AGENDA

REGULAR MEETING OF COUNCIL

MONDAY, SEPTEMBER 16, 2019 AT 2:00 PM IN THE CITY HALL COUNCIL CHAMBERS

The following pages list all agenda items received by the deadline. A sample resolution is provided for most items in italics for the consideration of Council. For a complete copy of the agenda including all correspondence and reports refer to the City's website www.portalberni.ca or contact the City Clerk phone: (250 720-2810) or email: davina_hartwell@portalberni.ca

PRESENT:

A. CALL TO ORDER AND APPROVAL OF AGENDA

(including introduction of late items)

The deadline for agenda items is 12 noon on the Wednesday before the scheduled regular meeting. Acceptance of late items is at the discretion of Council.

- 1. Recognition of unceded Traditional Territories.
- **2.** Late items identified by Councillors.
- **3.** Late items identified by the City Clerk.

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

B. ADOPTION OF MINUTES - Page 8

1. Special Meeting held at 12:30 pm and Regular Council Meeting held at 2:00 pm on September 3, 2019.

C. PUBLIC INPUT PERIOD

An opportunity for the public to address Council on topics of relevance to City Council. A maximum of four speakers for no more than three minutes each will be accommodated.

D. <u>DELEGATIONS</u>

1. Pam Craig - Page 23

In attendance to present information regarding the Mike Downie presentation 'The Secret Path – On the Path to Reconciliation' on October 25th, 2019 at 7:00 pm at the ADSS Theatre.

2. Western Vancouver Island Industrial Heritage Society - Page 24

Members of the WVIIHS in attendance to provide a presentation of their current events.

3. Alberni Valley Senior Citizens Homes Society - Page 25

Representatives of the Alberni Valley Senior Citizens Homes Society in attendance to respond to Council's recommendations for Permissive Tax Exemptions.

E. <u>UNFINISHED BUSINESS</u>

Includes items carried forward from previous Council meetings.

F. STAFF REPORTS

Members of the public may be recognized by Council to speak to a report if the report is a response to their correspondence or an application.

1. Accounts

That the certification of the Director of Finance date	ed September 16, 2019
be received and the cheques numbered	to
inclusive, in payment of accounts totalling \$, be approved.

2. Manager of Planning – Development Variance Permit – 3978 8th Avenue - Page 42

Report dated September 10, 2019 from the Manager of Planning requesting consideration of an application for a Development Variance Permit to permit the redevelopment of a former institutional building to create 21 apartment units for low income senior citizens.

That the report dated September 10, 2019 from the Manager of Planning regarding the proposed Development Variance Permit No.96, be received and Council proceed with consideration of the Development Variance Permit at 3978 8th Avenue.

Introductory remarks by the Chair – Input received from the public and applicant and comments by staff and Council will form part of the record of input into the Development Variance Permit application.

- a) Background information from the Manager of Planning.
- b) Correspondence

Melissa Bartley - Page 57

Email dated September 11, 2019 expressing concern regarding the number of parking spaces being reduced from 10 spaces to 6; and opposing a reduction in minimum setbacks, specifically at the rear.

- c) Late correspondence regarding the matter.
- d) Presentation by the Applicant.
- e) Input from the Public.
- f) Questions from Council (Members of Council may ask questions through the Chair.)

That Development Variance Permit No.96 to vary the Zoning Bylaw regulations as it relates to front and rear yard setbacks, the maximum lot coverage and the parking requirements at 3978 8th Avenue be authorized by City Council on September 16, 2019.

3. Managers' Reports

Providing information about current departmental operations.

Director of Parks, Recreation and Heritage - Page 58

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

G. BYLAWS

Bylaws are required for the adoption of regulations, financial plans, changes to land use policy and to approve borrowing. A bylaw requires four separate resolutions to be adopted and must be considered over a minimum of two Council meetings. Each reading enables council to reflect on the bylaw before proceeding further.

1. City Clerk - Permissive Tax Exemption - Page 59

Report dated September 6, 2019 from the City Clerk for Council's consideration of Permissive Tax Exemption Bylaws for 2020 – 2023.

That the report from the City Clerk dated September 6, 2019 be received.

"Permissive Tax Exemption Bylaw, 2020, Bylaw No. 4997" - Page 74

That "Permissive Tax Exemption Bylaw, 2020, Bylaw No. 4997", be now introduced and read a first time.

That "Permissive Tax Exemption Bylaw, 2020, Bylaw No. 4997", be read a second time.

That "Permissive Tax Exemption Bylaw, 2020, Bylaw No. 4997", be read a third time.

"Places of Public Worship Exemption Bylaw No. 4998" - Page 86

That "Places of Public Worship Exemption Bylaw No. 4998", be now introduced and read a first time.

That "Places of Public Worship Exemption Bylaw No. 4998", be read a second time.

That "Places of Public Worship Exemption Bylaw No. 4998", be read a third time.

H. CORRESPONDENCE FOR ACTION

All correspondence addressed to the Mayor and Council by an identifiable citizen is included on an Agenda. Action items are those asking for a specific request of Council and will be provided a response.

1. United Fishermen & Allied Workers' Union (UFAWU) - Page 89

Email dated August 30, 2019 from Joy Thorkelson, President, UFAWU, requesting a letter of support to Federal and Provincial government officials to provide Climate Change Disaster Assistance in the form of income support and financial assistance to commercial fishermen and allied workers to allow vessel owners to keep their boats ship worthy over the winter.

That the email dated August 30, 2019 from Joy Thorkelson, President, UFAWU, requesting a letter of support to Federal and Provincial government officials to provide Climate Change Disaster Assistance in the form of income support and financial assistance to commercial fishermen and allied workers to allow vessel owners to keep their boats ship worthy over the winter, be received.

2. Districts of Tofino and Squamish - Page 95

Email dated September 3, 2019 from the Districts of Tofino and Squamish requesting Council join their response to the Ministry of Environment and Climate Change Strategy's call for submissions regarding proposed amendments to the *Recycling Regulation* of the *Environmental Management Act* to address plastic waste.

That the email dated September 3, 2019 from the Districts of Tofino and Squamish requesting Council join their response to the Ministry of Environment and Climate Change Strategy's call for submissions regarding proposed amendments to the Recycling Regulation of the Environmental Management Act to address plastic waste, be received.

3. Kelly Foxcroft-Poirier – White Raven Consulting - Page 101

Email received from Kelly Foxcroft-Poirier of White Raven Consulting inviting Council to participate in the Art of Hosting: Courageous Community taking place on October 4 to 6, 2019. (Note: Registration fee \$200)

That the email received from Kelly Foxcroft-Poirier of White Raven Consulting inviting Council to participate in the Art of Hosting: Courageous Community taking place on October 4 to 6, 2019, be received.

Council direction required.

I. PROCLAMATIONS

1. Council of Senior Citizens' Organizations of BC - Page 103

Letter dated September 5, 2019 requesting that October 1, 2019 be proclaimed "International Day of Older Persons" in Port Alberni.

That the letter dated September 5, 2019 requesting that October 1, 2019 be proclaimed "International Day of Older Persons" in Port Alberni, be received and the day be proclaimed as requested.

J. INFORMATIONAL CORRESPONDENCE

Correspondence which provides information to Council but does not make a specific request or topics that are not relevant to city services and responsibilities are included.

1. Alberni Valley Museum and Heritage Commission - Page 107

Minutes from the June 5, 2019 meeting.

2. BC Transit - Page 113

Letter from BC Transit providing an update on the full driver door project to improve safety for transit operators.

3. ACRD Child Care Planning Team - Page 114

Email dated September 9, 2019 providing an update on recent activities as well as announcing various Open Houses taking place in Port Alberni, Ucluelet and Tofino. (Note: Port Alberni Open House is on Wednesday, September 25, 2019 at North Island College, Room S-108 from 5:00 pm – 7:30 pm)

4. Copy of letters to WVIIHS and Island Corridor Foundation (ICF) - Page 117

- Letter from the City to the WVIIHS requesting information regarding the subsidy level required in order to operate a safe and sustainable tourism rail service in each of the next five years
- Letter from the City to ICF requesting a meeting to discuss tourism rail in the Alberni Valley and opportunities to work together.

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

K. REPORT FROM IN-CAMERA

L. COUNCIL REPORTS

1. Council and Regional District Reports - Page 119

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

M. <u>NEW BUSINESS</u>

An opportunity for the Mayor or Council to raise issues as a result of the business of the meeting or to identify new items for subsequent meetings.

N. QUESTION PERIOD

An opportunity for the public and the press to ask questions of the Mayor and Council.

O. ADJOURNMENT

That the meeting adjourn at pm.

