MINUTES OF THE REGULAR MEETING OF COUNCIL HELD TUESDAY, SEPTEMBER 3, 2019 AT 2:00 PM IN THE CITY HALL COUNCIL CHAMBERS

PRESENT: Mayor Minions, Councillors Corbeil, Haggard, Paulson, Poon, Solda and

Washington

A. CALL TO ORDER AND APPROVAL OF AGENDA

It was moved and seconded:

That the agenda be approved with the addition of late items E 1.1 Arrowview Hotel owner and H. 6 Eric LaCouvee.

CARRIED

B. ADOPTION OF MINUTES

It was moved and seconded:

That the minutes of the Special Meeting held at 12:30 pm and Regular Council Meeting held at 2:00 pm on August 12, 2019, be adopted.

CARRIED

C. PUBLIC INPUT PERIOD

None

D. DELEGATIONS

1. Surfrider Pacific Rim

Lilly Woodbury introduced the Surfrider Foundation; a volunteer group working to protect the world's ocean, waves and beaches and provided information on their initiatives focused on the elimination of unnecessary single-use plastics.

2. Jake Van Kooten

Mr. Van Kooten expressed his perception regarding the inequality of enforcement of bylaws, specifically the City's Solid Waste Collection Bylaw No. 4885.

E. <u>UNFINISHED BUSINESS</u>

1. City Clerk - Arrowview Hotel (5109 Athol) Remedial Action

It was moved and seconded:

That the report from the City Clerk dated August 13, 2019 be received.

CARRIED

It was moved and seconded:

That the late item correspondence from the owner of 5109 Athol (Arrowview Hotel), Mr. Letourneau dated September 3, 2019 be received.

CARRIED

It was moved and seconded:

WHEREAS the registered owner (the "Owner") of the building (the "Building") located at 5109 Athol Street, Port Alberni, BC, more particularly described as Lots 2 and 3, Block 84, District Lot 1, Alberni District, Plan VIP 197D, PID's: 009-230-718, 009-230-688 (the "Property") is the subject of remedial action ordered by Council on April 23, 2018 (the "April RAO");

AND WHEREAS the owner requested reconsideration of the April RAO by letter dated May 10, 2018 and August 13, 2018;

NOW THEREFORE, pursuant to Part 3, Division 12 of the Community Charter, Council of the City of Port Alberni in open meeting assembled, resolves as follows:

- 1. That the April RAO be amended by striking and replacing paragraph 2 with the following:
 - (a) That the Owner be required to completely demolish the Building and remove from the Property all demolition debris and restore the Property to a safe condition;
 - (b) That the Owner be required to apply for and obtain all City permits that are required to demolish the Building by no later than 31 days after notice of this resolution is served or provided by registered mail;

- (c) That the Owner be required to demolish the Building and remove all demolition debris by no later than 90 days after notice of this resolution is served or provided by registered mail;
- (d) That if the Owner fails to comply with either paragraph 3 or 4 above in the time required, the City by its employees, contractors or others, may enter onto the Property without further notice to the Owner and perform all the requirements specified in this resolution; the cost of performing the work shall immediately become a debt owed by the Owner to the City; and such debt, if unpaid by December 31 of the year the invoice was issued, may be recovered by transferring the debt to the property tax account for the Property pursuant to Section 258 of the Community Charter.

CARRIED

2. Director of Finance - Investment Policy Statements

It was moved and seconded:

That the report from the Director of Finance dated August 22, 2019, be received.

CARRIED

It was moved and seconded:

That Council for the City of Port Alberni direct staff to prepare an updated Investment Policy for Council's consideration including recommendations as outlined.

CARRIED

F. STAFF REPORTS

1. Accounts

It was moved and seconded:

That the certification of the Director of Finance dated September 3, 2019, be received and the cheques numbered 144353 to 144478 inclusive, in payment of accounts totalling \$2,190,017.49 be approved.

2. Director of Finance - Audit Committee

It was moved and seconded:

That the minutes of the August 12, 2019 Audit Committee; the Responses to Questions arising from that meeting dated August 19, 2019, the Quarterly Analysis of Mayor and Council Travel and Convention Expenses ending June 30, 2019, the financial statements ending June 30, 2019, the Vendor Cheque Register Report ending July 31, 2019 and the Investments Report ending June 30, 2019 from Raymond James, be received.

CARRIED

3. Director of Finance - Conversion of Temporary Borrowing Bylaw to Long Term Borrowing Bylaw

It was moved and seconded:

That the report from the Director of Finance dated August 8, 2019, be received.

CARRIED

It was moved and seconded:

That Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the Spring 2020 Borrowing Session, \$4,450,000.00 as authorized through "Somass Estuary Environmental Stewardship Protection Loan Authorization 2017, Bylaw No. 4939" and that the Alberni Clayoquot Regional District be requested to consent to our borrowing over a 30 year term and include the borrowing in a Security Issuing Bylaw.

CARRIED

4. Director of Finance - RCMP Year End Financial Statement and Surplus for March 31, 2019

It was moved and seconded:

That the report from the Director of Finance dated August 23, 2019 regarding the RCMP Year End Financial Statement and Surplus for March 31, 2019, be received.

