

**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD
MONDAY, DECEMBER 18, 2006 AT 7:00 PM IN THE CITY HALL
COUNCIL CHAMBERS**

PRESENT: Mayor McRae, Councillors Chopra, McLeman, Mealey, Patterson, Solda and Whiteman

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

Mealey/Patterson

That the agenda be adopted as circulated with the addition of C. 1 correspondence from Stacey Robbins and C. 3 Katimavik.

Carried

B. ADOPTION OF MINUTES

Mealey/Solda

That the minutes of the Special Council Meeting held at 3:00 pm and the Regular Council Meeting held at 7:00 pm on November 27, 2006 as well as a Special Meeting held at 4:00 pm and the Annual Organizational Meeting held at 7:00 pm on December 4, 2006 be adopted as circulated.

Carried

C. DELEGATIONS

1. Island Timberlands Limited Partnership

Bill Waugh of Island Timberlands Limited Partnership was in attendance to discuss viewscapes and the planning behind logging activities in the Arbutus Ridge.

2. Paul Larsen, Island Radio

Was unable to attend; he will be rescheduled in the New Year.

3. Katimavik

Odessa Lopechuk introduced the most recent Katimavik team to be working in Port Alberni.

D. PROCLAMATIONS

1. Minister of Employment and Income Assistance

Chopra/Mealey

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

Carried

2. Gyro Club of the Albernis - Polar Bear Swim

Mealey/Whiteman

That the letter dated November 21, 2006 requesting that January 1, 2007 be proclaimed as "Gyro Polar Bear Day" in Port Alberni, be received and the day proclaimed as requested.

Carried

E. CORRESPONDENCE FOR ACTION

1. Richard Berg

Chopra/Mealey

That the letter dated November 24, 2006 and various emails regarding the City of Port Alberni providing tax relief to Catalyst Paper, be received.

Carried

2. Vancouver Island North Infilm Film Commission

Chopra/Mealey

That the 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, be received and referred to the Alberni Clayoquot Regional District.

Carried

3. Alberni Valley Chamber of Commerce

Chopra/Whiteman

That Council for the City of Port Alberni support an application for \$606,600 by the Alberni Valley Chamber of Commerce through the Alberni Clayoquot Regional District for the Rural Infrastructure Funding Program to construct a new Visitor Information Centre.

Carried

4. Official Opposition

Chopra/Solda

That the 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, be received and staff be directed to prepare a report identifying the impacts.

Carried

5. Karen Fenske

Mealey/Whiteman

That the 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, be received and Council provide a letter of thanks for her service.

Carried

6. CUPE BC

Chopra/Mealey

That the 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, be received.

Carried

7. FCM (Federation of Canadian Municipalities)

Chopra/Solda

That the 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, be received.

Carried

8. Kin Canada

Chopra/Solda

That the 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", be received.

Carried

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

Chopra/McLeman

That the 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", be received and Council organize a meeting of representatives from the Alberni Valley and Ministry staff to discuss services within the Valley.

Carried

F. INFORMATIONAL CORRESPONDENCE

1. City of Abashiri, Japan

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

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.

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

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.

5. The City of Victoria

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**
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**
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**
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.
- 9. City of Merritt**
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**
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**
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**
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".

- 13. Municipal Finance Authority of British Columbia**
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)**
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**
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**
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 refiners.
- 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".
- 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".
- 19. Letters received in support of efforts to maintain the Martin Mars Water Bombers**

 - District of Wells
 - Town of Princeton
 - Les McDonald
 - Nancy Welsh
 - City of Fort St. John
 - District of Sparwood
 - Village of Harrison Hot Springs
 - Village of Midway
 - Mark Gallicano
 - City of Enderby
 - Regional District of East Kootenay
 - Alberni Clayoquot Regional District

- 20. John Binette**
Mr. Binette expressed his lack of support of efforts to maintain the Martin Mars Water Bombers.
- 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.
- 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.
- 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.

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

Carried

G. UNFINISHED BUSINESS NIL

H. BYLAWS

1. City Clerk - Public Hearing Report

Mealey/Patterson
That the report of the Public Hearing held on December 5, 2006 regarding Bylaw No. 4643, Bylaw No. 4644, Bylaw No. 4652 and Bylaw No. 4653 be received and filed.

