



Alberni-Clayoquot Regional District

BOARD OF DIRECTORS MEETING

WEDNESDAY, OCTOBER 22, 2014, 1:30 pm

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

AGENDA

	PAGE #
1. <u>CALL TO ORDER</u>	
Recognition of Traditional Territories.	
2. <u>APPROVAL OF AGENDA</u>	
<i>(motion to approve, including late items requires 2/3 majority vote)</i>	
3. <u>DECLARATIONS</u>	
<i>(conflict of interest or gifts)</i>	
4. <u>ADOPTION OF MINUTES</u>	
a. Board of Directors Meeting – October 8, 2014	6-16
<i>THAT the minutes of the Board of Directors meeting held on October 8, 2014 be adopted.</i>	
b. Special Board of Directors Meeting – October 8, 2014	17-18
<i>THAT the minutes of the Special Board of Directors meeting held on October 8, 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 September 2014.	19-21
6. <u>CORRESPONDENCE FOR ACTION</u>	
a. REQUEST FOR DONATION	22-23
Devon Transport Ltd., October 3, 2014 regarding a request for an item for donation to annual Charity Raffle.	
<i>THAT the Board of Directors receive the correspondence and decline the request as the grant-in-aid process is the appropriate opportunity for such requests.</i>	
b. INVITATION	24
Nuu-chah-nulth Ha´wiih, October 14, 2014 regarding an invitation to	

attend the Nuu-chah-nulth Fishing Rights Celebration on November 1st in Port Alberni.

THAT the Board of Directors appoint Director _____ to attend the Nuu-chah-nulth Fishing Rights Celebration on November 1st.

- c. **LETTER OF SUPPORT** **25-27**
City of Nanaimo, October 15, 2014 regarding a request for a letter of support for Island Ferry Services Ltd.

THAT the Board of Directors send a letter of support for the high speed passenger only ferry between downtown Nanaimo and downtown Vancouver to Island Ferry Services Ltd.

7. CORRESPONDENCE FOR INFORMATION

- a. **ISLANDS TRUST** **28-30**
Priorities for Budget 2015 – BC Ferries
- b. **ISLAND TIMBERLANDS** **31**
Island Timberlands 2014 Fire Hazard Abatement Program
- c. **SPECIES AT RISK – CANADIAN WILDLIFE SERVICE – ENVIRONMENT CANADA** **32-33**
Survival of the Monarch, a Species at Risk
- d. **JOHN HORGAN/SELINA ROBINSON, OFFICIAL OPPOSITION** **34-35**
2014 UBCM Convention Meeting
- e. **MUNICIPAL INSURANCE ASSOCIATION** **36-37**
MIABC Dividend Cheque
- f. **E-COMM 9-11** **38-46**
e-communique´
- g. **ASSOCIATION OF VANCOUVER ISLAND AND COASTAL COMMUNITIES** **47-48**
Copy of letter from Regional District of Nanaimo Supporting Metro Vancouver Bylaw 280 (Note: the Alberni-Clayoquot Regional District sent a letter of support after the February 26/14 Board Meeting)
- h. **ISLAND CORRIDOR FOUNDATION** **49-51**
October 2014 Newsletter
- i. **MINISTRY OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT/MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE** **52-53**
Infrastructure Funding Applications available October 22, 2014

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

8. REQUEST FOR DECISIONS & BYLAWS

- a. **REQUEST FOR DECISION** **54-57**
Alberni Valley Community Forest Reserve Fund Application

THAT the Board of Directors of the ACRD submit an application for \$300,000.00 from the Alberni Valley Community Forest Reserve Fund to assist with the costs of the proposed runway extension, lighting enhancement and GPS.

9. PLANNING MATTERS

9.1 ELECTORAL AREA DIRECTORS ONLY

- a. **BAMFIELD OFFICIAL COMMUNITY PLAN** **58-131**
Memorandum and Bylaw P1309

THAT Bylaw P1309, Regional District of Alberni-Clayoquot Bamfield (Electoral Area A) Official Community Bylaw P1309, 2013, be adopted.

THAT the Board of Directors forward a letter to Pam Shaw and the VIU Geography Department expressing thanks for their assistance with the Bamfield OCP project.

- b. **DEVELOPMENT APPROVAL INFORMATION BYLAW** **132-139**
Request for Decision and Bylaw P1324

THAT Bylaw P1324, Development Approval Information Bylaw, be read a first time.

THAT Bylaw P1324, Development Approval Information Bylaw, be read a second time.

THAT Bylaw P1324, Development Approval Information Bylaw, be read a third time.

10. REPORTS

10.1 STAFF REPORTS

- a. Staff Action Items Report – October 22, 2014 **140-144**
b. Meeting Schedule – November 2014 **145**
c. Building Inspector’s Report – September 2014 **146**
d. Financial Statement – September 30, 2014 **147-148**
e. Unity Celebrity Event – October 9, 2014 **149**
f. Finance Warrant No. 545 – Additional Information Required- October 10, 2014 **150**
g. Alberni Valley Bulldogs Sponsorship Update – October 15, 2014 **151**
h. Licence of Use Renewal Somass Estuary Leachate Line-Response to Question. **152**

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

10.2 COMMITTEE REPORTS

- a. **Alberni Valley Committee Meeting – October 16, 2014 – to be circulated as a late item**

3 Recommendations to be outlined in the report.

THAT this report be received and the Board of Directors concur with the recommendations of the Alberni Valley Committee.

- b. **Bamfield Water Committee Meeting – October 20, 2014 – Verbal (E. Geall)**

10.3 MEMBER REPORTS

- a. 9-1-1 Corporation – C. Solda
- b. Vancouver Island Regional Library - P. Cote
2015-2019 Financial Plan DVD Presentation
- c. Central West Coast Forest Society – T. Bennett
- d. Emergency Planning – J. McNabb/P. Cote/M. Kokura/C. Solda
- e. Alberni Valley Chamber of Commerce – C. Solda
- f. Coastal Community Network – T. Bennett/B. Irving/C. Solda
- g. West Island Woodlands Advisory Group –L. Banton
- h. Island Coastal Economic Trust – C. Solda
- i. Air Quality Council, Port Alberni – J. McNabb
- j. West Coast Aquatic Board – T. Bennett
- k. Association of Vancouver Island & Coastal Communities – C. Solda
- l. Beaver Creek Water Advisory Committee – J. McNabb
- m. Other Reports

THAT the Board of Directors receives the Member Reports.

11. UNFINISHED BUSINESS

12. LATE BUSINESS

13. QUESTION PERIOD

14. IN CAMERA

Motion to close the meeting to discuss matters relating to:

- i. Law enforcement, disclosure of which the Board considers could be harmful to the conduct of an investigation under or enforcement of an enactment.*

15. RECOMMENDATIONS TO THE BOARD FROM IN-CAMERA

16. ADJOURN

Next Board of Directors Meeting: Thursday, November 13, 2014, 1:30 PM



Alberni-Clayoquot Regional District

MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, OCTOBER 8, 2014

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

DIRECTORS

Cindy Solda, Chairperson, City of Port Alberni

PRESENT:

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

Eric Geall, Electoral Area "A" (Bamfield)

Mike Kokura, Electoral Area "B" (Beaufort)

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

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

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

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

Jack McLeman, Councillor, City of Port Alberni

Josie Osborne, Mayor, District of Tofino

Bill Irving, Mayor, District of Ucluelet

Alan McCarthy, Member of Legislature, Yuułuꞑiꞑath Government

Wilfred Cootes, Councillor, Uchucklesaht Tribe Government

STAFF PRESENT:

Russell Dyson, Chief Administrative Officer

Andy Daniel, Manager of Environmental Services

Teri Fong, Manager of Finance

Mike Irg, Manager of Planning and Development

Wendy Thomson, Manager of Administrative Services

1. CALL TO ORDER

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

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.

CARRIED

3. DECLARATIONS

4. ADOPTION OF MINUTES

a. Board of Directors Meeting – September 10, 2014

MOVED: Director Kokura
SECONDED: Director McLeman

THAT the minutes of the Board of Directors meeting held on September 10, 2014 be adopted.

CARRIED

b. Alberni Valley Committee Meeting – September 19, 2014

MOVED: Director Kokura
SECONDED: Director McLeman

THAT the minutes of the Alberni Valley Committee held on September 19, 2014 be adopted.

CARRIED

5. PETITIONS, DELEGATIONS & PRESENTATIONS

a. Presentation – UBCM Longtime Service Award – 35 years, Director Mike Kokura

The Chairperson presented Director Kokura with the UBCM Longtime Service Award for 35 years of service with the Alberni-Clayoquot Regional District Board of Directors.

b. Mr. Lefty Williams, Jericho Road Church, regarding Unity Celebrity Event

Mr. Williams thanked the Board for supporting their church and the celebrity basketball event held last October. He provided an overview of the next celebrity event to be held over two days the first weekend in February 2015. Mr. Williams requested the ACRD Board to consider once again supporting the celebrity event in the amount of \$2,000.00.

MOVED: Director Irving
SECONDED: Director Bennett

THAT the ACRD Board of Directors support a grant in the amount of \$2,000.00 to the Jericho Road Church for their 2015 Unity Celebrity Event and instruct staff to bring back a report on funds available to support this grant.

CARRIED

Director Banton left the meeting at 1:45 pm due to a conflict of interest.

6. CORRESPONDENCE FOR ACTION

- a. **Correspondence dated September 15, 2014 from Port Alberni Junior Hockey Society regarding an invitation to appoint a representative to the Hockey Society.**

MOVED: Director Irving
SECONDED: Director McNabb

THAT the Board of Directors put out an expression of interest in November 2014 for a volunteer to sit on the Alberni Valley Bulldogs Society representing the Alberni-Clayoquot Regional District Board of Directors.

DEFEATED

MOVED: Director Kokura
SECONDED: Director Bennett

THAT the ACRD Board of Directors write a letter to the Alberni Valley Bulldogs Society advising their invitation to appoint a volunteer to sit on their Society representing the Regional District was declined.

CARRIED

Director Banton re-entered the meeting at 1:52 pm.

7. CORRESPONDENCE FOR INFORMATION

- a. **ISLAND COASTAL ECONOMIC TRUST**
Voting with their Fee: Actual Quality of Life Rankings
Tech Incubator will Help Create, Grown Companies on the Island
Artisans at Work: Économusée Model Helps Tourists Experience the Best of BC
- b. **THE CORPORATION OF DELTA**
Medical Marihuana
- c. **AUDITOR GENERAL FOR LOCAL GOVERNMENT**
Annual Report
- d. **YOUTH PARLIAMENT OF BRITISH COLUMBIA ALUMNI SOCIETY**
British Columbia Youth Parliament, 86th Parliament
- e. **WEST COAST AQUATIC**
Change in Staffing
- f. **VANCOUVER ISLAND UNIVERSITY**
Thank you
- g. **AVICC**
Fortis BC Operating Agreements and Collection of Operating Fees by Municipalities
Request for Presentation Proposals – 2015 AVICC AGM & Convention

MOVED: Director Bennett
SECONDED: Director Kokura

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

CARRIED

MOVED: Director Irving

SECONDED: Director McLeman

THAT the ACRD Board of Directors fund two students to participate in the Youth Parliament of BC, 86th Parliament, December 27 to 31, 2014 in the amount of \$550.00 and work with SD#70 to identify eligible students to attend.

CARRIED

MOVED: Director Geall

SECONDED: Director Bennett

THAT the ACRD Board of Directors send a letter to the Province of BC supporting the Island Coastal Economic Trust and complimenting their disbursement of trust funds.

CARRIED

8. REQUEST FOR DECISIONS & BYLAWS

a. Request for Decision regarding Bylaw A1078, Board Remuneration, Expenses and Benefits.

MOVED: Director Irving

SECONDED: Director Bennett

THAT the ACRD Board proceed with 4 readings of Bylaw A1078.

DEFEATED

MOVED: Director McNabb

SECONDED: Director Kokura

THAT the ACRD Board of Directors give first reading to Bylaw A1078, Board Remuneration, Expenses and Benefits, 2014.

CARRIED

MOVED: Director Kokura

SECONDED: Director Irving

THAT the ACRD Board of Directors give second reading to Bylaw A1078, Board Remuneration, Expenses and Benefits, 2014.

MOVED: Director McNabb
SECONDED: Director Kokura

THAT Bylaw A1078, Board Remuneration, Expenses and Benefits be amended by having the Chair responsible for scrutinizing expenses of directors prior to payment by the Finance Department.

DEFEATED

MOVED: Director Osborne
SECONDED: Director McLeman

THAT item 6 of Bylaw A1078, Board Remuneration, Expenses and Benefits be amended increasing the deadline to submit expense claims to the finance department from 30 days to 60 days of incurring the expense.

CARRIED

MOVED: Director Jack
SECONDED: Director Banton

THAT the Bylaw A1078, Board Remuneration, Expenses and Benefits be amended by increasing item 3 b. iv. home stay allowance from \$50.00 to \$75.00 per day.

DEFEATED

The main motion of second reading as amended was

CARRIED

MOVED: Director Bennett
SECONDED: Director Irving

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw A1078, Board Remuneration, Expenses and Benefits, 2014.

CARRIED

MOVED: Director Irving
SECONDED: Director Bennett

THAT the Alberni-Clayoquot Regional District Board of Directors adopt Bylaw A1078, Board Remuneration, Expenses and Benefits, 2014.

CARRIED

b. Request for Decision regarding Alberni Valley Regional Airport Bylaw Amendment.

MOVED: Director Bennett

SECONDED: Director Kokura

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to the bylaw cited as "Bylaw 791-1, Port Alberni Airport Extended Service Area Establishment Bylaw Amendment, 2014".

CARRIED

MOVED: Director Irving
SECONDED: Director Bennett

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to the bylaw cited as "Bylaw 791-1, Port Alberni Airport Extended Service Area Establishment Bylaw Amendment, 2014".

CARRIED

MOVED: Director Bennett
SECONDED: Director Cote

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to the bylaw cited as "Bylaw 791-1, Port Alberni Airport Extended Service Area Establishment Bylaw Amendment, 2014".

CARRIED

c. Request for Decision regarding ACAP Contribution Agreement.

MOVED: Director Bennett
SECONDED: Director Kokura

THAT the Alberni-Clayoquot Regional District Board of Directors agree to enter into a Contribution Agreement with Her Majesty the Queen in the right of Canada to receive \$39,042.00 capital contribution for a Heavy Airside Mobile Equipment (Runway Condition Reporting System) Project at the Tofino Airport and agree to assume all project costs above the level approved by the Minister; and authorize Russell Dyson, CAO to be the designated representative to sign the agreement on their behalf.

CARRIED

d. Request for Decision regarding Licence of Use Renewal – Somass Estuary Leachate Line.

MOVED: Director Bennett
SECONDED: Director McNabb

THAT the Alberni-Clayoquot Regional District Board of Directors agree to renew the Somass Estuary Leachate Line licence of use agreement with the Port Alberni

Port Authority for a five (5) year term commencing November 1, 2014 for the fee of \$1.00 dollar per year.

CARRIED

e. Request for Decision regarding 2015 Tax Exemption Bylaw.

MOVED: Director Bennett

SECONDED: Director Kokura

THAT the ACRD Board of Directors receive this report and concur with the recommendation to proceed to 4 readings to Bylaw F1112.

CARRIED

MOVED: Director Banton

SECONDED: Director McNabb

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to Bylaw F1112 cited as "2015 Tax Exemption Bylaw".

CARRIED

MOVED: Director Banton

SECONDED: Director Bennett

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to Bylaw F1112 cited as "2015 Tax Exemption Bylaw".

CARRIED

MOVED: Director Banton

SECONDED: Director Osborne

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw F1112 cited as "2015 Tax Exemption Bylaw".

CARRIED

MOVED: Director Banton

SECONDED: Director Osborne

THAT the Alberni-Clayoquot Regional District Board of Directors adopt Bylaw F1112 cited as "2015 Tax Exemption Bylaw".

CARRIED

f. Request for Decision regarding Bamfield, Anacla and Kildonan Solid Waste Management.

MOVED: Director Geall

SECONDED: Director McNabb

THAT the Alberni-Clayoquot Regional District Board of Directors direct staff to hire a consultant to investigate options for Solid Waste Management for Bamfield and, Anacla and Kildonan, including options of Stakeholder partnerships within the area for a maximum of \$5,000.00.

CARRIED

g. Request for Decision regarding Tourism Vancouver Island, Hiking Trails Strategy – Phase I.

MOVED: Director Geall

SECONDED: Director McNabb

THAT the Alberni Clayoquot Regional District provides financial support of \$2500 for Phase 1 of the Tourism Vancouver Island, Hiking Trails Strategy.

CARRIED

h. Request for Decision regarding Climate Action Charter.

MOVED: Director Kokura

SECONDED: Director McNabb

THAT the Alberni-Clayoquot Regional District Board of Directors not sign the British Columbia Climate Action Charter at this time but continue to make efforts to become carbon neutral.

CARRIED

MOVED: Director Osborne

SECONDED: Director McNabb

THAT that the ACRD Board of Directors write a letter to the Executive Director of the Ministry of Community, Sport and Cultural Development outlining the reasons the ACRD is not signing onto the Climate Action Charter.