<u>CARRIED</u>

5. Manager of Planning – Development Variance Permit – 4917 Margaret Street

It was moved and seconded:

That the report dated August 26, 2019 from the Manager of Planning regarding the proposed Development Variance Permit No.95, be received and Council proceed with consideration of the Development Variance Permit at 4917 Margaret Street.

CARRIED

The Mayor provided introductory remarks.

The Manager of Planning provided background information regarding the application by summarizing her report dated August 26, 2019.

There was no correspondence.

There was no late correspondence.

The applicant did not make a presentation.

There was no public input.

There were no questions from Council.

It was moved and seconded:

That Development Variance Permit No.95 to vary the Zoning Bylaw regulations as it relates to front yard building setbacks at 4917 Margaret Street be authorized by City Council on September 3, 2019.

CARRIED

6. Permissive Tax Exemption for 2020-2023

It was moved and seconded:

That the report from the Project Coordinator - Finance dated September 3, 2019 providing information regarding Permissive Tax Exemptions for 2020-2023, be received.

<u>CARRIED</u>

It was moved and seconded:

That Council for the City of Port Alberni direct staff to prepare the required Permissive Tax Exemption Bylaws for introduction at the next regular meeting of Council based on recommendations as presented.

CARRIED

7. Director of Engineering & Public Works – 4000 Burde St Capital Improvements

It was moved and seconded:

That the Director of Engineering and Public Work's report dated August 27, 2019 be received.

CARRIED

It was moved and seconded:

That Council for the City of Port Alberni approve the cost sharing of Capital Upgrades adjacent to 4000 Burde Ave (Portview Landing development), with \$100,000 from the approved 2019 Capital Plan, and \$190,000 from Development Cost Charges with any shortfall from Gas Tax funds.

CARRIED

8. Director of Finance – BC Transit Fare Review

It was moved and seconded:

That the report from the Director of Finance dated August 22, 2019 be received, and Council for the City of Port Alberni implement the Fare Structure as detailed in Option 1 of the BC Transit Fare Structure Review (cash fares, adult/post secondary monthly passes, senior/student passes, and semester passes unchanged; DayPASS decreased from \$4.25 to \$4.00, sheets of 10 tickets increased to \$18.00 from \$15.75 for adult/post-secondary and from \$13.00 for students/seniors), effective April 1, 2020.

9. Chief Administrative Officer – Award of Contract for McLean Mill Dam

It was moved and seconded:

That the report from the CAO dated August 28, 2019 be received.

CARRIED

It was moved and seconded:

That Council for the City of Port Alberni direct staff to re-tender the McLean Mill Project Upgrades within the next six months.

CARRIED

- G. BYLAWS
- 1. City Clerk August 12, 2019 Public Hearing

It was moved and seconded:

That the report of the Public Hearing held August 12, 2019 regarding Bylaw No.'s 4993 and 4994 be received.

CARRIED

2. "Zoning Bylaw Map Amendment No. 35 (4202 and 4238 8th Avenue - de Beeld, Bylaw No. 4993"

It was moved and seconded:

That "Zoning Bylaw Map Amendment No. 35 (4202 an 4238 8th Avenue – de Beeld), Bylaw No. 4993", be read a third time.

CARRIED

3. "Zoning Text Amendment No. T22 (Site Specific Uses – RM3 High Density Multiple Family Residential), Bylaw No. 4994"

It was moved and seconded:

That "Zoning Text Amendment No. T22 (Site Specific Uses – RM3 High Density Multiple Family Residential), Bylaw No. 4994", be read a third time.

4. Manager of Planning - "Zoning Bylaw Map Amendment No.33 (3512 Gagne Road – Bourelle), Bylaw No. 4987"

It was moved and seconded:

That the report dated August 26, 2019 from the Manager of Planning, be received.

CARRIED

It was moved and seconded:

That "Zoning Bylaw Map Amendment No.33 (3512 Gagne Road – Bourelle), Bylaw No. 4987" be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4987.

CARRIED

5. Manager of Planning - "Zoning Bylaw Map Amendment No.31 (3503 11th Avenue - Sattar), Bylaw No. 4978"

It was moved and seconded:

That the report dated August 26, 2019 from the Manager of Planning, be received.

CARRIED

It was moved and seconded:

That "Zoning Bylaw Map Amendment No.31 (3503 11th Avenue – Sattar), Bylaw No. 4978" be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4978.

CARRIED

6. Manager of Planning – Advisory Planning Commission

It was moved and seconded:

That the summary report of the August 22, 2019 meeting of the Advisory Planning Commission, be received.

Development Application: 5536 & 5546 Swallow Drive

Applicant: Clark Power as agent for D. Beecroft

"Official Community Plan Amendment No.28 (5536 and 5546 Swallow Drive – Power), Bylaw No. 4995"

It was moved and seconded:

That "Official Community Plan Amendment No.28 (5536 and 5546 Swallow Drive – Power), Bylaw 4995" be now introduced and read a first time.