MINUTES OF THE SPECIAL MEETING OF COUNCIL FOR THE PURPOSE OF ESTABLISHING AN IN-CAMERA MEETING TUESDAY, SEPTEMBER 3, 2019 AT 12:30 PM IN THE CITY HALL COMMITTEE ROOM

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

Washington

STAFF:

Tim Pley, CAO

Davina Hartwell, City Clerk Mike Owens, Fire Chief

Katelyn McDougall, Manager of Planning

It was moved and seconded:

That Council conduct a Special Council meeting 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)(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;

CARRIED

The meeting was terminated at 1:45 p.m.

CERTIFIED CORRECT

Mayor Sharie Minions

Davina Hartwell, City Clerk

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. UNFINISHED BUSINESS

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.

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.

<u>CARRIED</u>

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.

Ο.	<u>ADJOURNMENT</u>
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It was moved and seconded:

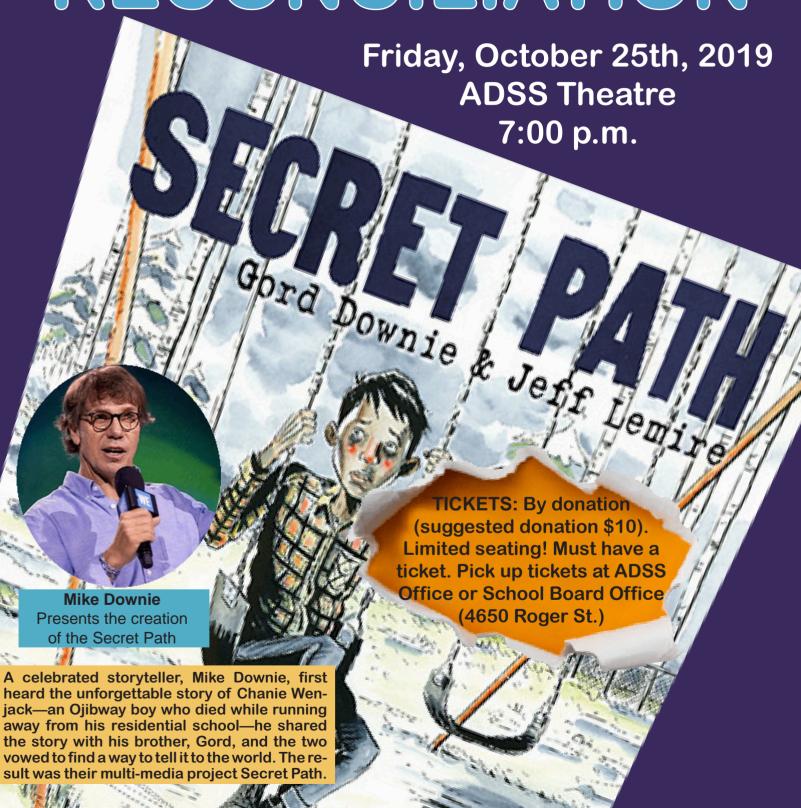
That the meeting adjourn at 4:45 pm.

CARRIED

CERTIFIED CORRECT

	Downatastwey
Mayor	Clerk

The Path to RECONCILIATION



Spring to be the strict Parent Advisory Cogneil, Huu-ay-aht First Nations, INEO Employment Services, and Remax Mid Island Realty.

From: Leslie/Gerry Walerius (Gmail) [mailto:lgwalerius@gmail.com]

Sent: Wednesday, August 21, 2019 12:11 PM

To: Davina Hartwell

Cc: IHS-Pete Geddes-Pres; IHS-Kevin Hunter-VP Hunter; IHS-Paul Blake; IHS-Dave Newman Newman;

IHS-David Hooper Hooper

Subject: Re: WVIIHS Presentation to City Council - September 16

Good Morning Davina,

In response to your request for content of the proposed presentation.

David Newman is a WVIIHS Member and he will be speaking on behalf of the Western Vancouver Island Industrial Heritage Society.

David's presentation will include:

1. How the Societies Volunteers (Youth to Seniors) contribute to our Community:

Sharing Knowledge: School & Summer Programs for kids

Tours (Walk-ins & Bus Tours & Cruise Ships)

Training: Conductor-in-Training (Richard Spencer)

2. Engaging our Community through Special Events (In & Out of Town):

Antique Truck and Machinery Show (Aug.31-Sep.1)

Little Thunder in the Valley

3. Progress made to date on the Restoration of the No. 7 Includes: Restoration and Track Inspection & Track/Switch Maintenance

- 4. Vandalism of the Coaches and Positive Outcomes from Go Fund Me campaign etc.
- 5. Honoring City Requests:

Providing Safety during Cruise Ship Visits

The Society's presentation will also include a Power Point Presentation that David Newman & David Hooper have been working on and as there is so much going on, they have selected only the highlights for City Council. The presentation will be refined to stay within the ten minute timeline.

If you have any questions about WVIIHS's presentation, please contact myself & David Newman by return e-mail.

Best Regards,
Leslie Walerius
WVIIHS Secretary
250-724-5134 (Home)
|gwalerius@gmail.com (Home)
|ihsportalberni@gmail.com (WVIIHS Office at the Heritage Centre)

David Newman

dvdnwmn@telus.net (Home)

cc: Pete Geddes, President
Paul Blake, Treasurer
Kevin Hunter, Vice-President
David Hooper, WVIIHS Member (Promotions)



From: Leslie/Gerry Walerius (Gmail) [mailto:lgwalerius@gmail.com]

Sent: Tuesday, September 03, 2019 5:27 PM

To: Davina Hartwell

Cc: AVSCHS-Gay Allen Allen; AVSCHS-Marilyn Koehle; AVSCHS-Manager; Walter Hoogland-Constructive

Mgmt-BC Housing; CA. David Oscienny CPA; Sean Rorison; Ron Corbeil; Sandra Rose

Subject: AVSCHS - Presentation to City Council

Good Afternoon Davina,

Today, I was at City Council representing the Alberni Valley Senior Citizens Homes Society (AVSCHS) to listen to Councils decision on the Permissive Tax Exemption Recommendations.

The AVSCHS would like to make a presentation to City Council - September 16 at 2PM. Gay Allen, Sec-Tr and Sandra Rose, Manager will be making the presentation. They will be responding to City Councils Recommendations for the Permissive Tax Exemption.

Best Regards, Gerry Walerius, AVSCHS President Marilyn Koehle, AVSCHS Vice-President Gay Allen, AVSCHS Sec-Tr



Alberni Valley Senior Citizens Homes Society Pioneer Towers & Pioneer Cottages

The Alberni Valley Senior Citizens Homes Society is restating questions (Questions colored in Green) for the City of Port Alberni's Permissive Tax Exemption denial to AVSCHS for the period 2020-2023.

We are providing the follow information to you, as we understand it and questions.

- Residential Housing with Legal Rental Suites
- 2. Abbeyfield
- Alberni Valley Assisted Living Society Heritage Place
- 4. Alberni-Clayoquot Continuing Care Society Fir Park Village & Echo Village
- Alberni Valley Senior Citizens Homes Society Pioneer Towers & Pioneer Cottages

References:

- a) June 10, 2019 City Council meeting Reference Pages 89-94
- b) Government of BC Website Permissive Tax Exemption

1. Residential Housing with Legal Rental Suites

Under the new Permissive Tax Exemption Policy:

- 3. Eligibilty Criteria
 - c) The organization must be a Non-Profit or Registered Charityfor tax exemption.

As stated on the application submitted by AVSCHS, the Society is both a Non-Profit and a Registered Charity.

Note: Residential properties do not qualify.

2. Abbeyfield Canada: Guiding Principles

From their website:

We believe:

- Firstly, seniors often seek companionship and practical support in their daily living while remaining integrated in the larger community,
- Secondly, that seniors have an important role to play in the lives of their families, friends and communities,
- Thirdly, that individuals can secure a happy life within the companionship of other seniors.

Abbeyfield, Port Alberni

Abbeyfield PA, began when Terry Whyte heard that the City of PA was about to demolish the extended care wing of the old West Coast General Hospital. He thought it would be suitable for seniors – Abbeyfield.

The Abbeyfield Concept:

Abbeyfield houses combine independence with support, companionship and security at a price people can afford.

Terry Whyte was given a short period of time by the City of Port Alberni to fund this project and within the time frame funds were secured. Abbeyfield required some renovations and a heating system along with a kitchen.

The City of Port Alberni and Terry Whyte of Abbeyfield signed a lease agreement. The AVSCHS does not know the details, but have heard that Abbeyfield was to maintain the building and pay the annual property taxes.

As paying property taxes as part of the lease agreement, they would not be eligible to apply for the Permissive Tax Exemption. (The lease agreement should be available through Davina Hartwell, City Clerk).

We understand that Abbeyfield was to maintain the building, however, within the last 10 years, a new roof was required and the Society did not have the funds to put on a new roof. The City of Port Alberni was advised and a Request for Proposal/Tender was issued to replace the roof. The City of Port Alberni paid a large portion of that bill and the Abbeyfield Society also contributed. (This information was published in either the AV Times or the AV News. Also councilors should have access to that information through either Davina Hartwell or Cathy Rothwell).

