

**MINUTES OF A REGULAR MEETING OF COUNCIL HELD
MONDAY, OCTOBER 30, 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 late items I. 11.1 Sign Plan Update, and the change in order of items I.6 - Catalyst Paper Taxation to C.6 and I.11- Advisory Planning Commission October 19 meeting minutes to C.7.

Carried

B. ADOPTION OF MINUTES

Mealey/Patterson

That the minutes of the Regular Council Meeting held October 11, 2006 be adopted as circulated.

Carried

C. DELEGATIONS

1. Western Vancouver Island Industrial Heritage Society

The Mayor presented members of the Western Vancouver Island Industrial Heritage Society with a trophy for the Best Theme Entry from the Ladysmith Days Parade.

2. Dewayne Parfitt and Mike Carter, Chamber of Commerce

Provided an annual update on projects, accomplishments and Visitor Centre statistics for the year to date.

3. Neil Malbon, Manager, McLean Mill

Provided an update for the past season at McLean Mill and plans for the upcoming year.

4. Anne Graboski, Port Alberni Women's Resources Society and Susan Barr, Port Alberni Association for Community Living

Discussed the impact of changes to Gaming Affiliation.

Solda/Mealey

That The Honourable John Les, Minister of Public Safety and Solicitor General be invited to Port Alberni to meet with Council and affected charities and begin dialogue about the distribution of gaming revenues.

Carried

5. Alberni Valley Museum and Heritage Commission

Jamie Morton, Chair of the Alberni Valley Museum and Heritage Commission, made a presentation to Council regarding a Community Heritage Register and requested that Council pass the following resolutions to create a register consistent with the standards of the BC Register of Historic Places.

Patterson/Chopra

That Council for the City of Port Alberni establish the Community Heritage Register, with the terms of reference as outlined in the October 16, 2006 report from the Director of the Alberni Valley Museum, for the purpose of identifying the property considered by Council to be heritage property.

Carried

Patterson/Mealey

That the City of Port Alberni Community Heritage Register include the following five properties for the reasons outlined in the statements of significance of the October 16, 2006 report from the Director of the Alberni Valley Museum:

- 1. Rollin Art Centre and Garden*
- 2. Port Alberni City Hall*
- 3. Carmoor Block.*
- 4. Alberni Post Office*
- 5. Port Alberni Railway Station*

Carried

Patterson/Chopra

That Council for the City of Port Alberni direct staff to integrate the Heritage Registry with the Municipal Planning processes and work with the Heritage Commission to maintain the Heritage Registry.

Carried

6. Catalyst Paper Taxation

Council recognized Mr. Bob Cole who spoke on behalf of a number of local businesses in favour of Council providing tax relief to Class 4 (Major Industry) properties.

Chopra/Patterson

That the draft letter (copy of letter attached hereto and forming part of these minutes) to Catalyst Paper advising of the City of Port Alberni's commitment to a reduction in property taxation to Class 4 of 4% per year over a five year period contingent on Catalyst's decision by December 1, 2006 to reinvest in upgrading the Number 4 Paper Machine and forego any assessment appeals on their Class 4 properties for the years covered by this commitment, be endorsed.

Carried

7. City Planner – Advisory Planning Commission

Council recognized Mr. Robert Boyle, applicant. He spoke in favour of the application and encouraged Council to consider the development proposal.

Mealey/Patterson

That the report of the Advisory Planning Commission Meeting held October 19, 2006, be received.

Carried

Mealey/Patterson

That the development application for 5251 and 5265 River Road to amend the Official Community Plan and Zoning Bylaw for high density residential purposes, be denied.

For the Motion: Councillor Mealey

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

Defeated

Chopra/Solda

That Council for the City of Port Alberni endorse Option # 2 of the City Planner's October 13, 2006 report and proceed with consideration of the Official Community Plan and rezoning application for the proposed multi family residential development at 5251 and 5265 River Road subject to the following conditions:

- 1. The two properties are to be consolidated into one legal parcel.*
- 2. The developer's engineer be required to determine the adequacy of water and sanitary sewer services for the density of the project.*
- 3. The developer's engineer be required to determine the requirements for storm sewer and drainage for the site and area.*
- 4. That the private utility lines (hydro, telephone and cable) along River Road be required to be rebuilt underground.*
- 5. 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.*
- 6. A parking layout plan be submitted that meet the zoning bylaw parking requirements.*
- 7. A landscape plan be submitted with a cost estimate and security for the landscaping be required.*

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

Against the Motion: Councillor Mealey

Carried

D. PROCLAMATIONS

1. The Royal Canadian Legion

Chopra/Mealey

That the letter dated October 20, 2006 requesting that November 5 to 11, 2006 be proclaimed as "Veterans Week" in Port Alberni be received and the week proclaimed as requested.

