MINUTES OF THE REGULAR MEETING OF COUNCIL HELD MONDAY, JUNE 24, 2019 AT 2:00 PM IN THE CITY HALL COUNCIL CHAMBERS

PRESENT: Councillors Corbeil, Haggard, Poon, Paulson, Solda and Washington

A. CALL TO ORDER AND APPROVAL OF AGENDA

In the absence of Mayor Minions, Acting Mayor Washington assumed the chair.

It was moved and seconded:

That the agenda be approved as circulated.

CARRIED

B. ADOPTION OF MINUTES

It was moved and seconded:

That the minutes of the Regular Council Meeting held at 2:00 pm on June 10, 2019, be adopted.

CARRIED

C. PUBLIC INPUT PERIOD

1. Roland Smith

Provided input on the City's management of the McLean Mill septic system inspection and other matters related to the maintenance and operation of the site.

2. Peter Wienold

Presented on the upcoming drama festival, Mainstage 2019. The event will be held at the ADSS Performing Arts Theater from July 5th to 13th.

3. John Adams

Supported Roland Smith's comments and expressed his own concerns on the management of McLean Mill.

D. DELEGATIONS

1. Owen Jones - R. Anderson & Associates Chartered Accountants

It was moved and seconded:

That the Auditor's Report and the 2018 Audited Financial Statements, be received as presented.

CARRIED

2. Mosaic Forest Management

Domenico Iannidinardo, Vice President, Forest & Sustainability and Chief Forester and Mark Leitao, Vice President, Operations, introduced the new company.

3. Art Shambrooke

Discussed city sidewalks/streets and let-downs for wheelchairs and presented a document containing 22 signatures from Heritage Place residents supporting his concerns.

It was moved and seconded:

That Council for the City of Port Alberni direct staff to draft a report on current state of access along 10th Avenue corridor.

CARRIED

E. UNFINISHED BUSINESS

1. Director of Parks, Recreation and Heritage - McLean Mill Septic System Inspection

It was moved and seconded:

That the report from the Director of Parks, Recreation and Heritage, providing results of the McLean Mill septic system inspection, be received.

2. Dr. Paul Hasselback

Dr. Hasselback attended the meeting at the request of Council and provided his opinion on the McLean Mill Stage One Preliminary Site Investigation Report at the request of Council.

It was moved and seconded:

That Council for the City of Port Alberni direct staff to provide a report containing recommendations on septic system operations and infrastructure renewal;

That Council for the City of Port Alberni direct staff to forward the TerraWest Environmental report to WorkSafe BC for information;

That Council for the City of Port Alberni direct staff to continue to work with Dr. Hasselback to identify next steps;

That Council for the City of Port Alberni direct staff to consult with Vancouver Island Health and other stakeholder agencies prior to any changes of use at McLean Mill;

That Council for the City of Port Alberni direct staff to seek comment on next steps from the Ministry of Environment;

That Council for the City of Port Alberni direct staff to prepare a report recommending potential local and professional participants who might sit on a City advisory group;

That Council for the City of Port Alberni direct staff to send a letter of thanks to Dr. Hasselback.

CARRIED

3. Director of Finance – Audit Committee

It was moved and seconded:

That the report from the Director of Finance dated June 17, 2019, be received.

F. STAFF REPORTS

1. Accounts

It was moved and seconded;

That the certification of the Director of Finance dated June 24, 2019, be received and the cheques numbered 143971 to 144061 inclusive, in payment of accounts totalling \$1,372,821.73, be approved.

CARRIED

2. Director of Parks, Recreation & Heritage – Echo Park Fieldhouse Leased to Alberni Valley Drug & Alcohol Prevention Services (ADAPS)

It was moved and seconded:

That Council for the City of Port Alberni authorize the Mayor and Clerk to enter into a lease with Alberni Valley Drug & Alcohol Prevention Services at 4200 King Street for a five-year term at the current rent of \$300 per month plus taxes.