The tenants at Abbeyfield pay a monthly fee.

*Rates are influenced by the Residential Tenancy Branch annually with the Annual Allowable Increase (for 2020 it is 2.6%) the hospitality/programming portion of the tenants monthly fee can be adjusted according to the Societies needs while still maintaining lower rates for the tenants. (See the BLUE Portion from the website, shown next).

From website:

Living at Abbeyfield Port Alberni

Abbeyfield Port Alberni is a single-story building with 21 rooms available for residence. Each room has an ensuite. Some rooms have showers. There are 3 tub/shower rooms for common use. Each resident is responsible for furnishing their own room and is free to decorate it to their own tastes. The Home is run by the non-profit Abbeyfield Houses Alberni Valley Society. The Board of Directors consists of members from the community.

Our staff members consist of – Executive Director, Manager of Resident Support and Programming, Head Cook, as well as kitchen helpers and housekeepers for the facility.

Residents must be of reasonable health and able to be at least semi-independent. Abbeyfield does not provide any nursing or personal care, although residents can draw upon Community Home Services for some daily assistance at their own expense.

If you are reasonably healthy and are feeling insecure or lonely in your current accommodations, Abbeyfield might well be the perfect home for you.

We ask each applicant to designate a trusted relative, friend or professional advisor who can be contacted and consulted in case of an emergency or other difficulty. No financial involvement is required on their part.

An Application for Residence is available by emailing abbeymanager@shaw.ca, phoning (250) 724-5054, or dropping in to the office at 3839 8th Avenue, from 9am to 4pm on weekdays. The Manager of Resident Support and Programming is happy to provide a detailed tour of the facilities for anyone who is interested in making Abbeyfield their home. Appointments are appreciated.

The monthly cost is currently \$1450 which includes basic cablevision, wi-fi, laundry facilities, lunch and dinner, with provisions for making your own breakfast. This may increase, but the intent is to keep the cost to an amount affordable to seniors even on basic pensions. This does not cover personal telephone or Lifeline.

NOTE: Abbeyfield is a not rental housing only.

3. Alberni Valley Assisted Living Society: Heritage Place, Port Alberni

The Alberni Valley Assisted Living Society (AVALS) manages/operates Heritage Place. The Alberni Valley Senior Citizens Homes Society – President, Ernie Bigelow & Vice-President, Hugh Johanssen were the founding members of AVALS along with other community supporters like: Barb Stevenson, Marlene Dietrich, Robert Gunn & others.

Heritage Place is an ASSISTED LIVING facility. All residents are screened by Community Continuing Care prior to living at HP. The residents are provided with lunch & dinner, there are programmers on site and an onsite manager. Community Care Health workers provide on site care.

What we understand about the Finances:

The residents pay a monthly fee as assessed by Continuing Care.

The Vancouver Island Health Authority (VIHA) supports the facility financially – VIHA has paid for large maintenance projects in the past and pays the City of PA property taxes. As this is part of their agreement with VIHA, the Society is not able to apply for the Permissive Tax Exemption.

From website:

Care Type: Assisted Living

Area: Port Alberni, British Columbia

Capacity: 26 units

Phone:

Summary presentation:

Heritage Place Port Alberni is a retirement home, located in Port Alberni, British Columbia at 4411 Wallace Street.

It offers residents independent living options as well as a variety of amenities and services. Contact Heritage Place Port Alberni to learn more!

NOTE: Heritage Place is an Assisted Living Facility.

4. ALBERNI CLAYOQUOT CONTINUING CARE SOCIETY Fir Park Village – Echo Village

ACCCS operates both Fir Park Village (FPV) and Echo Village (EV). Fir Park Village leases the land the facility is on from the Alberni Valley Senior Citizens Homes Society for \$1/year and pays their own Property Taxes.

Information from City of Port Alberni Agenda of September 3, 2019: the Committees recommendations for Permissive Tax Exemptions.

Please see Page 104, line 4,5,7 of the September 3, 2019 Agenda:

ACCCS: (Line 4)

* Lease \$1 from City: Property taxes to be paid by Lessee.

Strip of property leased from the City of Port Alberni for parking lot, bus shelter, and access to care home (Fir Park/Echo Village/Pioneer Towers/Pioneer Cottages)

All Exempt except for Pioneer Cottages, therefore exemption is for 66.67% of the land.

The Society is questioning why the AVSCHS properties (PT & PC) are included in this lease agreement. Our Society, AVSCHS is a totally separate society from ACCCS. We were never informed or involved in any negotiations with the City or ACCCS concerning this matter.

AVSCHS is requesting clarification of this lease agreement made between the City of PA & ACCCS (FPV/EV).

Pioneer Cottages

The only access to Pioneer Cottages is on Wallace Street. This entrance/exit is used by:

Emergency Vehicles

Care Providers

Tenants

Visitors

Maintenance companies

Pioneer Towers

Also, please note that the <u>Wallace Street access</u> at 4467 Wallace Street is shared by both ACCCS Fir Park Village and AVSCHS Pioneer Towers for Emergency vehicles, care provides, tenants and visitors.

The access off 8th Avenue provides access to ACCCS Fir Park Village Mortuary Services and Maintenance vehicles as well as access for AVSCHS Pioneer Towers garbage services, tenants & guests to Pioneer Towers Activity Room (also used by other Non-Profit Societies), and move in/move out access.

ACCCS - Echo Village: (Line 5)

September 3, 2019 Recommendations to City Council Permissive Tax Exemption 2020-2023

Entire Building + 20% of land Statutory Exempt (Designated under Hospital Act) Assessed \$5,244,280 2019 City Taxes foregone: \$35,340

ACCCS - Fir Park Village: (Line 7)

September 3, 2019 Recommendations to City Council Permissive Tax Exemption 2020-2023

Entire Building + 44% of land Statutory Exempt Licensed Community Care Facility Assess Value \$3,791,120 2019 City Taxes foregone \$25,548

From June 10, 2019 City Council meeting (Page 89-94) How they may have qualified:

CONDENSED SUMMARY OF SECTION 224 OF THE COMMUNTIY CHARTER

The following is a condensed summary of Section 224 of the Community Charter, the general authority for permissive exemptions. This is provided for the convenience of identifying the purpose for which permissive exemption is being requested of the City of Port Alberni.

Tax exemptions may be provided to *land or improvements or both* for the following:

j) land or improvements owned or held by a person or organization and operated, as a private hospital licensed under the Hospital Act, or as a license community care facility or registered assisted living residence, under the Community Care and Assisted Living Act.

NOTE: ACCCS Fir Park/Echo Village is not Seniors Rental Housing

5. Alberni Valley Senior Citizens Homes Society: Pioneer Towers & Pioneer Cottages

The Alberni Valley Senior Citizens Homes Society was formed in the early 1960's and acquired the land between 8th and Wallace Street to 10th and Wallace Street, adjacent to city property underneath the hydro lines. We were granted access from Wallace Street to our buildings, with the stipulation that nothing flammable could be built on that land. The original 26 cottages were built in the 1960's and the tower was built in 1970's. In the following decade, Fir Park Village negotiated a lease agreement with AVSCHS for \$1 per year to construct their facility on our property.

AVSCHS manages/operates Pioneer Towers and Pioneer Cottages (total of 97 units) which provide Rental Housing to tenants 55+.

At the June 10, 2019 City Council Meeting, it was asked specifically how AVSCHS for Pioneer Towers would be able to apply. It was mentioned that the Society could apply under "other" for Seniors Housing, as the wording had been changed in the Permissive Tax Exemption Policy

Information from City of Port Alberni Agenda of September 3, 2019: the Committees recommendations for Permissive Tax Exemptions.

Please see Page 104, line 6 of the September 3, 2019 Agenda:

AVSCHS-Pioneer Towers:

Entire Building and 21% of Land Statutory Exempt under SEC 220(1)(i); Assessed Value 42,983,616 2019 City Taxes foregone: \$20,106

From June 10, 2019 City Council meeting (Page 89-94) This is how we qualified

CONDENSED SUMMARY OF SECTION 224 OF THE COMMUNTIY CHARTER

The following is a condensed summary of Section 224 of the Community Charter, the general authority for permissive exemptions. This is provided for the convenience of identifying the purpose for which permissive exemption is being requested of the City of Port Alberni.

Tax exemptions may be provided to land or improvements or both for the following:

k) land or improvements for which a grant has been made, after March 31, 1974, under the Housing Construction (Elderly Citizens) Act before its repeal.

SEC220(1)(i)

General statutory exemptions

220 (1)Unless otherwise provided in this Act or the *Local Government Act*, the following property is exempt from taxation to the extent indicated:

(i) a building that was constructed or reconstructed with the assistance of aid granted by the Provincial government after January 1, 1947 but before April 1, 1974 and that is owned and used exclusively without profit by a corporation to provide homes for elderly citizens, together with the land on which the building stands;

NOTE: In the past Pioneer Towers has been 100% Exempt from Property taxes. This Year, the City of Port Alberni will not be supporting the AVSCHS Pioneer Towers 100%, but will now be assessing the Parking Lot, as we understand it, from the Committees Recommendations to Council.

