

**MINUTES OF THE REGULAR MEETING OF COUNCIL  
HELD TUESDAY, OCTOBER 12 2010 AT 2:00 PM  
IN THE CITY HALL COUNCIL CHAMBERS**

**PRESENT:** Mayor McRae, Councillors Chopra, Douglas, McLeman, Patterson and Whiteman.

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

*Patterson/Solda*

*That the agenda be approved as circulated with the addition of late items as outlined.*

*Carried*

**B. ADOPTION OF MINUTES**

*Solda/Patterson*

*That the minutes of the Regular Council Meeting held September 13, 2010 at 2:00 pm, be approved as circulated.*

*Carried*

**C. DELEGATIONS**

**1. Carolyn Jasken**

Carolyn Jasken discussed Port Alberni's declaration as The World Fishing Network's Ultimate Fishing Town in Canada. The Mayor read letters of congratulations from the Mayor of Sioux Narrows-Nestor Falls and Premier Gordon Campbell. He presented a plaque to the Jasken family in appreciation for their efforts.

**2. Alberni Valley Chamber of Commerce**

Elliott Drew, President of the Alberni Valley Chamber of Commerce, updated Council regarding Chamber of Commerce accomplishments and upcoming plans.

**3. Stacey Gaiga**

Stacey Gaiga discussed the Raven Underground Coal Project and potential impact to the community. She outlined research that she had explored including the review of the City's Official Community Plan.

**4. Gillian Trumper, WoodTech 21**

Presented the WoodFirst Resolution for Council's consideration.

*Chopra/Solda*

*WHEREAS, the Alberni Region has a long history of over 10,000 years of using a wide range of wood fibre products for multiple uses;*

*AND WHEREAS, the Alberni Region continues to have vast areas of healthy, sustainable forests that are used for many purposes;*

*AND WHEREAS, the forest industry continues to be an integral part of the communities in the Alberni region, and is evolving and developing new markets and opportunities for the use of wood products as part of its long-term strategy for a sustainable wood industry;*

*AND WHEREAS, the City of Port Alberni has supported both the Union of British Columbia Municipalities and the Federation of Canadian Municipalities in adopting resolutions to build a Culture of Wood throughout the province, across Canada and with our international customers;*

*THEREFORE BE IT RESOLVED, that the City of Port Alberni will continue to support the ongoing development of its culture by:*

- Being a wood champion and supporting the Government of British Columbia's Wood First Act and by developing a Wood First Policy that will establish a long-term strategy for building with wood;*
- Encouraging wood champion designers and builders for all municipal building projects so that opportunities for building with wood cost-effectively are maximized;*
- Ensuring that all construction projects receiving City financial support optimize the structural and architectural use of wood;*
- Seeking those that can find practical and cost-effective building and design solutions through the use of wood, the most sustainable, natural and renewable building material available.*

*Carried*

**D. PROCLAMATIONS**

**1. MISTIC (Mid-Island Science, Technology & Innovation Council)**

*Chopra/Patterson*

*That the letter dated September 13, 2010 from MISTIC (Mid-Island Science, Technology & Innovation Council) requesting that Council declare November 1 to 5, 2010 as "National Technology Week" in Port Alberni, be received and the week proclaimed as requested.*

*Carried*

**2. Correctional Service Canada**

*Solda/Chopra*

*That the newsletter received September 10, 2010 from Correctional Service Canada requesting that Council declare November 14 to 21, 2010 as "Restorative Justice Week" in Port Alberni, be received and the week proclaimed as requested.*

*Carried*

**3. Bob Smith, European Heritage Week Coordinator**

*Patterson/Solda*

*That the letter received September 10, 2010 from Bob Smith, European Heritage Week Coordinator, requesting that Council declare October 11 to 17, 2010 as "European Heritage Week" in Port Alberni, be received and the week proclaimed as requested.*

*Carried*

**4. Alberni Valley Community Stakeholders Initiative to End Homelessness**

*Solda/Chopra*

*That the email dated October 6, 2010 from Patty Edwards, Alberni Valley Community Stakeholders Initiative To End Homelessness, requesting that Council declare October 10 to 16, 2010 as "Homelessness Awareness Week" in Port Alberni, be received and the week proclaimed as requested.*

*Carried*

**E. CORRESPONDENCE FOR ACTION**

**1. British Columbia Youth Parliament**

*Whiteman/Solda*

*That Council for the City of Port Alberni refer the letter dated September 6, 2010 from the British Columbia Youth Parliament inviting eligible youth from our municipality to apply to sit as members of the Youth Parliament, to School District 70 (Alberni) and North Island College.*

*Carried*

**2. Vancouver Island Health Authority**

*Solda/Chopra*

*That the E-mail dated September 28, 2010 from the Vancouver Island Health Authority inviting the Mayor and Council to join a tour of harm reduction sites in the Vancouver Area on either Wednesday, October 27 or Thursday, October 28, 2010, be received.*

*Carried*

### 3. Bank of Montreal

Resolution required by the BMO Bank of Montreal authorizing reproduced signatures in place of handwritten signatures on cheques.

