

A G E N D A

REGULAR MEETING OF COUNCIL

MONDAY, DECEMBER 11, 2006 AT 7:00 PM
IN THE CITY HALL COUNCIL CHAMBERS

(postponed to Dec. 18/06 due to power outage)

PRESENT:

A. APPROVAL OF AGENDA (including introduction of late items)

B. ADOPTION OF MINUTES - Page 1

1. Special Council Meeting held at 3:00 pm on November 27th, 2006, Regular Council Meeting held at 7:00 pm on November 27, 2006, Special Council Meeting held at 4:00 pm on December 4th, 2006 and Annual Organizational Meeting held at 7:00 pm on December 4, 2006.

C. DELEGATIONS

1. Island Timberlands Limited Partnership (CM) - Page 12

Diane Medves of Island Timberlands Limited Partnership to discuss viewscales.

2. Paul Larsen, Island Radio (CS) - Page 13

Paul Larsen of Island Radio to recap the series of events that caused 93.3 FM "The Peak" to be off the air during the storm of November 15th and providing information on improvements made.

D. PROCLAMATIONS

1. Minister of Employment and Income Assistance (HC) - Page 14

Letter dated November 20, 2006 providing their "10 by 10 Challenge" Toolkit for our community to use to create more awareness for persons with disabilities through employment, which includes a resolution to endorse and publicize the Challenge; advising that a Proclamation Poster is being sent, a news release template to inform the media of the challenge along with a "Getting Started" handout, a Measuring Up Guide and Workable Solutions materials. (Note: Toolkit is in "Reading File").

That the letter be received and the Challenge be proclaimed as requested.

2. Gyro Club of the Alberni's - Polar Bear Swim (CM) - Page 15

Letter dated November 21, 2006 requesting that January 1, 2007 be proclaimed as "Gyro Polar Bear Day" in Port Alberni, asking if the Mayor or a member from Council will have a photo taken for the newspaper and inviting Council to participate in or attend the Polar Bear Swim at Clutesi Haven Marina at 2:00 pm, January 1, 2007.

That the letter be received and the day proclaimed as requested.

E. CORRESPONDENCE FOR ACTION

1. Richard Berg (HC) – Page 16

Letter dated November 24, 2006 requesting that the City of Port Alberni provide tax relief to Catalyst Paper and an e-mail dated November 28, 2006 regarding the upcoming meeting with Catalyst Paper representatives on December 8th.

2. Vancouver Island North Infilm Film Commission (HC) - Page 18

Letter dated November 24, 2006 requesting that the City of Port Alberni consider including them in the City's 2007 budget to help fund a Regional Film Office, and advising Commission representatives would be pleased to appear before Council to provide more information.

3. Alberni Valley Chamber of Commerce (HC) - Page 20

Letter requesting a resolution in support of the construction of their new Visitor Centre for the region, which will meet the guidelines of the Rural Infrastructure Funding Program. **Note: New letter addressed to City provided. Please replace previous letter addressed to Regional District.**

4. Official Opposition (HC) - Page 21

Letter dated November 26, 2006 from the Official Opposition critics for Economic Development and Local Government seeking input on the Trade, Investment and Labour Mobility Agreement, which is attached.

5. **Karen Fenske (CM)**

Letter dated December 12, 2006 advising that she is resigning as a member of the Advisory Planning Commission effective immediately, due to her family re-locating.

6. **CUPE BC (HC)**

Letter dated December 1, 2006 objecting to the provincial government's P3 initiative (public-private partnerships); erosion of local government autonomy in decision making and advising that CUPE BC is working with local government to ensure natural resources and public services do not become privately owned.

7. **FCM (Federation of Canadian Municipalities) (HC)**

Letter received December 11, 2006 advising that the FCM's International Centre for Municipal Development are proposing the creation of a Global Program for Local Governments to more broadly engage Canadian municipalities in international development; encouraging Canadian municipalities to contact their Member of Parliaments and express their support for the global program, enclosing a report providing more information and a letter template to assist in communication with our MP the importance of strengthening Canadian municipal involvement in international development. *(Note: Report is in "Reading File")*.