The Society is questioning the reason behind the decision to partially tax the tenant parking at Pioneer Towers. See below: Condensed Summary of Section 224 and the Cities Permissive Tax Exemption Policy.

Also, please note that the <u>Wallace Street access</u> at 4467 Wallace Street is shared by both Fir Park Village and Pioneer Towers for Emergency vehicles, care provides, tenants and visitors.

The access off 8th Avenue provides access to Fir Park Village Mortuary Services and Maintenance vehicles as well as access for Pioneer Towers garbage services, tenants & guests to Pioneer Towers Activity Room (also used by other Non-Profit Societies), and move in/move out access.

The Society believes that the land is NOT Greater than what is normally required for off street parking.

Please refer to:

Condensed Summary of Section 224 of the Community Charter: Land or improvements that are owned or held by a charitable, philanthropic or other not for profit corporation.

Also from the:

City of Port Alberni Permissive Tax Exemption Policy:

- 3. Eligibility Criteria
- i) Exemptions will not be granted for land held for future development or <u>land greater</u> than normally required for off street parking,Public Worship.

AVSCHS-Pioneer Cottages:

Currently DENIED the 2020-2023 Permissive Tax Exemption

For Permissive Tax Exemption – the Society may qualify under: June 10, 2019 City Council Meeting - Pages 89-94

CONDENSED SUMMARY OF SECTION 224 OF THE COMMUNITY CHARTER

a) land or improvements that are owned or held by a charitable, philanthropic or other not for profit corporation

Government of BC Website: Community Charter Section 224 reads:

- (a) land or improvements that
 - (i) are owned or held by a charitable, philanthropic or other not for profit corporation, and
 - (ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;

September 2018, the AVSCHS Directors went before City Council to discuss the Permissive Tax Exemption for 2019. At that meeting City Council granted the AVSCHS up to \$25,000 for the city portion of the property taxes for Pioneer Cottages.

The Society has applied for funding through BC Housing for the mortgage renewal. An agreement has now been made between BC Housing and the Society.

As AVSCHS Pioneer Cottages is owned by a charitable, non-for-profit corporation, the Society would like the Council to reconsider the denial of the 2020-2023 Permissive Tax Exemption as referred to under Community Charter Section 224 (2) (a) (1) above.

In Conclusion:

The Original Pioneer Cottages was built as low cost housing for seniors in the 1960's. From the 1960's until 2015, the City of Port Alberni supported the AVSCHS with a Permissive Tax Exemption. The Community as a whole has supported through their Residential Taxes low-cost housing for seniors. Only in the years 2016-2018 (3 years), has the City Council not supported this complex.

As new construction the city council of the day understood the value of low-cost housing for seniors and had encouraged AVSCHS to increase the units from 26 to 41. (15 additional units) & granted the Permissive Tax Exemption.

With the new rebuild, the Society took on a mortgage (up until the rebuild, the Society was mortgage free), but with the burden of a mortgage and now the Property Taxes for Pionee Cottages with additional taxes and the additional taxes at Pioneer Towers, the situation worsens.

The thinking that the Residential Tenancy Branch Annual Allowable Increase, 2.6% in 2020, will cover the property taxes is not true.

It has taken the Society 5 years of the Annual Allowable Increase just to cover the property taxes from 2016-17-18 with very little funding going to the Replacement Reserve Fund over these past years to provide new roofs on the 11 buildings, exterior & interior painting, appliance replacement etc.

This is becoming a huge problem, as expenses are on the increase – higher than the allowable increase from the RTB whether it be taxes, utilities or supplies.

AVSCHS is a Charitable, Non-Profit Society that provides housing for Seniors. We are not a private hospital (Division 7 224 Section 2(j)

We feel we qualify, or at the very least be considered, under Division 7: 224 (2)(a)(i)

- (a) land or improvements that
 - (i) are owned or held by a charitable, philanthropic or other not for profit corporation, and
 - (ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;

BC Government website - Permissive Tax Exemptions:

Municipalities and regional districts may, by bylaw, grant permissive tax exemptions that exempt certain properties from taxation for a specified period of time.

These exemption may include:

* Property owned or held by a not-for-profit corporations

General Exemption Authority

A permissive tax exemption may be provided to an eligible property by bylaw at the discretion of a municipal council, and in some cases, a regional district board.

Local governments may provide such exemptions for periods of up to 10 years.

Eligible properties may include:

- Property owned or held by a charitable, philanthropic, and non-profit corporation and used for the purposes of the corporation.
- Some examples of properties generally eligible for permissive tax exemptions include:
 - * Not-for-profit seniors and community housing

View: Division 6 - Statutory Exemptions

220 (1) (i) For Pioneer Towers

Community Charter – to September 4, 2019

Division 6 — Statutory Exemptions

General statutory exemptions

- **220** (1)Unless otherwise provided in this Act or the *Local Government Act*, the following property is exempt from taxation to the extent indicated:
 - (a)land, improvements or both vested in or held by the Provincial government;
 - (b)land, improvements or both vested in or held by
 - (i)the municipality, or
 - (ii)the municipality jointly with another municipality or a regional district;
 - (c)land, improvements or both exempt from municipal taxation by another Act;
 - (d)land, improvements or both
 - (i)of a public library under the Library Act, or

- (ii)vested in or held by a municipality and occupied by a public library under the *Library Act*;
- (e)land, improvements or both of an Indian, in a municipality incorporated under section 9 (1) of the *Local Government Act*, who is an owner under the letters patent, except for taxation under section 197 (1) (a) [municipal property taxes];
- (f)land, improvements or both in a municipality, other than a municipality incorporated under section 9 (1) of the *Local Government Act*, that
 - (i) are held in trust by the Crown for a band of Indians, and (ii) are not leased to or occupied by a person who is not a member of the band;
- (g)the land actually used and occupied for the interment of the dead or in respect of which a certificate of public interest under the *Cremation*, *Interment and Funeral Services Act* has been issued by the director under that Act, together with the improvements included as part of the cemetery, mausoleum or columbarium under that Act, other than
 - (i)premises used for the provision of funeral services within the meaning of that Act, except any part of those premises used for the provision of bereavement rites and ceremonies,
 - (ii)crematoriums within the meaning of that Act, and
 - (iii)premises, or that part of premises, used primarily for the sale of cemetery services or funeral services within the meaning of that Act;
- (h)a building set apart for public worship, and the land on which the building stands, if title to the land is registered in the name of
 - (i)the religious organization using the building,
 - (ii)trustees for the use of that organization, or
 - (iii) a religious organization granting a lease of the building and land to be used solely for public worship;
- (i) a building that was constructed or reconstructed with the assistance of aid granted by the Provincial government after January 1, 1947 but before April 1, 1974 and that is owned and used exclusively without profit by a corporation to provide homes for elderly citizens, together with the land on which the building stands;
- (j)a building set apart and used solely as a hospital under the *Hospital Act*, except a private hospital under that Act, together with the land on which the building stands;

- (k)land and improvements for future hospital requirements that are (i)designated for the purposes of this section by the minister responsible for the Hospital Act, and
 - (ii)vested in, or held by, a society or corporation that is not operated for profit and that has as an object the operation of a hospital;
- (I)a building owned by an incorporated institution of learning that is regularly giving children instruction accepted as equivalent to that given in a public school, and that is actually occupied and wholly in use by the incorporated institution for the purpose of giving the instruction, together with
 - (i)the land on which the building stands, and
 (ii)an area of the land surrounding the land referred to in
 subparagraph (i) or improvements on the area of land, or both,
 that are owned by the incorporated institution and that are
 reasonably necessary for the purposes of the incorporated
 institution, including, without limiting this, the following areas of
 land and improvements:
 - (A)playing fields, athletic grounds and facilities, playgrounds and improvements related to any of them;
 - (B)storage, maintenance and administrative facilities;
 - (C)dormitories for students;
 - (D)parking lots, walkways and roads;

(m)fruit trees;

- (n)improvements, other than dwellings and the fixtures, machinery and similar things mentioned in paragraph (o), erected on farm land and used exclusively to operate a farm, up to but not exceeding the greater of the following:
 - (i)87.5% of the assessed value;
 - (ii)an assessed value of \$50 000;
- (o)fixtures, machinery and similar things located on farm land and used exclusively to operate the farm that, if erected or placed, in or on land, a building or fixture or structure in or on it, would, as between landlord and tenant, be removable by the tenant;
- (p)an improvement designed, constructed or installed to provide emergency protection for persons or domestic animals in the event of a disaster or emergency within the meaning of the *Emergency Program Act*;

- (q)sewage treatment plants, manure storage facilities, effluent reservoirs, effluent lagoons, deodorizing equipment, dust and particulate matter eliminating equipment;
- (r)a floating dry dock, other than the onshore facilities of the floating dry dock, if the floating dry dock has a lift capacity greater than 20 000 tonnes.
- (2) Septic disposal systems are not exempt from taxation under subsection (1) (q).
- (3)An exemption under subsection (1) (b) to (p) does not include exemption from a fee.
- (4)An exemption under subsection (1) (b), (d), (g), (h), (i) or (l) extends only to taxation under section 197 (1) (a) [municipal property taxes].

