



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

BOARD OF DIRECTORS MEETING MINUTES

WEDNESDAY, APRIL 27, 2011

REGIONAL DISTRICT BOARD ROOM

Present: Chairperson: Glenn Wong, Directors: Tony Bennett, Hira Chopra, Penny Cote, Patty Edwards, John Fraser (via skype), Mike Kokura, Ken McRae, Stefan Ochman.

Regrets: Director: Eric Russcher

Other: Charlie Cootes, Chief Councillor, Uchucklesaht Tribe.

Staff: Russell Dyson, Chief Administrative Officer, Wendy Thomson, Deputy Corporate Officer, Mike Irg, Manager of Planning and Development, Alex Dyer, Jr. Planner/Bylaw Enforcement Officer, Teri Fong, Manager of Finance.

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

PETITIONS, DELEGATIONS & PRESENTATIONS

2. *Moved by T. Bennett, seconded by M. Kokura, "That Ms. Anette Thingsted and Mr. Myles Mana, Ministry of Natural Resource Operations be invited to address the Board of Directors."*

"Carried"

3. The delegation provided an update regarding float cabins on Great Central Lake and Barkley Sound. The scoping exercise on Great Central Lake has been completed. They continue to investigate options for dealing with the illegal float cabins and hope to have a plan in place within the next couple of months. The delegation answered questions from Directors. The Chairperson thanked the delegation for their presentation.

4. *Moved by T. Bennett, seconded by S. Ochman, "That Mr. Earle Plain, Ministry of Environment, Mrs. Bernadette Wyton, Air Quality Council and Dr. Charmaine Enns, Medical Health Officer be invited to address the Regional District Board."*

"Carried"

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5. Ms. Wyton provided an overview on the Review of Open Burning Bylaws on Vancouver Island conducted by the Air Quality Council. The Air Quality Council requests the Alberni-Clayoquot Regional District to consider new smoke reduction measures in the region. Dr. Enns reported on the air quality and the effects on health. The delegation answered questions from Directors. The Chairperson thanked the delegation for their presentation.

6. *Moved by M. Kokura, seconded by P. Cote, "That Mr. Greg Mollon, Mollon Tyler-Mollon be invited to address the Regional District Board."*

"Carried"

7. Mr. Mollon presented the audited Financial Statements for the Alberni-Clayoquot Regional District as of December 31, 2011 and highlighted sections of the Statements. The Chairperson thanked Mr. Mollon for his presentation.

Moved by T. Bennett, seconded by M. Kokura, "That the Board of Directors approve the Audited Financial Statements for the Alberni-Clayoquot Regional District as of December 31, 2011."

"Carried"

8. *Moved by M. Kokura, seconded by P. Edwards, "That Mr. Bill Thompson, Chairperson of the Agricultural Advisory Committee be invited to address the Regional District Board."*

"Carried"

9. Mr. Thompson presented the Alberni Valley Agricultural Plan to the Regional District Board and provided an overview of the Plan. There was good public participation in developing the Plan. The community worked hard to put this plan together. Mr. Thompson answered questions from Directors. The Chairperson thanked Mr. Thompson for his presentation and for his hard work and dedication in developing the Alberni Valley Agricultural Plan.

Moved by H. Chopra, seconded by M. Kokura, "That the Alberni-Clayoquot Regional District Board of Directors adopt the Alberni Valley Agriculture Plan."

"Carried"

ADOPTION OF MINUTES

10. *Moved by T. Bennett, seconded by M. Kokura, "That the minutes from the regular Board of Directors meeting held on March 23, 2011 be adopted as circulated."*

"Carried"

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11. *Moved by M. Kokura, seconded by T. Bennett, "That the minutes from the Special Board of Directors meeting held on March 9, 2011 be adopted as circulated."*

"Carried"

COMMUNICATION/CORRESPONDENCE – FOR ACTION

12. Letter from Uchucklesaht Tribe requesting a donation.
Moved by M. Kokura, seconded by T. Bennett, "That the Alberni-Clayoquot Regional District donate \$200.00 from the special events fund to the Uchucklesaht Tribe towards their Treaty Celebration on April 30, 2011."

"Carried"

13. Letter dated April 11, 2011 from Terry Shannon requesting support for water protection for agricultural lands in the region.
Moved by M. Kokura, seconded by P. Cote, "That the Alberni-Clayoquot Regional District forward a letter of support to the Agricultural Land Commission regarding the protection of water for agricultural lands in the Alberni-Clayoquot region."

