

MINUTES OF THE REGULAR MEETING OF COUNCIL

Held Monday, August 10, 2020 @ 2:00 PM

Via Video Conferencing [Zoom Platform]

PRESENT: Mayor S. Minions
Councillor R. Corbeil
Councillor D. Haggard
Councillor R. Paulson
Councillor H. Poon
Councillor C. Solda
Councillor D. Washington

A. CALL TO ORDER & APPROVAL OF THE AGENDA

The meeting was called to order at 2:00 pm.

MOVED and SECONDED, THAT the agenda be amended by adding item K.1 – Report from In-Camera regarding Huu-ay-aht First Nation acquiring ownership of the forest tenure agreement Tree Farm Licence [TFL] 44. The agenda was then approved as amended.

CARRIED

B. ADOPTION OF MINUTES

MOVED and SECONDED, THAT the minutes of Special Meeting held at 10:30 am and Regular Council Meeting held at 2:00 pm on July 27, 2020 be adopted.

CARRIED

C. PUBLIC INPUT PERIOD

D. DELEGATIONS

E. UNFINISHED BUSINESS

F. STAFF REPORTS

1. Accounts

MOVED AND SECONDED, THAT the certification of the Director of Finance dated August 10, 2020, be received and the cheques numbered 146542 to 146588 inclusive, in payment of accounts totalling \$14,536,554.43, be approved.

CARRIED

2. Presentation of the Annual Report

R20-186

MOVED AND SECONDED, THAT Council for the City of Port Alberni endorse the Annual Report for the year ended December 31, 2019 as presented.

CARRIED

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3. **Director of Finance - Statement of Financial Information for the Year Ended December 31, 2019**
R20-187 *MOVED AND SECONDED, THAT Council approve the statements and schedules included in the Statement of Financial Information for 2019, prepared to comply with the Financial Information Act, as outlined in the report from the Director of Finance dated July 31, 2020.*
CARRIED
4. **Director of Finance – Comprehensive Annual Financial Report 2019**
MOVED AND SECONDED, THAT the Comprehensive Annual Financial Report for the year ending December 31, 2019, be received.
CARRIED
5. **City Clerk – Alberni Valley Community Forest Corporation (AVCFC) Resolutions of Shareholders**
R20-188 *MOVED AND SECONDED, THAT Council endorse the Alberni Valley Community Forest Corporation Resolutions of Shareholder in Writing as presented.*
CARRIED
6. **Economic Development Manager – Connect the Quays**
R20-189 *MOVED AND SECONDED, THAT Council direct staff to prepare applications for infrastructure funding to the Community, Culture and Recreation [CCR] Program and the Rural and Northern Communities [RNC] Program in advance of the October 2020 deadlines for the purpose of developing a multi-modal pathway between the Victoria Quay and Harbour Quay.*
CARRIED
7. **Fire Chief – Award of RFP 011-20 Replacement of Fire Engine 1**
R20-190 *MOVED AND SECONDED, THAT Council authorize staff to amend the City's "Five Year Financial Plan Bylaw 2020 – 2024, Bylaw No. 5003, for the purpose of increasing the funding available for the replacement of the 1991 Pumper Truck #1 in the amount of \$215,347.15 with funding from the Equipment Replacement Reserve Fund.*
CARRIED
- R20-191** *MOVED AND SECONDED, THAT Council approve a repayment plan for five years to recover the \$215,347.15 back to the Equipment Replacement Reserve Fund.*
CARRIED
- R20-192** *MOVED AND SECONDED, THAT Council award the contract for the replacement of Fire Engine 1 to Fort Garry Fire Trucks Ltd. for the price of \$890,645 plus applicable taxes;*
CARRIED

- R20-193** *MOVED AND SECONDED, THAT Council direct that an installment payment be paid to Fort Garry Fire Trucks Ltd. upon award of the contract in the amount of \$387,000 from the Equipment Replacement Reserve Fund.*
CARRIED

8. Manager of Planning – Development Permit & Development Variance Permit – 4450 Maitland Street

Councillor Paulson declared a conflict of interest and left the meeting at 2:58 pm given his role as Director on the Alberni Low Energy Housing Society.

