

**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD
MONDAY, SEPTEMBER 10, 2007 AT 7:00 PM
IN THE CITY HALL COUNCIL CHAMBERS**

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

A. APPROVAL OF AGENDA

Mealy/Patterson

That the agenda be adopted as circulated with the addition of item C1.2, Jen Fisher Bradley, regarding compost proposal.

Carried

B. ADOPTION OF MINUTES

Mealy/McLeman

That the minutes of the Special Council Meeting held August 27, 2007, be adopted as circulated.

Carried

C. DELEGATIONS

1. Raise-a-Reader Planning Committee

Chopra/Whiteman

That the letter from the Raise-a-Reader Planning Committee dated August 22, 2007 be received, that October be declared as "Literacy Month" in Port Alberni, and that the Committee be given permission to hand out free AV Times newspapers throughout the City on Wednesday, October 3 with all available Councillors participating.

Carried

2. Jen Fisher Bradley

Jen Fisher Bradley confirmed that the Women's Food and Water Initiative has withdrawn its proposal for a composting facility on the City property on Melrose between 7th and 8th Avenues. She indicated that they would look at alternatives including Western Forest Products property at 3rd Avenue and Neil.

3. Lynne Galeslout

Lynne Galeslout discussed her letter dated August 28, 2007 expressing concerns about the location of the proposed composting facility on Melrose Street between 7th and 8th Avenue.

4. Fred Boyko

Fred Boyko discussed his letter dated September 5, 2007 objecting to the use of the City owned property on Melrose Street for a proposed composting facility, and provided a petition with 40 signatures opposing a composting site in the area.

D. PROCLAMATIONS

1. Correctional Service Canada

Chopra/Mealey

That the letter from Corrections Service Canada requesting that November 18 to 25, 2007 be proclaimed as "Restorative Justice Week" in Port Alberni be received and the week proclaimed as requested.

Carried

E. CORRESPONDENCE FOR ACTION

1. Debbie Molloy – Manufactured Home Park Redevelopment Tenant Assistance Policy

Chopra/Mealey

That the email from Debbie Molloy received August 22, 2007 requesting that Council consider adopting bylaws to protect citizens being forced to move and attaching a copy of Coquitlam's "Mobile Home Park Redevelopment Tenant Assistance Policy", be received

Carried

2. Proposed Homeless Transitional Housing

Solda/McLeman

That the letters dated August 8, 2007 opposing the proposed "homeless transitional housing" at the Redford Sportsman Lodge on Roger Street, be received.

Carried

2.1 Petition – Proposed Homeless Transitional Housing Location

Solda/Whiteman

That the petition with 373 signatures opposing the location of the proposed "homeless transitional housing" at the Redford Sportsman Lodge on Roger Street, be received.

Carried

2.2 Proposed Homeless Transitional Housing

Solda/McLeman

That the letters from Jacob Tummon and Jerri and Jaroslava Jelink regarding the proposed Homeless Transitional Housing at the Redford Sportsman Lodge, be received.

Carried

3. Federation of Canadian Municipalities (FCM)

Chopra/Solda

That the letter from the Federation of Canadian Municipalities dated August 9, 2007 requesting that the City host a delegation of Chinese officials working on the FCM's Migrant Labour Rights Project, tentatively scheduled for October 12, 2007 be received and council endorse staff providing a workshop on customer service and public participation.

Carried

4. Chris Ashby, Appello Properties Inc.

McLeman/Solda

That the letter from Chris Ashby, Appello Properties Inc. received August 13, 2007 regarding a failed retaining wall beside the Rusty Anchor Inn at the Somass Hotel, and providing copy of an Engineer's report suggesting failure of the wall is as a result of the compacting and traffic loading of the gravel lane, be received and the City Engineer directed to meet Mr. Ashby at the site and report back to Council.

Carried

5. Winston Joseph

Patterson/Mealey

That the letter from Winston Joseph dated August 28, 2007 inviting Council to participate in the "Wordfest" at Abbeyfield on September 26 at 6:00 pm be received, and that Councillors not attending the UBCM convention endeavor to attend.

Carried

6. Rotary International and Bear Aware

Solda/McLeman

That the letter from Rotary International and Bear Aware dated August 26, 2007 advising that the BC Conservation Corps, the Pacific Rim Bear Smart Committee and Port Alberni Arrowsmith Rotary Club are working on developing Bear Smart Signage for the Harbour Quay and Victoria Quay and requesting that the City contribute by installing and maintaining the signs, be received and the Director of Parks and Recreation investigate the proposal and report back to Council.