CARRIED

It was moved and seconded:

That "Official Community Plan Amendment No.28 (5536 and 5546 Swallow Drive – Power), Bylaw 4995" be read a second time.

CARRIED

It was moved and seconded:

That "Official Community Plan Amendment No.28 (5536 and 5546 Swallow Drive – Power), Bylaw 4995" be advanced to a Public Hearing on October 15, 2019 at 6:30 pm.

CARRIED

"Zoning Bylaw Amendment No.36 (5536 and 5546 Swallow Drive - Power), Bylaw No. 4996"

It was moved and seconded:

That "Zoning Bylaw Amendment No.36 (5536 and 5546 Swallow Drive - Power), Bylaw No. 4996" be now introduced and read a first time.

CARRIED

It was moved and seconded:

That "Zoning Bylaw Amendment No.36 (5536 and 5546 Swallow Drive - Power), Bylaw No. 4996" be read a second time.

It was moved and seconded:

That "Zoning Bylaw Amendment No.36 (5536 and 5546 Swallow Drive - Power), Bylaw No. 4996" be advanced to a Public Hearing on October 15, 2019 at 6:30 pm.

CARRIED

H. CORRESPONDENCE FOR ACTION

1. Rebecca Matthews

It was moved and seconded:

That the email dated August 14, 2019 providing information in regard to electromagnetic radiation pollution, be received.

CARRIED

2. Rebecca Terepocki

It was moved and seconded:

That the letter dated August 20, 2019 from Rebecca Terepocki expressing concern regarding crime in Port Alberni and requesting Council partner with outside agencies to address the ongoing issues, be received.

CARRIED

3. Tourism Vancouver Island

It was moved and seconded:

That the letter dated August 21, 2019 from Tourism Vancouver Island inviting Council to the 56th Annual Tourism Vancouver Island Conference and AGM taking place October 8-10, 2019 in Nanaimo, BC, be received and interested members of Council authorized to attend.

4. Jane MacNaughton – Garbage Fines

It was moved and seconded:

That the email dated August 27, 2019 from Jane MacNaughton regarding garbage fines, be received.

CARRIED

5. Maggie O'Neill – Garbage Fines

It was moved and seconded:

That the email dated August 28, 2019 from Maggie O'Neill regarding garbage fines, be received.

CARRIED

6. Eric LaCouvee – Garbage Fines

It was moved and seconded:

That the email dated August 30, 2019 from Eric LaCouvee regarding garbage fines, be received.

CARRIED

I. PROCLAMATIONS

1. Kidsport

It was moved and seconded:

That the letter from KidSport BC requesting that the week of September 7th to 13th, 2019 be proclaimed as "KidSport Week" in Port Alberni, be received and the week proclaimed as requested.

2. Port Alberni Fire Department, Fire Prevention Office

It was moved and seconded:

That the letter dated August 16, 2019 from the Port Alberni Fire Department, Fire Prevention Office requesting that Council proclaim October 6, 2019 through October 12, 2019 as "Fire Prevention Week" in Port Alberni, be received and the week proclaimed as requested.

CARRIED

3. Recycling Council of British Columbia

It was moved and seconded:

That the email dated August 21, 2019 from the Recycling Council of British Columbia requesting that Council proclaim October 21, 2019 through October 27, 2019 as "Waste Reduction Week" in Port Alberni, be received and the week proclaimed as requested.

CARRIED

J. INFORMATIONAL CORRESPONDENCE

1. Green Communities Committee

Letter dated August 15, 2019 from the Green Communities Committee, awarding the City of Port Alberni, level 3 recognition on the Climate Action Recognition Program.

2. RCMP – Municipal Policing Agreement

Letter dated August 20, 2019 providing expenditures to July 31, 2019.

3. District of Saanich – Proceeds of Crime

Copy of a letter dated August 15, 2019 from the District of Saanich to the Union of BC Municipalities providing Council's resolution regarding proceeds of crime.

4. District of Saanich – Clean Up of Needles and Harm Reduction Paraphernalia

Copy of a letter dated August 15, 2019 from the District of Saanich to the Union of BC Municipalities providing Council's resolution regarding the costs associated with the clean-up of needles and harm reduction paraphernalia.

It was moved and seconded:

That Informational Correspondence items numbered 1 through 4 be received and filed.

CARRIED

K. REPORT FROM IN-CAMERA NIL

L. COUNCIL REPORTS

1. Council and Regional District Reports

It was moved and seconded:

That the Council reports outlining recent meetings and events related to the City's business, be received.

CARRIED

M. NEW BUSINESS

N. QUESTION PERIOD

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

Neil Anderson, Carmichael Crescent, enquired regarding current staffing levels in Bylaw.

Jim del Rio, 1st Avenue, commented regarding Bylaw Services and the McLean Mill Dam.

Wayne Oliver commented regarding the Alberta Rail tourism model.

O.	ADJOURNMENT

It was moved and seconded:

That the meeting adjourn at 4:45 pm.

CARRIED

CERTIFIED CORRECT

	Downatatoey
Mayor	Clerk