MOVED AND SECONDED, THAT Council, due to technical difficulties being experienced on the part of the applicant, delay addressing this item until participation/technical difficulties could be resolved.
CARRIED

Councillor Paulson returned to the meeting at 3:22 pm and Council proceeded to address the next item of business on its agenda as follows:

- 9. Director of Parks, Recreation and Heritage – General Update**
MOVED AND SECONDED, THAT the report from the Director of Parks, Recreation and Heritage providing information about current departmental operations, be received.
CARRIED

G. BYLAWS

- 1. Manager of Planning – Development Application – 2170 Mallory Drive**
R20-198 *MOVED AND SECONDED, THAT “Official Community Plan Amendment No. 31 (2170 Mallory Drive - Mansett Family Holdings), Bylaw No. 5009”, “Zoning Bylaw Map Amendment No. 40 (2170 Mallory Drive - Mansett Family Holdings), Bylaw No. 5010” and “Zoning Bylaw Text Amendment No. T24 (Site Specific Use – P1 Institutional), Bylaw No. 5011 be advanced to a Public Hearing on September 8, 2020 at 6:30 pm via videoconferencing [Zoom platform].*
CARRIED
- 2. Manager of Planning – “Zoning Bylaw Amendment No. 38 (5859 River Road – Allen), Bylaw No. 5004**
R20-199 *MOVED AND SECONDED, THAT “Zoning Bylaw Amendment No. 38 (5859 River Road – Allen), Bylaw No. 5004”, be read a third time.*
CARRIED

R20-200 *MOVED AND SECONDED, THAT "Zoning Bylaw Amendment No. 38 (5859 River Road – Allen), Bylaw No. 5004", be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 5004.*

CARRIED

3. Manager of Planning – Proposed Official Community Plan Bylaw and Zoning Bylaw Amendments – City Wide – Cannabis Cultivation and Processing

R20-201 *MOVED AND SECONDED, THAT "Official Community Plan Amendment No. T5 (Cannabis Cultivation – Development Permit Area Regulations), Bylaw No. 5012" and "Zoning Bylaw Text Amendment No. T25 (Cannabis Cultivation), Bylaw No. 5013" be advanced to a Public Hearing on September 14, 2020 at 6:30 pm via videoconferencing [Zoom platform].*

CARRIED

At 3:45 pm, Council returned to item 8 under Staff Reports | DP/DVP re: 4450 Maitland Street.

Councillor Paulson declared a conflict of interest and left the meeting at 3:50 pm given his role as Director on the Alberni Low Energy Housing Society.

8. Development Permit 20-02 – 4450 Maitland Street

R20-194 *MOVED AND SECONDED, THAT City Council authorize the issuance of Development Permit No. 20-02, and that the City Clerk be authorized to sign the permit including the following development plans prepared by DYS Architecture titled 'ALEHS', dated July 13, 2020.*

Development Variance Permit No. 103 – 4450 Maitland Street

R20-195 *MOVED AND SECONDED, THAT City Council authorize the issuance of Development Variance Permit No. 103, to vary Zoning Bylaw 4832 as follows:*

- 1. Vary Section 7.9 Required Amount of Parking from 58 parking spaces to 37 parking spaces, a variance of 21 parking spaces, for the property located at 4450 Maitland Street and legally described as LOT A, DISTRICT LOT 1, Alberni District, Plan, VIP26237 (PID: 003-551-814)*
- 2. Vary Section 7.5 Handicapped Parking Requirements from 11 parking spaces to 5 parking spaces, a variance of 6 parking spaces, for the property located at 4450 Maitland Street and legally described as LOT A, DISTRICT LOT 1, Alberni District, Plan, VIP26237 (PID: 003-551-814)*

3. *Vary Section 5.16.3(a) Conditions of Use from 1665 square metres of usable open space to 1367.4 square metres of usable open space, a variance of 297.6 metres, for the property located at 4450 Maitland Street and legally described as LOT A, DISTRICT LOT 1, Alberni District, Plan, VIP26237 (PID: 003-551-814)*
4. *Vary Section 5.16.2 Site Development Regulations "Maximum Height, Principal Building" from 14 metres to 14.61 metres, a variance of 0.61 metres, for the property located at 4450 Maitland Street and legally described as LOT A, DISTRICT LOT 1, Alberni District, Plan VIP26237 (PID: 003-551-814)*
CARRIED