Carried

F. INFORMATIONAL CORRESPONDENCE

1. Minister of Community Services & Minister Responsible for Seniors' and Women's Issues

Letter dated August 20, 2007, encouraging Council to engage the community's stakeholders to review the potential that Asia Pacific countries present for community and economic development and diversification opportunities.

2. Minister of Forests and Range and Minister Responsible for Housing

Letter dated August 16, 2007, responding to the City's letter (attached), advising that a new policy is being considered related to the coast forest industry and should be announced in the fall.

3. SmartGrowthBC

Letter dated August 17, 2007 providing a Smart Growth BC brochure and the 2006 Annual Report.

4. Minister of Community Services and Minister Responsible for Seniors' and Women's Issues

Providing brochures entitled "Help, Hope and Healing" that provides information about services available for women at risk.

5. Western Canada Wilderness Committee

Providing a copy of their educational report entitled "Welcome to St'át'imc (Stat-Le-Um) Territory".

6. Minister of International Trade and Minister for the Pacific Gateway and the Vancouver-Whistler Olympics

Letter dated August 24, 2007 responding to the City's letter (attached) regarding federal taxation and raw log exports.

- 7. Minster of Public Safety and Solicitor General**
Letter dated August 14, 2007 regarding the death of Mr. Ian Bush, formerly of Houston, BC, supporting the Coroner's Inquest recommendation regarding installation and mandatory use of audio and visual recording equipment in high risk areas of police buildings where individuals may be interviewed.
- 8. Federal and Provincial Government and Union of British Columbia Municipalities (UBCM)**
Information Bulletin received August 20, 2007 providing a program status update of the Canada-British Columbia Municipal Rural Infrastructure Fund, and advising that application approvals should be complete by Fall 2007.
- 9. The City of Terrace**
Providing a copy of their 2007 UBCM Resolution submission regarding "last chance" drugs, supporting medication and extended away-from-home living expenses be covered by the Medical Services Plan of BC.
- 10. Squamish-Lillooet Regional District**
Copy of a letter to the Premier dated August 1, 2007 providing copy of their resolution regarding Fuel Management Projects.
- 11. British Columbia Electoral Boundaries Commission**
Providing a "Preliminary Report of the British Columbia Boundaries Commission".
- 12. Margo Royce**
Email dated August 9, 2007 providing details of the National TREE Planting Challenge which is part of the United Nations "Plant a Billion Trees" Environmental Program.
- 13. TELUS**
Letter dated August 24, 2007 advising that one of the two pay phones will be permanently removed from the Harbour Quay area at 5440 Argyle Street.
- 14. BC Chamber of Commerce, BC Restaurants & Food Services Association, BC & Yukon Hotels' Association, Canadian Federation of Independent Business, Retail BC**
Letter dated August 27, 2007 supporting the concept of the "single business licence" for businesses in BC.
- 15. Hockey Canada**
Letter dated August 28, 2007 supporting the Alberni Valley's bid to host the 2009 World Under - 17 Hockey Challenge.
- 16. Union of British Columbia Municipalities**
Memo dated August 30, 2007 advising that reports on Local Government Program Services funding have been released and are available on the UBCM website.

17. BC Agriculture Council (BCAC)

Letter dated August 30, 2007 providing information regarding the City of Abbotsford's late resolution to the UBCM Convention on biomass boiler standards, stating this resolution will destroy farms and increase reliance on food imports.

Mealey/Whiteman

That Informational Correspondence items numbered 1 through 17, be received and filed.

Carried

G. UNFINISHED BUSINESS

1. Jen Fisher-Bradley, Women's Food and Water Initiative, Neighbourhood Composting Service Trial at Melrose and 7th Avenue

Mealey/Patterson

That the detailed proposal for a Neighbourhood Composting Service Trial at Melrose and 7th Avenue, including answers to questions from Scott Kenny, Director of Parks and Recreation be received.

Carried

Mealey/Patterson

That the letters received from Blair Thompson, Scott, Karen and Isaac Maschek, Erwin and Loretta Mani opposing the location of the proposed composting facility on Melrose Street be received.

Carried

H. BYLAWS

1. City Planner – Advisory Planning Commission

Mealey/Chopra

That Council for the City of Port Alberni proceed with an amendment to Schedule A (map) of the Zoning Bylaw to rezone 4110 Scott Street (Lot B, DL 1, ALD, Plan VIP74771) from FD – Future Development District to R1 – Single Family Residential District, and that as part of the development process the applicant be required to receive a Preliminary Layout Approval for the proposed subdivision from the City of Port Alberni's Approving Officer.