"Carried"

14. Memorandum from Union of British Columbia Municipalities regarding the 2011/12 Spring Regional Community to Community Forum Program.
Moved by T. Bennett, seconded by K. McRae, "That staff be instructed to work with Mr. Patrick Marshall, Coastal Communities Network to investigate submitting a joint C2C funding application with other coastal communities and first nations to hold a Joint Community to Community Forum in February 2012."

"Carried"

15. *Moved by P. Cote, seconded by K. McRae, "That the Alberni-Clayoquot Regional District apply for Community to Community Forum funding to host a forum on Emergency Planning in the Alberni-Clayoquot region."*

"Carried"

COMMUNICATION/CORRESPONDENCE – FOR INFORMATION

16. *Moved by T. Bennett, seconded by K. McRae, "That the following correspondence be received for information: Union of British Columbia Municipalities re: Election Engagement, Music by the Sea re: Thank you for Funding, Vancouver Island North*

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INFILM Commission re: Thank you for Funding and Catalyst Paper Corporation re: 2010 Annual Report.”

“Carried”

REPORTS

17. Director Cote provided an update on the Vancouver Island Regional Library. She reported on her vote against the Quadra Island Library at the last Board of Directors' meeting.
Moved by P. Cote, seconded by T. Bennett, “That this verbal report be received.”
- “Carried”*
18. The Chairperson provided an update on the Alberni Valley Chamber of Commerce. The Chamber is putting a real emphasis on their volunteer program this spring/summer season.
Moved by G. Wong, seconded by T. Bennett, “That this verbal report be received.”
- “Carried”*
19. Director McRae reported on the Coastal Communities Network. The Annual General meeting was held prior to the AVICC convention in April 2011.
Moved by K. McRae, seconded by T. Bennett, “That this verbal report be received.”
- “Carried”*
20. Director McRae reported on the West Island Woodlands Advisory Group. Western Forest Products have almost completed their certification.
Moved by K. McRae, seconded by S. Ochman, “That this report be received and Mrs. Dyson be invited to make an update to the Regional District Board on the West Island Woodlands Advisory Group.”
- “Carried”*
21. Director Edwards provided an update on the Air Quality Council. The Council met last Thursday to get ready for their presentation in early May to Port Alberni City Council regarding backyard burning and burning alternatives.
Moved by P. Edwards, seconded by K. McRae, “That this verbal report be received.”

“Carried”

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22. Director Bennett reported on the West Coast Aquatic Board. The Board met last week to review the draft Coastal Plan. Staff are putting together the draft Coastal Plan for the public consultation sessions to be held in the next couple of months.

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

"Carried"

23. The Chief Administrative Officer provided a verbal update on the Electoral Area Directors meeting held earlier today.

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

"Carried"

STAFF REPORTS

24. *Moved by P. Edwards, seconded by P. Cote, "That the April 2011 CAO Report be received."*

"Carried"

25. *Moved by P. Edwards, seconded by M. Kokura, "That the Planning and Development report dated April 20, 2011 be received."*

"Carried"

26. *Moved by M. Kokura, seconded by P. Edwards, "That the March 2011 Building Report be received."*

"Carried"

27. *Moved by M. Kokura, seconded by K. McRae, "That the Finance Department Staff report be received."*

"Carried"

28. *Moved by P. Edwards, seconded by K. McRae, "That the Staff Action Items dated April 20, 2011 be received."*

"Carried"

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OTHER REPORTS

29. Director Cote reported that she and the Chief Administrative Officer represented the Alberni-Clayoquot Regional District at the Alberni Valley Wrestling Club awards on Tuesday night.

Moved by P. Cote, seconded by K. McRae, "That this verbal report be received."

"Carried"

ADMINISTRATION

30. Request for Decision regarding 2011/2012 Transit Annual Operating Agreement.
Moved by M. Kokura, seconded by P. Edwards, "That the Alberni-Clayoquot Regional District (ACRD) Board of Directors approve the 2011 – 2012 Transit Annual Operating Agreement between BCTransit, Diversified Transportation Ltd. and the ACRD and authorize the Chairperson and Chief Administrative Officer to enter into the Agreement on behalf of the Regional District."

"Carried"

31. Request for Decision regarding Sproat Lake Volunteer Fire Department Review.
Moved by P. Cote, seconded by P. Edwards, "That the Alberni-Clayoquot Regional District Board of Directors award the contract to Dugal Smith & Associates to conduct a review of the Sproat Lake Volunteer Fire Department in the amount of \$16,300.00 plus HST."