8. **Kin Canada (HC)**

Letter dated December 1, 2006 advising of their role in Canadian Society which is fund-raising for worthy causes, and asking for support by way of placing a "Message of Support" ad in their "KIN Magazine". *(Note: 1/12 page = \$250)*.

9. **Local Government Structure Branch (Ministry of Community Services) - (HC)**

Letter dated December 11, 2006 responding to the City's letter regarding a review of services and local governance within the Alberni Valley, enclosing two documents that include terms of reference for such a review ("A Guide to Municipal Incorporation" along with a copy of the terms of reference for a "Creston Valley Local Services and Governance Review" and suggesting that a possible step in this process is to convene a meeting of representatives from all local governments and agencies, which Ministry staff could attend. *(Note: Reports are in "Reading File")*.

F. INFORMATIONAL CORRESPONDENCE

1. City of Abashiri, Japan - Page 62

Fax dated November 24, 2006 from representatives of our twin City, Abashiri, and the members of the 20th Twinning Anniversary Delegation, concerned about the damaging wind and rain storm in Port Alberni on November 15, 2006 and expressing sympathy to those affected by the flooding, trees falling and power outages.

2. Drew Hadfield, Alberni-Clayoquot Regional District - Page 63

E-mail dated November 30, 2006 commending the City Works Crew for the snow removal from the November 29, 2006 snowstorm.

3. John Panagrot, MacDermott's Insurance Agency Ltd. - Page 64

Fax dated November 30, 2006 congratulating the City Works Crew on a great job keeping the major roads clear during the snowstorm on November 29th.

4. ActNowBC - Page 65

Letter from the Minister of State for ActNowBC providing information and booklets regarding this Initiative, which is a health promotion platform that is focused on helping British Columbians live healthier lives by being more physically active, eating healthier foods, living tobacco free and making healthy choices in pregnancy and inviting community leaders to become ActNowBC champions to help reach their goal of being the fittest jurisdiction ever to host an Olympic and Paralympic Winter Games. *(Note: Booklets are in "Reading File").*

5. The City of Victoria - Page 66

Letter dated November 27, 2006 responding to the Mayor's letter requesting support in lobbying the Provincial Government to invest in the Martin Mars Water Bombers to ensure they remain an active resource for fighting fires in BC.

6. City of Parksville - Page 67

Copy of a letter dated November 29, 2006 to the Premier of British Columbia requesting the province's immediate action to invest in the Martin Mars Water bombers in ensuring that they remain in British Columbia to provide firefighting services.

7. Corporation of the Village of New Denver - Page 68

Copy of a letter dated November 30, 2006 to the Premier of British Columbia urging the province to invest in the Martin Mars Water Bombers to ensure that they remain in British Columbia, continuing to provide our forests and communities with their firefighting capacity.

8. 2007 Federation of Canadian Municipalities Conference - Page 69

City's letter dated November 30, 2006 to the Alberni-Clayoquot Regional District Board advising that the 2007 Federation of Canadian Municipalities (FCM) Conference will be held in Calgary, Alberta from May 31st to June 4th 2007; the theme is "Leading Change" and requesting consideration of their traditional cost-sharing of the Mayor's attendance at the Conference. *(Note: total estimated cost is \$1,700 which includes registration, flight, hotel accommodation and per diems). (Program is in the "Reading File").*

9. City of Merritt - Page 70

Letter dated November 30, 2006 to the Premier of British Columbia, the federal Minister of Public Safety (with a copy to the Union of British Columbia Municipalities) urging the provincial and federal governments to bring in legislation that will allow municipal government greater authority to remove undesirable and illegal actions from our communities and strengthen laws dealing with those convicted to make our communities secure and drug free.

10. Minister of Economic Development and Minister Responsible for the Asia Pacific Initiative and the Olympics - Page 72

Letter dated November 30, 2006 expressing appreciation for representatives from the City meeting with Colin Hansen, Minister of Economic Development and Minister Responsible for the Asia Pacific Initiative and the Olympics during the Union of British Columbia Municipalities (UBCM) Convention in October, to discuss potential closure of the Catalyst Paper machine and coordination of municipal economic development with provincial initiatives.