CARRIED

i. Request for Decision regarding Finance Warrant No. 545.

MOVED: Director Bennett

SECONDED: Director McLeman

THAT the Board of Directors approves Finance Warrant Number 545 in the amount of \$633,059.72 dated September 30, 2014.

CARRIED

j. Request for Decision regarding Residential PPP and Solid Waste Collection

MOVED: Director McNabb
SECONDED: Director McLeman

THAT the Alberni-Clayoquot Regional District Board of Directors approve the Alberni Valley Residential PPP Collection Services Contract Request for Proposals (RFP) and direct staff to advertise the RFP opportunity.

CARRIED

MOVED: Director Irving
SECONDED: Director Bennett

THAT the Alberni-Clayoquot Regional District Board of Directors approve the West Coast Residential PPP and Garbage Collection Services Contract Request for Proposal (RFP) and direct staff to advertise the RFP opportunity.

CARRIED

9. PLANNING MATTERS

a. BAMFIELD OFFICIAL COMMUNITY PLAN

Public Hearing Report, Public Hearing Minutes and Bylaw P1309.

MOVED: Director Geall
SECONDED: Director Kokura

THAT the Board of Directors receives the public hearing report.

CARRIED

MOVED: Director Geall
SECONDED: Director Kokura

THAT the Board of Directors receives the public hearing minutes.

CARRIED

MOVED: Director Geall
SECONDED: Director Banton

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

CARRIED

b. DVE14004, CHATWIN, 5505 HIGHLAND DRIVE

Development Variance Application – Memorandum and Permit.

MOVED: Director McNabb
SECONDED: Director Kokura

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

CARRIED

**c. YUUTU?IH?ATH FIRST NATION FORESHORE AGREEMENT
Memorandum.**

MOVED: Director McCarthy

SECONDED: Director Kokura

THAT the Board of Directors provides a letter of support to the Yuutu?if?ath First Nation for the document titled "Application of Laws to Foreshore Act".

CARRIED

10.1 STAFF REPORTS

- a. CAO Report - October 3, 2014**
- b. Planning and Development Report – September 30, 2014**
- c. Building Inspector's Report – August 2014**
- d. Financial Manager Report – October 1, 2014**
- e. Environmental Services Department Report – September 30, 2014**
- f. Staff Action Items Report – October 3, 2014**
- g. Staff Action Items Report – October 3, 2014**
- h. Bamfield Centennial Park Update**

MOVED: Director Bennett

SECONDED: Director Kokura

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

CARRIED

10.2 COMMITTEE REPORTS

a. Committee Meeting

Director McLeman provided a brief report on the Alberni-Clayoquot Transportation Committee.

MOVED: Director Bennett

SECONDED: Director Kokura

THAT this report be received.

CARRIED

10.3 OTHER REPORTS

a. **BC Hydro – Vancouver Island-Sunshine Coast Community Relations 2014 Annual Report**

b. **UBCM Overview – All Directors**

Directors reported on attendance at the 2014 UBCM Convention in Whistler.

Director Cootes left the meeting at 3:46 pm

Director Irving left the meeting at 3:50 pm

c. **Vancouver Island Regional Library – P. Cote**
2015-2019 Financial Plan

d. **Economic Development Manager – P. Deakin**
2014 Report on activities

MOVED: Director McLeman

SECONDED: Director McNabb

THAT the Board of Directors receives Reports a-d.

CARRIED

11. UNFINISHED BUSINESS

12. LATE BUSINESS

13. QUESTION PERIOD

14. ADJOURN

MOVED: Director McNabb

SECONDED: Director McLeman

THAT this meeting be adjourned at 4:05 pm.

CARRIED

Certified Correct:

Cindy N. Solda,
Chairperson

Russell Dyson,
Chief Administrative Officer



Alberni-Clayoquot Regional District

MINUTES OF THE SPECIAL BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, OCTOBER 8, 2014

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

DIRECTORS

Cindy Solda, Chairperson, City of Port Alberni

PRESENT:

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

Eric Geall, Electoral Area "A" (Bamfield)

Mike Kokura, Electoral Area "B" (Beaufort)

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

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

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

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

Jack McLeman, Councillor, City of Port Alberni

Josie Osborne, Mayor, District of Tofino

Bill Irving, Mayor, District of Ucluelet

Alan McCarthy, Member of Legislature, Yuułuꞑiꞑꞑath Government

Wilfred Cootes, Councillor, Uchucklesaht Tribe Government

STAFF PRESENT: Wendy Thomson, Manager of Administrative Services

1. CALL TO ORDER

The Chairperson called the meeting to order at 9:30am.

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 McNabb

THAT the agenda be approved as circulated.

CARRIED

3. IN-CAMERA

MOVED: Director Cootes

SECONDED: Director Kokura

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

i. Labour or other employee relations;

ii. Litigation or potential litigation affecting the Regional District;

- iii. *Personal information of a person being considered by the Regional District for an award or who has offered a gift to the Regional District on the condition of anonymity.*

CARRIED

The meeting was closed to the public at 9:35 am.

The meeting was re-opened to the public at 11:50 am.

4. RECOMMENDATIONS TO THE BOARD FROM IN-CAMERA

5. ADJOURN

MOVED: Director Osborne

SECONDED: Director McNabb

THAT this meeting be adjourned at 11:50 am.

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 September 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 1032 calls for service. The following represents some of the calls for services received, investigations undertaken and activities of the RCMP during the month.

- Officers received and responded to 1032 calls for service during the month of September. Over the first four months of the 2014 calendar year Port Alberni RCMP officers have responded to 9019 calls for service. The calls for service received in 2014 is slightly ahead of, but very comparable to that of 2013.
- September remained busy with a number of community functions taking place. RCMP officers attended Salmon Fest, Fall Fair, Terry Fox Run, the Toy Run and the Tour de Rock.
- September marked the return to fall and the 2014/15 School year. The Port Alberni RCMP have partnered with the local Schools to ensure that police officers are visible in the Schools as well ensuring speed limits and safe driving practices are followed.
- A search warrant was executed on a residence that resulted in the seizure of cocaine, heroin and Canadian currency. This matter is presently before the courts.
- During the month of September two initiatives were undertaken and both had traffic safety as a theme. On September 25th Port Alberni Detachment partnered with ICBC and other enforcement agencies to focus on distracted driving. This one day event created awareness on the topic of distracted driving. On September 27th the Detachment partnered with ICBC, The City of Port Alberni and Canadian Tire for "Sharing the Road". An event designed to publicize the fact that transportation comes in wide variety of means and that safety is everyone's responsibility.
- The Port Alberni Aboriginal Policing Section has continued to focus on its mandate of proactive policing and programming within First Nation communities. During the month of September officers were active in the Schools with visitations and assisting in the building of a new playground on the Tseshahat First Nation. Officers have made regular patrols to the Band Offices and communities both by way of land and water. A car seat clinic was held and officers attended a suicide awareness seminar. Cst Engel has made regular visits to the Port Alberni Friendship Centre. These visits have had a youth and family focus with Cst Engel participating in gym activities and an elder/youth meeting. Cst Batt was recognized by the "E" Division Aboriginal Polcing Section for his work with youth and the development of "Survival Kids".

September marked the half way point in the Port Alberni RCMP's 2014/15 Annual Performance Plan. The following is an update of the goals and progresses made:

- **Crime Reduction:** Reduce the incidents of criminal activity by focussing on offenders.
 - Goal conduct 1200 curfew checks, 502 conducted
 - Goal reduce thefts by 5% to 1000 presently 400
- **Substance abuse** (alcohol and drugs): Reduce the impact of substance abuse in the community.
 - Goal reduce substance abuse in calls for service by 5% to 2500 presently 1039
- **Youth:** Reduce youth involvement as offenders and victims.
 - Increase youth diversion by 10% to 140 presently 57
- **Visibility/engagement:** The RCMP will be active within the community.
-
- **Traffic:** Detection and removal of impaired drivers
 - Increase detection by 5% to 100 presently 56

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	66	43				460
Relationship Violence	9	9	12	17	16	7	9	12	13				104
Thefts	90	65	75	75	68	73	85	93	72				696
Break and enter	27	26	24	21	17	13	21	19	20				188
Mischief	32	35	42	90	54	59	48	52	33				445
Drugs	31	21	29	28	19	19	31	23	21				222
Provincial Traffic	62	82	84	81	101	90	118	113	91				822
Criminal Code Traffic	16	20	16	16	21	30	37	31	26				213
Motor Vehicle Inciden	26	40	22	22	35	27	33	41	31				277
Calls for Service	906	860	946	964	987	1045	1139	1140	1032				9019

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

October 3rd, 2014



REG.DIST. OF ALBERNI-CLAYOQUOT
3008 FIFTH AVENUE
PORT ALBERNI, BC V9Y 2E3

Season's Greetings:

Budget Rent a Car is having our annual Christmas Party on Friday, November 21st. As part of this celebration, we will be having our yearly charity raffle. During last year's raffle Budget's Social Club raised over \$3000.00 for the Salvation Army by raffling items donated by you, our vendors.

We would be very appreciative if you would donate an item for this year's raffle. We are happy to accept anything your company has to offer - in the past some companies have donated items such as jackets, sweatshirts, other corporate items, and gift certificates for local restaurants or stores. If you wish to donate a gift certificate but do not have the time to purchase one, you may issue a cheque to Budget Rent a Car and we will purchase the certificate for you. Please include a business card with your company name and logo to highlight your company's contribution to this great cause.

If you are able to donate an item and would like us to pick it up, please contact the Budget office closest to you - phone numbers and contact names are listed below.

Thank you for your support and for the great service you have given Budget. Best Wishes for a Happy Holiday and Prosperous New Year.

Yours truly,

Budget Rent a Car Social Committee Members

Duncan - Heidi Clark	748-3221	
Nanaimo Shop - Al Coopsie	741-5058	
Nanaimo Downtown/Airport - Ingrid Webber	753-6611	
Nanaimo Hayes Road - Ingrid Webber	751-0917	
Nanaimo Kenworth Road - Trish Chang	758-2270	
Nanaimo Woodgrove - Bob Milne	390-1313	
Parksville - Jake Traber	248-5453	
Port Alberni/Tofino - Jim Creighton	724-9737	
Courtenay/Comox - Debb Ross	338-4702	
Campbell River - April Schaefer	923-3946	
Port Hardy - Rob Tucker	949-6411	
Nanaimo Admin -		
Greg Willmon	729-2406	Marlese Neaves 729-2407
Randy Chang	729-2404	Theresa Mathieson 729-2403
Dave Weiner	729-2922	
Cathie Stewart	729-2409	Jo Wright 729-2408
Samantha O'Neill-Edgar	729-2903	
Kaylie Sherwood	729-2910	

LOCATIONS IN

“ṭaaq-wiihak ṭuuṭuuṭiiḥ ṭuuhṭiṣ makṭatuu”
(The right to harvest and to sell
fish under the authority of Ha’wiih)

A CELEBRATION OF NUU-CHAH-NULTH FISHING RIGHTS



JOIN US
Nov 1
2014

Join Nuu-chah-nulth Ha’wiih, Chiefs, fishers, members and staff in celebrating the final legal determination of Nuu-chah-nulth Fishing Rights at Maht Mahs Gym on the Tseshaht Territories, Port Alberni for a 10:00am start.

On January 30th, 2014 the Supreme Court of Canada refused to hear Canada’s appeal in the Ahousaht et al. vs. Canada court case. This ruling effectively ended more than a decade of legal proceedings between Canada and the five nations (Ahousaht, Ehattesaht/ Chinehkint, Hesquiaht, Mowachaht/ Muchalaht, and Tla-o-qui-aht) with a final affirmation of the Nations’ aboriginal economic fishing rights.

For information and donations, to book speakers/ performances or to RSVP please contact Celebration Coordinator, Norine Messer at (250) 735-4111 norinemesser@hotmail.com

Maht Mahs Gym, Port Alberni

From: "Mayor John Ruttan" <John.Ruttan@nanaimo.ca>
To: "Josie Osborne" <osborne@tofino.ca>, "John Douglas" <john_douglas@portalberni.ca>, "Bill Irving" <birving@ucluelet.ca>, "Teunis Westbroek" <mayor@qualicumbeach.com>, "Chris Mayor Burger" <cburger@parksville.ca>, "Gregor Robertson- Vancouver, BC" <gregor.robertson@vancouver.ca>, "dhuddlestan@porthardy.ca" <dhuddlestan@porthardy.ca>, "Gerry Furney" <mayor.portmcneill@telus.net>, "Wendy Thomson" <wendy.thomson@acrd.bc.ca>, "David Saunders" <mayor@colwood.ca>, "Phil Kent" <mayor@duncan.ca>, "mayor@saanich.ca" <mayor@saanich.ca>, "mayor@sidney.ca" <mayor@sidney.ca>, "Dean Fortin -Victoria" <mayor@victoria.ca>, "oakbaymayor@oakbay.ca" <oakbaymayor@oakbay.ca>, "barb.desjardins@esquimaltcouncil.ca" <barb.desjardins@esquimaltcouncil.ca>, "Rob Hutchins" <rhutchins@ladysmith.ca>, "Walter Jakeway" <mayor.jakeway@campbellriver.ca>, "Paul Ives" <pives@comox.ca>, "Larry Jangula - Courtenay" <ljangula@courtenay.ca>, "Ross Forrest" <rforrest@lakecowichan.ca>, "Joe Stanhope" <jstanhope@shaw.ca>, "lkaercher@cityoflangford.ca" <lkaercher@cityoflangford.ca>, "Jack de Jong" <Jackdejong@shaw.ca>, "Council" <council@northcowichan.ca>, "mayor@saanich.ca" <mayor@saanich.ca>
Cc: "Mayor&Council" <Mayor&Council@nanaimo.ca>, "Ted Swabey" <Ted.Swabey@nanaimo.ca>, "Philip Cooper" <Philip.Cooper@nanaimo.ca>, "MarilynSmith" <Marilyn.Smith@nanaimo.ca>
Subject: Request for a Letter of Support for Island Ferry Services

Good Afternoon,

I have attached a copy of my "Letter of Support" for the pending Island Ferries service between Downtown Nanaimo and Downtown Vancouver. We are at a very critical point in discussions with senior governments, and your support of this essential, passenger-only service would be extremely important.

Thank you for your consideration.

Sincerely,

Mayor John Ruttan
City of Nanaimo



October 15, 2014

To: Mayors and Regional Chairs

I am writing to ask for your consideration by way of a *Letter of Support* for Island Ferry Services Ltd., the proposed high-speed passenger-only ferry to operate between downtown Nanaimo and downtown Vancouver. The City of Nanaimo believes the establishment of this convenient harbour-to-harbour ferry service will provide Mid-Island and Vancouver residents a valuable transportation alternative. We have been in regular discussions with the Federal Government, and more recently, the Province, urging their financial involvement.

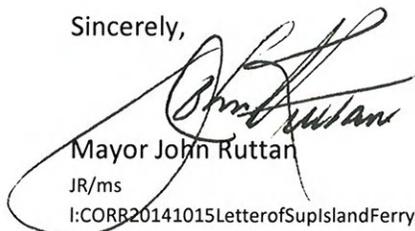
A high-speed, passenger-only ferry will provide considerable economic benefit for both Vancouver Island and the Lower Mainland. If we are to realize our full potential for growth, it is essential that we provide greater capacity, additional options and faster routes for moving passengers across the Strait of Georgia. As you are aware, the existing transportation link is limited to the slow, car-oriented BC Ferries service or the faster, but weather dependent and more expensive, seaplanes, the largest of which has a maximum capacity of approximately 15 passengers.

Island Ferry Services Ltd. offers a promising ferry alternative based on a sound business plan that both the Federal and Provincial Governments have acknowledged. Each of their two ferries has a capacity of 376 passengers and can operate in a wide range of weather, including night and fog conditions. With a targeted harbour-to-harbour crossing time of 68 minutes, Island Ferry Services Ltd. vessels will allow passengers to travel quickly, conveniently and at a moderate cost. Better still, in Vancouver, this service is expected to operate from the Sea Bus Terminal, providing convenient and inexpensive access to the Vancouver Airport via the Sky Train.

To make this ferry service more of a reality, and to provide the residents and businesses across our communities better access to one another, please assist our efforts by forwarding your response to me expressing support for this service and the benefits it extends to everyone.

Thank you for your consideration.

