

MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, February 8, 2021 @ 2:00 PM
Via Video-Conference

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 D.A - Introduction of the Director of Development Services/Deputy CAO and J.13 – correspondence from the Blanket BC Society. The agenda was then approved as amended.

CARRIED

B. ADOPTION OF MINUTES

MOVED AND SECONDED, THAT the minutes of the Special Meeting held at 9:30 am, Regular Council Meeting held at 2:00 pm on January 25, 2021 be adopted.

CARRIED

C. PUBLIC INPUT PERIOD

Neil Anderson addressed Council regarding his outstanding concerns over renovations undertaken at the Kingsway Pub and Hotel in 2020 and commented on Councillor Poon's corresponding January 19, 2021 letter to Council relating to this matter.

D. DELEGATIONS

A. Director of Development Services/Deputy CAO

Tim Pley, Chief Administrative Officer [CAO] introduced Scott Smith, the City's new Director of Development Services/Deputy CAO.

1. Broombusters

Joanne Sales provided Council with an overview of Broombuster's volunteer work in Port Alberni during 2020 and requested Council's support as they continue their efforts throughout 2021.

2. Port Alberni Community Action Team (CAT)

CAT Coordinator, Mary Clare Massicotte and Co-Chair, Ron Merk provided Council with an overview of the organization's 2020 achievements as well as presented the workplan for 2021.

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3. **Alberni Valley Chamber of Commerce (AVCC)**
Bill Collette, CEO of the Alberni Valley Chamber of Commerce presented
'Welcome Sign' design concept submissions and the McLean Mill Year-End Report.

F. STAFF REPORTS

1. Accounts

MOVED AND SECONDED, THAT the certification of the Director of Finance dated February 8, 2021, be received and the cheques numbered 147939 to 148026 inclusive, in payment of accounts totalling \$475,579.10, be approved.
CARRIED

E. UNFINISHED BUSINESS

1. Director of Corporate Services – Follow-up to Mr. Roland Smith's Questions

The Director of Corporate Services advised Council that staff responded to Mr. Roland Smith's January 25, 2021 'Question Period' submission regarding McLean Mill, specifically the lease agreement between the City of Port Alberni and Island Timberlands for the "Barn" location and as to where the City-owned "upper lot" is located.

F. STAFF REPORTS CONT'D

2. Manager of Community Safety – 3629, 3633, and 3655 4th Avenue Remedial Action

MOVED AND SECONDED, THAT Council, in the absence of progress being made on the part of the property owner to address the Remedial Action Requirements as ordered by Council, return to an in-camera meeting to consider Council's next steps in addressing properties located at 3629, 3633 and 3655 4th Avenue, noting that further considerations of this item in an in-camera meeting meets Section 90(1)e of the Community Charter.

CARRIED I Res. No. 21-25

3. Director of Finance – "Five Year Financial Plan 2021 – 2025, Bylaw No. 5023"

MOVED AND SECONDED, THAT Council direct staff to amend the "Five Year Financial Plan 2021 – 2025, Bylaw No. 5023" as follows:

- i. reducing line item 21390 – Insurance from \$480,000 to \$450,000 in 2021.*
- ii. adding \$25,000 to the 2021 Capital Plan "Linking Roger Creek Trail"; capturing the total cost of the project inclusive of the anticipated grant funding.*
- iii. that the RCMP storage requirements within the 2021 Capital Plan be reduced by \$23,000 and renamed "RCMP Storage & Renovation".*

CARRIED I Res. No. 21-26

Councillor Solda left the meeting at 4:33 pm.

Councillor Solda returned to the meeting at 4:36 pm.

4. **Director of Corporate Services – 2021 Virtual AGM & Convention Association of Vancouver Island and Coastal Communities Resolution Notice I Submission Process**
MOVED AND SECONDED, THAT Council direct staff to prepare resolutions for submission to the 2021 AVICC Virtual convention pertaining to 'extending life of fire apparatus' and 'access to treatment centres' for consideration at the February 22, 2021 Regular meeting and in advance of the deadline date of February 26, 2021.
CARRIED I Res. No. 21-27

5. **Deputy City Clerk – 2021 BC Economic Summit**
MOVED AND SECONDED, THAT Council authorize Mayor Minions and Councillor Haggard to participate in the BC Economic Summit via virtual platform March 8 – 11, 2021.
CARRIED I Res. No. 21-28

G. BYLAWS

1. **Manager of Planning – Development Application No. T27 – Site Specific Bylaw Text Amendment – 2943 10th Avenue [Quality Foods]**
MOVED AND SECONDED, THAT "Zoning Bylaw Text Amendment No. T27 (Site Specific Use – C2 General Commercial), Bylaw No. 5022" be now introduced and read a first time.
CARRIED I Res. No. 21-29

MOVED and SECONDED, THAT Council of the City of Port Alberni resolves to continue to meet past the hour of 5:00 pm., in accordance with Section 32 of "Council Procedures Bylaw, 2013, Bylaw No. 4830".
CARRIED