*Chopra/Solda*

*WHEREAS for the convenience of the City of Port Alberni, the City of Port Alberni requests that cheques drawn on BMO Bank of Montreal (the "Bank") against the City of Port Alberni's account numbers be signed by affixing one or more signatures by using a rubber stamp or a mechanically or electronically reproduced signature (each a "Facsimile Signature") in place of a handwritten signature.*

***THEREFORE BE IT RESOLVED:***

1. *That the Bank is hereby authorized and directed to pay any and all cheques or instruments purporting to be cheques of the City of Port Alberni presented for payment bearing a Facsimile Signature of any of the following officers who have been duly authorized to sign cheques for and on behalf of the City of Port Alberni:*

*Ken McRae and Cathy Rothwell.*

2. *That such cheques or instruments shall have the same legal effect, may be dealt with to all intents and purposes and shall bind the City of Port Alberni as fully and effectually as if signed in the handwriting of and duly issued by such officer or officers for and on behalf of the City of Port Alberni, regardless of howsoever or by whosoever a Facsimile Signature shall have been affixed.*
3. *That the City of Port Alberni shall provide the Bank with a certified copy of this Resolution and a certified specimen of such Facsimile Signature and that such Resolution may be acted upon by each branch of the Bank with which and dealings are had by the City of Port Alberni until notice to the contrary or of any change therein has been given in writing to the Bank.*

*Carried*

### 4. Koers & Associates Engineering Ltd.

*McLeman/Chopra*

*That the copy of a letter dated September 16, 2010 from Koers & Associates Engineering Ltd. and the "Alberni Valley Regional Water Study Update, Final Report", be received and referred to the City Engineer for a report to City Council on the opportunities and implications for the City.*

*Carried*

**5. Western Forest Products Inc.**

*Solda/Patterson*

*That the letter dated September 22, 2010 from Western Forest Products requesting that the City of Port Alberni enter into an agreement with Western Forest Products to provide fire protection for Western Forest Products-owned facilities including the Cameron shop building and yard, fueling facilities and office buildings, be received and the Fire Chief be directed to investigate potential options for Council's consideration.*

*Carried*

Councillor Chopra declared a perceived conflict of interest and left the meeting at 3:09 pm.

**6. Harjodhan Rai, A-1 Convenience Store Ltd.**

*Solda/Patterson*

*That the letter dated September 22, 2010 from Harjodhan Rai of A-1 Convenience Store Ltd. clarifying a number of points relating to his proposed car wash facility, north fencing, landscaping and development permit requirements, be received and referred to the City Planner for information.*

*Carried*

Councillor Chopra returned to the meeting at 3:12 pm.

**7. Comox Valley Economic Development**

*Whiteman/Solda*

*That the letter dated September 22, 2010 from the Comox Valley Economic Development providing an information package on the new Vancouver Island & Coast Visitor Centre be referred to the Alberni Valley Chamber of Commerce.*

*Carried*

**8. M. Bodnaro of 4690 Redford Street**

*McLeman/Douglas*

*That the letter dated October 4, 2010 from M. Bodnaro of 4690 Redford Street complaining about garbage pick-up every other week and separate garbage and sewer bills, be received and added to the letters to be referred to the budget process.*

*Carried*

**9. Canada Mortgage and Housing Corporation**

*Solda/Patterson*

*That the e-mail dated October 1, 2010 from CivicInfo BC on behalf of Canada Mortgage and Housing Corporation advising of a Housing Workshop and Luncheon to highlight its new Guide for Canadian Municipalities for the Development of a Housing Action Plan, on Wednesday November 3, 2010 at the "The Westerley" in Courtenay, be received and interested members of Council and staff confirm their attendance.*

*Carried*

**10. Roland Smith**

*McLeman/Solda*

*That the letter dated October 4, 2010 from Roland Smith requesting answers to questions regarding garbage collection and recycling, be received and the City Engineer be directed to respond to Council and Mr. Smith.*