Sincerely,



Mayor John Ruttan

JR/ms

I:\CORR\2014\1015\LetterofSupIslandFerryService.docx



Lists of Recipients re email from Mayor Ruttan re *Letter of Support for Island Ferry Services*:

Alberni-Clayoquot District	Chair, Cindy Sedola
Central Saanich	Mayor Alastair Bryson
City of Campbell River	Mayor Walter Jakeway
City of Colwood	Mayor Carol Hamilton
City of Courtenay	Mayor Larry Jangula
City of Duncan	Mayor Phil Kent
City of Langford	Mayor Stewart Young
City of Parksville	Mayor Chris Burger
City of Port Alberni	Mayor John Douglas
City of Vancouver	Mayor Gregor Robertson
City of Victoria	Mayor Dean Fortin
District of Lantzville	Mayor Jack De Jong
District of Saanich	Mayor Frank Leonard
District of Tofino	Mayor Josie Osborne
District of Ucluelet	Mayor Bill Irving
District of North Cowichan	Mayor Jon Lefebure
Oak Bay, District	Mayor Nils Jensen
Port Hardy, District	Deputy Mayor Debbie Huddlestan
Regional District of Nanaimo	Chair Joe Stanhope
Town of Comox	Mayor Paul Ives
Town of Ladysmith	Mayor Robert Hutchins
Town of Lake Cowichan	Mayor Ross Forrest
Town of Port McNeill	Mayor Gerry Furney
Town of Qualicum Beach	Mayor Teunis Westbroek
Town of Sidney	Mayor Larry Cross



200 - 1627 Fort Street, Victoria, BC V8R 1H8
Telephone **(250) 405-5151** Fax (250) 405-5155

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

Email information@islandstrust.bc.ca

Web www.islandstrust.bc.ca

October 3, 2014

File No. 0420-30

By online submission to: <https://www.leg.bc.ca/cmt/finance/submission.asp>

Select Standing Committee on Finance and Government Services
Room 224, Parliament Buildings
Victoria BC V8V 1X4

Dear Committee Members:

Re: Priorities for Budget 2015 – BC Ferries

Thank you for consulting about the 2015 provincial budget and fiscal policy. The Islands Trust Council requests that the Provincial government budget sufficient funding in 2015 and future years to:

- return BC Ferry fares to a level that would be in line with cost of living increases since enactment of the *Coastal Ferries Act* in 2003; and
- fund BC Ferries costs, including capital costs, at a level that will keep future fare increases in line with, or lower than, CPI while meeting essential transportation needs of ferry dependent communities.

Island communities have been hard hit by substantial cumulative fare increases. In 2015, the Provincial government will have a critical opportunity to re-stimulate BC's coastal economies when it re-negotiates the Coastal Ferry Contract with BC Ferries for performance term four (April 1, 2016 – March 31, 2020). We understand the Province will use this process to assess the amount of funding BC taxpayers will contribute to the coastal ferry system through the service fee it provides to BC Ferries.

The tipping point on fare affordability was reached several years ago. We were glad to hear Minister Stone acknowledge at the Union of BC Municipalities Convention in September that ferry fares are driving down ridership. We were also glad to hear the Minister promise to hold BC Ferries rate increases to the level of inflation starting in 2016. With fares scheduled to increase another 3.9% in April 2015, this investment will be too little, too late. It will not be enough to undo the cycle of dropping ridership in which our communities are caught.

We urge you to recommend that the Province budget enough funding to reduce BC Ferries fares. The alternative means forcing BC Ferries to continue to price themselves out of customers, or hollow-out their services which could further undermine ridership. Neither is good for British Columbia or our world-renowned coastal communities. As described recently in the Union of BC Municipalities report, *Boatswains to the Bollards: A Socioeconomic Impact Analysis of BC Ferries*, investment in BC Ferries is an investment in British Columbia's economy and its communities.

Minister Stone recently suggested that it would not be responsible for the Province of BC to ask British Columbia taxpayers to make up for past underfunding of BC Ferries. We disagree. If it is reasonable for provincial taxpayers to pay to replace aging highway infrastructure such as roads, bridges and tunnels, it is also reasonable to ask them to pay for the previously underfunded capital costs of the provincial ferry system. Funding for the ferry system is not a 'subsidy,' but a legitimate government contribution to essential provincial infrastructure.

.../2

It is not reasonable to expect ferry users and ferry-dependent communities to carry the costs of both operating and renewing infrastructure for what is clearly part of the provincial transportation system. Ferry users have put in \$5.6 billion (versus the Province's \$1.25 billion) over the past ten years, and users are already paying 100% of ferry operating costs through fares, reservation fees, retail and catering purchases. The fiscal pressures facing BC Ferries today result from chronic provincial underinvestment and require provincial re-investment.

This request is not new. In the *Islands Trust Council's December 2012 submission to the BC Coastal Ferries Consultation Engagement Process*, we suggested that by reinvesting in the minor routes to reduce fares and jumpstart ridership, the provincial government could help restore the economic and social health of ferry-dependent communities and the Province. We also suggested that fare reductions will need to be widely advertised and promoted. There have been many other creative ideas advanced by our communities, but at the end of the day, increasing ridership and sustaining service levels is the surest way to increase revenues.

Eleven years ago the Province affirmed the importance of affordable ferries to BC's economy:

- *"The primary intent of this bill is to ensure that our coastal ferry service can flourish and support our economy".*
- *"We all want the service to succeed; we all need it. It is fundamental to local economies; and is one of the most prominent symbols of our lifestyle here on the west coast..."*
- *"Most of all, BC wants BC Ferries to meet its potential, to sail on time, to have clean facilities, a good selection of food choices and friendly services and, of course, to remain affordable".*
- *"...this piece of legislation ...gives assurances to people as we move forward that their ferry service will be there for them. They will know what rates they're going to pay so they can make their plans. The industries that use the ferries will be better served."*
- *"I believe this will lead us into a time where we can look forward to more people travelling on the ferries instead of feeling like the ferries were a bottleneck to our economic growth and prosperity."*

Hon. Judith Reid, Minister of Transportation, on 2nd reading of *Coastal Ferry Act* Hansard, March 24, 2003; 2003 Legislative Session, 4th Session, 37th Parliament

The promises made when the *Coastal Ferry Act* was introduced have not been fulfilled. It is time to acknowledge that in a coastal province, affordable ferry service is as necessary as affordable public transit or affordable highway systems in the land-based part of the province. Ferries are lifelines for coastal communities and businesses – as highways are in the rest of the province.

The Islands Trust is a federation of local government bodies representing 25,000 people living within the Islands Trust Area and another 10,000 non-resident property-owners. The Islands Trust is responsible for preserving and protecting the unique environment and amenities of the Islands Trust Area through planning and regulating land use, development management, education, cooperation with other agencies, and land conservation. The area covers the islands and waters between the British Columbia mainland and southern Vancouver Island. It includes 13 major and more than 450 smaller islands covering 5200 square kilometres. In its 2011-14 Strategic Plan the Islands Trust Council has prioritized advocating for fair ferry fares and service as a way of achieving our objective of enhanced community economic sustainability and security for our communities.

Thank you for accepting Islands Trust Council's submission. We hope you will show leadership on this matter, which is of crucial importance to coastal communities, businesses and families.

Sincerely,



Sheila Malcolmson

Chair, Islands Trust Council

smalcolmson@islandstrust.bc.ca

cc: Trust Area MLAs: Gary Holman, Saanich North and the Islands
Don McRae, Comox Valley
Doug Routley, Nanaimo – North Cowichan
Nicholas Simons, Powell River – Sunshine Coast
Michelle Stilwell, Parksville – Qualicum
Jordan Sturdy, West Vancouver – Sea to Sky, and Parliamentary Secretary to
the Minister of Transportation and Infrastructure
The Honourable Christy Clark, Premier of British Columbia
The Honourable Todd Stone, Minister of Transportation and Infrastructure
Mike Corrigan, President and CEO, BC Ferry Services Inc.
BC Ferries Commissioner
Ferry Advisory Committee Chairs c/o Trustee Alison Morse
Coastal Regional District Chairs c/o Powell River Regional District Chair Colin Palmer
Association of Vancouver Island Coastal Communities members
Union of BC Municipalities Select Committee on BC Ferries
Bowen Island Municipal Council
Islands Trust Council

October 3, 2014

Alberni Clayoquot Regional District
C/o Manager of Administration ServicesBy email only: Wendy.Thomson@acrd.bc.caRE: Island Timberlands 2014 Fire Hazard Abatement Program

To ACRD Staff and Council,

As we move into autumn, Island Timberlands looks to begin its forest fire hazard abatement program to reduce forest fuels around the region within our recently harvested areas. It is my goal to bring awareness on this subject matter as it is always of keen interest to our neighbors.

Island Timberlands is required under the provincial *Wildfire Act* and *Wildfire Regulation* to reduce forest fuel loading following forest harvesting activities. Forest fire abatement is often addressed through the burning of accumulated fibre left on site following forest harvest. Island Timberlands is acutely aware of our neighbors' concerns with the treatment of forest fuels by burning prepared piles, primarily with the smoke emissions generated. The management of smoke emissions is regulated under the *Open Burning Smoke Control Regulation* enabled by the *Environmental Management Act*. I can assure you Island Timberlands is doing what we can as a business to minimize the forest fuels we treat as waste in this manner by monetizing what is available through current available markets. This includes employment for local commercial firewood cutters as well as permits to the public for personal use firewood harvesting at a low cost. For the forest fuels left on site requiring treatment, we will be working to minimize adverse air quality conditions from our activities by closely monitoring weather and conducting activities in an expedient and efficient manner when weather is deemed at its optimal. We work with other major forest land managers on the timing of our activities to mitigate airshed impacts.

Island Timberlands forest fuel hazard abatement program is set to commence within the next couple weeks. Once initiated, it may take a couple days to several weeks to complete based on local weather conditions.

We would like to advise the Board, staff and the community at large to contact us if there are any questions regarding our activities over the upcoming weeks. Jimmie Hodgson is available at (250) 468-6838 or jhodgson@islandtimberlands.com.

Regards,



Morgan Kennah, RPF
Manager, Sustainable Timberlands and Community Affairs
Island Timberlands

cc. Alan Berry – Forest Protection Technician, Mid Island Fire Zone
Derek Lefler – Assistant Deputy Fire Center Manager, Coastal Fire Center



From: SAR [PYR] [<mailto:SAR.pyr@ec.gc.ca>]
Sent: Friday, October 10, 2014 12:23 PM
Subject: Posting of Proposed Management Plan for the Monarch

Hello,

We are looking for your help to ensure the survival of Monarch, a species at risk.

The proposed “Management Plan for the Monarch (*Danaus plexippus*) in Canada” was included on the Species at Risk Public Registry for a 60-day public comment period on **October 9, 2014** and is available for public comment until **December 8, 2014**.

The Monarch is a large, distinctive butterfly with bright orange wings with black veins and edges with numerous white spots. The Monarch caterpillar can be recognized by its alternating yellow, black and white bands. In B.C., they can be found from west of the Rocky Mountains to the Pacific Coast where they return to breed in the spring. The widespread use of pesticides and herbicides, in and around where they breed and feed, is the main threat to their survival in B.C. Monarch caterpillars primarily eat milkweed leaves, flowers, and fruits. The adult butterflies depend on the nectar from plants often found in people’s gardens, in grasslands, and alongside roads.

You may view or download a copy of the proposed Monarch Management Plan at the Species at Risk Public Registry website:

http://www.sararegistry.gc.ca/document/default_e.cfm?documentID=1582

During the 60-day public comment period, you may submit your comments directly through the Species at Risk Public Registry website. Your comments are important and will be fully considered. 30 days after the public comment period, the final Management Plan will be included on the Public Registry.

If you have questions about the proposed recovery strategy or would like to discuss in more detail, please contact us at SAR.PYR@ec.gc.ca or 604-350-1900.

We would also like to ask for your assistance with notifying others in your community that the proposed Management Plan for the Monarch is available for comment. We would greatly appreciate it if you could post an announcement on your website and/or provide notification through other communication tools you may use. Please feel free to use the notice provided at the end of this message.

Thank you for your interest and efforts towards the conservation of the Monarch.

Ian Parnell
A/Head, Species at Risk Recovery
Canadian Wildlife Service
Environment Canada
Pacific and Yukon Region

Species at Risk Management Plan Consultation Notice



© Karine Bériault
2007

Did you know our community is home to the Monarch? The Monarch is a large, distinctive butterfly with bright orange wings with black veins and edges with numerous white spots. The Monarch caterpillar can be recognized by its alternating yellow, black and white bands. Monarchs return to B.C. in the spring to breed. Their caterpillars eat primarily milkweed leaves, flowers, and fruits. The adults depend on the nectar from plants often found in people's gardens, in grasslands, and alongside roads. The use of pesticides and herbicides is the main threat facing Monarchs in B.C.

Environment Canada is consulting on a proposed Management Plan document for this species. A Management Plan sets goals and objectives for maintaining sustainable population levels of one or more species that are particularly sensitive to environmental factors, but are not in danger of becoming extinct. You can provide your comments on this document online at:

http://www.sararegistry.gc.ca/document/default_e.cfm?documentID=1582

If you have seen this species and/or have the type of habitat described in your area you can contact Environment Canada to learn more. Please send inquiries to:

Environment Canada
Canadian Wildlife Service
SAR.pyr@ec.gc.ca
604-350-1900

John Horgan, Leader
Official Opposition
Room 109 – Parliament Buildings
Victoria, B.C. V8V 1X4
P: 250-953-4838



Selina Robinson, M.L.A.
Coquitlam-Maillardville
Room 201 – Parliament Buildings
Victoria, B.C. V8V 1X4
P: 250-387-3655

October 2, 2014



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

Dear Chair Solda and Board Members:

My team and I enjoyed meeting so many dedicated mayors, councillors and directors at the 2014 UBCM convention last week. As I said in Whistler, you've had to work hard to get a fair shake for your communities in a time of dwindling resources and increased need.

We spoke with many of you about the timing and one-sided nature of the BC Public Sector Compensation Review. We are concerned that the timing of this report was more about embarrassing local government than addressing the issues UBCM has outlined in the Strong Fiscal Futures report. We also heard your disappointment about the Minister of Transportation Todd Stone's response to UBCM's excellent research on ferry fares and the BC economy. The report put out by AVICC and UBCM is the only research done to date studying the impact of ferry rates on local economies. Despite having no research of his own, the Minister dismissed that report and failed to address the impact of ferry fares on coastal economies.

The Premier in her talk to UBCM talked about working in partnership. We observe a gap between what is said by this government and how they actually interact with their partners.

We value the important work of local governments in our towns, rural areas, villages and cities. We recognize that senior levels of government have moved responsibility for problems to you, without the funding to address those problems. As a result, local governments are grappling with how to address the challenges of homelessness, addictions and mental health problems among others. It doesn't make sense and it doesn't serve BC residents. Our vision is that the provincial government will work closely with local government as partners in building stronger, more vibrant communities where British Columbia families and individuals thrive.

.. /2

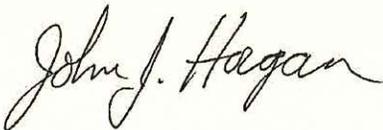
We paid close attention to the resolution work you did at UBCM and will monitor the government response to those resolutions. In Question Period and during Budget Estimate debates in the spring, we intend to remind the government to follow through on their commitments to you.

Your information and knowledge is invaluable to us in doing that work. As we head into the Legislature this October 6th I invite you to keep us informed about successes and problems you see in your community that we can help you to amplify.

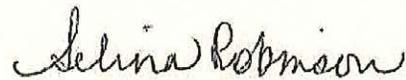
Selina Robinson, our Opposition Spokesperson for Local Government, is your contact with our team. You can reach Selina by phone at 250-953-4701 in Victoria or 604-933-2001 in Coquitlam or by email at Selina.Robinson.mla@leg.bc.ca

To those of you running for re-election, we wish you the best of luck for the November election. To those of you choosing to end your time in local government, thank you for your service and dedication to your communities. We wish you all the best in the future.

Sincerely,



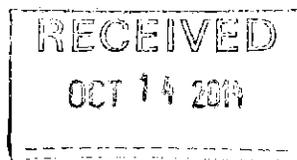
John Horgan, Leader
Official Opposition



Selina Robinson, MLA
Coquitlam-Maillardville



390 – 1050 Homer Street
Vancouver, BC V6B 2W9
Phone: 604 683 6266 Fax: 604 683 6244
www.miabc.org
tbarnes@miabc.org



October 9, 2014

Chair Cindy Solda
Alberni-Clayoquot, Reg. Dist. of
3008 - 5th Avenue
Port Alberni BC V9Y 2E3

Dear Chair Cindy Solda

Re: MIABC Dividend Cheque

Enclosed is your dividend cheque for the 2013 fiscal year. The enclosed cheque represents your portion of the dividend based on the size of your Subscriber Account Balance.

The Board declared a \$1.1 million dividend at its June meeting, bringing the total dividends distributed over the last five years to \$5.2 million. The MIABC first began returning money to its members in 2002 by subsidizing reinsurance costs. By 2006 \$7.3 million was returning to members in this way. This was replaced by dividends following the 2005 fiscal year, which have totaled \$11.5 million. Three years ago the Risk Management Grant debuted, which has resulted in a further \$2.3 million being paid out to members. All told to MIABC members have received \$20.7 million back from their liability insurer. This represents a return of 13% of the total costs paid by members over the last ten years. During that period the MIABC has grown by 10%, yet its costs have dropped by 3.5%.

The MIABC is continuing to create more value for its members. Our Member Services Department is providing an impressive array of services. A Casual Legal Advice Program debuted last year. Even more exciting is that the MIABC is now launching its Property Insurance Program, this now enables us to be the source of all local governments' insurance needs.

Yours truly,

A handwritten signature in black ink, appearing to read "Tom Barnes".

