

**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD
TUESDAY, NOVEMBER 14, 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)

Patterson/Mealey

That the agenda be adopted as circulated with the addition of items C.2 - Stacy Robbins, C.2(a) University of British Columbia, F.19 - Traffic Fine Revenue Sharing and H6(a) Boundary Extension bylaws.

Carried

B. ADOPTION OF MINUTES

Mealey/Patterson

That the minutes of the Special Council Meeting held October 30, 2006 at 2:30 pm and Regular Council Meeting held at 7:00 pm be adopted as circulated.

Carried

C. DELEGATIONS

1. Anne Graboski, Port Alberni Women's Resources

Anne Graboski of the Port Alberni Women's Resources updated Council on their activities over the past year and advised their name has changed to Alberni Community and Women's Services Society. They also have a new mission statement.

2. Stacy Robbins, Fundraising for Mars Water bombers

Stacy Robbins addressed Council regarding fundraising initiatives to keep the Martin Mars Water bombers in Port Alberni.

Solda/Mealey

That the City provide a letter of support to Ms. Robbins to undertake a campaign to keep the Marin Mars Water bombers operating locally.

Carried

Chopra/Mealey

That the City write to the Premier requesting that the provincial government take on the operation of the Martin Mars Water bombers with the letter copied to all BC municipalities.

Carried

2 (a) University of British Columbia – Martin Mars Water bombers

Mealey/Patterson

That the copy of a letter from Dr. Richard Warren, University of British Columbia, to Minister of Forests, Stan Coleman, received November 14, 2006 regarding the potential sale of the Martin Mars Water bombers by Timberwest, providing possible solutions to maintain the bomber base and the planes and stating it is time for the senior leaders of our community to work collaboratively on a compromise for this important issue, be received.

Carried

D. PROCLAMATIONS

1. Adoptive Families Association of BC

Solda/Mealey

That the letter received November 3, 2006 requesting that the month of November, 2006 be proclaimed as "Adoption Awareness Month" in Port Alberni be received and the proclamation be endorsed as requested.

Carried

E. CORRESPONDENCE FOR ACTION

1. Mayor W.J. (Jack) Peake, Town of Lake Cowichan

Patterson/Mealey

That the letter dated November 1, 2006 inviting the Mayor and Council to give their thoughts on resurrecting the "Valley Link Highway Committee" to pressure the provincial government for a highway linking the Comox Valley, Port Alberni and the Lake Cowichan area, be received and Mayor Peake be advised that this community is no longer interested in re-establishing the Link Highway Committee and suggesting that the funds remaining in the account be split between our two communities for use as appropriate.

Carried

2. Official Opposition, Legislative Assembly

Mealey/Solda

That the letter dated November 2, 2006 from Bob Simpson, MLA Critic for Forest and Range, advising that the Premier has appointed Ken Dobell to conduct an examination of the crisis in the coastal forest industry and to make recommendations on how best to address this crisis, and requesting that Council write to the Premier and ask him for Mr. Dobell's Term of Reference, work plan and timelines and also ask when Mr. Dobell will be coming to our community to discuss the issues and options for the coastal forest section, be received and Council concur with the request.

Carried

3. Holy Family/Notre Dame Parish

Mealey/Chopra

That the letter dated October 26, 2006 requesting to hold its annual Walk For Peace Day on January 1, 2007 and inviting members of Council to attend, be received and that Council for the City of Port Alberni authorize the use of City streets for the Walk for Peace Day subject to no disruptions to traffic and the event assuming its own liability insurance.

Carried

F. INFORMATIONAL CORRESPONDENCE

**1. Union of British Columbia Municipalities (UBCM) –
Local Government Program Services**

Member Notice dated November 1, 2006 announcing that 51 communities have been selected to proceed to the final proposal stage for Round 2 under the "Community Health Promotion Fund". (Note: *Funding Approved-in-Principle for Port Alberni's "From Here to There: A Wellness Journey" is \$35,000*).

2. Ministry of Advanced Education

Letter dated November 6, 2006 advising that the University of Victoria will transfer \$224 to the City of Port Alberni under the grants-in-lieu of property taxes for public post-secondary institutions for the 2005 tax year.

3. District of Tofino

Letter dated October 30, 2006 to Ken Watson, City Manager, thanking him for the offer of help made to the District during their water shortage this summer.

4. North Island College - Board of Governors

Enclosing minutes from their meeting held June 28, 2006.