11. Minister of Advanced Education - Page 73

Letter dated November 29, 2006 from Murray Coell, Minister of Advanced Education, conveying pleasure meeting the Mayor and his delegation at the Union of British Columbia Municipalities (UBCM) Convention in October, to discuss the Pacific Coast University for Workplace Health Services.

12. BC Progress Board - Page 74

Letter dated November 15, 2006 enclosing a copy of their new Progress Board Discussion paper entitled "Reducing Crime and Improving Criminal Justice in British Columbia: Recommendations for Change". (Note: Booklet is in "Reading File").

13. Municipal Finance Authority of British Columbia - Page 75

Letter dated November 29, 2006 enclosing a cheque for \$1,146.46 representing the City's share of the MFA debt borrowing dividend, a refund of the unused issue expense monies the MFA deducted on its debenture issues in 2004.

14. Scott Fraser, MLA (Alberni-Qualicum) - Page 77

Copy of a letter dated December 5, 2006 to the Minister of Health regarding the Ty Watson Palliative Care House in Port Alberni and asking the Minister to ensure that VIHA (Vancouver Island Health Authority) fund a pilot project to open and staff Ty Watson House to service the region's hospice needs as related to palliative care.

15. The SpeedStudio: Community and Sport Working Together - Page 79

Letter dated December 6, 2006 advising of a new Track & Field Club in Port Alberni called The SpeedStudio created this fall by Alberni Valley Track & Field Club/ADSS coach Darren Willis for athletes interested in sprinting and who want to work year-round on their sport, they will commit 50% of their fundraising efforts to local education and action around climate change and related environmental issues, and are hosting a fundraising event - a viewing and discussion of the Al Gore film, "An Inconvenient Truth: A Global Warning" on December 12, 2006 at 6:30 pm at the Maritime Discovery Centre, Hutcheson Gallery, by donation.

16. Barry C. Oliver - Page 82

Letter dated December 5, 2006 advising that he feels the tax relief offered to Catalyst Paper so far has been inadequate, and proposing that the City give the company the full \$1 million of tax relief for the 2007, and another \$500,000 tax reduction for 2008, provided that the company put in new refineries.

17. Gas Tax/Public Transit Management Services

Letter dated December 5, 2006 enclosing a cheque in the amount of \$118,645.45 representing the second of two Community Works Fund payments for the fiscal year 2006/07 and attaching a copy of their "Annual Report - Gas Tax/Public Transit Management Services Secretariat". (Note: Report is in "Reading File").

18. BC Progress Board

Letter dated December 5, 2006 providing their discussion paper on public education in British Columbia entitled "Working Together to Improve Performance - Preparing British Columbia's Public Education System for the Future". (Note: Report is in "Reading File").

19. Letters received in support of efforts to maintain the Martin Mars Water Bombers

- District of Wells
- Village of Harrison Hot Springs
- Town of Princeton
- Village of Midway
- Les McDonald
- Mark Gallicano
- Nancy Welsh

20. Letter received not in support of efforts to maintain the Martin Mars Water Bombers

- John Binette

21. Erlene Amero, Langford Resident

Email received in response to Mayor McRae's comments on CH News requesting aid from the Premier's Office to assist in emergency response.

22. UBCM (Union of British Columbia Municipalities)

Providing their "Executive Release" advising of the highlights of the UBCM Executive Meeting held November 30 and December 1, 2006.

23. Minister of Community Services and Minister Responsible for Seniors' and Women's issues

Providing a copy of "Aging Well in BC", a report from the Premier's Council on Aging and Seniors' Issues to help develop a long-term vision to help the Province prepare for a rapidly aging population. *(Note: Report available in "Reading File").*

24. ICBC - Road Sense

Letter dated December 7, 2006 announcing this year's prize winners in the "October Zero Crash Month" campaign, and advising that Port Alberni had a 24.6% decrease in crashes for the month of October, 2006.

25. City of Kamloops/City of Kelowna/City of Prince George

Copy of a letter dated November 29, 2006 to the Prime Minister requesting the Government of Canada to immediately consider emergency funding to reduce the wildfire risk on private property caused by the pine beetle epidemic.