CARRIED

3. Alberni Valley Curling Club - Lease Agreement

It was moved and seconded:

That Council for the City of Port Alberni authorize the Mayor and Clerk to enter into a lease with Alberni Valley Curling Club for the portion of the Old Arena to use for curling, for a ten-year term at a rate of \$1.00 per year.

CARRIED

4. Manager of Bylaw Services – Harbour View Apartments

It was moved and seconded:

That the report from the Manager of Bylaw Services dated June 6, 2019, be received.

It was moved and seconded:

That Council for the City of Port Alberni directs staff to remove 3118 3rd Ave (Harbourview Apartments) from the City's Nuisance List and that Council review the status of the property every six months.

CARRIED

5. Manager of Planning – Cannabis Production and Cultivation Project Update

It was moved and seconded:

That the report dated June 19, 2019 from the Manager of Planning regarding the Cannabis Production and Cultivation Project Update be received by Council.

CARRIED

6. Manager of Planning – Zoning Bylaw Amendment – 5119 Athol Street

It was moved and seconded:

That the report from the Manager of Planning dated June 17, 2019, be received.

CARRIED

It was moved and seconded:

That Council for the City of Port Alberni direct staff to proceed with the process to issue a Temporary Use Permit for 5119 Athol Street to permit Cannabis Micro-Cultivation and Micro-Production for a threeyear term, and that the following conditions be applied under the Temporary Use Permit:

- a) That the hours of operation are limited to specific days and times
- b) That ventilation is installed to meet Health Canada standards.

7. Director of Engineering and Public Works – Contract Award: RFT 015-19, 21st Ave – Cowichan Reservoir to Burde St Water Main Replacement

It was moved and seconded:

That the Director of Engineering and Public Works report June 18, 2019, be received and that Council for the City of Port Alberni award contract RFT015-19 21st Ave – Cowichan Reservoir to Burde Street Water Main Replacement to Bowerman Excavating Ltd. for \$1,024,645.00 plus GST, for a total of \$1,075,877.25 with funds provided in the 2019 Financial Plan.

CARRIED

8. Director of Engineering and Public Works – Contract Award: Wastewater Treatment Plant Upgrades – Marine Outfall

It was moved and seconded:

That the Director of Engineering and Public Works report dated June 18, 2019, be received and that Council for the City of Port Alberni award the contract for the Wastewater Treatment Plant Upgrades – Marine Outfall to Kelsey Pipelines Ltd of Saskatoon for \$2,930,000.00 plus GST, for a total of \$3,076,500.00, with funds provided in the 2019 Financial Plan.

CARRIED

9. Director of Finance - 2018 Comprehensive Annual Financial Report

It was moved and seconded:

That the Comprehensive Annual Financial Report for the year ending December 31, 2018, be received.

<u>CARRIED</u>

10. Managers' Reports

Director of Parks, Recreation and Heritage

It was moved and seconded:

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

CARRIED

G. BYLAWS

1. "Sewer Connection and Regulation Bylaw, Amendment No. 13 (Sewer Rates and Septage Dump Fee) 2019, Bylaw No. 4990"

It was moved and seconded:

That "Sewer Connection and Regulation Bylaw, Amendment No. 13 (Sewer Rates and Septage Dump Fee) 2019, Bylaw No. 4990" be now finally, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4990.

CARRIED

2. "Waterworks Bylaw, Amendment No. 11 Rate Changes, Bylaw No. 4991"

It was moved and seconded:

That "Waterworks Bylaw, Amendment No. 11 Rate Changes, Bylaw No. 4991" be now finally, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4991.

CARRIED

3. Manager of Planning – Advisory Planning Commission

It was moved and seconded:

That the summary report of the May 23, 2019 meeting of the Advisory Planning Commission, be received and all recommendations accepted.

Development Application: Development Variance Permit – 3510 12th Avenue (Lot 3, District Lot 1, Alberni District, Plan VIP6084 PID: 001-314-009) Applicant: Mark Trowbridge

It was moved and seconded:

That Council for the City of Port Alberni direct staff to proceed with the necessary Development Variance Permit to vary Zoning Bylaw #4832 as follows:

Vary Section 5.12.2 R2 – One and Two Family Residential Minimum Setbacks, Front Yard, from 7.5 m to 5.4 m, a variance of 2.1 m (6.9 ft) for the property located at 3510 12th Avenue and legally described as Lot 3, District Lot 1, Alberni District, Plan VIP6084 (PID: 001-314-009) and that Council for the City of Port Alberni direct staff to give notice of intent to consider the issuance of Development Variance Permit No. 93 for 3510 12th Avenue.