Thomas W. Barnes LLB
Chief Executive Officer & General Counsel



MUNICIPAL INSURANCE ASSOCIATION

390 - 1050 Homer St.
Vancouver, B.C. V6B 2W9
Tel: 683-6266 Fax: 683-6244

TD CANADA TRUST
TORONTO DOMINION TOWER BRANCH
700 GEORGIA ST. WEST, PACIFIC CENTRE
VANCOUVER, BC V7Y 1A2



023126

23126

PAY Six Thousand Two Hundred Two and No/100 Dollars
TO THE ORDER OF

2014.10.08 \$6,202.00

MUNICIPAL INSURANCE ASSOCIATION

R.D. of Alberni-Clayoquot
3008 - 5th Avenue
Port Alberni, BC V9Y 2E3



PER _____
PER *[Signature]*

⑈023126⑈ ⑆94000⑈004⑆ 0902⑈5277177⑈

MUNICIPAL INSURANCE ASSOCIATION

CHEQUE NO. 023126

23126 R.D. of Alberni-Clayoquot

2014.10.08 \$6,202.00

2014 Dividend Cheque

MUNICIPAL INSURANCE ASSOCIATION

CHEQUE NO. 023126

23126 R.D. of Alberni-Clayoquot

2014.10.08 \$6,202.00

2014 Dividend Cheque

SECURITY FEATURES INCLUDED - SEE REVERSE
CONTIENENT DES CARACTERISTIQUES DE SECURITE - VOIR A L'ENVERS
S1087

October 10, 2014



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

Dear Directors,

I am pleased to provide you with copies of E-Comm's quarterly newsletter, e-communiqué. As you will see, our cover story for our most recent issue is the upcoming transition of 9-1-1 Public-Safety Answer Point service, including yours, to E-Comm. The partnerships we've created are important to us, and it's because of this that we want to keep our stakeholders up-to-date with what's happening within our organization and the emergency communications industry as a whole. Our goal is to ensure you have the latest information about our organization at your fingertips and have a clear vision of our future direction.

I hope you will find e-communiqué a helpful resource and we would welcome any suggestions you might have for future editions. If you would prefer to receive e-communiqué through our electronic distribution please contact corporatecommunications@ecomm911.ca and they will take care of that.

Sincerely,

David Guscott
President and CEO

t | 604.215.5002
e | david.guscott@ecomm911.ca

New 2014 partnerships

 E-Comm's current 9-1-1 PSAP service areas (approximately 862,000 9-1-1 calls annually)

 Regional Districts scheduled to transition October/November 2014 (approximately 364,000 9-1-1 calls annually)

19 new regional districts to partner with E-Comm on 9-1-1 services

This fall 19 regional districts across British Columbia will transfer their 9-1-1 Public-Safety Answer Point (PSAP) services to E-Comm, resulting in the organization becoming the first point of contact for 80% of the province's 9-1-1 call volume. Agreements to relocate PSAP service were recently signed by the North Island 9-1-1 Corporation (NI9-1-1) and the Regional District of Central Okanagan (RDCO), which represent 15 of the regional districts. This follows the March announcement by the Regional District of Fraser-Fort George

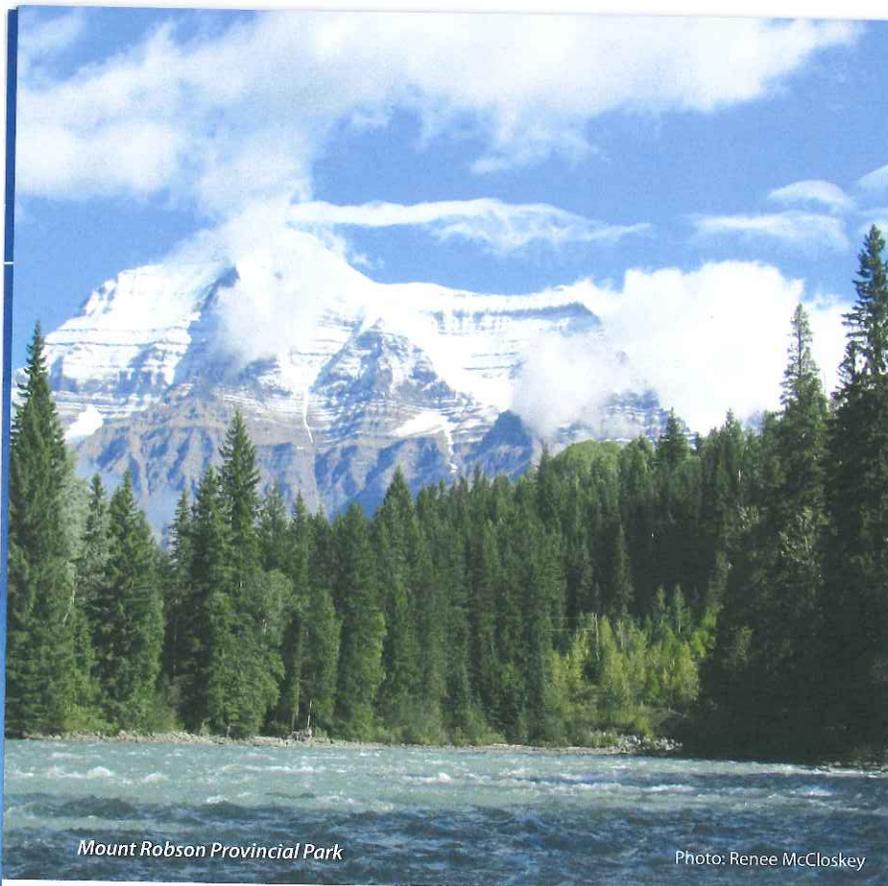
(RDFFG) and its partners that they too would move their PSAP service to E-Comm.

In June, NI9-1-1 announced its decision to move 9-1-1 PSAP operations to E-Comm on October 21, 2014. The transition includes six regional districts with a combined call volume of 63,000: Alberni-Clayoquot, Comox Valley, Mt. Waddington, Nanaimo (School District #69), Powell River and Strathcona. In a news release, NI9-1-1 President Jon Ambler indicated that the new PSAP model would result in a \$1.7 million cost savings over a five-year period.

"We are committed to ensuring residents of our new regional district partners continue to receive high-quality, responsive 9-1-1 public-safety answer point service 24-hours a day."

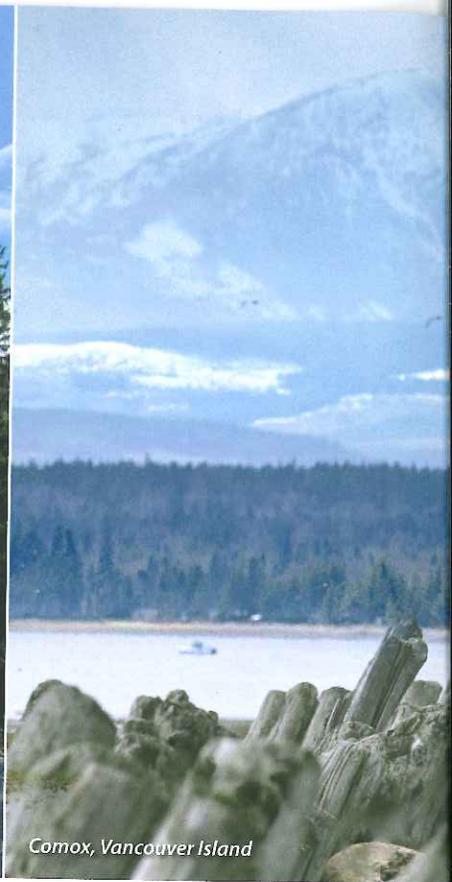
David Guscott,
E-Comm President and CEO

Continued inside >>>



Mount Robson Provincial Park

Photo: Renee McCloskey



Comox, Vancouver Island

In the days following the NI9-1-1 announcement, RDCO and its eight partner districts announced it would also be partnering with E-Comm. Beginning November 18, 9-1-1 calls placed from the North Okanagan, Central Okanagan, Okanagan-Similkameen, Thompson-Nicola, Columbia-Shuswap, Squamish-Lillooet (North), Central Kootenay, East Kootenay and Kootenay-Boundary Regional Districts will be answered by E-Comm and transferred to the current police, ambulance and fire dispatch centres (approximately 230,000 calls per year) used by these regional districts.

"E-Comm's outstanding track record of high quality and reliable 9-1-1 answering services means all residents in the affected regional districts can be assured there will be professionally handled, quick response to their initial emergency calls," said RDCO Chair Robert Hobson.

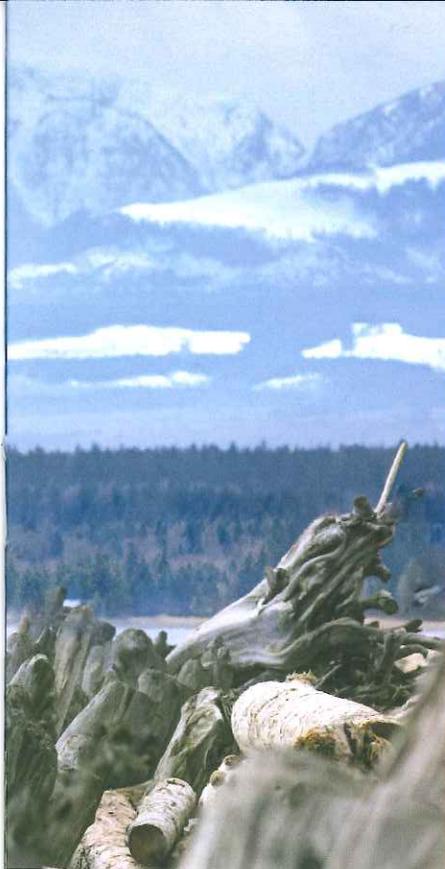
As reported earlier in the year, RDFFG is also scheduled to transition its 9-1-1 call-answer services (October 7). This area includes the regional districts of Fraser-Fort George, Kitimat-Stikine, Bulkley-Nechako and Cariboo (approximately 71,000 calls per year).

With the forging of these new partnerships, E-Comm will now cover an additional 570,000 square kilometres of service area within B.C. with a combined

population base of more than one-million. Total additional emergency calls for all 19 regional districts is approximately 364,000 based on the districts' call volume for 2013. This is in addition to the more than 860,000 emergency calls E-Comm currently handles for Metro Vancouver, the Sunshine Coast and Squamish/Whistler areas.

"We are very pleased with our new partnerships and are committed to ensuring residents of these regional districts continue to receive high-quality, responsive 9-1-1 public-safety answer point service 24-hours a day," said E-Comm President and CEO David Guscott. "Our vision is safer communities in British Columbia through excellence in public-safety communication and expansion of our services factors prominently in our strategic plan, *Vision2020*."

While the PSAP portion of 9-1-1 calls will now be answered by E-Comm, police calls will continue to be managed by the RCMP Operations Communications Centres in Prince George, Courtenay and Kelowna. Fire calls will be directed to the Fire dispatch centres located in Prince George, Campbell River, Cranbrook, Kamloops, Kelowna, Trail, Vernon, Surrey and the Fraser Valley. Ambulance calls for all areas will be transferred to their dispatch centres in either Kamloops or Victoria.



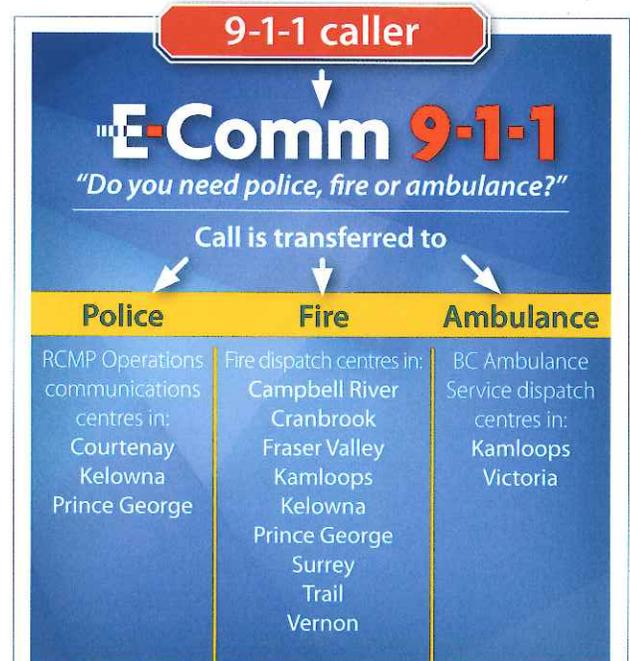
Okanagan Lake, Kelowna

Photo: Bruce Smith

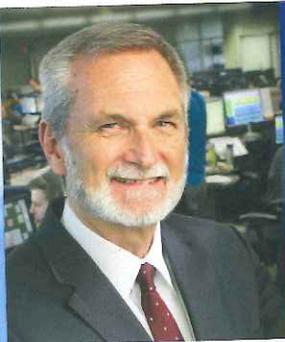
Preparations for all transitions are in full swing. Familiarizing E-Comm staff with the geography and special attributes of the 19 regional districts is a priority and a comprehensive training program has been developed to help staff learn about the new regional districts and other information relevant to managing incoming 9-1-1 calls for our new partners.

The RDFFG, NI9-1-1 and RDCO indicated they each made the decision to move services to E-Comm following independent, extensive analyses of their current PSAP operations. It was determined the benefits of E-Comm's consolidated approach to emergency communications included access to more staffing resources to manage any sudden influxes of 9-1-1 calls, access to top-tier technology and expertise and significant cost savings.

Partners also benefit from having a secure, purpose-built facility designed to resist a major earthquake and be self-sufficient for 72 hours. E-Comm also has a number of back-up provisions, including a fully equipped evacuation site that is capable of supporting the continuity of 9-1-1 call-answer services in a variety of scenarios.



	Annual Call Volume	Geographic Area	Population
RDFFG	71,000	240,000 km ²	230,000
NI 9-1-1	63,000	160,000 km ²	140,000
RDCO	230,000	170,000 km ²	705,000



CEO Update

David Guscott, President and CEO

On June 8, 2014 we celebrated E-Comm's 15th anniversary. And it is with great pride that I look back on the public-safety accomplishments that, together with our partners, E-Comm has realized over the years.

9-1-1 is a lifeline and there have been many significant changes and enhancements to the system since those early days, including additional technical redundancies and system enhancements, the introduction of location information from cellphones and Text with 9-1-1 for the Deaf and Hard-of-Hearing. These enhancements are just the tipping point as we consider future initiatives under *Next Generation 9-1-1*, the name given to the modernization of 9-1-1 infrastructure across North America.

In 1999, E-Comm was responsible for 9-1-1 call-answer services in Metro Vancouver, the Sunshine Coast and Whistler. We later expanded to Pemberton and the southern portion of the Squamish-Lillooet Regional District. With further expansion planned this fall, E-Comm will soon be responsible for 80% of the province's incoming 9-1-1 call volume. As a not-for-profit company, expanding our public-safety partnerships supports what we consider to be the true benefits of integration: economies-of-scale and the ability to increase operational effectiveness for all through shared staffing and technology costs.

Last year 861,694 9-1-1 calls were placed to our centre, 98% of which were answered in five seconds or less. Our goal has always been, and always will be, to ensure that we provide highly-reliable and effective 9-1-1 services 24-hours a day. This is in direct alignment with our vision of safer communities in British Columbia through excellence in public-safety communication.

9-1-1 is not the only area to have achieved significant growth. Our radio network has since become a cornerstone of emergency response and is the largest multi-agency, multi-jurisdictional public-safety radio system in the province managing more than ten-million radio transmissions every month. Police and fire dispatch services have also grown substantially over the years with E-Comm currently dispatching 74% of police emergency calls and 68% of fire emergency calls in Metro Vancouver.

Whether transitioning new dispatch partners, expanding our 9-1-1 call-answer service, evolving our radio network or providing mission-critical technology services, our employees are the driving force behind our ability to support E-Comm's public-safety partners. I would also like to thank our partners and Board of Directors for their commitment, the positive impact they have had on our efforts over the past 15 years, and the pivotal role they continue to play in helping to advance emergency communications.

E-Comm 2014-2015 Board of Directors

Jocelyn Kelley
Independent Director, Board Chair

Penny Ballem
City of Vancouver

Gary Bass
RCMP

Councillor Alan Campbell / Fire Chief Len Garis
City of White Rock, City of Surrey and Township of Langley

Mayor Mike Clay
Independent Police Boards (Port Moody, West Vancouver, Transit Police, Abbotsford, New Westminster)

Mayor Ernie Daykin
Maple Ridge and Pitt Meadows

Councillor Diana Dilworth
Port Moody, Coquitlam, Port Coquitlam, Belcarra, New Westminster

Barry Forbes
Independent Director

Linda Lupini
Emergency Health Services

Councillor Bill McNulty
City of Richmond

Councillor Gayle Martin
Metro Vancouver

Mayor Darrell Mussatto
District of North Vancouver, City of North Vancouver, District of West Vancouver, Village of Lions Bay

Clayton Pecknold
Ministry of Justice

Karl Preuss
The Corporation of Delta / Delta Police Board

Patrick Quealey
Ministry of Justice

Bob Rolls
Vancouver Police Board

Sheldon Stoilen
Independent Director



Disaster exercise tests multi-agency response

Burnaby Fire Department Deputy Chief Chris Bowcock (left) and Coquitlam Fire/Rescue Assistant Fire Chief Rod Gill at the May 30 tabletop exercise.