26. Minister of Health

Letter dated December 6, 2006 responding to the Mayor's letter regarding the hospice, end of life care Ty Watson House in Port Alberni and VIHA (Vancouver Island Health Authority), who is responsible for managing resources and facilities in Port Alberni. *(Copy of Mayor's letter attached)*

27. CIBC

Letter dated December 6, 2006 advising that the CIBC Branch currently located at 3rd Avenue and Angus Street, will be re-locating to the new Port Alberni Banking Centre at 3555 Johnston Road, and will be hosting a community meeting on Wednesday, January 10, 2007 at Echo Centre (Dogwood Room) from 7 to 9 pm to discuss the opening of the Banking Centre as well as branch closures.

28. Port Alberni Port Authority

Letter dated December 11, 2006 thanking the City of Port Alberni's Public Works Department, specifically Randy Fraser and his crew for responding quickly during the wintry conditions of November 22nd and 23rd.

That Informational Correspondence items numbered 1 through 28 be received and filed.

G. UNFINISHED BUSINESS

H. BYLAWS

1. City Clerk - Public Hearing Report (CM)

That the report of the Public Hearing held on December 4, 2006 regarding Bylaw No. 4643, Bylaw No. 4644, Bylaw No. 4652 and Bylaw No. 4653 be received and filed.

2. "Official Community Plan Amendment No. 36 (Lot 7, Plan 2961 - Dobie), Bylaw No. 4643" (CM)

That "Official Community Plan Amendment No. 36 (Lot 7, Plan 2961 - Dobie), Bylaw No. 4643", be read a third time.

That final adoption of "Official Community Plan Amendment No. 36 (Lot 7, Plan 2961 - Dobie), Bylaw No. 4643" be subject to the following condition:

- *that the City of Port Alberni receive preliminary layout approval for the proposed subdivision from the City of Port Alberni Approving Officer.*

3. "Zoning Amendment No. 52 (Lot 7, Plan 2961 - Dobie), Bylaw No. 4644" (CM)

That "Zoning Amendment No. 52 (Lot 7, Plan 2961 - Dobie), Bylaw No. 4644", be read a third time.

That final adoption of "Zoning Amendment No. 52 (Lot 7, Plan 2961 - Dobie), Bylaw No. 4644", be subject to the following condition:

- *that the City of Port Alberni receive preliminary layout approval for the proposed subdivision from the City of Port Alberni Approving Officer.*

4. "Official Community Plan Amendment No. 38 (5251 and 5265 River Road - Robert Boyle Architecture), Bylaw No. 4652" (CM)

That "Official Community Plan Amendment No.38 (5251 and 5265 River Road - Robert Boyle Architecture), Bylaw No. 4652", be read a third time.

That final adoption of "Official Community Plan Amendment No.38 (5251 and 5265 River Road - Robert Boyle Architecture), Bylaw No. 4652" be subject to the following conditions:

- 1. that the developer's engineer be required to determine the adequacy of water and sanitary sewer services for the density of the project.*
- 2. that the developer's engineer be required to determine the requirements for storm sewer and drainage for the site and area.*
- 3. that the private utility lines (hydro, telephone and cable) along River Road be required to be rebuilt underground.*
- 4. that the developer's engineer be required to prepare a road design for Heath Road and River Road to meet the City of Port Alberni and Ministry of Transportation requirements.*
- 5. that a development service agreement and a security be required for items 1 through 4.*
- 6. that a landscape plan be submitted with a cost estimate and security for the landscaping be required.*
- 7. that a parking layout plan be submitted that meets the zoning bylaw parking requirements.*
- 8. that the two properties are to be consolidated in one legal parcel.*

5. "Zoning Amendment No. 56 (5251 and 5265 River Road - Robert Boyle Architecture), Bylaw No. 4653" (CM)

That "Zoning Amendment No. 56 (5251 and 5265 River Road - Robert Boyle Architecture), Bylaw No. 4653", be read a third time.