Carried

Mealey/Chopra

That Council for the City of Port Alberni proceed with an amendment to Schedule A (map) of the Zoning Bylaw to rezone 5427 Greenard Street and 4078 Cedar Street (Lots 79 - 81, and Lot P (EP64619), DL 112, ALD, Plan 4326) from R1 – Single Family Residential District to R3 - Small Lot Single Family Residential District, and that as part of the development process the applicant be required to receive a Preliminary Layout Approval for the proposed subdivision from the City of Port Alberni's Approving Officer.

Carried

Mealey/Chopra

That Council for the City of Port Alberni proceed with an amendment to Schedule A (map) of the Zoning Bylaw to rezone 4873 Burke Road (Lots 17 and 18, Block K, DL 1, ALD, Plan 1558) from R2 – One and Two Family Residential District to a split of R3 – Small Lot Single Family Residential District and C6 –Transitional Office Commercial District, and that as part of the development process the applicant be required to provide a Preliminary survey of the proposed new lot configuration and receive a Preliminary Layout Approval for the proposed subdivision from the City of Port Alberni's Approving Officer.

Carried

2. Zoning Amendment No. 61 (4110 Scott Street – D. & J. Haracka), Bylaw No. 4671

Mealey/Solda

That “Zoning Amendment No. 61 (4110 Scott Street – D. & J. Haracka), Bylaw No. 4671”, be now introduced and read a first time.

Carried

Mealey/Whiteman

That “Zoning Amendment No. 61 (4110 Scott Street – D. & J. Haracka), Bylaw No. 4671”, be read a second time.

Carried

3. Zoning Amendment No. 62 (5427 Greenard Street and 4078 Cedar Street – J. Penner), Bylaw No. 4672

Mealey/Chopra

That “Zoning Amendment No. 62 (5427 Greenard Street and 4078 Cedar Street – J. Penner), Bylaw No. 4672”, be now introduced and read a first time.

Carried

Mealey/Whiteman

That “Zoning Amendment No. 62 (5427 Greenard Street and 4078 Cedar Street – J. Penner), Bylaw No. 4672”, be read a second time.

Carried

4. Zoning Amendment No. 63 (4873 Burke Road – Ultra Investments), Bylaw No. 4673

Mealey/Patterson

That “Zoning Amendment No. 63 (4873 Burke Road – Ultra Investments), Bylaw No. 4673”, be now introduced and read a first time.

Carried

Mealey/McLeman

That “Zoning Amendment No. 63 (4873 Burke Road – Ultra Investments), Bylaw No. 4673”, be read a second time.

Carried

5. Setting of Public Hearing for Bylaw No.’s 4671, 4672 and 4673

Mealey/Patterson

That the following bylaws be advanced to a Public Hearing on Monday, October 1, 2007 at 5:00 pm in the Council Chambers at City Hall.

- 1. “Zoning Amendment No. 61 (4110 Scott Street – D. & J. Haracka), Bylaw No. 4671”*
- 2. “Zoning Amendment No. 62 (5427 Greenard Street and 4078 Cedar Street – J. Penner), Bylaw No. 4672”*
- 3. “Zoning Amendment No. 63 (4873 Burke Road – Ultra Investments), Bylaw No. 4673”*

Carried

6. “Animal Control and Pound Bylaw, No. 4593, First Amendment, Bylaw No. 4666”

Solda/Mealey

That “Animal Control and Pound Bylaw, No. 4593, First Amendment, Bylaw No. 4666”, be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4666.

Carried

7. City Clerk – September 10, 2007 Public Hearing Held at 5:30 pm

Mealey/McLeman

That the verbal report from the City Clerk of the Public Hearing held September 10, 2007 at 5:30 pm be received.

Carried

8. "Zoning Amendment No. 59 (4678 Margaret Street - Campbell), Bylaw No. 4667"

Mealey/Chopra

That "Zoning Amendment No. 59 (4678 Margaret Street - Campbell), Bylaw No. 4667", be read a third time.