On May 30, representatives from various fire, police, ambulance and regional agencies including E-Comm, gathered at Coquitlam Fire/Rescue to participate in a tabletop crisis scenario modeled after last year's tragic train derailment in Lac-Mégantic, Quebec. Multi-agency collaboration was the main topic of discussion during the exercise as participants reviewed the emergency planning and preparedness activities necessary during a large-scale disaster.

Highlights from the exercise included a review of a Transportation Safety Board report on the 2013 rail disaster along with video commentary by Lac-Mégantic Fire Chief Denis Lauzon, who outlined the communication and interoperability challenges experienced during Canada's deadliest rail accident. Following the review, the group took part in a facilitated discussion on notification and response processes throughout different stages of the exercise scenario: a daytime derailment involving the transportation of crude oil along the border of New Westminister and Coquitlam.

A number of E-Comm's operational managers were on hand to offer their perspectives on call volume management for 9-1-1, fire and police call-taking as well as dispatch. This included discussion of issues relating to location information, technology requirements and multi-agency coordination. The type of hazardous materials and amount being transported, transportation routes, weather conditions, environmental impact, possible evacuations and rescue efforts were also taken into consideration with the objective of making the scenario as realistic as possible.

"Successfully mitigating large-scale emergencies depends mainly on our ability to work collectively as a diverse group of emergency responders and agencies."

Wade Pierlot,
Fire Chief, Coquitlam Fire/Rescue

"The format of the scenario allowed participants to share their knowledge and analyze the assumptions and challenges in a disaster situation by testing emergency response plans within a realistic context," explained Fire Chief Wade Pierlot, Coquitlam Fire/Rescue. "Ultimately, it emphasized that successfully mitigating large-scale emergencies depends mainly on our ability to work collectively as a diverse group of emergency responders and agencies."

Fourteen agencies participated in the table-top scenario including representatives from Coquitlam, Burnaby, New Westminister, Port Moody, Delta, Surrey, Translink, BC Ambulance Service, Ministry of Environment, Ministry of Transportation, City of Vancouver 311 and IPREM (Integrated Partnership for Regional Emergency Management in Metro Vancouver). The Delta fire and police departments have already declared their intention to host a similar exercise in 2015, with E-Comm continuing to take a leadership role in developing an exercise scenario.

Fire experts stay current on hot topics

More than 900 representatives from fire departments and public-safety organizations participated in this year's Fire Chiefs Association of BC Conference and Expo in June. The five-day conference was held in Victoria and provided industry experts with the opportunity to gain valuable information on key issues facing fire services today. The event featured numerous presentations on the topics of recruitment, training, technology and leadership.

"A large component of the conference is the Fire Expo which is the largest fire service tradeshow in the

Pacific Northwest," said Vancouver Fire Chief John McKearney. "The tradeshow offered delegates the latest information on technologies and industry advancements, while several new fire engines, ladders and special operations vehicles were proudly displayed in front of the Legislature."

Alongside hundreds of vendors and service providers, E-Comm participated in the Expo by demonstrating its fire dispatch and management technologies and also joined in the conversation about the evolution of technologies and standards in fire dispatch.

E-Comm welcomes new Director of Police Services

Former RCMP Assistant Commissioner Fraser MacRae joined E-Comm on June 15, as the organization's new Director of Police Services. After 36 years of service with the RCMP, MacRae retired in 2012 and was promptly nominated as the RCMP's representative on E-Comm's Board of Directors in June 2013 until recently stepping down in order to join E-Comm's executive leadership team.

"As a previous member of E-Comm's Board of Directors I had the opportunity to gain insight and a new appreciation for the service and contribution E-Comm makes to public safety," said MacRae. "My previous career provided me with the opportunity to invest in public safety and by joining E-Comm I am able to continue with that commitment and contribution. I feel privileged to take on this new role and look forward to the opportunities that my new position brings."

During his distinguished career with the RCMP, Fraser was Assistant Commissioner and Officer-in-Charge of the Surrey Detachment, the largest RCMP



E-Comm's Director of Police Services Fraser MacRae.

detachment in Canada. He also held leadership roles in the Burnaby, North Vancouver and Ridge-Meadows detachments.

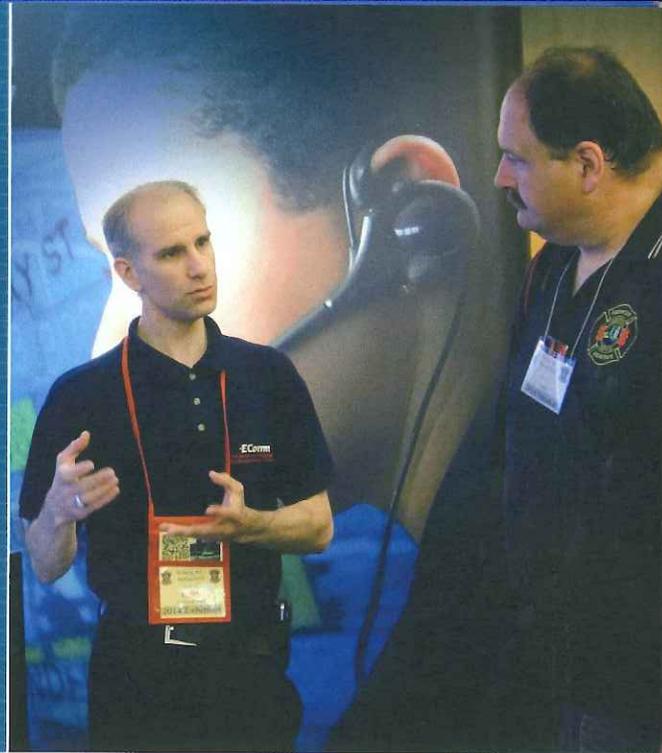
"E-Comm is pleased to have Fraser assume this important role as his extensive policing and leadership background will be an asset to our organization as we continue to focus on strong relationships and service excellence for our partners," added E-Comm CEO David Guscott.

E-Comm Business Analyst Adam Konkle (left) discusses E-Comm's technology with Calgary's Redwood Meadows Emergency Services' Fire Chief Rob Evans.

"The real value in this conference lies in the opportunity we have to come together as industry professionals and discuss new technologies and opportunities," added E-Comm's Director of Fire Services Dave Mitchell.

Highlights of the event included discussions on recruitment and an "i-session" which expanded on the use of iPads in emergency response.

For more information about the Fire Chiefs Association of BC visit: fcabc.ca



Evacuation exercises fine-tune disaster recovery plans

A critical component of E-Comm's strategic plan, *Vision2020*, is a commitment to operational effectiveness including robust emergency plans to support continued operations. Pre-planned evacuation exercises allow for emergency back-up systems to be regularly tested and provide staff with the opportunity to familiarize themselves with equipment at the back-up site. The ability to have a dedicated evacuation site capable of handling all incoming 9-1-1 calls, police and fire call-taking and dispatch operations is an important component of the E-Comm model, and helps to ensure smooth operations in the event of a full-scale evacuation.

A minimum of two full evacuations are planned each year with smaller scale evacuations conducted

throughout the year, which involve staff relocating to the back-up site while regular operations continue at the E-Comm location. Each planned evacuation offers the opportunity to test emergency systems and procedures, while allowing technical and facility related maintenance to occur back at E-Comm.

"The combination of regular evacuation exercises and a fully equipped back-up site is critical to ensuring the continuity of service to our partners," stated E-Comm's Vice-President of Operations Doug Watson. "These components allow our staff and systems to be highly responsive to the challenges emerging from a potential major disaster, network or equipment malfunction."

"The combination of regular evacuation exercises and a fully equipped back-up site is critical to ensuring the continuity of service to our partners."

**Doug Watson,
E-Comm Vice-President
of Operations**

Approximately 60 staff reported for duty at E-Comm's back-up site for its latest full-scale planned evacuation in the spring. During the event, all 9-1-1 calls, police and fire emergency and non-emergency call-taking and dispatch services continued without interruption from 0720-1910 hours from the back-up site. Essential software and firmware updates to technical equipment in the communication centre and facilities maintenance took place back at E-Comm. The next planned evacuation is scheduled to take place this fall.

E-Comm

IN THE COMMUNITY



Burnaby RCMP Chief Superintendent Dave Critchley and Cpl. Brenda Gresniuk with E-Comm's 9-1-1 ambassador ALI at the Burnaby RCMP Safety forum on April 24.



E-Comm celebrated West Vancouver's Community Day on June 7 with first responder partners.

E-COMM MISSION

To deliver exceptional emergency communication services that help save lives and protect property, and to advance public-safety partnerships.

E-COMM VISION

Safer communities in British Columbia through excellence in public-safety communication.

E-COMM VALUES

Respect • Accountability • Integrity • Service • Collaboration



e-communique was printed with vegetable-based inks on chlorine-free, 100% post-consumer waste recycled paper.

E-Comm service by the numbers

April – June 2014

9-1-1 service levels

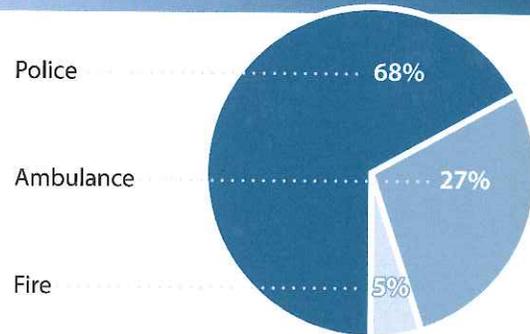
9-1-1 calls placed to E-Comm	Service level achieved*
216,039	96%

* Service Level Target: 95% of all 9-1-1 calls answered in five seconds or less.

Number of 9-1-1 calls from landlines and cellphones

Landline	Cellular
70,517	145,522
33%	67%

9-1-1 calls directed to police, fire and ambulance



Technology

9-1-1 availability	100%
Radio network availability average	99.9930%
Radio transmissions (#)	33,807,944
Radio system air time (seconds)	130,176,306

For more information on E-Comm or to comment on a story, contact corpcomm@ecomm911.ca

Please contact us if you would like to receive this newsletter electronically.

E-Comm 9-1-1
Helping to Save Lives and Protect Property



October 10, 2014

File: 5365-22

Honorable Mary Polak
Ministry of Environment
PO Box 9047
STN PROV GOV
Victoria BC V8W 9E2

Dear Minister Polak;

**Re: Letter Re-affirming Support for Metro Vancouver's Proposed Recyclable
Material Regulatory Bylaw No. 280**

On February 3, 2014, Paul Thorkelsson, Regional District of Nanaimo (RDN) CAO, wrote to advise you of the RDN's support for the above referenced bylaw. More recently, the Regional Board reaffirmed their support through the following motion carried during the regular meeting of September 20, 2014:

MOVED Director Willie, SECONDED Director Lefebvre, that staff be directed to prepare correspondence from the Regional District of Nanaimo Board Chair to the appropriate Provincial Ministries encouraging the Minister to approve the Bylaw; and that staff be directed to forward copies of the correspondence to all Association of Vancouver Island and Coastal Communities members encouraging those jurisdictions to send similar indications of support for the Bylaw to the Province.

As stated in the draft bylaw, it is being "enacted for the purpose of managing and regulating Municipal Solid Waste and Recyclable Material within the Geographical Area of the GVS&DD [Greater Vancouver Sewerage and Drainage District] in a manner that advances the goals of the Plan [Integrated Solid Waste Resource Management Plan]". In this regard, likely the most significant aspect to the bylaw is the ability to regulate and/or restrict waste being hauled or removed from the region (i.e. Section 3.0).

We are advised that a significant amount of waste is being shipped out of the GVS&DD for low cost disposal in the United States. We are aware that Metro could lower tipping fees at its waste management facilities to compete for the waste and remove the economic incentive for cross-border disposal. We are also aware that tipping fees have a direct relationship to waste reduction, namely higher disposal costs drive greater application of the 3Rs. It is our observation that tip fees in the range of \$100 per tonne are necessary to achieve significant waste reduction. Furthermore, we are very encouraged by the positive economic benefit expected to result from waste reduction (i.e. Ministry of environment, Zero Waste business Case, Draft, May 2013; 62% to 81% diversion resulting in \$56 million and \$126 million of annual net economic benefit). Conversely, if local government is to compete for waste and adopt low tip fees, not only is waste reduction compromised but the net economic benefit of waste diversion is eroded.

6300 Hammond Bay Rd.
Nanaimo, B.C.
V9T 6N2

Ph: (250)390-4111
Toll Free: 1-877-607-4111
Fax: (250)390-4163

RDN Website: www.rdn.bc.ca

Over the last year, in the RDN, significant amounts of waste have begun to be shipped to the United States for low cost waste disposal. All indicators are that this trend will continue with strong potential for exponential growth. The solid waste function in the RDN is almost entirely funded through tipping fees. Our initial projections suggest that tipping fee revenues will drop by about 65% over a five year period due to waste being transported for low-cost disposal. If this is to happen, it will almost certainly compromise the waste diversion gains this regional district has achieved. These topics are currently being discussed through our Solid Waste Management Plan review process with the intention to explore the range of tools available to local government to advance the goals of the Plan.

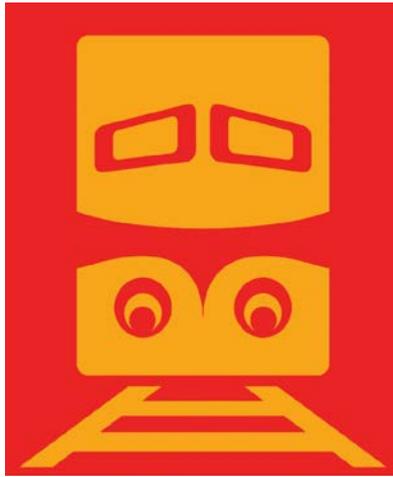
The RDN believes that local government must have the ability to regulate the flow of municipal waste and recyclable materials as provided for in the *Environmental Management Act*. On this basis, the RDN respectfully encourages the Minister to approve Bylaw No. 280.

Yours truly,

A handwritten signature in black ink, appearing to read "Joe Stanhope", with a long horizontal flourish extending to the right.

Joe Stanhope
Chair, Regional District of Nanaimo

cc: Association of Vancouver Island and Coastal Communities Members
c/o Iris Hesketh-Boles



Island Corridor Foundation

October 2014 Newsletter



Our Qualicum Beach Station turned 100!

On August 23rd, the Town of Qualicum Beach held a Train Station Centennial that was filled with a variety of activities for the whole family. Children of all ages had lots of fun at the kids areas where they'll found over 20 different old-fashioned games and activities from Vintage Dress-up, Tug of War, Pioneer games and much more.



[Read More](#)



Explore the Mclean Mill in Port Alberni !

You can board the train pulled by the completely restored 1929 Baldwin ex-logging locomotive at the 1912 CPR Station and ride out to the McLean Mill National Historic Site. The track winds through the City of Port Alberni and then the surrounding forests for 35 minutes each way.



[Read More](#)





NARCOA Visit This September
we had a group of over
twenty speeders visit from all
over North America, they rode
the rail from Duncan to
Parksville and then out to Port
Alberni.

VIA Rail Passenger
safety is top
priority

statement released
October 7th

Copyright © 2014. All Rights Reserved.

[Forward this email](#)



This email was sent to wendy.thomson@acrd.bc.ca by info@islandrail.ca |
Rapid removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).



Island Corridor Foundation | Box 375 Stn A | Nanaimo | BC | V9R 5L3 | Canada

NEWS RELEASE

For Immediate Release
2014CSCD0059-001558
October 16, 2014

Ministry of Community, Sport and Cultural Development
Ministry of Transportation and Infrastructure

Infrastructure funding applications available Oct. 22, 2014

VICTORIA – Small communities and other eligible applicants in British Columbia can soon apply for funding to support local infrastructure projects.

The total value of this funding from the three levels of government is up to \$327 million over the next 10 years, Minister of Community, Sport and Cultural Development Coralee Oakes and Minister of Transportation and Infrastructure Todd Stone announced today.

The Small Communities Fund, part of the federal New Building Canada Fund, is designed to support projects of local significance, including drinking water, wastewater, road improvements and green infrastructure, as well as local and regional airport projects.

Application forms will be available Wednesday, Oct. 22. Program guides and application information are available online at: www.gov.bc.ca/smallcommunitiesfund

The announcement is the latest program providing funding to British Columbia communities as part of the Government of Canada's New Building Canada Fund, which supports projects of national, regional and local significance that promote economic growth, job creation and productivity.

In May of this year, a renewed Federal Gas Tax Fund agreement was signed by the province, federal government and Union of British Columbia Municipalities that will provide approximately \$2.76 billion funding to B.C. communities over the next 10 years.

Since 2002, the Government of B.C. has provided approximately \$3 billion in new funding for local governments.