"Carried"

32. Request for Decision regarding BC Parks Office Building Lease – Long Beach Airport.
Moved by T. Bennett, seconded by M. Kokura, "That the Alberni-Clayoquot Regional District (ACRD) Board of Directors enter into a lease for a portion of the Long Beach Airport Lands with the Ministry of Environment, BC Parks, as follows:

- a. Three year term commencing May 1, 2011 with annual revenue of \$2,900.00 plus HST per year; and*
- b. Three year renewal option with a rent review at the beginning of the additional term and authorize the Chair and CAO to sign on behalf of the ACRD."*

"Carried"

33. Request for Decision regarding BCID Conversion and Infrastructure Analysis Studies.

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Moved by P. Edwards, seconded by P. Cote, "That the Alberni-Clayoquot Regional District Board of Directors:

- a. *Enter into a contract with Koers & Associates Engineering Ltd. to conduct an inventory analysis of the Beaver Creek Improvement District infrastructure for a total cost not to exceed \$14,000.00; and*
- b. *Enter into a contract with Sussex Consultants Ltd. to complete a Conversion Analysis study of the BCID to become a local service area of the Alberni-Clayoquot Regional District for a total cost of \$6,462.00."*

"Carried"

34. *Request for Decision regarding Bylaw A1070, Bamfield Water Committee, 2011. Moved by S. Ochman, seconded by P. Edwards, "That this report be received."*

"Carried"

35. *Moved by S. Ochman, seconded by T. Bennett, "That Bylaw A1070, Bamfield Water Committee, 2011 be read a first time."*

"Carried"

FINANCES

36. *Moved by T. Bennett, seconded by M. Kokura, "That the Financial Statements dated January 1st to March 31, 2011 be received."*

"Carried"

PLANNING

37. *DVA11001 – Development Variance Application, Otterson, Lot A, Section 19, Township 1, Barclay District, Plan VIP87491, 275 Bamfield Boardwalk, West Bamfield, Electoral Area "A" (Bamfield).*

Moved by S. Ochman, seconded by T. Bennett, "That the Board of Directors concur with the following recommendation of Planning Staff with regards to Development Variance Application DVA11001:

- (i) *Consider granting a 20 foot variance of Section 200 - Schedule No. II – Bulk and Site Regulations to vary the required lot width for RA2 zoned properties from 120 feet to 100 feet; and*

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- (ii) *Consider granting a 20 foot variance of Section 200 – Schedule No. II – Bulk and Site Regulations to vary the required lot width for C6 zoned properties from 120 feet to 100 feet.”*

“Carried”

38. RC10001 – Rezoning Application, Canadian Skyline Hotels Ltd., Block B of District Lot 483, Clayoquot District, Electoral Area “C” (Long Beach).

Moved by T. Bennett, seconded by M. Kokura, “That the Board of Directors concur with the recommendation of Planning Staff with regards to rezoning application RC10001 and proceed with first reading of Bylaw P1269 and P1270, subject to the following:

- (i) *The owner agreeing to a covenant to:*
- a. *require connection to the District of Ucluelet’s municipal water supply and sewer systems;*
 - b. *prohibit groundwater wells; and*
 - c. *prohibit on-site sewage disposal;*
- (ii) *Written confirmation from the District of Ucluelet that they will allow the proposed development to be serviced via the District of Ucluelet municipal water supply and sewer systems;*
- (iii) *Written confirmation that the proposed Septic Tank Effluent Pump (STEP) sewage disposal system complies with the Ministry of Environment and Vancouver Island Health Authority requirements and standards;*
- (iv) *The applicant demonstrating that the proposed development will have no negative impact on the Lost Shoe Creek Aquifer; and*
- (v) *Compliance with all technical referral agency requirements.”*

“Carried”

39. *Moved by T. Bennett, seconded by P. Edwards, “That Bylaw P1269, South Long Beach Official Community Plan Amendment be read a first time.”*

“Carried”

40. *Moved by T. Bennett, seconded by P. Edwards, “That Bylaw P1270, Regional District of Alberni-Clayoquot Zoning Text Amendment be read a first time.”*

“Carried”