*Carried*

**11. Jim Knight, Junior Prep Hockey Camp**

*Whiteman/Patterson*

*That the letter dated October 4, 2010 from Jim Knight, General Manager, Alberni Valley Junior Prep Hockey Camp, requesting approval for the 2011 Junior Prep Camp to be held at the Alberni Valley Multiplex July 15 to August 3, 2011, be received and referred to the Director of Parks and Recreation.*

*Carried*

**12. Vanessa Klus**

*McLeman/Chopra*

*That the letter dated September 21, 2010 from Vanessa Klus regarding global warming issues, be received and the Mayor provide a letter of thanks.*

*Carried*

**13. Jessica Hall**

*McLeman/Douglas*

*That the e-mail dated October 1, 2010 from Jessica Hall offering to teach classes to the public regarding using cloth diapers to help curb the use of disposable diapers, at the City's expense, be received and referred to the City Engineer.*

*Carried*

**14. Nancy Czigany, Port Alberni & District Labour Council**

*Chopra/McLeman*

*That the letter dated October 6, 2010 inviting the Mayor and Council to an open public information meeting regarding the Raven Coal Project on Tuesday, October 19, 2010 at 7:00 pm in the Steelworkers' Hall on Montrose Street and the Mayor invited to speak at the event, be received.*

*Carried*

**F. INFORMATIONAL CORRESPONDENCE**

**1. Stacey Gaiga**

Copy of a letter dated September 20, 2010 to the Canadian Environmental Assessment Agency concerned about dredging and dioxins in Alberni Inlet and recent pile driving for berth modifications by the Port Alberni Port Authority during prime Salmon spawning season. (The Port Authority has responded to these claims in a Letter to the Editor).

**2. Alberni Valley Social Planning Council**

Minutes of the meeting held September 21, 2010.

**3. Port Alberni Association for Community Living  
Infant Development Program**

Letter dated September 24, 2010 enclosing an invitation to participate in a Community Forum to discuss current supports available for Teen Moms and their Infants on October 14, 2010 from 1 to 4 pm at the Friendship Centre.

**4. Vancouver Island Health Authority**

Public Service Announcement dated September 30, 2010 regarding Caregivers and Families during Breastfeeding Week.

**5. BC Citizens for Green Energy**

Media Release encouraging BC Hydro customers to check their hydro bills carefully to make sure they are not inadvertently being charged the higher "Step 2" rate.

**6. BC Centre for Safe Schools & Communities**

Fall e-newsletter focusing on Honouring the Rights of the Child.

**7. Deputy Commissioner - Pacific Region & Commanding Officer,  
"E" Division, RCMP**

E-mail dated September 20, 2010 enclosing the "E" Division 2009/10 Year in Review, "Connected to our Communities".

- 8. John Slater, MLA, Boundary Similkameen, Parliamentary Secretary for Water Supply and Allocation**  
Letter dated September 13, 2010 advising that the "Report on Engagement" summarizing feedback on the *Water Act* modernization has been posted at <http://blog.gov.bc.ca/Livingwatersmart> and that additional opportunity to comment on proposals will be available later this year.
- 9. Minister of Children and Family Development and Minister Responsible for Child Care**  
Letter dated October 1, 2010 advising that October 2010 is the 20<sup>th</sup> year of "Foster Family Month" in BC and enclosing an information kit to help celebrate the contribution foster families make in our community.
- 10. Alberni Valley Lions Club**  
Letter dated September 1, 2010 thanking the Mayor and Council for their participation in the Labour Day and Salmon Festival festivities.
- 11. Columbia Institute - Comprehensive Economic and Trade Agreement (CETA)**  
Letter dated September 7, 2010 enclosing a legal report and issue backgrounder highlighting the potential loss of "buy local" policies through current trade discussion between Canada and the European Union.
- 12. BC Hydro**  
E-mail dated September 16, 2010 enclosing BC Hydro's 2010 Community Relations Annual Report and "Quick Facts" which gives an overview of its activities in our region.
- 13. RCMP**  
E-mail dated September 9, 2010 providing a link to "Progress, Transformation of the Royal Canadian Mounted Police", at <http://www.rcmp-grc.gc.ca/pubs/pro-trans/index-eng.htm>.
- 14. Minister of Forests and Range and Minister Responsible for Integrated Land Management Bureau**  
Letter dated September 14, 2010 encouraging the City of Port Alberni adopt a "Wood First Resolution" to support our forest industry by requiring that wood be the primary building material in all new publicly owned and provincially funded buildings.
- 15. Union of British Columbia Municipalities (UBCM)**  
Member Release dated October 5, 2010 providing a preliminary summary of the resolutions and positions adopted at the 2010 UBCM Convention.
- 16. Nanaimo Airport**  
Enclosing the Nanaimo Airport Commission September Newsletter.