Carried

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

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

Carried

Mealey/Chopra
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.*

Carried

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

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

Carried

Mealey/Patterson

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.*

Carried

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

Chopra/Solda

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

Carried

For the Motion: *Mayor McRae, Councillors Chopra, McLeman, Patterson, Solda and Whiteman*

Against the Motion: *Councillor Mealey*

Council considered conditions for the final adoption of "Official Community Plan Amendment No. 38 (5251 and 5265 River Road – Robert Boyle Architecture), Bylaw No. 4652" each condition was considered separately as follows:

Chopra/Mealey

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

Carried

Chopra/Whiteman

2. *that the developer's engineer be required to determine the requirements for storm sewer and drainage for the site and area.*

Carried

Chopra/Solda

3. *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.*

Carried

Chopra/Solda

4. *that a development service agreement and a security be required for items 1 through 3.*

Carried

Chopra/Patterson

5. *that a landscape plan be submitted with a cost estimate and security for the landscaping be required.*

Carried

Chopra/Solda

- 6. that a parking layout plan be submitted that meets the zoning bylaw parking requirements.*

Carried

Chopra/McLeman

- 7. that the two properties are to be consolidated in one legal parcel.*

Carried

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

Chopra/Whiteman

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

Carried

For the Motion: *Mayor McRae, Councillors Chopra, McLeman, Patterson, Solda and Whiteman*

Against the Motion: *Councillor Mealey*

Chopra/Solda

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 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.*
- 4. that a development service agreement and a security be required for items 1 through 3.*
- 5. that a landscape plan be submitted with a cost estimate and security for the landscaping be required.*
- 6. that a parking layout plan be submitted that meets the zoning bylaw parking requirements.*
- 7. that the two properties are to be consolidated in one legal parcel.*

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

Mealey/Chopra

That the 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, be received.

Carried

Mealey/Chopra

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.

Carried

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

Mealey/Chopra

That the 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, be received.

Carried

Mealey/Chopra

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.

Carried

8. City Planner - Advisory Planning Commission

Mealey/Patterson

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

Carried

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

Mealey/Whiteman

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

Carried

Mealey/Chopra

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

Carried

10. Setting a Public Hearing Date for Bylaw Number 4655

Mealey/Patterson

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.

Carried

I. REPORTS

1. Accounts

Chopra/Whiteman

That the certification of the Director of Finance dated December 11, 2006 be received and the cheques numbered 93409 to 93649 inclusive, in payment of accounts totalling \$864,384.61 be approved.

Carried

2. Engineering and Public Works

McLeman/Solda

That the monthly report from the City Engineer providing information about current departmental operations, be received.

Carried

3. Planning

Mealey/Patterson

That the monthly report from the City Planner providing information about current departmental operations, be received.

Carried

4. Fire Department

Solda/Mealey

That the monthly report from the Fire Department providing information about current departmental operations, be received.

Carried

5. Alberni Valley Museum

Patterson/Mealey

That the monthly report from the Alberni Valley Museum providing information about current departmental operations, be received.

Carried

6. Director of Finance – Audit Committee Minutes

Chopra/McLeman

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.

Carried

7. Mayor's Report

The Mayor reported on recent activities and matters of current interest.

Mealey/Patterson

That the Mayor's report be received.

Carried

8. Councillors' Reports

The Councillors reported on recent activities related to their various portfolios.

Chopra/Mealey

That the Councillors' reports be received.

Carried

J. QUESTION PERIOD

Stephen Fisher Bradley asked whether the Pacific Coast University for Work Place Health Sciences is proceeding. The Mayor indicated that the City supports this initiative and is lobbying for its establishment in the Alberni Valley.

Jen Fisher Bradley provided to Council a DVD regarding an October 19th meeting on the topic of a Guaranteed Livable Income.

In response to a question from Julia Caranci of the Alberni Valley Times, the City Clerk indicated that the City's offer to Catalyst for tax relief was dependent upon the company committing to an investment before December 1st. The City received a response from Russell Horner, President of Catalyst, which was previously shared with the media. The City's consideration of tax relief is being referred to the financial plan with public meetings to be scheduled in the New Year.

K. OTHER COMPETENT BUSINESS

1. Motion re: Homelessness

Solda/McLeman

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.

Carried

2. Motion re: Building Maintenance Standards

Solda/McLeman

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.

Carried

L. ADJOURNMENT

Mealey/Patterson

That the meeting adjourn at 8:50 pm.

Carried

Mayor

Clerk