Carried

E. CORRESPONDENCE FOR ACTION

1. Canadian Union of Postal Workers

Chopra/Mealey

That the letter dated October 16, 2006 regarding the moratorium on Post Office closures and rural delivery, and requesting support from Council by writing a letter to the Minister Responsible for Canada Post requesting that the federal government change the financial and policy framework it uses to set targets for Canada Post so the corporation does not have to provide commercial profits and dividends, and instruct Canada Post to act like a public service, not a commercial enterprise, by using more of its profits on public postal services, including maintaining an expanding home delivery in rural and urban areas, be received and Council concur with the request.

Carried

2. Royal Canadian Legion

Chopra/Mealey

That the letter dated October 1, 2006 be received and Council approve purchase of a wreath for the Mayor to place at the November 11 ceremonies and a Poppy tray be placed to collect donations at City Hall.

Carried

3. Pitch-In British Columbia

Chopra/Solda

That the letter dated October 2006 enclosing a 2007 membership renewal notice in the amount of \$425.00, and providing information about current activities of Pitch-In programs, be received and the membership not be renewed.

Carried

4. Ministry of Tourism, Sport and the Arts

Whiteman/Solda

That the letter dated October 6, 2006 inviting Council to submit a bid to host the 2011 Western Canada Summer Games, be received and referred to the Director of Parks and Recreation to report back to Council at the next Council meeting.

Carried

5. 2010 Legacies Now

Whiteman/Patterson

That the letter inviting the City to participate in programs and initiatives leading up to the 2010 Olympic and Paralympic Winter Games, be received and filed.

Carried

6. Kuu-Us Crisis Line Society

Chopra/Mealey

That the letter dated October 15, 2006 requesting sponsorship in the amount of a registration fee of \$85.00, Christmas tree lights and decorations, for its fundraiser the "Festival of Trees", for a tree that would be displayed in a public area from December 9 until 17, then donated to a family for Christmas, be received and Council participate at no cost to the City.

Carried

7. Union of British Columbia Municipalities (UBCM)

Chopra/Mealey

That the letter dated October 20, 2006 advising that applications are available for funding under the General Strategic Priorities Fund (GSPF) and Innovations Fund (IF) programs, be received and filed.

Carried

F. INFORMATIONAL CORRESPONDENCE

1. Minister of Community Services

Email dated October 12, 2006, responding to the email from Daphne Dobie dated September 11, 2006 expressing concerns about the long delay in the Cabinet approval of her boundary extension application (attached), and advising that Cabinet should make a decision within the next 4 to 6 weeks.

2. Ministry of Energy, Mines and Petroleum Resources

Letter dated October 12, 2006 summarizing the amendments to Section 12 of the *Utilities Commission Act*, the amendment states that independent power producers (IPP) will continue to be considered a public utility as long as it meets conditions that include:

- The project must be entirely located on provincial Crown land;
- The IPP has obtained an electricity purchase agreement with BC Hydro, Powerex or FortisBC; and
- The IPP has acquired the necessary federal and provincial authorizations.

3. Alberni Christian Fellowship

Letter dated October 4, 2006 thanking the Permissive Tax Exemption Committee for touring its premises and approving their property tax exemption request.

4. Ministry of Forests and Range and Minister Responsible for Housing –dated

October 3, 2006 providing a copy of the *Housing Matters BC* brochure, the province's new housing strategy that meets the government's commitment to build the best system of support in Canada for persons with disabilities, those with special needs, children at risk and seniors.

5. Union of British Columbia Municipalities

Memorandum dated October 2, 2006 thanking communities for contributing toward the core funding of the Local Government Leadership Academy (LGLA), and inviting comments and suggestions as to the type or content of instruction that the Academy will provide.

6. Union of British Columbia Municipalities and First Nations Summit Task Group

Memorandum dated October 12, 2006 advising that funding for local government and First Nation Regional Community to Community Forums is available for 2006/2007.

7. Barbara Cooper

Email dated October 17, 2006 providing information from a UVic study regarding water sustainability.

8. City Engineer – Application for Mining Exploration Activities

Copy of letter dated October 23, 2006 to the Inspector of Mining, regarding the Bitterroot Resources Ltd application for a Notice of Work and Reclamation Program for the Big Southeaster Property, and advising the this area is tributary to the City's China Creek water supply and is of utmost significance to the City of Port Alberni, and that the City will permit the proposed activity subject to approval of a contingency plan and a site visit.