MOVED AND SECONDED, THAT "Zoning Bylaw Text Amendment No. T27 (Site Specific Use – C2 General Commercial), Bylaw No. 5022" be read a second time.
CARRIED I Res. No. 21-30

MOVED and SECONDED THAT "Zoning Bylaw Text Amendment No. T27 (Site Specific Use – C2 General Commercial), Bylaw No. 5022" be advanced to a Public Hearing on Tuesday, March 9, 2021 at 6:00 pm by videoconferencing [zoom platform].
CARRIED I Res. No. 21-31

2. **Manager of Planning – Development Application – Official Community Plan Bylaw and Zoning Bylaw Amendment – 4279 Ravenhill Avenue**
MOVED AND SECONDED, THAT "Official Community Plan Amendment No. 33 (4279 Ravenhill Avenue - Jaenicke), Bylaw No. 5018" be now introduced and read a first time.
CARRIED I Res. No. 21-32

MOVED AND SECONDED, THAT "Official Community Plan Amendment No. 33 (4279 Ravenhill Avenue - Jaenicke), Bylaw No. 5018" be read a second time.
CARRIED I Res. No. 21-33

MOVED AND SECONDED, THAT "Zoning Bylaw Amendment No.43 (4279 Ravenhill Avenue - Jaenicke), Bylaw No. 5019" be now introduced and read a first time.

CARRIED I Res. No. 21-34

MOVED AND SECONDED, THAT ""Zoning Bylaw Amendment No.43 (4279 Ravenhill Avenue - Jaenicke), Bylaw No. 5019" be read a second time.

CARRIED I Res. No. 21-35

MOVED AND SECONDED, THAT "Official Community Plan Amendment No. 33 (4279 Ravenhill Avenue - Jaenicke), Bylaw No. 5018" and "Zoning Bylaw Amendment No.43 (4279 Ravenhill Avenue - Jaenicke), Bylaw No. 5019" be advanced to a Public Hearing on Tuesday, March 9, 2021 at 6:00 pm by videoconferencing [zoom platform].

CARRIED I Res. No. 21-36

3. Manager of Planning – Rainbow Gardens – Housing Agreement

MOVED AND SECONDED, THAT Council rescind third reading of "Housing Agreement [6151 Russell Place – Rainbow Gardens], Bylaw No. 5021.

CARRIED I Res. No. 21-37

MOVED AND SECONDED, THAT Council give third reading to "Housing Agreement [6151 Russell Place – Rainbow Gardens], Bylaw No. 5021" as amended.

CARRIED I Res. No. 21-38

H. CORRESPONDENCE FOR ACTION

I. PROCLAMATIONS

J. CORRESPONDENCE FOR INFORMATION

1. The Director of Corporate Services summarized correspondence to Council as reflected in the Correspondence Summary dated February 8, 2021 with the addition of the late item from Blanket BC Society.

K. REPORT FROM IN-CAMERA

L. COUNCIL REPORTS

1. Council and Regional District Reports

Council reports outlining recent meetings and events related to the City's business as presented.

M. NEW BUSINESS

Councillor Poon left the meeting at 5:49 pm, declaring a conflict of interest, noting she is a corporate owner of 3202 Kingsway Avenue.

Kingsway Pub & Hotel

- *Council requested that staff provide a second report [1st report provided to Council in April 2020] expanding on actions taken by staff regarding renovations that were undertaken at the Kingsway Pub and Hotel in 2020.*

Councillor Poon returned to the meeting at 5:52 pm

- *Council requested that staff provide a report speaking to 'Beautification' initiatives for the Uptown District area based on funding allocated within the 2020 budget.*

N. QUESTION PERIOD

The Director of Corporate Services read the following questions submitted via email.

John Adams | McLean Mill

Q1: Could I please have a copy of past and present lease agreements?

Q2: As both of these leased properties are in the Agricultural Land Reserve (ALR); was or is the City in compliance with the permitted uses of these properties?

Q3: Will the City voluntarily comply to ALR restrictions when using these lands?

Q4: One of the properties, cleaned up by the City, is zoned M3(heavy Industrial) as far as the Alberni Clayoquot Regional District (ACRD). The second property is zoned A3(residential, farm, forestry) as far as the ACRD. Will the City voluntarily comply to the zoning bylaws of the ACRD?

Roland Smith

Q: May I obtain budget documents prepared according to Generally Accepted Accounting Principles that are copies of the balance sheet and income statement for the past year's business transactions at the McLean Mill site?

A: CAO Pley commented that further to the McLean Mill Year-End report that the Alberni Valley Chamber of Commerce provided today, the City does not require further financial reporting from the operator. Mayor Minions commented that the information Mr. Smith is requesting may be available through the Alberni Valley Chamber of Commerce's annual reporting.

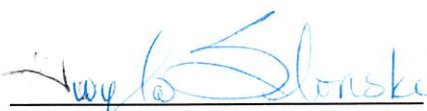
O. ADJOURNMENT

MOVED and SECONDED, THAT the meeting adjourn at 6:04 pm.

CARRIED

CERTIFIED CORRECT



Mayor

Corporate Officer