CARRIED

It was moved and seconded:

That the meeting continue beyond 5:00 p.m. in accordance with Council's Procedures Bylaw.

CARRIED

Development Application: Zoning Text Amendment (Fence and Hedge Height)

"Zoning Text Amendment No. T21 (Fence and Hedge Height), Bylaw No. 4992"

It was moved and seconded:

That "Zoning Text Amendment No. T21 (Fence and Hedge Height), Bylaw No. 4992", be now introduced and read a first time.

CARRIED

It was moved and seconded:

That "Zoning Text Amendment No. T21 (Fence and Hedge Height), Bylaw No. 4992", be read a second time.

<u>CARRIED</u>

It was moved and seconded:

That "Zoning Text Amendment No. 21 (Fence and Hedge Height), Bylaw No. 4992", be advanced to a Public Hearing on July 22, 2019 at 6:30 pm in City Hall Council Chambers.

CARRIED

H. CORRESPONDENCE FOR ACTION

1. Office of the Premier and Ministry of Municipal Affairs and Housing

Letters dated June 10, 2019 outlining the process for scheduling appointments at the upcoming annual UBCM Convention in September.

Council confirmation of attendance at the UBCM Convention and direction regarding meeting requests required.

It was moved and seconded:

That the letter dated June 10, 2019 outlining the process for scheduling appointments at UBCM be received.

CARRIED

2. Alberni Valley Tyees Lacrosse

It was moved and seconded:

That the letter received June 20, 2019 requesting Council's consideration of appointing a City Council liaison to the AV Minor Lacrosse and inviting Council to attend their year-end awards wrap up event on Wednesday, July 3, 2019 at the AV Multiplex from 5:30 – 7:30 pm, be received.

CARRIED

I. PROCLAMATIONS NIL

J. <u>INFORMATIONAL CORRESPONDENCE</u>

1. Ministry of Transportation and Infrastructure

Letter dated May 29, 2019 from Minister Claire Trevena responding on behalf of Premier Horgan to the Mayors' letter dated May 29, 2019 regarding proposed improvements to Bamfield Road.

2. Alberni Valley Drag Racing Association Support

Acknowledging 755 signatures received as of June 11, 2019 supporting a 5-year Land Use Agreement at the Alberni Valley Regional Airport for the drag racing event.

It was moved and seconded:

That Informational Correspondence items numbered 1 through 2 be received and filed.

CARRIED

K. REPORT FROM IN-CAMERA NIL

L. <u>COUNCIL REPORTS</u>

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

That staff investigate Campbell River's approach to community policing and the associated community safety office.

N. QUESTION PERIOD

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

Resident living at the corner of Roger Street and Gertrude Street spoke to the addition of computers on logging trucks to track drivers' road and load behaviour for safety purposes.

Larry Ransom, on behalf of Alberni Valley Tyees Lacross, thanked Council for their time.

O. CLOSURE OF MEETING TO PUBLIC

It was moved and seconded:

That the meeting be closed to the public on the basis that one or more matters covered under Section 90 of the Community Charter will be considered, specifically outlined as follows.

Section 90(1)(c) labour relations or other employee relations;

Section 90(1)(e) the acquisition, disposition or expropriation of

land or improvements and where the council considers that disclosure could reasonably be

expected to harm the interests of the

municipality;

Section 90(1)(k) negotiations and related discussions respecting

the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they

were held in public;

P.	<u>ADJOURNMENT</u>		
	It was moved and seconded:	:	
	That the meeting adjourn a	nt 7:50 pm.	<u>CARRIED</u>
	CERTIFIED CORRECT		
		Daisine	Lavtween
	Mayor	Clerk	