Carried

9. "Zoning Text Amendment No. T28 (Maximum of 2.5 Building Storeys in RM1 - Low Density Multiple Family Residential District), Bylaw No. 4668"

Mealey/Solda

That Council for the City of Port Alberni direct staff to prepare a report responding to concerns expressed at the Public Hearing regarding "Zoning Text Amendment No. T28 (Maximum of 2.5 Building Storeys in RM1 - Low Density Multiple Family Residential District), Bylaw No. 4668" and "Zoning Amendment No. 60 (5350 Falls Street - McManus Development), Bylaw No. 4669" and staff coordinate a site visit for Council with representatives of the tenants and owners being present.

Carried

10. "Zoning Amendment No. 60 (5350 Falls Street - McManus Development), Bylaw No. 4669"

Council provided direction regarding this matter under item H.9

11. City Clerk – Permissive Tax Exemption for 2008

Whiteman/Mealey

That Council for the City of Port Alberni endorse the recommendations of the Permissive Tax Exemption Committee and proceed with consideration of adoption of the "Permissive Tax Exemption Bylaw 2008, Bylaw No. 4674".

Carried

Whiteman/Solda

That "Permissive Tax Exemption Bylaw 2008, Bylaw No. 4674", be now introduced and read a first time.

Carried

Whiteman/Mealey

That "Permissive Tax Exemption Bylaw 2008, Bylaw No. 4674", be now read a second time.

Carried

Whiteman/Solda

That "Permissive Tax Exemption Bylaw 2008, Bylaw No. 4674", be now read a third time.

Carried

12. "City of Port Alberni Sign Bylaw No. 4578, 2007"

Mealey/McLeman

That "City of Port Alberni Sign Bylaw No. 4578, 2007" be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4578.

Carried

I. REPORTS

1. Accounts

Chopra/Mealey

That the certification of the Director of Finance dated September 10, 2007 be received and the cheques numbered 97120 to 97333 inclusive, in payment of accounts totalling Two million, one hundred twenty-six thousand, nine hundred and forty-nine dollars and ninety-nine cents (\$2,126,949.99), be approved.

Carried

2. Engineering Department

McLeman/Mealey

That the monthly reports for July and August from the City Engineer providing information about current departmental operations, be received.

Carried

3. Planning Department

Mealey/Whiteman

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

Carried

4. Alberni Valley Museum Director

Patterson/Chopra

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

Carried

5. Manager of Human Resources and Community Development

Chopra/Solda

That the monthly report from the Manager of Human Resources and Community Development providing information about current departmental operations, be received.

Carried

6. Director of Finance - Audit Committee Minutes

Chopra/McLeman

That the minutes of the August 27, 2007 Audit Committee Meeting and the July, 2007 financial statements be received.

Carried

7. Bylaw Enforcement Officer – Building at 3118 Third Avenue

Solda/Patterson

That the report from the Bylaw Enforcement Officer dated September 5, 2007 regarding the status of the apartment building at 3118 Third Avenue, including a letter from the City to the property owner and a report from the Building Inspector specifically outlining requirements of the owner and the response from the owner, be received and Council request that the owner provide a plan to address the concerns within 60 days.

Carried

8. City Clerk – Rescheduling Revitalization Tax Exemption Meeting

Chopra/Patterson

That Council for the City of Port Alberni reschedule the Revitalization Tax Exemption Information Meeting from 2:00 pm Monday, September 17, 2007 to 2:00 pm Monday, October 29, 2007.

Carried

9. City Clerk – Proposals for Rental of Unit #9, Alberni Harbour Quay (HC)

Chopra/Mealey

That Council for the City of Port Alberni accept the proposal of Kimberley Forrester for the rental of Unit #9 - 5440 Argyle Street, Alberni Harbour Quay, for a one year term for a monthly rent of \$304.60 plus GST (plus annual cost of living increase), and the lease agreement as prepared by staff be approved, signed by the Mayor and Clerk and sealed with the Corporate Seal.

Carried

10. Current Status Report

*Chopra/Patterson
That the Current Status Report be received.*

Carried

11. Mayor's Report

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

*Mealey/Patterson
That the Mayor's report be received.*

Carried

12. 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

Jacob Tummon asked that Item E2.2 be amended to reflect that he did not support the proposed homeless transitional housing for the Sportsman lodge.

K. OTHER COMPETENT BUSINESS

Councillor Solda indicated that she would be bringing forward a resolution at the next regular meeting to address the Beaufort Hotel.

*Mealey/Patterson
That Council for the City of Port Alberni requests the Port Authority to improve signage entering the Port to clearly outline the location of facilities for visiting boaters.*

Carried

L. ADJOURNMENT

*Mealey/Chopra
That the meeting adjourn at 9:05 pm.*

Carried

Mayor

Clerk