View: Division 7 General Authority for permissive exemptions:

224 (2) (a) (i) & (ii) - For Pioneer Cottages

- For Pioneer Towers 224 (2) (k)

Division 7 — Permissive Exemptions

General authority for permissive exemptions

224 (1)A council may, by bylaw in accordance with this section, exempt land or improvements, or both, referred to in subsection (2) from taxation under section 197 (1) (a) [municipal property taxes], to the extent, for the period and subject to the conditions provided in the bylaw.

(2) Tax exemptions may be provided under this section for the following:

(a)land or improvements that

(i) are owned or held by a charitable, philanthropic or other not for profit corporation, and

(ii)the council considers are used for a purpose that is directly related to the purposes of the corporation;

(b)land or improvements that

- (i) are owned or held by a municipality, regional district or other local authority, and
- (ii)the council considers are used for a purpose of the local authority;
- (c)land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use;

- (d)the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if
 - (i)the land or improvements are owned by a public authority or local authority, and
 - (ii) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(e)the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if

- (i)the land or improvements are owned by a person who is providing a municipal service under a partnering agreement, (ii)an exemption under section 225 [partnering and other special tax exemption authority] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service,
- (iii) the partnering agreement expressly contemplates that the council may provide an exemption under this provision, and (iv) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;
- (f)in relation to property that is exempt under section 220 (1)(h) [buildings for public worship],
 - (i)an area of land surrounding the exempt building,
 - (ii) a hall that the council considers is necessary to the exempt building and the land on which the hall stands, and (iii) an area of land surrounding a hall that is exempt under subparagraph (ii);
- (g)land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied;

- (h)in relation to property that is exempt under section 220 (1)
- (i) [seniors' homes] or (j) [hospitals], any area of land surrounding the exempt building;
- (h.1)in relation to land or improvements, or both, exempt under section 220 (1) (l) [independent schools], any area of land surrounding the exempt land or improvements;
- (i)land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes;
- (j)land or improvements owned or held by a person or organization and operated as a private hospital licensed under the *Hospital Act* or as a licensed community care facility, or registered assisted living residence, under the *Community Care and Assisted Living Act*;
- (k)land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal.
- (3) The authority under subsection (2) (e) and (g) to (j) is not subject to section 25
- (1) [prohibition against assistance to business].
- (4) Subject to subsection (5), a bylaw under this section
 - (a)must establish the term of the exemption, which may not be longer than 10 years,
 - (b)may only be adopted after notice of the proposed bylaw has been given in accordance with section 227 [notice of permissive tax exemptions], and
 - (c)does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.
- (5)Subsection (4) (a) and (b) does not apply in relation to exemptions under subsection (2) (f), (h) and (h.1).
- (6) If only a portion of a parcel of land is exempt under this section, the bylaw under this section must include a description of the land that is satisfactory to the British Columbia Assessment Authority.
- (7)A bylaw under this section ceases to apply to property, the use or ownership of which no longer conforms to the conditions necessary to qualify for exemption and, after this, the property is liable to taxation.



CITY OF PORT ALBERNI

PLANNING DEPARTMENT

TO:

Tim Pley, CAO

FROM:

Katelyn McDougall, Manager of Planning

DATE:

September 10, 2019

Tim Pley, CAO

concur, forward to next Regular
Council Meeting for Consideration:

SUBJECT:

DEVELOPMENT APPLICATION - Development Variance Permit

3978 8th Avenue - Lots 2 & 3, Block 178, District Lot 1, Alberni District, Plan

VIP1603 (PID: 007-123-434)

Applicant: Wes Hewitt as Agent for Port Alberni Shelter Society

ISSUE

At issue is the consideration of an application for a Development Variance Permit (DVP). The applicant is looking to vary the front and rear yard setbacks, the maximum lot coverage, and the parking requirements in order to redevelop the site with certain number of units, and to include an elevator for accessibility purposes.

BACKGROUND

The applicant wishes to redevelop the property at 3978 8th Avenue. The applicant is seeking relief from certain regulations of the Zoning Bylaw in order to permit the construction of an affordable housing facility targeted to fixed and low-income seniors. The proposed three-storey development will replace an existing two-storey building that was constructed in the 1970s. The existing building is outdated, inefficient, and ill-suited for the desired use. The variances will facilitate a greater use of the site, allowing for more units and an accessible elevator on site to be included in the development. The following variances have been requested:

Zoning Requirements	Required	Proposed	Requested Variance
Front Yard Setback	7.5 m (24.6')	4.8 m (15.7')	2.7 m
Rear Yard Setback	9.0 m (29.5')	0.5 m (1.64')	8.5 m
Maximum Lot Coverage	40%	45%	5%
Parking Spaces (1 per 3 units) plus spaces totaling 15% of total units	10 spaces	6 spaces	4 spaces

The project has been designed with the intent of modular construction in order to shorten the project schedule, and positively impact construction costs. The project will adhere to BC Housing's Design Guidelines and Construction Standards, including the energy performance of Step Code 3. During the procurement phase, local contractors and construction materials will be pursued.

DISCUSSION

The Property

The property at 3978 8th Avenue is designated 'Institutional' in the OCP and zoned 'P1 - Institutional' in the Zoning Bylaw. The property is approximately 38 m (124.5 ft) wide, and has a depth of 25.5 m (83.6 ft) giving it an area of roughly 987 m² (10625 ft²).

The new purpose-built development will replace, and expand upon, the Society's current operation of short-to-medium term beds, with extreme weather spaces. The existing building on the subject property was constructed in 1972, and does not conform to all aspects of the Zoning Bylaw requirements. The building was first developed as a convent, and even with multiple renovations over the years the building remains inefficient and ill-suited to community services or rental housing.

The proposed project includes twenty-one (21) one-bedroom units of approximately 520 ft²/48 m² each in a three-storey, modular construction building. An amenity area will be oriented toward the green space on the property, and will be served by the elevator.

Surrounding Area

The subject property is located on the south side of Maitland St and the west side of 8th Ave. The surrounding neighborhood contains a mix of residential, commercial, and institutional uses, including the John Paul II Catholic School and the Royal Mounted Police Department which are both less than a block away.

The Alberni Valley Museum and the West Coast General Hospital are also nearby. A commercial center and transit hub are located within walking distance, and to the south of the subject property is Dry Creek Park and Gyro Recreation Park. The subject property is located across the street from a modular housing project that is also run by the Port Alberni Shelter Society.

The variances, as proposed, will not pose any adverse impact on the surrounding uses.

Site Plan

The applicant has proposed to construct a new three-storey modular building with a total of 21 units. An outdoor amenity space will be provided at the south west corner of the property, which will be used for social and educational activities.

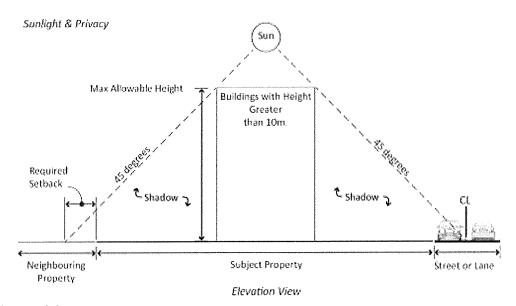
Lot Consolidation:

The subject property was made up of two land parcels, but has since been consolidated in order to facilitate the variance application and future development.

Height:

The proposed development will be 11.8 m (38.7 ft), which is below the maximum building height requirement of 12.5 m (41 ft). The proposed building will be three-storeys tall, with a basement located in the localized depression on the west side of the property.

All buildings with a height greater than 10 m in A, R, GH, or P zones must comply with section 6.18 Sunlight Protection and Privacy of the Zoning Bylaw to ensure that no part of the building structure projects into the shadow plane (see image below). The applicant has submitted a Shadow Study (attached) demonstrating that the proposed development will likely project above the shadow plane. Since the neighboring property may be impacted by the proposed development a covenant is being registered on title to exempt the properties from the requirements of section 6.18.



Parking and Access:

The development of the 21 units requires ten (10) parking spaces based on the Zoning requirements for 1 space per 3 units plus an additional number of spaces based on 15% of the total units. The site slopes approximately 1.83 m (6 ft) from east to west, which will permit one row with six (6) stalls of open-air parking. Four (4) parking spaces will be designated for staff and visitors. A variance has been requested to reduce the total number of parking stalls required from 10 spaces to 6 spaces.