Quotes:

Minister of Community, Sport and Cultural Development Coralee Oakes –

“This funding will help communities invest in key infrastructure priorities – projects that treat wastewater, provide cleaner drinking water or make improvements to public transit or roads. These are projects that are crucial to healthy, vibrant communities.”

Minister of Transportation and Infrastructure Todd Stone –

“We are committed to building strong communities by supporting collaborative, innovative and fiscally responsible programs. This funding will help build community infrastructure projects including transportation projects, an important part of our 10-year transportation plan, which will look at every facet of transportation in B.C. to prioritize projects for investment.”

Learn More:

Small Communities Fund: www.gov.bc.ca/smallcommunitiesfund

Infrastructure Canada: www.infrastructure.gc.ca/plan/sc-cp-eng.html

Media Contacts:

Alison Giles
Ministry of Community, Sport and Cultural
Development
250 356-6305

Government Communications and Public
Engagement
B.C. Ministry of Transportation and
Infrastructure
250 356-8241

Connect with the Province of B.C. at: www.gov.bc.ca/connect



MEMORANDUM

To: Board of Directors

From: Russell Dyson

Date: October 16, 2014

Subject: Alberni Valley Community Forest Reserve Fund Application

That the Board of Directors of the ACRD submit an application for \$300,000.00 from the Alberni Valley Community Forest Reserve Fund to assist with the costs of the proposed runway extension, lighting enhancement and GPS.

The Alberni Valley Community Forest Legacy Fund is receiving applications. It has been proposed that the Regional District apply for funding for the Alberni Valley Regional Airport, to assist in improvements that would be a beneficial legacy for the Alberni Valley.

Attached is an outline of the program.

Staff recommend that an application be submitted on behalf of the ACRD for \$300,000.00 to assist with the implementation of a runway extension, lighting and GPS.

The Alberni Valley Committee will be bringing forward a proposal for the endorsement of the Regional Board to apply for Build Canada funding for this project. The application to the Forest Reserve Fund will help fund the 1/3 share of the Regional Districts contribution, reducing the financial commitment from Alberni Valley tax payers.



Community Forest Reserve Fund AVCFLFC Evaluation Criteria for Community Projects

Alberni Valley Community Forest Corporation (AVCFC) dividends are deposited into the Alberni Valley Community Forest Legacy Fund (AVCFLF). This fund has been established by the City of Port Alberni. Monies in the fund will be used for special community projects that will benefit the Alberni Valley community as a whole. The money in the fund is not intended to be used for city operations or capital expenditures of a regular nature. The amount of the annual dividend payable to the reserve fund is declared at the AVCFC Annual General Meeting as part of the audited annual financial report.

Potential community projects are reviewed by the Alberni Valley Community Forest Legacy Fund Committee (AVCFLFC) and the City Council. AVCFLFC representatives and City staff meet on an ongoing, collaborative basis to review the status of the reserve fund and jointly review the potential project list.

When AVCFC presents the dividend check to the City for deposit into the reserve fund, the AVCFC board may identify eligible projects it recommends for funding from that year's dividend. The presentation of the dividend check occurs a short time after the AVCFC Annual General Meeting.

AVCFLFC and the City consider a range of project proposals of different sizes from both the City and community groups. Community groups wishing to apply for funding, from the reserve fund, should send a proposal with costing details to both the City and the AVCFLFC.

To guide AVCFLFC's review of projects proposed, our committee has developed the following evaluation criteria:

- The allocation of funds is consistent with the Community Forest Legacy Fund guidelines - There is demonstrated community support and the project outcome will be considered a community asset
- Our shareholder (the City of Port Alberni) is likely to support the project
- We encourage proposals from community groups, non profits, other local governments and public sector agencies.
- We encourage partnerships between the City and their user groups.
- Proponents should have a solid track record in the community and be a stable entity going forward.
- Proponents who already have an investment in the project or have raised a portion of the funds themselves will be considered favorably.
- Community Forest Funds may be identified to match or leverage funds from other sources, for example infrastructure grants.
- We prefer community projects which are ready to be developed. Funds must be used in a timely, efficient manner.
- The fund is intended to be used for capital projects, not for planning, administration or ongoing operations.
- Projects should create opportunities for local workers, contractors and manufacturers.
- We encourage projects which will demonstrate the use of locally manufactured wood products.

Project proposals may be submitted at any time. Take the time to prepare project plans which have sufficient detail to allow AVCFLFC and the City to evaluate the merits of the project. The proposal must clearly identify what aspect of the project is intended to be supported by community forest funds.

Proposals should be submitted in writing to:

Alberni Valley Community Forest Legacy Committee
c/o City of Port Alberni
4850 Argyle St
Port Alberni, BC
V9Y 1V8

**Alberni Valley Community Forest Legacy Fund (AVCFLF)
Application for Funding**



Name of Project _____

Name of Organization _____

Contact Person _____

phone number _____

e-mail _____

Total Request for Funds from AVCFLF _____

Attach more sheets if necessary.

Needs Statement:

Why is project important? Who will Benefit from this project?

Project Description

What are the goals? How will they be achieved?

Be as precise as possible. If possible, include measurements of success, and long-term viability.

Budget

Include total anticipated costs, quotes from contractors, other sources of funding, and how much you are requesting from the AV Community Forest Legacy Fund.

Additional Information



MEMORANDUM

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

From: Alex Dyer, Planner

Date: October 16, 2014

Subject: Bylaw P1309, Bamfield Official Community Plan

The Bamfield Official Community Plan received third reading at the October 08, 2014 regular Board meeting. The Regional District has previously received notification from the Ministry of Community, Sport and Cultural Development that ministerial approval is no longer required for adoption of Official Community Plan bylaws. There are no required steps left prior to adoption of the Bamfield OCP bylaw by the Board.

Pam Shaw and two classes of Vancouver Island University upper level Geography students completed the first draft of the Bamfield OCP and assisted with a number of public engagement sessions in Bamfield while the plan was being developed. The Area Director and planning staff feel that it would be appropriate to forward a letter of thanks to Pam Shaw and the VIU Geography Department for all their hard work on this project.

Recommendation:

That the Board of Directors:

1. Adopt Bylaw P1309, Bamfield Official Community Plan; and
2. Forward a letter from the Board of Directors to Pam Shaw and the VIU Geography Department expressing thanks for their assistance with the Bamfield OCP project.

Submitted by: 
Alex Dyer, Planner

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

Bylaw P1309, Bamfield Official Community Plan

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułuʔiłʔatḥ 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)

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 as amended this 10th day of September, 2014

Public Hearing held on this 18th day of September, 2014

Read a third time this 8th day of October, 2014

Adopted this day of , 2014

Chairperson

Chief Administrative Officer



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

Alberni-Clayoquot Regional District



Table of Contents

PART I – BACKGROUND.....	6
1.0 INTRODUCTION	6
1.1 Plan Preparation	6
Map No. 1 Plan Area	7
1.2 Purpose of the Official Community Plan.....	8
1.3 Legislative Authority.....	8
1.4 Jurisdiction	10
1.5 The Plan	11
1.7 Definitions	14
PART II – VISION & GENERAL GOALS, OBJECTIVES AND POLICIES	17
2.0 VISION.....	17
3.0 GENERAL GOALS, OBJECTIVES, & POLICIES	18
3.1 The Goals.....	18
3.2 General Planning Objectives.....	19
3.3 General Planning Policies	19
4.0 PLANNING & LAND USE DESIGNATIONS	23
5.0 SUSTAINABILITY.....	24
5.1 Sustainability Objectives.....	24
5.2 Sustainability Policies	25
5.3 Greenhouse Gas Emissions Reduction Actions	26
6.0 NATURAL ENVIRONMENT	27
6.1 Natural Environment Objectives	27
6.2 Natural Environment Policies.....	29
6.3 Eelgrass Protection Objectives	31
6.4 Eelgrass Protection Policies.....	32
7.0 INFRASTRUCTURE	34
7.1 Infrastructure Objectives	34

7.2	Infrastructure Policies	35
8.0	HERITAGE AND CULTURE	37
8.1	Heritage and Culture Objectives.....	37
8.2	Heritage and Culture Policies.....	37
9.0	RESOURCE	39
9.1	Resource Objectives	39
9.2	Resource Policies.....	40
10.0	INDUSTRIAL.....	41
10.1	Industrial Objectives.....	41
10.2	Industrial Policies	41
11.0	COMMERCIAL	42
11.1	Commercial Objectives	42
11.2	Commercial Policies	42
12.0	AGRICULTURAL.....	44
12.1	Agricultural Objectives.....	44
12.2	Agricultural Policies	44
13.0	RESIDENTIAL	45
13.1	Residential Objectives	45
13.2	Residential Policies.....	45
14.0	COMPREHENSIVE DEVELOPMENT	47
14.1	Comprehensive Development Objectives.....	47
14.2	Comprehensive Development Policies.....	47
15.0	COMMUNITY SERVICE	50
15.1	Community Service Objectives.....	50
14.2	Community Service Policies	50
16.0	PARKS, TRAILS & RECREATION	52
16.1	Parks, Trails, & Recreation Objectives	52
16.2	Parks, Trails, & Recreation Policies.....	52
17.0	IMPLEMENTATION.....	55
17.1	Development Permit Areas	56

17.2 DPA General Guidelines57
17.3 Development Permit Exemptions.....58
17.4 DPA I – Riparian Areas Protection60
17.5 DPA II – Natural Hazard Areas Protection63
17.6 DPA III – Form and Character66
17.7 DPA IV – Coastal Protection68
17.8 Development Approval Information.....71
17.9 Amendment Procedures71
17.10 Plan Review72

LIST OF MAPS

Map No. 1	Official Community Plan Area
Map No. 2	Land Use Designations
Map No. 3	Development Permit Areas and Development Approval Information Area
Map No. 4	Infrastructure, Sand and Gravel Resources, & Community Services

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.

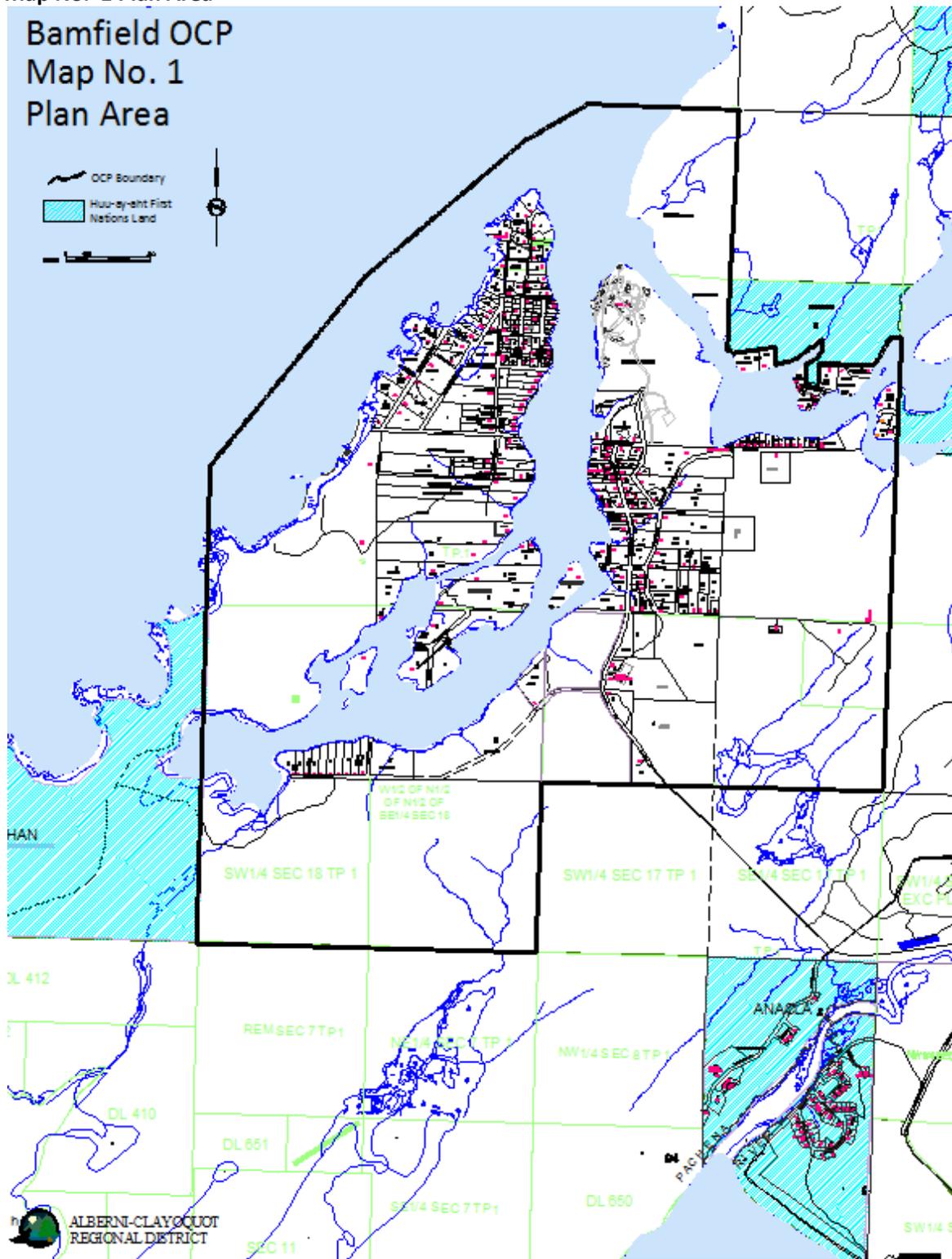
The Plan area is shown in heavy outline on Map No. 1. It is recognized that this boundary is not included in the letters patent of the Alberni-Clayoquot Regional District. For the purposes of this Official Community Plan and the application of the objectives and policies included in this Plan, this boundary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

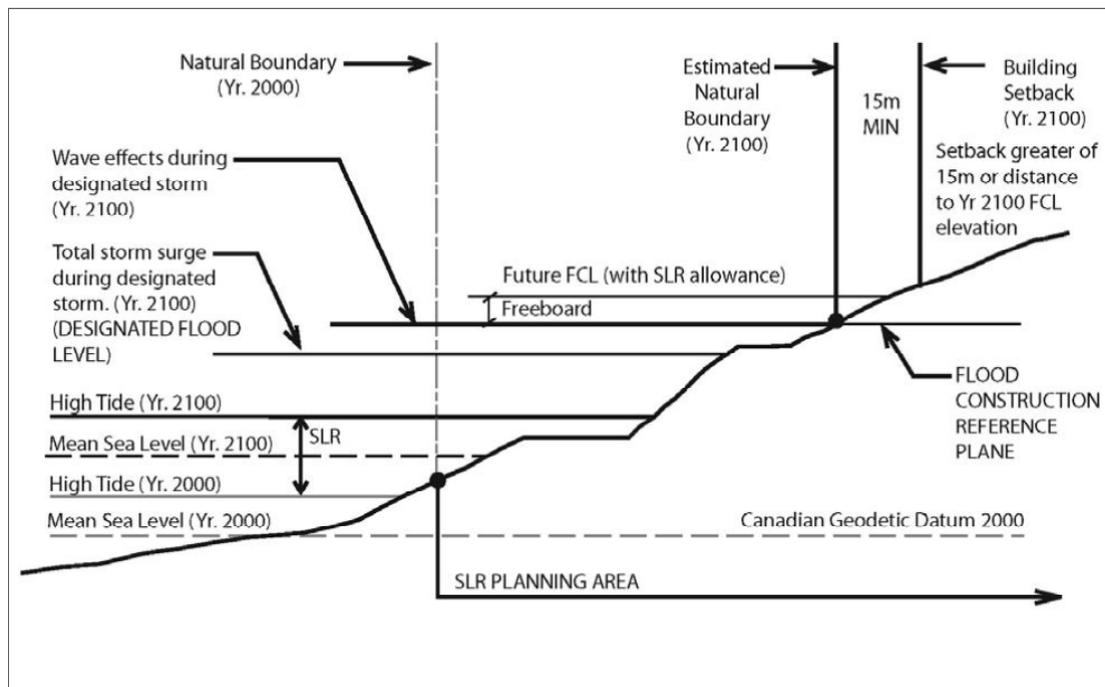
“Conservation design” means the same as clustering.

“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.