R20-196 5. *MOVED AND SECONDED, THAT City Council direct staff to proceed with developing a policy for consideration of parking variances.*
CARRIED

R20-197 6. *MOVED AND SECONDED, THAT City Council direct staff to conduct a review of Zoning Bylaw No. 4832 Usable Open Space requirements in order to consider modifications to the bylaw.*
CARRIED

Councillor Paulson returned to the meeting at 4:07 pm

H. CORRESPONDENCE FOR ACTION

1. **Terry Deakin, Mural Project Chair – Arrowsmith Rotary Club**
R20-202 *MOVED AND SECONDED, THAT the letter dated July 30, 2020 from Terry Deakin, Mural Project Chair, requesting that the City allow funds that were previously allocated for the Crosswalk Project be re-allocated to the Rotary Community Mural Project, be received and further, that Council approves the reallocation of funds as requested.*
CARRIED

Councillor Paulson declared a conflict of interest and left the meeting at 4:11 pm given his role as Director on the Alberni Low Energy Housing Society.

2. **Mike Ruttan, Board Chair – Alberni Low Energy Housing**
MOVED AND SECONDED, THAT the letter dated July 31, 2020 from Mike Ruttan, Board Chair requesting Council waive the Building Permit Fees for Maitland Street Village, be received.
CARRIED

Councillor Paulson returned to the meeting at 4:15 pm

I. PROCLAMATIONS

J. CORRESPONDENCE FOR INFORMATION

1. Ministry of Municipal Affairs and Housing

Copy of a letter received August 4, 2020 from Minister Selena Robinson to Premier Horgan and Minister Carole James providing an overview of the consultation sessions about COVID-19 and economic recovery with municipal mayors and regional district chairs.

2. Tessa Hall – Ecolibrium Energy Solutions

Letter dated August 1, 2020 following up to her presentation to Council on April 8, 2019. [NOTE: For background information, Council, at its Regular meeting held April 8, 2019 resolved as follows: *“That Council for the City of Port Alberni directs staff to prepare a report on the process for early implementation of the BC Step Code.”*]

3. Minister of Finance, the Honourable Carole James

Letter dated August 4, 2020 from the Minister of Finance/Deputy Premier responding to the Mayor’s letter dated April 28, 2020 [attached for reference] regarding reinstating the Financial Hardship Property Tax Deferment Program.

4. KUU-US Crisis Line Society Suicide Awareness Walk

Email dated July 21, 2020 from the KUU-US Crisis Line Society advising of their Suicide Awareness Walk on Thursday, September 10, 2020 from 1:00 pm to 3:00 pm, beginning at the KUU-US Administrative Building at 4589 Adelaide Street.

K. REPORT FROM IN-CAMERA

1. TFL44 - Acquisition of Tenure Agreement to Huu-ay-aht First Nation

R20-203 *MOVED AND SECONDED, THAT Council authorize staff to release the letter received by S. Baumber, FLNR and subsequent direction of Council to provide a letter of support to the Honourable Doug Donaldson, with a copy to Chief Robert J. Dennis Sr. & Council, Huu-ay-aht First Nation, in response to the Ministry to provide comment on the Acquisition of Tenure Agreement to Huu-ay-aht First Nation of TFL 44.*

CARRIED

L. COUNCIL REPORTS

1. Council and Regional District Reports

MOVED AND SECONDED, THAT the Council reports outlining recent meetings and events related to the City’s business, be received.

CARRIED

M. NEW BUSINESS

1. Property Update

R20-204 *MOVED AND SECONDED, THAT Council direct staff to prepare a report providing an update as it relates to properties located at 3123 3rd Avenue and 4781 Margaret Street for Council's information at its next Regular meeting.*
CARRIED

N. QUESTION PERIOD

An opportunity for the public and the press to submit questions to Council via email and to be read by the Deputy City Clerk.

O. ADJOURNMENT

MOVED and SECONDED, THAT the meeting adjourn at 4:32 PM
CARRIED

CERTIFIED CORRECT

Mayor



City Clerk