**17. Hupacasath First Nation**

Copy of a letter to the Alberni-Clayoquot Regional District regarding approval to proceed with the Pre-design Phase of the Klekhoot Indian Reserve #2 Waterline Extension Project.

*Solda/Patterson*

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

*Carried*

**G. UNFINISHED BUSINESS**

**1. Franklin River Road Water Service**

Attached for the consideration of Council is a draft water service agreement. Council are requested to provide a resolution to the effect that they agree in principle to this form of agreement. Before proceeding with the agreement, the City requires a request for service from the ACRD and the agreement would subsequently be reviewed by the City's solicitors before consideration of adoption.

*McLeman/Chopra*

*That Council for the City of Port Alberni agree in principle to providing water service to an area within electoral area F of the ACRD, to properties located in proximity to Franklin River Road by water service agreement with the Regional District.*

*Carried*

**H. BYLAWS**

**1. City Clerk - Public Hearing Report for Bylaw No. 4754**

*Solda/Douglas*

*That the report of the Public Hearing held October 7, 2010 at 5:00 pm regarding "Zoning Amendment No. 84 (2201 11<sup>th</sup> Avenue - Lehner), Bylaw No. 4754", be received.*

*Carried*

**2. "Zoning Amendment No. 84 (2201 11<sup>th</sup> Avenue - Lehner), Bylaw No. 4754"**

*Solda/Douglas*

*That "Zoning Amendment No. 84 (2201 11<sup>th</sup> Avenue - Lehner), Bylaw No. 4754" be read a third time.*

*Defeated*

**3. City Planner - Advisory Planning Commission**

- A. Applicant: C. Patterson - Development Application:  
Zoning Text Amendment, 4815 Argyle Street

*Solda/Chopra*

*That Council for the City of Port Alberni proceed with a Text amendment to the Zoning bylaw to add "Residential Dwelling Units" to the list of Permitted Uses in the CMX2 Southport Downtown Core District; on Parcel A (being a consolidation of Lots 8 and 9), District Lot 1, Block 41, Alberni District, Plan 197B located at 4815 Argyle Street.*

*Carried*

- B. Applicant: Dammar Properties - Development Application:  
Zoning Amendment, 3949 Maple Way

*Solda/Chopra*

*That Council for the City of Port Alberni proceed with an amendment to Schedule A (Land Use Map) of the Zoning Bylaw to rezone Lot 1, District Lot 14, Alberni District, Plan VIP85771 located at 3949 Maple Way from M1 - Light Industry District to C1 - Local Commercial District.*

*Carried*

**4. "Zoning Text Amendment No. T33 (4815 Argyle Street - C. Patterson), Bylaw No. 4759"**

*Solda/McLeman*

*That "Zoning Text Amendment No. T33 (4815 Argyle Street - C. Patterson), Bylaw No. 4759", be now introduced and read a first time.*

*Carried*

*Solda/Chopra*

*That "Zoning Text Amendment No. T33 (4815 Argyle Street - C. Patterson), Bylaw No. 4759", be read a second time.*

*Carried*

**5. "Zoning Amendment No. 86 (3949 Maple Way - Dammar Properties), Bylaw No. 4760"**

*Solda/Whiteman*

*That "Zoning Amendment No. 86 (3949 Maple Way - Dammar Properties), Bylaw No. 4760", be now introduced and read a first time.*

*Carried*

*Solda/Chopra*  
That "Zoning Amendment No. 86 (3949 Maple Way - Dammar Properties),  
Bylaw No. 4760", be read a second time.

*Carried*

**6. Setting of a Public Hearing for Bylaw N°. 4759 and 4760**

*Solda/Chopra*  
That "Zoning Text Amendment No. T33 (4815 Argyle Street - C.  
Patterson), Bylaw No. 4759" and "Zoning Amendment No. 86 (3949 Maple  
Way - Dammar Properties), Bylaw No. 4760", be advanced to a Public  
Hearing on Monday, October 25, 2010 at 6:00 pm in the City Hall Council  
Chambers.

*Carried*

**7. "Permissive Tax Exemption Bylaw, 2011, Bylaw No. 4758"**

*Solda/Chopra*  
That "Permissive Tax Exemption Bylaw, 2011, Bylaw No. 4758", be now  
introduced and read a first time.