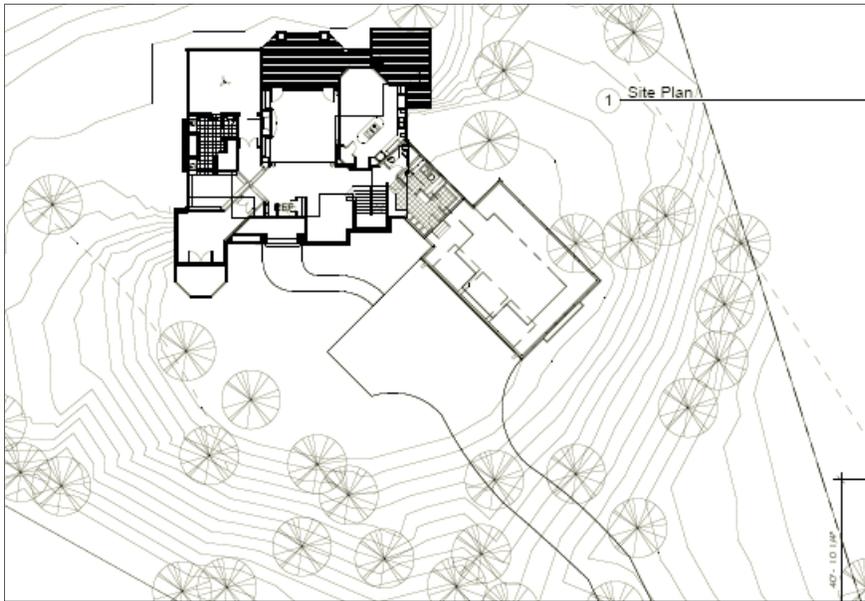
“Home industry” means the use of land, buildings and structures accessory or secondary to the primary residential use of the property for the purpose of storing, assembling, altering, repairing, manufacturing, fabricating, packing, preparing, breaking up, demolishing and treating any article, commodity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

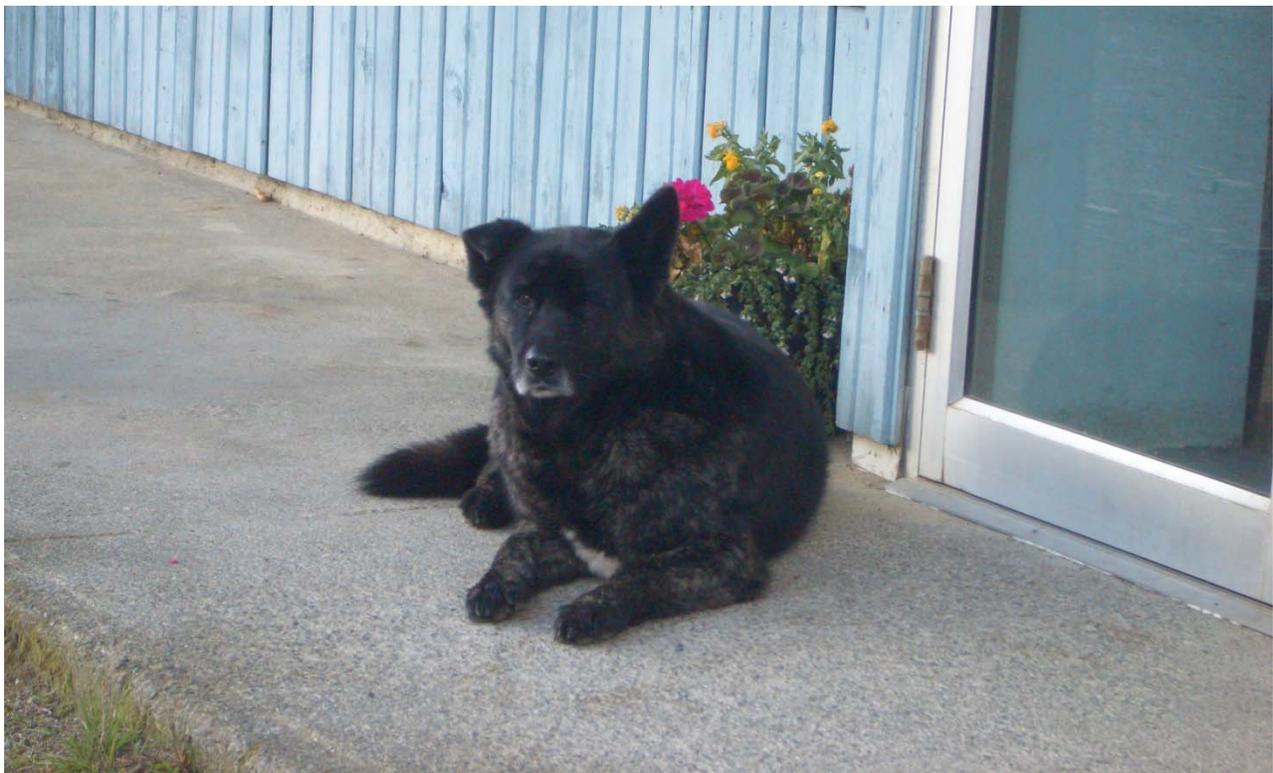
- Policy 3.3.11** Permit home occupation uses, as a secondary or accessory use, in any designation where a single-family dwelling is the principal use.
- Policy 3.3.12** Permit home industry uses where the parcel is a minimum of 2 hectares in size.
- Policy 3.3.13** Require adequate screening and buffering 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 views.
- 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.



REQUEST FOR DECISION

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

From: Alex Dyer, Planner

Meeting

Date: October 22, 2014

Subject: Development Approval Information Bylaw No. P1324

Recommendation:

THAT the Board of Directors give three readings to the "Development Approval Information Bylaw No. P1324, 2014"

Desired Outcome:

To implement a Development Approval Information (DAI) bylaw to establish procedures and policies for requiring applicants to provide development approval information in conjunction with zoning bylaw amendment, development permit and temporary use permit applications in areas designated as Development Approval Information Areas (DAIAs) in the Official Community Plans.

Summary:

The DAI bylaw will establish development approval information standards for applicants to provide in order for staff to review development applications within a DAIA designated in an Official Community Plan (OCP). The required development approval information will involve a report from an appropriate professional relating to the impact of development on the natural environment or for the protection of development from hazardous conditions. Development Approval Information Areas designated in the OCPs are lands that have also been designated Comprehensive Development Area to allow for site specific land use design that may incorporate a variety of uses and lot sizes that respects the unique qualities of each parcel of land.

Background:

Over the past few years, the ACRD Planning department has been working through updating all four OCPs in the Alberni Valley as well as the Bamfield OCP. One of the key aspects of the OCP review process was ensuring that all of the OCPs follow a standard format making them simpler

to follow for all parties involved – staff, advisory committee members, elected officials and the public alike. Development Approval Information Areas were introduced in the five updated OCPs along with the South Long Beach OCP as a way of standardizing required information that applicants must provide in conjunction with development application involving Comprehensive Development Areas.

The DAI bylaw is particularly relevant in the ACRD where sensitive ecosystem, critical habitat and hazard area mapping is limited. For the majority of the OCP plan areas the only available contour mapping is at a scale of 1:20,000 with 20 metre intervals and there is no sensitive ecosystem mapping. Recognizing that some areas may be more difficult to develop as they may contain hazardous circumstances or sensitive ecosystems, the designation of these lands as DAIs allows the Regional District to ensure that adequate information for the site is obtained before development is planned.

With all the information required up front with the development application, the planning process can consider the impact of the proposed development on natural features, riparian areas, infrastructure and community services as well as ensure that the proposed development is protected from any hazardous conditions.

Time Requirements – Staff & Elected Officials:

The DAI bylaw will establish standardized procedures for requiring information and the substance of what information will be required. This will reduce any staff time required to review the individual requirements for each application and negotiate what information the applicant needs to provide to proceed with their development. The bylaw sets timelines for the ACRD to review submitted reports to determine whether the information is complete or incomplete and staff will notify the applicant accordingly. This will give applicants some assurance as to when their application will be considered.

Financial:

No financial implications to the Regional District.

Policy or Legislation:

Section 920.1 of the *Local Government Act* allows an Official Community Plan to designate areas where development approval information is required. If an OCP designates a DAIA, the local government must adopt a bylaw to establish procedures and policies on providing this information with development applications.

This section of the *LGA* falls under Part 26 so the bylaw must be considered by the electoral area directors only. While the bylaw must be established where a DAIA is designated, the intent of the bylaw will be that it applies to the all Regional District lands to which the Zoning Bylaw applies even those areas lying outside of a Official Community Plan area. The DAI requirements only need to be satisfied for development applications in areas designated as Comprehensive

Development Areas.

There is no requirement to hold a public hearing on the bylaw although the Board has the option to direct staff to host a public information meeting to gather input. The Development Approval Information requirements were discussed at length with the area Advisory Planning Commissions and at public open houses when the updated OCPs were being developed.

Options Considered:

Implement a Development Approval Information bylaw that applies to all land within the Regional District designated as a Development Approval Information Area in an Official Community Plan.

Submitted by: 

Alex Dyer, Planner

Reviewed by: 

Mike Irg MCIP, Manager of Planning and Development



Russell Dyson, Chief Administrative Officer

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1324

A bylaw to establish development approval information requirements and procedures

WHEREAS section 920.1 of the *Local Government Act* enables the Regional District of Alberni-Clayoquot to designate areas for which development approval information may be required from an applicant for an amendment to a zoning bylaw, a development permit or a temporary-use permit;

AND WHEREAS section 920.1 of the *Local Government Act* requires the Regional District of Alberni-Clayoquot, by bylaw, to establish procedures and policies on the process for requiring development approval information and the substance of the information that may be required;

AND WHEREAS the Regional District of Alberni-Clayoquot has established development approval information areas in its Official Community Plans;

NOW THEREFORE the Board of the Regional District of Alberni-Clayoquot enacts as follows:

1. TITLE

This bylaw may be cited as the “Development Approval Information Bylaw No. P1324, 2014”.

2. DEFINITIONS

a. “Applicant” means a person who applies for:

- i. An amendment to a zoning bylaw under section 903 of the *Local Government Act*;
- ii. A development permit under section 920 of the *Local Government Act*;
- iii. A temporary-use permit under section 921 of the *Local Government Act*; or
- iv. A comprehensive development agreement in accordance with the Alberni-Clayoquot Regional District’s Bamfield Official Community Plan, Beaufort Official Community Plan, South Long Beach Official Community Plan, Sprout Lake Official Community Plan, Beaver Creek Official Community Plan, or Cherry Creek Official Community Plan.

b. “Appropriate Professional” means:

- i. Registered Professional Biologist (R.P. Bio.)
- ii. Hydrological Engineer (P. Eng.)

- iii. Geotechnical Engineer (P. Eng.)
 - iv. Professional Geologist (P. Geo.)
 - v. Member of Canadian Institute of Planners (MCIP)
 - vi. Registered Professional Forester (RPF)
 - vii. Architect (MAIBC)
 - viii. Landscape Architect (BCSLA)
- c. “Fish Habitat” means aquatic environments deemed important for the life history of fish.
 - d. “Infrastructure” means public and utility infrastructure, including but not limited to public works facilities; roads and sidewalks; water storage, supply and distribution systems; sanitary and storm sewer systems; power, cable, wireless technology and telephone systems and facilities.
 - e. “Wildfire Hazard Interface Areas” means areas where development is located or proposed in close proximity to forested areas and where an interface fire could span between the forested area and the developed area.
 - f. “Wildlife Habitat” means an area where any red- or blue-listed species, as specified in the British Columbia Conservation Data Centre, exist.
3. This bylaw applies to lands that have been designated as Development Approval Information Areas in the Alberni-Clayoquot Regional District’s Bamfield Official Community Plan, Beaufort Official Community Plan, South Long Beach Official Community Plan, Sproat Lake Official Community Plan, Beaver Creek Official Community Plan, or Cherry Creek Official Community Plan.
 4. Where the Official Community Plans identify land as being an area for which development approval information may be required, the procedures and policies for requiring such information and the substance of such information are set out in this bylaw.
 5. If the lands which are the subject of an application for development have been designated as a development approval information area under the Official Community Plans, the Alberni-Clayoquot Regional District will determine whether and to what extent development approval information will be required in accordance with this bylaw.
 6. Where development approval information is to be provided, the information will be provided by the Applicant, at the Applicant’s cost, in the form of a report prepared by the Appropriate Professional to the Alberni-Clayoquot Regional District within 120 days of the Applicant receiving a written request from the Alberni-Clayoquot Regional District to provide a report.
 7. If the Alberni-Clayoquot Regional District requires information in the form of an

Appropriate Professional's report relating to the impact of development on the natural environment or for the protection of development from hazardous conditions, the report must contain:

- a. A legal description of the property;
- b. A description of all relevant restrictive covenants registered on title for the subject property;
- c. A location map depicting property location and adjacent uses;
- d. A detailed map of the site at a scale of not less than 1:2000 showing any of the following bio-physical inventory and physical features present on the subject site:
 - i. A terrain analysis describing or depicting the slope of the land and showing contours at not greater than 1-metre intervals, specifically identifying any slopes with an incline of 30 degrees or more;
 - ii. Subsidence;
 - iii. Wetlands and bogs;
 - iv. Watercourses, streams, creeks or rivers, either permanent or intermittent;
 - v. Surface water drainage patterns;
 - vi. Ecosystems, tree cover, vegetation, rare and endangered species occurrences and any other significant features;
 - vii. Fish habitat and wildlife habitat including Great Blue Heron and Bald Eagle nest trees;
 - viii. Soil conditions;
 - ix. Bedrock;
 - x. Wildfire hazard interface areas;
 - xi. Any archaeological or historical features;
- e. 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, should include anything necessary to describe the physical features of the site, and should reflect the terms of reference for a bio-physical inventory found in the British Columbia Ministry of Environment Develop with Care guideline.
- f. A description of any relevant climatic, hydrological, hydrogeological, geological, ecological or other related information;

- g. A geotechnical assessment of the location of all proposed buildings or development sites by specifying setback distances from a natural boundary, property boundary or feature, ecosystem or hazard area and stating that the lands are safe for the intended use. Areas depicted on maps should be delineated with sufficient accuracy and detail to allow the preparation of a legal reference plan for attachment to a restrictive covenant;
 - h. A review of current and historical air photographs;
 - i. Where applicable, flood construction levels, prescribing an elevation at the building site, or by specifying a geodetic elevation, or by a combination of both, in considering anticipated sea level rise;
 - j. Recommendations on safe use of a site, clearly stated with sufficient detail and clarity to facilitate inclusion of a Land Title Act Section 219 covenant, and recommendations to reduce the risk of damage to the land, buildings, structures and any Infrastructure, works or services;
 - k. A description of any proposed mitigation works and actions designed to mitigate any hazard, any threat to endangered species or fish and wildlife habitat, or any impact of development;
 - l. Where mitigation works and actions are proposed, an assessment of the effects that the proposed works and actions may have on other properties, including Infrastructure or lands;
 - m. Where mitigation works and actions designed to reduce hazards or impacts are contemplated, confirmation that the works and actions will be acceptable to the Alberni-Clayoquot Regional District and that they will meet regulatory requirements, prior to completing the report and a detailed design; and
 - n. A quality assurance statement with the signatures and seals of all Appropriate Professionals. Some assessment reports may require the involvement of one or more Appropriate Professionals and a peer review process.
8. With regard to timing:
- a. Within 60 days of receiving a report from an Applicant, the Alberni-Clayoquot Regional District will have the report reviewed by an Appropriate Professional as required and decide whether the report is complete.
 - b. If the Alberni-Clayoquot Regional District decides a report is incomplete or deficient, it will notify the Applicant in writing of the nature of the deficiencies within 80 days of receiving it from the Applicant, and the Applicant must resubmit the corrected report within 40 days of the Alberni-Clayoquot Regional District's notification that the report is incomplete or deficient.
 - c. Within 40 days of receiving a corrected report, the Alberni-Clayoquot Regional District will decide whether the corrected report is complete and will notify the Applicant accordingly.