The drive isle will be accessed from Maitland Street, while the main entrance of the building will be accessed from 8th Avenue.

Setbacks:

The applicant has requested a variance to the front and rear yard setbacks. The proposed development requires the front yard (frontage on Maitland Street) to be varied from 7.5 m (24.6 ft) to 4.8 m (15.7 ft) a variance of 2.7 m. The required rear yard setback is 9.0 m (29.5 ft). The existing rear yard does not currently conform to the zoning bylaw. The proposed rear yard setback is .5 m (1.64 ft), a variance of 8.5 m.

Lot Coverage:

The allowable maximum lot coverage in the P1 zone is 40%. The applicant has requested to vary the maximum requirement to allow for 45% lot coverage, a variance of 5%. The variances requested will allow the development to be constructed with a greater number of units, and an accessible elevator.

Status of the Application

At the July 18, 2019 meeting of the Advisory Planning Commission the following motions were carried:

- 1. That the City of Port Alberni Advisory Planning Commission recommends to City Council that the applicant be required to consolidated the subject properties into one legal parcel prior to approval of a Development Variance and that the recommended variances be applied to the resulting legal parcel.
- 2. That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with the necessary Development Variance Permit to vary Zoning Bylaw 4832 as follows:
 - a) Vary Section 5.31.2 P1 Institutional Minimum Setbacks, Front Yard, from 7.5 m to 4.8 m, a variance of 2.7 m for the property located at 3978 8th Avenue and legally described as Lots 2 & 3, Block 178, District Lot 1, Alberni District, Plan VIP1603 (PID's: 007-123-434, 007-123-418).
 - b) Vary Section 5.31.2 P1 Institutional Minimum Setbacks, Rear Yard, from 9.0 m to 0.5 m, a variance of 8.5 m for the property located at 3978 8th Avenue and legally described as Lots 2 & 3, Block 178, District Lot 1, Alberni District, Plan (PID's: 007-123-434, 007-123-418).
 - c) Vary Section 5.31.2 P1 Institutional Maximum Lot Coverage, from 40% to 45%, a variance of 5% for the property located at 3978 8th Avenue and legally described as Lots 2 & 3, Block 178, District Lot 1, Alberni District, Plan VIP1603 (PID's: 007-123-434, 007-123-418).
 - d) Vary the number of parking spaces, required by Section 7.9 Required Parking for "Community care facility; Seniors housing", from 10 spaces to 6 spaces, a variance of four (4) spaces, for the property located at 3978 8th Avenue and legally described as Lots 2 & 3, Block 178, District Lot 1, Alberni District, Plan VIP1603 (PID's: 007-123-434, 007-123-418).
- 3. That City Council direct staff to give notice of intent to consider the issuance of Development Variance Permit No. 96 for 3978 8th Avenue.

At its August 12, 2019 regular meeting, Council received the Advisory Planning Commission's recommendation. Notification was given as required by the Local Government Act. A copy of the notice for Development Variance Permit No. 96 is attached for reference.

CONCLUSION

The applicant is proposing to redevelop the property at 3978 8th Avenue. The applicant has requested minor variances to the front and rear yard building setbacks, maximum lot coverage, and to the parking requirements. If granted, the variances will facilitate a greater use of the site, allowing for more units and an accessible elevator to be included in the development. The variance will increase the allowable building space, mainly impacting the street, the sidewalks, and the neighboring property. The variance will not significantly impact the surrounding area.

The proposed housing is needed in the community and is compatible with the existing neighbourhood. A variance permit will maintain the general intent and purpose of the Zoning Bylaw, and will also meet the requirements to issue a Building Permit. As such, the Planning Department supports the variance application for 3978 8th Avenue.

Respectfully submitted,

Katelyn McDougall, M.Urb Manager of Planning

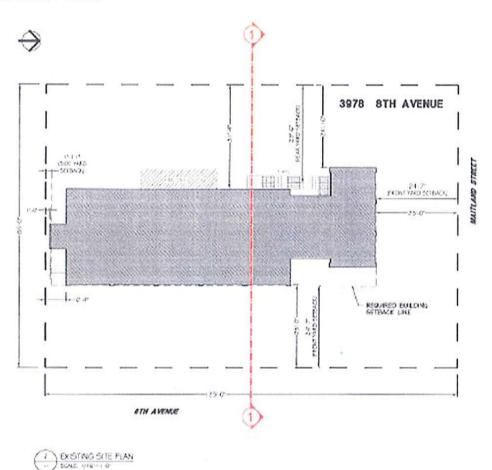
SITE MAP:



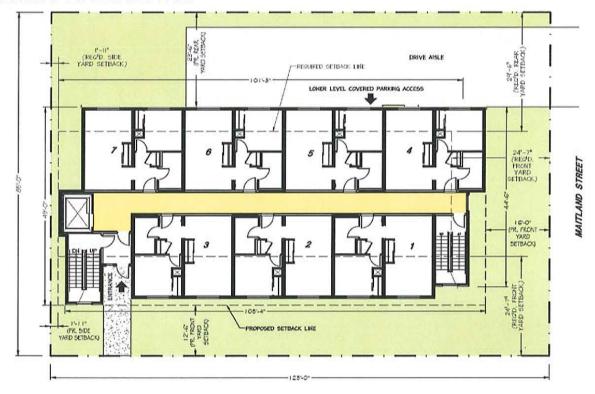
EXISTING STRUCTURE:



EXISTING SITE PLAN:



CONCEPTUAL SITE PLAN:



BTH AVENUE

CONCEPTUAL BUILDING DESIGN:



3978 8TH AVE, PORT ALBERNI, BC JENSEN GROUP ARCHITECTS

CONCEPTUAL DESIGN: 8TH AVE ELEVATION

SCALE: 1:100 SHEET: A5

NOTICE OF PERMIT:



August 22, 2019

CITY OF PORT ALBERNI

Notice of Development Variance Permit

To: Owners and Occupiers of Property

Re: Section 498 of the Local Government Act - Development Variance Permit No. 96 relating to the Port Alberni Zoning Bylaw 2014, Bylaw No. 4832.

The applicant is applying for a Development Variance Permit to vary the Zoning Bylaw regulations in order to permit the redevelopment of a former institutional building to create 21 apartment units for low income senior citizens. The proposed Variances are as follows:

Development Variance Permit No. 96 – For development on the land legally described as 'Parcel C (Being a Consolidation of Lots 2 and 3, See CA7645055), District Lot 1, Alberni District, Plan VIP1603 (PID: 030-857-864), and located at 3978 8th Avenue, outlined on the Schedule A map attached, the applicant is applying to vary the regulations of the Port Alberni Zoning Bylaw 2014, Bylaw No. 4832 by:

- Varying Section 5.31.2 P1 Institutional Minimum Setbacks, Front Yard, from 7.5 m to 4.8 m, a variance of 2.7 m.
- Varying Section 5.31.2 P1 Institutional Minimum Setbacks, Rear Yard, from 9.0 m to 0.5 m, a variance of 8.5 m.
- 3. Varying Section 5.31.2 P1 Institutional Maximum Lot Coverage, from 40% to 45%, a variance of 5%.
- Varying the number of parking spaces, required by Section 7.9 Required Parking for "Community care facility; Seniors housing", from 10 spaces to 6 spaces.

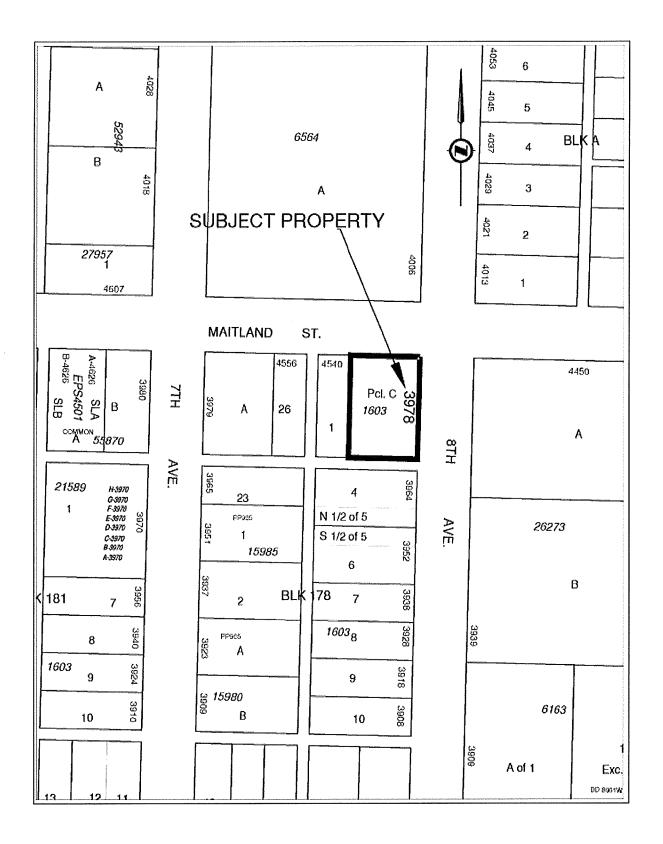
The Council of the City of Port Alberni reviewed the Development Variance Permit application at its meeting held on August 12, 2019 and will be considering a resolution to issue the Permit at a Regular meeting on Tuesday, September 3, 2019. Prior to issuing the Permit, Council is required to notify owners and occupiers of property in the vicinity of the subject property.