- 5. Vancouver Island Regional Library**
Letter dated October 16, 2006 enclosing a copy of their 2006 Long Term Facility Plan and noting they are looking forward to working with the City of Port Alberni in 2007.
- 6. Bread of Life Centre**
Letter dated November 3, 2006 expressing appreciation and thanks to City employees for their help during the recent City Auction.
- 7. Lea Philpot**
E-mail dated November 4, 2006 expressing disapproval of the proposal to build a multi-family complex on River Road, noting that any land currently or previously used for agricultural land is important to preserve in any community.
- 8. Private Forest Landowners**
Letter dated November 2, 2006 on behalf of the Private Forest Landowners Association and the Truck Loggers Association, thanking Council for their interest during the Union of British Columbia Municipalities (UBCM) Convention and advising that they will be undertaking a more proactive public outreach this Fall regarding the issue of log exports.
- 9. Ministry of Children and Family Development**
Letter dated November 2, 2006 replying to the Mayor's letter regarding concerns about funding for the Port Alberni Family Guidance Association.
- 10. Viking Seafoods Ltd.**
Letter dated November 1, 2006 clarifying the misconceptions about their freezer trawler, "Viking Enterprise".
- 11. Ministry of Children and Family Development**
Letter dated November 1, 2006 encouraging awareness of adoption in British Columbia and advising that in November the Ministry works to enhance adoption awareness and heighten recruitment efforts to find families for children in their continuing care.
- 12. Leslie Walerius**
Copy of an e-mail dated November 6, 2006 sent to various agencies asking when the Raw Log Export Report and Port Alberni Solution will be presented to British Columbians.
- 13. Ecotrust Canada**
Letter dated October 30, 2006 providing information on their organization and their vision to build *the* cutting edge conservation and community development organization in the country.

- 14. Ministry of Forests and Range**
Letter dated October 16, 2006 providing notice that BC Timber Sales is proposing a Forest Stewardship Plan amendment for the West Coast of the South Island Forest District and advising that the Review and Comment period ends December 16, 2006.
- 15. Union of British Columbia Municipalities**
Member Release dated November 3, 2006 providing a summary of Provincial Government Announcements from the UBCM Convention.
- 16. Union of British Columbia Municipalities**
Member Release dated November 3, 2006 providing a summary of the resolutions and positions adopted at the 2006 UBCM Convention.
- 17. BC Health Coalition - Home Support Campaign**
Booklet received November 8, 2006 regarding the BC Health Coalition's Home Support Campaign.
- 18. Community Energy Association**
A Guide dated October, 2006 to funding and resources for British Columbia local governments.
- 19. Minister of Community Services and Minister Responsible for Seniors' and Women's Issues**
Letter dated November 9, 2006 advising that the 2006/07 Traffic Fine Revenue Sharing Grant of \$340,506 will soon be transferred to an account for the City of Port Alberni.

Solda/McLeman

That Council provide letters to the Minister of Advanced Education and the University of Victoria requesting the university's contribution in lieu of taxes be increased and the University be encouraged to improve its economic benefit within the community.

Carried

McLeman/Mealey

That Council respond to the letter from the Private Forest Landowners Association and advise that more converting plants are required in our area.

Carried

McLeman/Chopra

That the information from the Ministry of Forests and Range be forwarded to the Community Forest Committee for information.

Carried

*Mealey/Patterson
That Informational Correspondence Items numbered 1 through 19
be received and filed.*

Carried

G. UNFINISHED BUSINESS

1. Ministry of Tourism, Sport and the Arts

*Whiteman/Mealey
That the report from the Director of Parks and Recreation dated November
6, 2006 be received and the recommendation that the City not submit an
application for the Western Canada Games due to financial constraints, be
approved.*

Carried

*Whiteman/Solda
That the Ministry's letter be forwarded to the Alberni-Clayoquot Regional
District for consideration.*

Carried

2. City Planner – Official Community Plan

At the October 30, 2006 Regular Meeting, Council tabled discussion regarding comments from outside agencies on the new Official Community Plan (OCP).

*Mealey/Chopra
That the matter be now lifted from the table.*

Carried

*Mealey/Solda
That a policy be added to the OCP that City Council will consider requiring
a contribution to the cost of a centre median for rezoning applications
along Johnston Road.*

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

Defeated

Mealey/Solda

That a policy be added to the OCP that the City of Port Alberni will consider undertaking a Long Term Corridor Management Plan for Highway #4 with the Ministry of Transportation.

For the Motion: Mayor McRae, Councillors Solda, McLeman,
Mealey and Whiteman

Against the Motion: Councillors Chopra, Patterson

Carried

Mealey/Patterson

That the playfields of the former Klitsa School be designated as follows on the Future Land Use Map. The track area to Residential. The tennis court area remain Institutional.

Carried

Mealey/Solda

That amendments to the current OCP that have been adopted by Council since 1st and 2nd Reading of the new OCP be reflected on the Future Land Use Map. Those active applications to amend the current OCP be reflected in the new OCP if they have received 3rd Reading by City Council.

Carried

Mealey/Whiteman

That a policy be added to the OCP that supports the implementation of a Heritage Registry.

Carried

Mealey/Chopra

That a policy be added to the OCP that designates the lands covered by the Industrial Tax Exemption Bylaw.

Carried

Mealey/Patterson

That the land covered by the boundary expansion at the East end of Argyle Street be added to the Future Land Use Map as Residential.

Carried

Mealey/Chopra

That the two waterfront lots of the former plywood site be designated as Industrial on the Future Land Use Map.

Carried

Chopra/Mealey

That a meeting be arranged with the Agricultural Land Commission as soon as possible to discuss the future of Agricultural Land Reserve properties within the City.