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41. RC10013 – Rezoning Application, Meekison, Lot 6, District Lot 1511, Clayoquot District, Plan 50814, Newcombe Channell, Electoral Area “C” (Long Beach).
Moved by T. Bennett, seconded by P. Edwards, “That the Board of Directors concur with the following recommendation of Planning Staff with regards to Rezoning Application RC10013:
- (i) Proceed with first reading of Bylaw P1274 to re-designate the property from Country Residential to Country Residential Comprehensive Development area;*
 - (ii) That the public hearing for Bylaw P1274 be delegated to the Director for Electoral Area “C” Long Beach, the Alternate Director, or the Chairperson of the Regional District Board.”*

“Carried”

42. *Moved by T. Bennett, seconded by M. Kokura, “That Bylaw P1274, South Long Beach Official Community Plan Amendment be read a first time.”*

“Carried”

43. RT11002 – Rezoning Application, ACRD, Temporary Use Permits, Sproat Lake Official Community Plan Area, Electoral Area “D” (Sproat Lake).
Moved by P. Cote, seconded by T. Bennett, “That the Board of Directors concur with the recommendation of Planning Staff and proceed with first reading of Bylaw P1275 and the public hearing for Bylaw P1275 be delegated to the Director for Electoral Area “D” Sproat Lake, or Alternate Director, or the Chairperson of the Regional District Board.”

“Carried”

44. *Moved by P. Cote, seconded by T. Bennett, “That Bylaw P1275, Sproat Lake Official Community Plan Amendment be read a first time.”*

“Carried”

45. DVE10002 – Development Variance Application, Kriwokon, Lot 15, DL 20, Alberni District, Plan 921, 5684 Grandview Road, Electoral Area “E” (Beaver Creek).
Moved by P. Edwards, seconded by T. Bennett, “That the Board of Directors concur with the recommendation of Planning Staff and support the reduction of the required setback from a natural watercourse from 100 feet to 75 feet.”

“Carried”

46. RE11003 – Rezoning Application, Dumas, Lot 1, District Lot 166, Alberni District, Plan 12220, 7109 McKenzie Road, Electoral Area “E” (Beaver Creek).

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Moved by P. Edwards, seconded by P. Cote, "That the Regional District Board is at this time, disposed to deny this application and prior to doing so the Board wishes to offer the applicants the opportunity to present their own case as to why Rezoning Application RE11003 should not be denied."

"Carried"

47. RT10008 – Rezoning Application, ACRD, All Electoral Areas, Greenhouse Gas Reduction.

Moved by T. Bennett, seconded by P. Edwards, "That the public hearing report for Bylaws P1252, P1253, P1254, P1255, P1256, P1257, P1273 and P1267 be received."

"Carried"

48. *Moved by T. Bennett, seconded by M. Kokura, "That the Public Hearing Minutes for Bylaws P1252, P1253, P1254, P1255, P1256, P1257, P1273 and P1267 be received."*

"Carried"

49. *Moved by T. Bennett, seconded by P. Edwards, "That Bylaw P1252, Sproat Lake Official Community Plan Amendment be read a second time."*

"Carried"

50. *Moved by T. Bennett, seconded by P. Cote, "That Bylaw P1252, Sproat Lake Official Community Plan Amendment be read a third time."*

"Carried"

51. *Moved by T. Bennett, seconded by P. Edwards, "That Bylaw P1253, Bamfield Official Community Plan Amendment be read a second time."*

"Carried"

52. *Moved by T. Bennett, seconded by P. Edwards, "That Bylaw P1253, Bamfield Official Community Plan Amendment be read a third time."*

"Carried"

53. *Moved by T. Bennett, seconded by P. Edwards, "That Bylaw P1254, Beaufort Official Community Plan Amendment be read a second time."*

"Carried"

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54. *Moved by T. Bennett, seconded by P. Cote, "That Bylaw P1254, Beaufort Official Community Plan Amendment be read a third time."*

"Carried"

55. *Moved by T. Bennett, seconded by P. Edwards, "That Bylaw P1255, South Long Beach Official Community Plan Amendment be read a second time."*

"Carried"

56. *Moved by T. Bennett, seconded by P. Cote, "That Bylaw P1255, South Long Beach Official Community Plan Amendment be read a third time."*

"Carried"

57. *Moved by T. Bennett, seconded by P. Edwards, "That Bylaw P1256, Beaver Creek Official Community Plan Amendment be read a second time."*

"Carried"

58. *Moved by T. Bennett, seconded by P. Cote, "That Bylaw 1256, Beaver Creek Official Community Plan Amendment be read a third time."*

"Carried"

59. *Moved by T. Bennett, seconded by P. Edwards, "That Bylaw P1257, Cherry Creek Official Community Plan Amendment be read a second time."*

"Carried"

60. *Moved by T. Bennett, seconded by P. Cote, "That Bylaw P1257, Cherry Creek Official Community Plan Amendment be read a third time."*

"Carried"

61. RT10014 – Rezoning Application, ACRD, Deck and Accessory Buildings, Salmon Beach, Electoral Area "C" (Long Beach).

Moved by T. Bennett, seconded by P. Edwards, "That Bylaw P1273, Regional District of Alberni-Clayoquot Zoning Text Amendment be read a second time."