Copies of the proposed Permit may be inspected at the offices of the Planning Department, City Hall, between Monday and Friday (exclusive of statutory holidays) from Friday, August 23, 2019 to Tuesday, September 3, 2019 between the hours of 8:30 a.m. and 4:30 p.m.

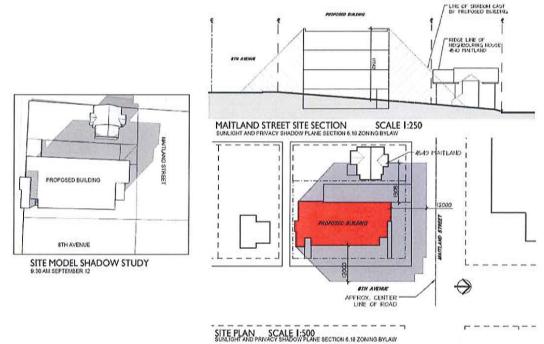
Any person who deems their property affected by the above-described application may direct their comments, in writing, to Council by addressing a letter to the Manager of Planning, 4850 Argyle Street, Port Alberni BC, V9Y 1V8 or by email to Katelyn_McDougall@portalberni.ca. If preferred, representation may be made to Council at a regular meeting to be held on Tuesday, September 3, 2019 in the Council Chambers to commence at 2:00 pm.

Katelyn McDougall, M.Urb Manager of Planning

SCHEDULE A TO DEVELOPMENT VARIANCE PERMIT NO. 96



SHADOW STUDY:



3978 8TH AVE, PORT ALBERNI, BC JENSEN GROUP ARCHITECTS

CONCEPTUAL DESIGN: SITE SHADOW PLAN

SCALE: AS SHOWN SHEET: A6

CITY OF PORT ALBERNI DEVELOPMENT VARIANCE PERMIT NO. 96

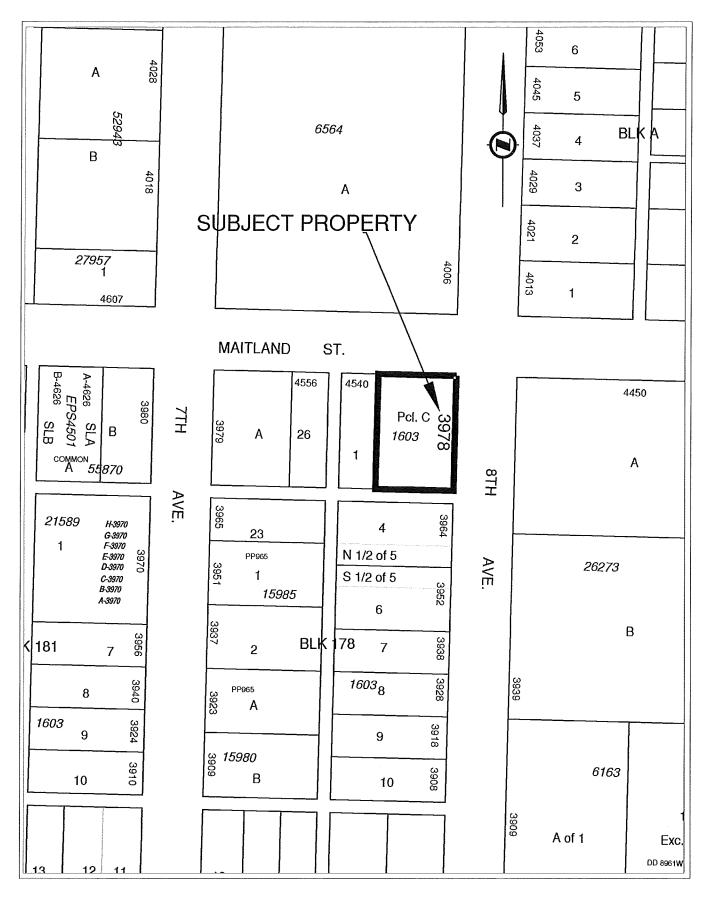
WHEREAS, pursuant to Section 498 of the *Local Government Act, RSBC 2015*, on application of an owner of land, a local government may, by resolution, issue a Development Variance Permit that varies, in respect to the land covered in the Permit, the provisions of a Zoning Bylaw adopted under Part 14 of the *Local Government Act*.

Authorization is hereby granted to **Port Alberni Shelter Society** for development on land legally described as 'Parcel C (Being a Consolidation of Lots 2 and 3, See CA7645055) District Lot 1, Alberni District, Plan 1603 (PID: 030-857-864)' and located at **3978 8**th **Avenue**, as outlined on the Schedule A map attached, to:

- 1. Vary Section 5.31.2 P1 Institutional Minimum Setbacks, Front Yard, from 7.5 m to 4.8 m, a variance of 2.7 m.
- 2. Vary Section 5.31.2 P1 Institutional Minimum Setbacks, Rear Yard, from 9.0 m to 0.5 m, a variance of 8.5 m.
- 3. Vary Section 5.31.2 P1 Institutional Maximum Lot Coverage, from 40% to 45%, a variance of 5%.
- 4. Vary the number of parking spaces, required by Section 7.9 Required Parking for "Community care facility; Seniors housing", from 10 spaces to 6 spaces.

•	of Section 498 of the <i>Local Government Ac</i> i it was granted by resolution of the City Counci
This Permit is issued under the S 2019.	Seal of the City of Port Alberni on
 Mavor	Clerk

SCHEDULE A TO DEVELOPMENT VARIANCE PERMIT NO. 96





CITY OF PORT ALBERNI

Notice of Development Variance Permit

To: Owners and Occupiers of Property

Section 498 of the Local Government Act - Development Variance Permit No. 96 relating to the

Port Alberni Zoning Bylaw 2014, Bylaw No. 4832.

The applicant is applying for a Development Variance Permit to vary the Zoning Bylaw regulations in order to permit the redevelopment of a former institutional building to create 21 apartment units for low income senior citizens. The proposed Variances are as follows:

Development Variance Permit No. 96 - For development on the land legally described as 'Parcel C (Being a Consolidation of Lots 2 and 3, See CA7645055), District Lot 1, Alberni District, Plan VIP1603 (PID: 030-857-864), and located at 3978 8th Avenue, outlined on the Schedule A map attached, the applicant is applying to vary the regulations of the Port Alberni Zoning Bylaw 2014. Bylaw No. 4832 by:

- 1. Varying Section 5.31.2 P1 Institutional Minimum Setbacks, Front Yard, from 7.5 m to 4.8 m, a variance of 2.7 m.
- 2. Varying Section 5.31.2 P1 Institutional Minimum Setbacks, Rear Yard, from 9.0 m to 0.5 m, a variance of 8.5 m.
- 3. Varying Section 5.31.2 P1 Institutional Maximum Lot Coverage, from 40% to 45%, a variance of 5%.
- 4. Varying the number of parking spaces, required by Section 7.9 Required Parking for "Community" care facility; Seniors housing", from 10 spaces to 6 spaces.

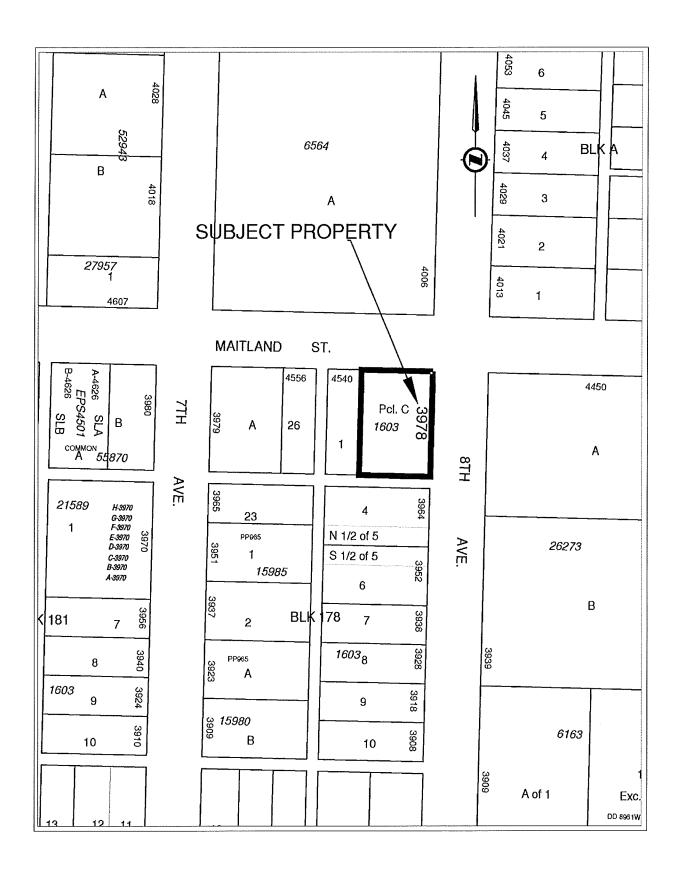
The Council of the City of Port Alberni reviewed the Development Variance Permit application at its meeting held on August 12, 2019 and will be considering a resolution to issue the Permit at a Regular meeting on Monday, September 16, 2019. Prior to issuing the Permit, Council is required to notify owners and occupiers of property in the vicinity of the subject property.