Carried

H. BYLAWS

1. "City of Port Alberni Solid-Fuel Burning Appliance Emissions Bylaw No. 4651, 2006"

Mealey/Patterson

That "City of Port Alberni Solid-Fuel Burning Appliance Emissions Bylaw No. 4651, 2006", be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4651.

Carried

**2. "Official Community Plan Amendment No. 37 (4555 Helen Street - Sabo), Bylaw No. 4645", and
"Zoning Amendment No. 53 (4555 Helen Street - Sabo), Bylaw 4646"**

Mealey/Chopra

That "Official Community Plan Amendment No. 37 (4555 Helen Street - Sabo), Bylaw No. 4645", be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4645.

Carried

Mealey/Chopra

That "Zoning Amendment No. 53 (4555 Helen Street - Sabo), Bylaw No. 4646", be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4646.

Carried

3. "Zoning Amendment No. 35 (5568 Grandview Road - Shepherd/Walker), Bylaw No. 4599"

Mealey/Chopra

That "Zoning Amendment No. 35 (5568 Grandview Road - Shepherd/Walker), Bylaw No. 4599" be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4599.

Carried

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

Chopra/Patterson

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

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

Against the Motion: Councillor Mealey

Carried

Chopra/Solda

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

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

Against the Motion: Councillor Mealey

Carried

Solda/Mealey

That staff be requested to seek advice from the City Solicitor to mitigate the City's liability regarding the proposed development on River Road.

Carried

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

Chopra/Whiteman

That Council for the City of Port Alberni endorse the public consultation process for "Official Community Plan Amendment No. 38 (5251 and 5265 River Road - Robert Boyle Architecture), Bylaw No. 4652" as outlined in the report from the City Clerk dated November 9, 2006.

Carried

6. "Zoning Amendment No. 56 (5251 and 5265 River Road – Robert Boyle Architecture, Bylaw No. 4653"

Chopra/Solda

That "Zoning Amendment No. 56 (5251 and 5265 River Road – Robert Boyle Architecture, Bylaw No. 4653", be now introduced and read a first time.

Carried

Chopra/Whiteman

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

Carried

6. (a) Boundary Extension – Lot 7, District Lot 132, Alberni District, Plan 2961

Mealey/Patterson

That the report from the Administrative Assistant dated November 14th, 2006, advising that the boundary extension for Lot 7, District Lot 132, Alberni District, Plan 2961 (Dobie property), be received.

Carried

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

Mealey/Patterson

That "Official Community Plan Amendment No. 36 (Lot 7, Plan 2961 – Dobie) Bylaw No. 4643", be now introduced and read a first time.

Carried

Mealey/Solda

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

Carried

Mealey/Whiteman

That Council for the City of Port Alberni endorse the public consultation process for "Official Community Plan Amendment No. 36 (Lot 7, Plan 2961 – Dobie) Bylaw No. 4643", as outlined in the report from the Administrative Assistant dated November 14, 2006.

Carried

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

Mealey/Patterson

That "Zoning Amendment No. 52 (Lot 7, Plan 2961 – Dobie) Bylaw No. 4644", be now introduced and read a first time.

Carried

Mealey/Solda

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

Carried

7. Setting a Public Hearing Date

Mealey/Chopra

That the following bylaws be advanced to a Public Hearing on Monday, December 4, 2006 at 5:00 p.m. in the Council Chambers at City Hall.

1. *"Official Community Plan Amendment No. 38 (5251 and 5265 River Road – Robert Boyle Architecture), Bylaw No. 4652,*
2. *"Zoning Amendment No. 56 (5251 and 5265 River Road – Robert Boyle Architecture, Bylaw No. 4653",*
3. *"Official Community Plan Amendment No. 36 (Lot 7, Plan 2961 – Dobie) Bylaw No. 4643", and*
4. *"Zoning Amendment No. 52 (Lot 7, Plan 2961 – Dobie) Bylaw No. 4644"*

Carried

I. REPORTS

1. Accounts

Chopra/Mealey

That the certification of the Director of Finance dated November 14, 2006 be received and the cheques numbered 92975 to 93240 inclusive, in payment of accounts totalling \$859,029.34 be approved.

Carried

2. Engineering and Public Works

Solda/Mealey

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 and Heritage Commission

Patterson/Mealey

That the minutes from the Alberni Valley Museum and Heritage Commission meeting of November 1, 2006, be received.

Carried

6. Director of Finance – Audit Committee Minutes

Chopra/Whiteman

That the minutes of the October 30, 2006 Audit Committee Meeting and the September 2006 financial statements be received.

Carried

7. Mayor's Report

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

Solda/Mealey

That the Mayor's report be received.

Carried

8. Councillors' Reports

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

*Mealey/Patterson
That the Councillors' reports be received.*

Carried

J. QUESTION PERIOD

The public and the press were provided the opportunity to ask questions of the Mayor and Council.

K. OTHER COMPETENT BUSINESS

*McLeman/Patterson
That letters be sent to BC Timber Sales and Private Landowners giving
the message that Port Alberni will not allow unsafe trucks.*

Carried

L. ADJOURNMENT

*Mealey/McLeman
That the meeting adjourn at 9:27 pm.*

Carried

Mayor

Clerk