*Carried*

*Solda/Whiteman*  
That "Permissive Tax Exemption Bylaw, 2011, Bylaw No. 4758", be read a  
second time.

*Carried*

*Solda/McLeman*  
That "Permissive Tax Exemption Bylaw, 2011, Bylaw No. 4758", be read a  
third time.

*Carried*

**I. REPORTS**

**1. Accounts**

*Chopra/Solda*  
That the certification of the Director of Finance dated October 12, 2010 be  
received and the cheques numbered 111611 to 111979 inclusive, in  
payment of accounts totalling \$1,474,235.64, be approved.

*Carried*

## **2. Presentation of the Annual Report**

The Mayor provided an introduction of the Annual Report by reading his message from the Report.

The City Manager presented an overview.

The public were provided an opportunity to comment and ask questions.

Alexandra Pazitch of First Avenue commented on the City's vision and values and pondered whether the City lives up to its expectations for customer service.

Peter Reushman of 6<sup>th</sup> Avenue observed that the City is providing reduced service at a higher cost to residential taxpayers. He proposed that the City reduce management.

*Solda/Patterson*

*That Council for the City of Port Alberni endorse the Annual Report for the year ended December 31, 2009, as presented.*

*Carried*

## **3. City Planner - Strata Conversion Application on 11th Avenue**

The City Planner provided a summary of his report from the agenda. The owner's agent, Mr. Barry Calvin, was available to answer questions from Council.

*Solda/Douglas*

*That Council for the City of Port Alberni approve the conversion of 3850 11<sup>th</sup> Avenue to a building strata and the Mayor and City Clerk be authorized to execute the required strata plan subject to an agreement registered on title to allow existing tenants to remain in their units provided they comply with the requirements of the Residential Tenancy Act and that this Council approval is valid for no more than 2 years from the date of adoption of this resolution.*

*Carried*

## **4. Director of Finance - Audit Engagement**

*Chopra/Whiteman*

*That Council for the City of Port Alberni grant a one year extension to the 2005-2009 audit engagement of Duncan Sabine Collyer Partners LLP for the fiscal year ended December 31, 2010.*

*Carried*

**5. Director of Finance - Alberni-Clayoquot Regional District, Aquatic Management Board, and Clayoquot Sound & Barclay Sound Coastal Plan**

*Chopra/Douglas*

*That Council for the City of Port Alberni support the budget request to the Alberni-Clayoquot Regional District resulting in an \$11,000 contribution for each of the years 2010 and 2011 from the City of Port Alberni to proceed with the Aquatic Planning initiative (Clayoquot Sound and Barclay Sound Coastal Plan).*

*Carried*

**6. City Manager - Alberni Valley Community Forest Corporation Capitalization**

*McLeman/Douglas*

*That Council for the City of Port Alberni authorize the purchase of 1,250 common shares of the Alberni Valley Community Forest Corporation at the offered price of \$100 per share for a total expenditure of \$125,000.*

*Carried*

**7. Current Status Report**

*Chopra/Patterson*

*That the Current Status Report be received.*

*Carried*

**8. Mayor's Report**

*Solda/Patterson*

*That the Mayor's report be received.*

*Carried*

**9. Councillor Whiteman - Community Services, Economic Development & Tourism Report**

**10. Councillor Solda - Planning, Health and Protective Services Report**

*Solda/Patterson*

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

*Carried*

*Solda/Patterson*

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

*Carried*

*Solda/Patterson*

*That the monthly report from the OIC, RCMP providing information about current departmental operations, be received.*

*Carried*

**11. Councillor Patterson - Heritage, Culture and Education Report**

**12. Councillor McLeman - Transportation, Utilities and Forestry Report**

*McLeman/Douglas*

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

*Carried*

**13. Councillor Douglas - Environmental Services and Library Report**

**14. Councillor Chopra - General Government Services Report**

**J. QUESTION PERIOD**

Stacey Gaiga asked whether information could be made available regarding the RCMP's response to calls at the Beaufort Hotel. The Bylaw Enforcement Officer will follow up. She also asked questions regarding the height of fences and the need for variances. She was referred to the City Planner.

Wayne Oliver of Morton Street discussed rail service and asked the City to encourage use of the Island Corridor Railway for freight. The Mayor will share a report on the state of the track with Mr. Oliver.

**K. OTHER COMPETENT BUSINESS**

**L. ADJOURNMENT**

*Patterson/Douglas*

*That the meeting adjourn at 4:55 pm.*

*Carried*

---

Mayor

---

Clerk