"Carried"

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62. *Moved by T. Bennett, seconded by P. Cote, "That Bylaw P1273, Regional District of Alberni-Clayoquot Zoning Text Amendment be read a third time."*

"Carried"

63. RT11001 – Rezoning Application, ACRD, Lot Line Adjustments, All Electoral Areas.

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

"Carried"

64. *Moved by T. Bennett, seconded by M. Kokura, "That Bylaw P1276, Regional District of Alberni-Clayoquot Zoning Text Amendment be read a third time."*

"Carried"

65. AD10006, ALR Application, Cisaroski, Lot 4, District Lot 39, Alberni District, Plan 1877, Except Part in Plan 515R, 7463 Hector Road, Electoral Area "D" (Sproat Lake).

Moved by P. Cote, seconded by P. Edwards, "That the Regional District Board concur with the recommendation of Planning Staff with regards to ALR Application AD10006 and support the proposal and forward the application to the Agricultural Land Commission with the following recommendation:

- (i) The applicant apply for and successfully rezone the property to a zoning designation that would facilitate the proposed subdivision."*

"Carried"

66. ALR Application AF10007, Leslie, 3500 Moore Road was deferred.

67. WC11004 – EWOS Canada, License of occupation amendment to finfish aquaculture tenure, Binns Island, Herbert Inlet, Clayoquot Sound, Electoral Area "C" (Long Beach).

Moved by T. Bennett, seconded by K. McRae, "That the Regional District Board concur with the recommendation of Planning Staff with regards to License of Occupation No. WC11004 that the license be amended subject to compliance with all technical referral agency requirements."

"Carried"

68. Planning Department Report regarding Regional District of Nanaimo Regional Growth Strategy Amendment Application, Lot 1, Section 7, Range 3, Cranberry District, Plan VIP68949, 2610 Myles Lake Road, Electoral Area 'C'.

Moved by T. Bennett, seconded by P. Edwards, "That the Planning Report be received and the Regional District Board concur with the recommendation of

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Planning Staff and accept the Nanaimo Regional District Growth Strategy Amendment Bylaw No. 1309.01.”

“Carried”

CHAIRPERSON’S REPORT

69. *Moved by T. Bennett, seconded by K. McRae, “That the Chairperson’s Report for March/April 2011 be received.”*

“Carried”

UNFINISHED BUSINESS

70. Correspondence from Patrick Marshall regarding Integrated Community Sustainability Project Proposal Entitled: Blueplanet Sustainability Certification – Regional District Edition.

Moved by T. Bennett, seconded by K. McRae, “That this correspondence be referred to the ACRD 2012 Strategic Planning Session for future consideration.”

“Carried”

NEW BUSINESS

71. *Moved by T. Bennett, seconded by P. Edwards, “That Ms. Petra Arnold be appointed to the Long Beach Advisory Planning Commission for a 2 year term.”*

“Carried”

MEETING SCHEDULE

72. *Moved by T. Bennett, seconded by M. Kokura, “That the ACRD meeting schedule for May 2011 be received.”*

“Carried”

73. *Moved by K. McRae, seconded by P. Cote, “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; and*
 - (iii) Receiving advice from the Regional District’s solicitor that is subject to solicitor-client privilege including communication necessary for that purpose.”*

“Carried”

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74. The meeting was closed to the public at 4:15 p.m.
75. The meeting was re-opened to the public at 5:05 p.m.
76. *Moved by H. Chopra, seconded by K. McRae, "That the Regional District Board forward a letter to the City of Port Alberni supporting their funding application under the Gas Tax Agreement's General Strategic Priorities Fund and Innovations fund to upgrade the City of Port Alberni Sewage Treatment Facility.*

"Carried"

77. *Moved by T. Bennett, seconded by P. Edwards, "That this meeting now stand adjourned."*

"Carried"

78. The meeting adjourned at 5:06 p.m.

Certified Correct:

Glenn Wong,
Chairperson

Russell Dyson,
Chief Administrative Officer