- 9. City of Burnaby**
Letter dated October 20, 2006 advising that Council has adopted recommendations to write to the Federal Minister of Environment in support of a Federal Private Member Bill M-38 calling for legislation to completely phase out the production and importation of products containing Polybrominated Diphenyl Ethers (PBDE's).
- 10. Make Children First Network**
Letter dated October 20, 2006 enclosing a brochure of the "CHILDREN: an Opportunity for Business" event on November 8, 2006 and inviting Council and City Managers to attend.
- 11. Corporation of Delta**
Letter dated October 20, 2006 attaching a letter from the Brunswick Point farm families (in Tsawwassen) to the Premier requesting return of their lands which were expropriated in connection with the proposed development of the port at Roberts Bank in the 1960's.
- 12. Heather Washburn**
Email dated October 11, 2006 expressing concerns about the logging activities across the water from Harbour Quay.
- 13. Stacey Robbins**
Copy of an email dated October 16, 2006 to Darshan Sihota, President of Island Timberland Limited Partnership, regarding harvesting plans for Arbutus Ridge, and copy of response from Mr. Sihota.
- 14. District of Coldstream**
Copy of letter to the Premier dated October 12, 2006 regarding Proposed Provincial Limitations to Class 4 Tax – Major Industrial Lands.
- 15. CUPE BC**
Letter dated October 19, 2006 enclosing a report entitled "The British Columbia/Alberta Trade, Investment and Labour Mobility Agreement – Impacts on Local Government".

*Chopra/Mealey
That Informational Correspondence items numbered 1 through 15 be
received and filed.*

Carried

G. UNFINISHED BUSINESS NIL

H. BYLAWS

1. "Sewer Connection and Regulation Bylaw, Amendment No. 3 (Sewer Rates), Bylaw No. 4648"

McLeman/Solda

That "Sewer Connection and Regulation Bylaw, Amendment No. 3 (Sewer Rates), Bylaw No. 4648" be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4648.

Carried

2. "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 introduced and read a first time.

Carried

Mealey/Solda

That "City of Port Alberni Solid-Fuel Burning Appliance Emissions Bylaw No. 4651, 2006", be read a second time.

Carried

Mealey/Whiteman

That "City of Port Alberni Solid-Fuel Burning Appliance Emissions Bylaw No. 4651, 2006", be read a third time.

Carried

3. City Clerk – Public Hearing Report

Mealey/Chopra

That the report of the Public Hearing held on October 16, 2006 regarding Bylaw No. 4649 and Bylaw No. 4650, be received and filed.

Carried

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

Mealey/Chopra

That "Zoning Amendment No. 54 (4409 Burde Street – Bhala), Bylaw No. 4649", be read a third time.

Carried

Mealey/Patterson

That final adoption of "Zoning Amendment No. 54 (4409 Burde Street – Bhala), Bylaw No. 4649", be subject to the following conditions:

- *A Preliminary Layout Approval for the proposed subdivision from the City of Port Alberni's Approving Officer; and*
- *That restrictive covenant EK067877 be discharged from the Land Titles Office.*

Carried

5. "Zoning Amendment No. 55 (3834, 3820 and 3808 – 10th Avenue, R. Boyle Architecture), Bylaw No. 4650"

Mealey/Chopra

That "Zoning Amendment No. 55 (3834, 3820 and 3808 – 10th Avenue, R. Boyle Architecture), Bylaw No. 4650", be read a third time.

Carried

Mealey/Chopra

That final adoption of "Zoning Amendment No. 55 (3834, 3820 and 3808 – 10th Avenue, R. Boyle Architecture), Bylaw No. 4650", be subject to the following conditions:

- *The three properties be consolidated into one legal property;*
- *Submission of a detailed landscape/screening plan and an associated cost estimate;*
- *Provide security for the landscape and screening based on the required plan;*
- *Provide security for the paving of the lanes as follows:*
 - *The lane to the south for the entire length of the property;*
 - *That lane to the west for the entire length of the property and extending all the way to Redford Street;*
- *Payment of 50% of the cost for a new sidewalk on 10th Avenue for the frontage of the property.*

Carried

I. REPORTS

1. Accounts

Chopra/Mealey

That the certification of the Director of Finance dated October 30, 2006 be received and the cheques numbered 92581 to 92974 inclusive, in payment of accounts totalling \$1,706,259.94 be approved.

Carried

2. RCMP

Solda/Mealey

That the monthly report from the OIC, Port Alberni providing information about current departmental operations, be received and filed.