Alberni-Clayoquot Regional District
Staff Action Items by Department and Date
Update to the Board of Directors as of October 22, 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	70% completed Report to Board
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	Waiting final report
8.	July 23 rd Board	Arrange a reconciliation committee meeting to discuss supporting the delivery of the Reconciliation Dialogue Workshop in Port Alberni and request a workshop on the West Coast	Russell	Arranging
9.	July 23 rd Board	Bell Road consultation with TFN and the City	Russell	Letter sent to TFN
10.	August 13 th Board	Arrange meeting with Dan Holder, Director Cote regarding Firepro RMS	Russell	Propose AV Committee
11.	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	Propose AV Committee with Fire Chiefs
12.	Oct. 8 th Board	Advise the Alberni Valley Bulldogs Society that the ACRD Board denied their invitation to appoint a volunteer to sit on their Society representing the Regional District	Russell	Done
13.	Oct. 8 th	Send a letter to the Province of BC supporting	Wendy	In progress

#	Date	Action Item	Assigned to	Target Date/Update
	Board	the Island Coastal Economic Trust and complimenting their disbursement of trust funds.		
14.	Oct. 8 th Board	The Board adopted Bylaw A1078, Board Remuneration, Expenses and Benefits, 2014 with one small amendment – Prepare for signatures – Bylaw comes into effect Dec. 1/14	Wendy	Done
Finance Department				
15.	June 25 th Board	Set-up a meeting with AV Drag Racing Association to review event and agreement for future years	Teri/ Andrew	Done – Report to AV Committee
16.	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
17.	Oct. 8 th Board	The Board supports a grant in the amount of \$2,000.00 to the Jericho Road Church for their 2015 Unity Celebrity Event – investigate options for funding in 2014 and report back to the Board	Teri	November 2014
18.	Oct. 8 th Board	The Board gave three readings to Bylaw 791-1, Port Alberni Airport Extended Service Area Establishment Bylaw Amendment, 2014 – prepare for signatures and forward for approval by the Inspector of Municipalities	Teri	Done
19.	Oct. 8 th Board	The Board passed a resolution to fund two students to participate in the Youth Parliament of BC, 86 th Parliament, December 27 to 31, 2014 in the amount of \$550.00 - work with SD#70 to identify eligible students to attend (1 West Coast/1 AV)	Teri	Arranging with SD 70
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	Rob G.	Design in progress

#	Date	Action Item	Assigned to	Target Date/Update
		Runners		
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 receipt by the Board of Directors a joint APC meeting will be called to review the proposal	Andy	Sent to Advisory Planning 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	Waiting TFN Response
26.	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 – Report to WC Committee
27.	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
28.	August 13 th Board	Millstream-Ucluelet Emergency Water Connection and Watermain upgrade - Crow Excavating	Andy	Project started
29.	August 13 th Board	Salmon Beach Boat Ramp Upgrade - Crow Excavating & Trucking Ltd.	Andy	Project – majority completed
30.	August 13 th Board	South Side Ditch portion of the Salmon Beach Short Street Drainage - Denis Francoeur Backhoeing Ltd.	Andy	95% Done
31.	August 13 th Board	Research an alternative to roundup to remove vegetation at Alberni Valley Regional Airport	Mark	In progress
32.	October 8 th Board	The Board agree to enter into a Contribution Agreement with Her Majesty the Queen in the right of Canada to receive \$39,042.00 capital contribution for a Heavy Airside Mobile Equipment (Runway Condition Reporting System) Project at the Tofino Airport and agree to assume all project costs above the level approved by the Minister; and authorize Russell Dyson, CAO to be the designated	Mark	Done

#	Date	Action Item	Assigned to	Target Date/Update
		representative to sign the agreement on their behalf – Have documentation signed and proceed with the project		
33.	Oct. 8 th Board	The Board agreed to renew the Somass Estuary Leachate Line licence of use agreement with the Port Alberni Port Authority for a five (5) year term commencing November 1, 2014 for the fee of \$1.00 dollar per year – Prepare for signatures – Provide information on assessment for next Board meeting	Andy/ Janice	In progress
34.	Oct. 8 th Board	The Board agreed to hire a consultant to investigate options for Solid Waste Management for Bamfield and, Anacla and Kildonan, including options of Stakeholder partnerships within the area for a maximum of \$5,000.00 – Proceed with hiring	Andy/ Janice	In progress
35.	Oct. 8 th Board	The Board approved the Alberni Valley Residential PPP Collection Services Contract Request for Proposals (RFP) proceed with advertising the RFP opportunity	Janice/ Andy	In progress
36.	Oct. 8 th Board	The Board approved the West Coast Residential PPP and Garbage Collection Services Contract Request for Proposal (RFP) proceed with advertising the RFP opportunity	Janice/ Andy	RFP being advertised Closes November 3rd
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	October 22 nd Board
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	The Board of Directors instructed staff to work with	Mike	2014 Budget

#	Date	Action Item	Assigned to	Target Date/Update
	Board	the Central West Coast Forest Society to investigate funding for the assessment and restoration of the Willowbrae Creek system		
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	November 2014
43.	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
44.	Oct. 8 th Board	The Board approved financial support of \$2500 for Phase 1 of the Tourism Vancouver Island, Hiking Trails Strategy – Advise Tourism Vancouver Island	Mike	Done
45.	Oct. 8 th Board	The Board passed a resolution to provide a letter of support to the Yuułuʔiłʔatḥ First Nation for the document titled “Application of Laws to Foreshore Act” - Forward letter	Mike	Done

Issued: October 16, 2014



**Board of Directors Meeting Schedule
November 2014**

THURSDAY, NOVEMBER 13th

Regular Board of Directors Meeting
1:30 pm
ACRD Board Room

Regional Hospital District Meeting
Immediately following above

WEDNESDAY, NOVEMBER 26TH

Regular Board of Directors Meeting
1:30 pm
ACRD Board Room



ELECTIONS

Advance

Wednesday, November 5th & 12th
8:00 am – 8:00 pm
Voting Station - ACRD Office

Election

Saturday, November 15th
8:00 am – 8:00 pm
Voting Stations

Cherry Creek Community Hall,
3767 Moore Road, Port Alberni, BC

Harold Bishop Fire Hall,
7667 Pacific Rim Highway,
Port Alberni, BC

Gill Elementary School,
5520 Beaver Creek Road,
Port Alberni, BC

Bamfield Fire Hall,
352 Pachena Rd, Bamfield, BC

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT
SEPTEMBER, 2014**

BUILDING TYPE	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family									1	200,000			1	200,000
Mobile Homes													0	0
Multi-Family													0	0
Adds&Rens													0	0
Commercial													0	0
Institutional													0	0
Industrial													0	0
Miscellenaous							1	25,000	2	53,000			3	78,000
Totals	0	0	0	0	0	0	1	25,000	3	253,000	0	0	4	278,000

**REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT BUILDING INSPECTOR'S REPORT
SEPTEMBER, 2014 TO DATE**

BUILDING TYPE	BAMFIELD		BEAUFORT		LONG BEACH		SPROAT LAKE		BEAVER CREEK		CHERRY CREEK		TOTALS	
	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE	#	VALUE
Single Family	1	152,771	0	0	0	0	5	1,630,000	5	1,185,000	5	1,838,069	16	4,805,840
Mobile Homes	0	0	0	0	0	0	2	7,000	1	5,000	0	0	3	12,000
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adds&Rens	1	10,000	0	0	2	13,000	5	199,833	5	58,900	0	0	13	281,733
Commercial	0	0	0	0	0	0	0	0	0	0	2	115,000	2	115,000
Institutional	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	1	200,000	0	0	0	0	1	10,000	2	210,000
Miscellenaous	1	1,000	0	0	2	49,909	6	83,219	11	204,072	7	105,655	27	443,855
Totals	3	163,771	0	0	5	262,909	18	1,920,052	22	1,452,972	15	2,068,724	63	5,868,428

	BAMFIELD	BEAUFORT/ BEAVER CREEK	LONG BEACH	SPROAT LAKE	CHERRY CREEK	TOTAL	YTD TOTAL
WOODSTOVE INSPECTIONS	1	2		4	2	9	49

	YEAR TO DATE		TOTAL YEAR			YEAR TO DATE		TOTAL YEAR	
2013	64	6,566,579	81	8,208,948					
2012	73	6,839,690	92	9,011,700					
2011	102	8,156,498	120	9,221,498					
2010	134	20,139,833	149	21,524,170					
2009	63	6,581,912	123	11,302,380	1999	37	1,805,788	80	3,348,092
2008	73	9,556,826	147	22,682,130	1998	41	1,650,426	75	3,320,890
2007	73	7,016,424	163	15,007,877	1997	48	2,779,466	104	10,025,166
2006	84	7,663,595	161	15,909,705	1996	69	5,542,700	128	9,050,554
2005	74	8,278,645	138	12,962,379	1995	61	5,910,000	116	9,641,300
2004	77	6,842,554	133	11,036,854	1994	92	6,327,000	151	7,915,500
2003	37	3,671,688	97	6,925,356	1993	82	5,774,000	167	10,864,000
2002	42	1,754,970	76	2,986,134	1992	87	5,660,000	173	11,192,500
2001	40	3,734,396	89	5,790,126	1991	57	3,115,520	126	7,155,120
2000	43	2,009,157	88	4,095,339	1990	53	5,240,500	118	6,323,900



	2014 YEAR TO DATE ACTUAL	2014 ANNUAL BUDGET	PERCENTAGE OF BUDGET
REVENUE			
Tax requisition	\$ 3,705,101	\$ 3,705,251	100.00%
Parcel taxes	883,296	883,772	99.95%
Grants in lieu of taxes	66,153	29,900	221.25%
Services provided to other governments	56,625	110,648	51.18%
Sale of services	2,430,038	3,382,600	71.84%
Other revenue	145,133	134,500	107.91%
Grants from other sources	765,400	1,694,725	45.16%
Surplus (deficit) from prior years	1,797,691	1,797,545	100.01%
Committed surplus from prior year	2,026,344	2,025,978	100.02%
Transfers between services	8,833	83,184	10.62%
	<hr/>		
SUBTOTAL	11,884,613	13,848,103	85.82%
<i>Transfers from Municipalities for</i>			
Municipal Finance Authority	\$ 427,720	\$ 648,591	65.95%
	<hr/>		
TOTAL REVENUE	\$ 12,312,333	\$ 14,496,694	84.93%

EXPENDITURES	2014 YEAR TO DATE ACTUAL	2014 ANNUAL BUDGET	PERCENTAGE OF BUDGET
All Members			
E911 Telephone System	280,180	282,000	99.35%
General Government Services	759,781	1,031,500	73.66%
Alberni-Clayoquot Health Network	55,957	153,000	36.57%
Regional Parks	9,480	21,680	43.73%
Regional Planning	89,867	174,000	51.65%
Electoral Area's			
Building Inspection	162,666	245,000	66.39%
Electoral Area Administration	345,509	1,526,421	22.64%
Mgmt of Development - Rural Areas	237,373	396,000	59.94%
Vancouver Island Regional Library	302,172	403,000	74.98%
Alberni Valley			
Alberni Valley Emergency Planning	56,078	134,025	41.84%
Alberni Valley & Bamfield Waste Mgmt	1,707,710	2,456,900	69.51%
Alberni Valley Regional Airport	105,282	157,500	66.85%
Alberni Valley Regional Water - Proposed	10,134	60,000	16.89%
Custom Transit	263,965	452,000	58.40%
Sproat Lake Marine Patrol - Referendum	588	10,000	5.88%
West Coast			
Long Beach Airport	391,942	816,579	48.00%
West Coast Emergency Planning	4,346	14,000	31.04%
West Coast Waste Mgmt	620,383	893,500	69.43%
City of Port Alberni			
Port Alberni Arena	58,915	237,550	24.80%
Bamfield			
Bamfield Community Park	23,942	7,100	337.21%
Bamfield Volunteer Fire Dept	109,060	117,869	92.53%
Bamfield Water System	167,350	658,689	25.41%
Beaufort			
Mountain Ranch Rd Fire Protection	75	2,603	2.88%
Long Beach			
Millstream Water System	25,558	135,148	18.91%
Salmon Beach Garbage	12,275	29,150	42.11%
Salmon Beach Power Distribution	15,347	77,100	19.91%
Salmon Beach Recreation	19,610	39,450	49.71%
Salmon Beach Security	22,218	48,050	46.24%
Salmon Beach Sewage	70,949	63,750	111.29%
Salmon Beach Transportation	130,980	179,600	72.93%
Salmon Beach Water	7,776	16,050	48.45%
South Long Beach Bike Path	7,075	7,200	98.26%
South Long Beach Community Park	-	7,500	0.00%
South Long Beach Fire Protection	14,017	14,000	100.12%
South Long Beach Street Lighting	619	810	76.42%
Sproat Lake			
Sproat Lake Animal Control	1,091	3,100	35.19%
Sproat Lake Arena	75	33,107	0.23%
Sproat Lake Community Park	58,471	170,094	34.38%
Sproat Lake Noise Control	5,820	6,100	95.41%
Sproat Lake Volunteer Fire Department	195,043	389,000	50.14%
Beaver Creek			
Arvay Rd Street Lighting	981	1,300	75.46%
Beaver Creek Animal Control	671	3,000	22.37%
Beaver Creek Community Park	2,529	6,100	41.46%
Beaver Creek Arena	75	24,622	0.30%
Beaver Creek Noise Control	104	2,100	4.95%
Beaver Creek Volunteer Fire Department	196,849	254,230	77.43%
Beaver Creek Water System	1,047,591	1,212,519	86.40%
Granville Rd Fire Protection	75	1,229	6.10%
Cherry Creek			
Cherry Creek Animal Control	75	3,000	2.50%
Cherry Creek Arena	75	20,623	0.36%
Cherry Creek Noise Control	1,225	2,100	58.33%
Franklin River Rd Fire Protection	4,784	10,700	44.71%
Grants-in-Aid	287,039	363,898	78.88%
	6,533,820	13,375,546	48.85%
Transfers to Municipal Finance Authority on behalf of the Municipalities	427,720	648,591	65.95%
	\$ 6,961,541	\$ 14,024,137	49.64%



MEMORANDUM

To: Board of Directors
From: Teri Fong, CPA, CGA, Manager of Finance
Date: October 9, 2014
Subject: Unity Celebrity Event

At the October 8, 2014 Board of Directors meeting the Board received a delegation from Mr. Lefty Williams regarding a Unity Celebrity Event that he is planning for February 2015. Mr. Williams made a request of the Board for \$2,000 to support the event. The Board passed a motion to provide the funding but requesting staff bring back a report to detail the status of the Region Wide Special Events fund. The total budget for Special Events in 2014 was \$5,000 and the following is a breakdown of the amounts previously committed:

Organization	Amount
Alberni Valley Wrestling Club – 2014 Event (applied for GIA for 2015)	\$2,000
U-18 Bid Development	\$500
Total	\$2,500

Therefore, with the \$2,000 commitment for the Unity Celebrity Event there is \$500 remaining in the Special Events Fund.

Submitted by: 
Teri Fong, CPA, CGA, Manager of Finance



MEMORANDUM

To: Board of Directors

From: Andy Daniel, Manager of Environmental Services

Date: October 14, 2014

Subject: Finance Warrant No. 545 – Additional Information Required

The following is from Line Item 02–0270 Andrew Sheret Ltd as there was a request for further information at the October 8, 2014 Board Meeting:

Lugrin Road Trailer Park – A new 2" long side service and meter replacement was installed as the existing meter was recording lower than expected consumption rates. During this project unforeseen active waterlines were encountered that required disconnection and repair.

Meter Exchange Program – Meters and associated parts were ordered as part of the routine program. Due to stocking challenges the supplier was required to ship parts from different locations resulting in multiple invoices.

Gordon Avenue Standpipe – A standpipe was replaced on Gordon Road that had previously been hit by a motor vehicle causing damage to the infrastructure and leak. The standpipe was replaced to American Water Works (AWWA) standards.

Water System Supplies – Routine supplies were ordered to replace used components and ensure our stock is suitable for routine and emergency repairs.



MEMORANDUM

To: Board of Directors
From: Russell Dyson
Date: October 15, 2014
Subject: Alberni Valley Bulldogs Sponsorship Update

The Alberni Valley Committee proposed a sponsorship opportunity with the Alberni Valley Bulldogs that would help promote three initiatives of interest within the valley. Through this program the Regional District will be promoting Healthy Living (initiatives of the Farm Plan), Emergency Services and Recycling – specifically the new MMBC program.

Healthy Living

The group hired to act on farm plan initiatives with the Agriculture Advisory Committee secured a full page add promoting local foods and developed a game day sponsorship with activities and promotions celebrating local farms, food and farmers. Sixteen Bulldog team members acted as hosts on the participating farms for family farm day.

MMBC Program

With the oversight of Chairperson Solda and Director McNabb, the Regional District has a substantial presence in the Weyerhaeuser arena with stairs and pop up banners informing the public of the advantages of the new MMBC program. We have a prominent full page add in the program. Messaging is prominent, short and to the point with traffic driven to our web page. Modest changes have been made to the ACRD web page to receive interests and educate them further about the program. On November 1, 2014 we will be hosting a game day event with many different activities helping to draw attention to the MMBC programs. I encourage Directors to attend this game. The bulldogs in schools program will be activated in the next few weeks and activities will involve elementary aged children in various recycling initiatives.

Emergency Program

In the new year a game day will be used to celebrate the contributions of our various emergency services personnel and heighten the public awareness of personal preparedness.

The various initiatives have improved awareness of the ACRD and important initiatives within the Alberni Valley. Through the bulldogs we have gained a presence in print and radio media, presence within the arena for all events that it hosts year round and ambassadors from the team helping to get our messaging out to all ages.



MEMORANDUM

To: Board of Directors

From: Andy Daniel, Manager of Environmental Services

Date: October 16, 2014

Subject: Request for Decision - Licence of Use renewal Somass Estuary Leachate Line

The following is in response to Director Cote's question at the October 8, 2014 Board Meeting if the renewal of the Licence requires an Environmental Assessment.

There is no requirement to provide an Environmental Assessment as part of the renewal. However the Licence of Use does require:

1. To strictly comply with all Environmental Laws regarding the use of the Licence Area.
2. To promptly provide the Grantor a copy of any environmental site assessment related to the Licence Area.
3. To promptly notify the Grantor in writing of any release of a Contaminant or any other occurrence or condition in the Licence area or adjacent property, which could contaminate the Licence Area of adjacent property.

Some of the existing environmental protection measures are regular visual inspections by City Staff as they perform their routine duties in the area. Also, we are awaiting a review by McGill and Associates Ltd who have recently performed a visual inspection of the entire infrastructure. At all times, there are a series of valves to isolate sections of the line should there be any concerns.

A RFP (Request for Proposals) has been issued to clean and inspect the interior of the leachate line which closes in the next few weeks with the work anticipated to follow shortly. Also, in process for this year are leachate and air valve exercising, manhole cleaning and SCADA improvements for flow monitoring. The contractors who will carry out this work will be required to follow all related environmental regulations, which will ensure compliance of the Licence of Use.