issued: September 5, 2014