Carried

3. Parks and Recreation

Whiteman/Mealey

That the monthly report from the Director of Parks and Recreation providing information about current departmental operations, be received and filed.

Carried

4. Alberni Valley Museum

Patterson/Mealey

That the monthly report from the Director of the Alberni Valley Museum providing information about current departmental operations and events, be received and filed.

Carried

5. Alberni Valley Museum and Heritage Commission

Patterson/Mealey

That the minutes from the meeting held October 4, 2006 be received and filed.

Carried

6. Moved to C. 6.

7. City Clerk – Abashiri Trip 2007

Chopra/Solda

That the report dated October 12, 2006 requesting a decision from Council for two City representatives to participate in the Twinning Society trip to its sister City, Abashiri, from February 4 to 12, 2007, at a cost of approximately \$3,100 per person, be received and the request denied.

Carried

McLeman/Solda

That a member of Council be invited to participate in the Abashiri visit in February 2007, with donated funds and no direct cost to the City.

Carried

8. City Clerk - Liquor License Application – Batstar Adventure Centre and Café

Mealey/Whiteman

That Council for the City of Port Alberni recommends the approval of the application to include patron participation entertainment for Liquor Licence #080594 of the Batstar Café & Picnic at 4785 Beaver Creek Road and that this be communicated to the Liquor Control and Licensing Branch along with the following response to their criteria:

a) Noise

The subject facility is located in proximity to a busy intersection (Highway 4 and Beaver Creek Road) and an all night gas bar (Petro Canada). It is surrounded by fields, parking and mini golf. The facility is removed from residences and is considered suitable for the type of establishment proposed.

b) Impact

There is little or no impact anticipated from the proposed change.

c) Purpose

The intended purpose is suitable and will provide an alternative venue for popular events.

d) Views of the residents

No input was received. Public input was solicited with two display advertisements placed in the Alberni Valley Times, October 13th and 20th, 2006. Notice was delivered to all premises within a 75 metre radius of the facility and was posted at City Hall.

Carried

9. City Planner and Director of Finance – Consideration of the Official Community Plan

Report dated October 18, 2006 advising that the City Planner and Director of Finance have determined that the Official Community Plan is consistent with the 5 Year Financial Plan.

Mealey/Patterson

Whereas following introduction and first and second reading, Council for the City of Port Alberni has reviewed the Official Community Plan Bylaw No. 4602 in conjunction with the 5 Year Financial Plan 2006 – 2010.

Now therefore, Council for the City of Port Alberni confirms that the proposed Official Community Plan Bylaw No. 4602 is consistent with the 5 year Financial Plan 2006- 2010.

Carried

Mealey/Chopra

That the meeting continue beyond the 10:00 pm limit of the Procedures Bylaw in order to complete the agenda.

Carried

10. City Planner – Official Community Plan

Mealey/Solda

That the report dated October 24, 2006 attaching comments from outside agencies on the new Official Community Plan and providing recommended changes based on the comments, be tabled until the November 14, 2006 Council meeting.

Carried

11. Moved to C.7.

11.1. City Engineer – Sign Plan Update

Mealey/McLeman

That the report dated October 27, 2006 providing an update on the status of the Sign Plan, be received and filed.

Carried

12. Mayor's Report

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

Mealey/McLeman

That the Mayor's report be received.

Carried

13. 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

An opportunity for the public and the press to ask questions of the Mayor and Council. There were none.

K. OTHER COMPETENT BUSINESS

1. Councillor Solda - Resolution regarding affordable housing from October 10, 2006

Solda/Patterson

That City Council direct staff to facilitate a meeting with relevant local social service providers regarding a coordinated approach for addressing homelessness and affordable housing in the Community.

Carried

2. District of Metchosin Family Court and Youth Justice Committee

McLeman/Solda

That Council for the City of Port Alberni write to the Union of British Columbia municipalities to express their support for the District of Metchosin Family Court and Youth Justice Committee Proposal to relocate mental health services to school based clinics.

Carried

3. Study to Review Services in the Alberni Valley

McLeman/Solda

That Council for the City of Port Alberni request that the Ministry of Community Services finance a study to review services within the Alberni Valley.

Carried

4. Proposed Committee of Council re: Extending City's Boundaries into Watershed

McLeman/Solda

That Council for the City of Port Alberni establish a committee of Council to expand the City's boundaries into the watershed.

Carried

L. ADJOURNMENT

Mealey/Patterson

That the meeting adjourn at 10:20 pm.

Carried

Mayor

Clerk