That final adoption of "Zoning Amendment No. 56 (5251 and 5265 River Road - Robert Boyle Architecture), Bylaw No. 4653" be subject to the following conditions:

- 1. that the developer's engineer be required to determine the adequacy of water and sanitary sewer services for the density of the project.*

2. *that the developer's engineer be required to determine the requirements for storm sewer and drainage for the site and area.*
3. *that the private utility lines (hydro, telephone and cable) along River Road be required to be rebuilt underground.*
4. *that the developer's engineer be required to prepare a road design for Heath Road and River Road to meet the City of Port Alberni and Ministry of Transportation requirements.*
5. *that a development service agreement and a security be required for items 1 through 4.*
6. *that a landscape plan be submitted with a cost estimate and security for the landscaping be required.*
7. *that a parking layout plan be submitted that meets the zoning bylaw parking requirements.*
8. *that the two properties are to be consolidated in one legal parcel.*

6. "Zoning Amendment No. 54 (4409 Burde Street – Bhala), Bylaw No. 4649" (CM) - Page 83

Report from the City Planner dated December 4, 2006 advising that the conditions for final approval of "Zoning Amendment No. 54 (4409 Burde Street – Bhala), Bylaw No. 4649" have been met.

That "Zoning Amendment No. 54 (4409 Burde Street – Bhala), Bylaw No. 4649", be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4649.

7. "Zoning Text Amendment No. T20 (Liquor, Wine and Beer Store - 4850 Beaver Creek Road), Bylaw No. 4594" (CM) - Page 84

Report from the City Planner dated December 4, 2006 advising that the "Zoning Text Amendment No. T20 (Liquor, Wine and Beer Store - 4850 Beaver Creek Road), Bylaw No. 4594" conditions for final approval of have been met.

That "Zoning Text Amendment No. T20 (Liquor, Wine and Beer Store - 4850 Beaver Creek Road), Bylaw No. 4594", be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4594.

8. City Planner - Advisory Planning Commission (CM)

That the report of the Advisory Planning Commission Meeting held on December 7, 2006, be received.

9. **"Zoning Amendment No. 57 (6003 River Road – Craig, Croucher and Wilson), Bylaw No. 4655" (CM)**

That "Zoning Amendment No. 57 (6003 River Road – Craig, Croucher and Wilson), Bylaw No. 4655", be now introduced and read a first time.

That "Zoning Amendment No. 57 (6003 River Road – Craig, Croucher and Wilson), Bylaw No. 4655", be read a second time.

10. **Setting a Public Hearing Date for Bylaw Number 4655 - (CM)**

That "Zoning Amendment No. 57 (6003 River Road – Craig, Croucher and Wilson), Bylaw No. 4655", be advanced to a Public Hearing on Monday, January 22, 2007 at 6:00 pm in the Council Chambers at City Hall.

I. REPORTS

1. Accounts (HC)

That the certification of the Director of Finance dated December 11, 2006 be received and the cheques numbered to inclusive, in payment of accounts totalling be approved.

2. Engineering and Public Works (JM) - Page 95

Monthly report from the City Engineer providing information about current departmental operations.

3. Planning (CM) – Page 96

Monthly report from the City Planner providing information about current departmental operations.

4. Fire Department (CS) – Page 97

Monthly report from the Fire Department providing information about current departmental operations.

5. Alberni Valley Museum (IP) - Page 99

Monthly report from the Alberni Valley Museum providing information about current departmental operations.

6. Director of Finance – Audit Committee Minutes (HC) – Page 100

That the minutes of the November 27, 2006 Audit Committee Meeting, the report dated December 4, 2006 from the Director of Finance responding to questions asked at the October 30, 2006 Audit Committee Meeting and the October 2006 financial statements be received.

J. QUESTION PERIOD

An opportunity for the public and the press to ask questions of the Mayor and Council.

K. OTHER COMPETENT BUSINESS

1. Motion re: Homelessness (CS) - Page 142

Solda/

That a motion regarding poverty and homelessness, requesting a meeting with federal and provincial politicians to discuss practical solutions within the community be endorsed, and circulated to the Union of British Columbia Municipalities asking for their support and concerted action to address this serious issue.

2. Motion re: Building Maintenance Standards (JM)

Solda/

That council for the City of Port Alberni direct staff to investigate and report back to Council the implications of establishing standards for the maintenance of buildings within the City.

L. ADJOURNMENT

That the meeting adjourn at pm.