Copies of the proposed Permit may be inspected at the offices of the Planning Department, City Hall, between Monday and Friday (exclusive of statutory holidays) from Friday; September 6, 2019 to Monday, September 16, 2019 between the hours of 8:30 a.m. and 4:30 p.m.

Any person who deems their property affected by the above-described application may direct their comments, in writing, to Council by addressing a letter to the City Clerk, 4850 Argyle Street, Port Alberni BC, V9Y 1V8 or by email to Davina Hartwell@portalberni.ca. If preferred, representation may be made to Council at the regular meeting to be held on Monday, September 16, 2019 in the Council Chambers to commence at 2:00 pm.

Katelyn McDougall, M.Urb Manager of Planning

SCHEDULE A TO DEVELOPMENT VARIANCE PERMIT NO. 96



From: Melissa Bartley [mailto:melissadawnbartley@gmail.com]

Sent: Wednesday, September 11, 2019 4:14 PM

To: Davina Hartwell

Subject: Notifiers of development variance permit concern

Hello Davina,

I received a notice of development variance permit regarding 3978 8th ave. I have concerns about variance #4 restricting the parking from 10 spaces to 6. For a 21 unit building, I don't agree that less parking should be permitted. Even though some seniors don't drive, many do. And if they aren't driving then who is picking them up and where are guests supposed to park? The answer would most likely be "on the street" which affects my property due to the close vicinity to the property mentioned above. When there are parking restrictions put on residences for rental units in single family homes to ensure there is enough parking on the property, then the same rules should apply to apartment buildings.

I also don't agree with reducing the minimum setbacks, especially at the rear reducing it by 8.5 meters. Perhaps this space could be used for the parking necessary for this many units.

Thank you for the notice. I appreciate that you asked our opinion.

Kind regards, Melissa Bartley



Regular Meeting of Council September 16, 2019

Staff Report → Parks, Recreation and Heritage

Projects

- The Aquatic Centre annual shutdown was successful; maintenance staff, trades and contractors worked hard cleaning, repairing, grouting and getting facility ready for the 2019-2020 season, including:
 - Removing the doorway from the hot tub to the pool deck to improve air quality, site lines and traffic flow
 - o Painting the entire main pool basin
 - New audio system for the Fitness Studio
- The new walk-in cooler and freezer have been installed at the Multiplex
- Painting throughout the interior and exterior of various City facilities is ongoing
- The sandbox has been installed at Recreation Park; concrete sidewalks to be installed in the fall
- Tree planting at upper Argyle St. is complete; new trees at Echo Centre are in progress and will be complete in the fall

Programs/Events

- The two remaining Our Town events were very successful, including 700 guests at Gyro and almost 1,000 guests at the movie night
- Winter Wonderland descends upon the Multiplex Dec. 3 26
- Glenwood Centre has been added to our PerfectMind software program, increasing consistency among our facilities
- "Dad's Night Out" has been rebranded to "Kids' Night Out", where young folks can enjoy an
 evening out with a special adult in their world
- Toonie swims will be offered on the first Monday of each month from October June
- Bulldogs home opener is September 14
- Concession and Skate Shop hours have been increased, and many new items have been added to the concession menu
- A new inventory system has been implemented at all of our facilities to assist with reconciliation

Alberni Valley Museum

- The "Our Living Languages" exhibit will run through to October 5
- Working with School District 70 team to host the Project with Heart Canoe and Speaking to Memory Exhibits at the museum this fall and winter — these are exhibits that deal with Reconciliation and Residential Schools and will see all schools take part in programs and activities in the museum
- 2 summer students spent summer doing museum outreach through their museum on the go
 exhibit and programs and guided walking tours in Harbour Quay and Victoria Quay as well as
 museum moments a program of puppet shows, puppet tours and crafts at the museum.
- The fall Film Fest series is set and tickets and passes are on sale now
- Kirsten Smith has been invited by the BC Museums Association to deliver a workshop at the annual conference on "Exhibit Design and Development"
- September 26 at 7pm in the museum "The Hot Springs Cove Story"; author Michael Kaehn will be presenting talk and slide show on this new book



CITY OF PORT ALBERNI

I concur, forward to next Regular Council Meeting for Consideration:

Tim Pley, CAO

CLERK'S DEPARTMENT REPORT TO COUNCIL

TO:

Tim Pley, CAO

FROM:

Davina Hartwell, City Clerk

COPIES TO:

Mayor and Council

Cathy Rothwell, Director of Finance

Rosalyn Macauley, Deputy Director of Finance Diane Koch, Project Coordinator - Finance

DATE:

September 6, 2019

SUBJECT:

Permissive Tax Exemption Bylaws

Issue:

Council's consideration of Permissive Tax Exemption Bylaws for 2020-2023.

Background:

At the March 25, 2019 regular meeting, Council received a report from the City Clerk providing information in regards to Permissive Tax Exemptions and requesting direction for 2020 and beyond in regards to potential changes to the City's Policy and/or financial considerations.

At the April 8th, 2019 meeting, Mayor Minions, Councillor Haggard and Councillor Poon were formally appointed to a select committee appointed to review and make recommendations to Council in regards to changes to the City's Policy. The Committee met on two occasions – May 9, 2019 and May 28, 2019.

The select committee presented a new draft Policy at the regular meeting of June 10th, 2019 that was felt reflected the current and future needs of the community. Council adopted the Policy with amendments at that meeting.

Council's Policy includes the following:

- A cap of the overall value of Permissive Tax Exemptions issued of 1.15% of the current years' total budgeted property tax requisition;
- Eligibility criteria to adequately reflect the ongoing and future needs of the community, including that the land or buildings provide for:
 - > athletic or recreational programs or facilities for youth
 - facilities and services for persons requiring additional supports, mental health and addiction services
 - programming for seniors



- > protection and maintenance of important community heritage
- > arts, cultural or educational programs or facilities
- > emergency or rescue services
- > services for the public in a formal partnership with the City
- > preservation to an environmental or ecologically sensitive area designated within the Official Community Plan
- The inclusion of wording that may exclude those applying for permissive tax exemption if they participate in a commercial activity such as the sale of food and/or liquor;
- The organization must be seen as working towards self-sufficiency and must publicly acknowledge the exemption;
- The inclusion of a land area cap of .5 acres for a church property

Applications for Permissive Tax Exemptions were invited and a detailed review of each organization's folio was undertaken by the City's Finance Department applying both Community Charter and Council's Policy provisions to each applicant.

The following was noted in the report received by Council at the September 3, 2019 regular meeting:

- The 1.15% cap based on 2019 budgeted property tax requisition = \$266,261.98
- Organizations who earned income through the sale of alcohol or commercial activities had their eligible assessed values reduced by percentage of overall sales
- With respect to Places of Public Worship, Council's Policy limiting exemptions to .5 acres of land impacts 9 properties; residences on the property and/or commercial occupiers/rentals were deemed not eligible for exemption
- The estimated permissive tax exemption value (loss in taxation revenue) for 2020 is \$231,634.43 based on 2019 values and mill rates which = 1.00044% of the 2019 municipal tax requisition leaving council with a discretionary 0.14956% or \$34,627.55 of budgeted funds to allocate if they so desire.

A full summary of applications and recommendations was provided to the September 3, 2019 regular meeting and endorsed by Council (copy attached).

For awareness, the following organizations are impacted from previous years by changes to Council's policy:

- Community Arts Council of the Alberni Valley (reduction due to gift shop sales)
- Portal Players Dramatic Society (reduction due to liquor sales)
- > Port Alberni Black Sheep Rugby Club (reduction due to level of youth programs provided)
- > Port Alberni Lawn Bowling Club (reduction due to rental revenues)
- > Canadian Mental Health Association (King George Apartments) (increased exemption from prior years based on # of units rented under agreement)

Reduced exemptions for Churches (properties exceeding .5 acres; residential occupancy; leased spaces):

- ➤ Alberni Valley Gurdwara Society
- > Alberni Valley Christian Reformed Church
- ➤ Bishop of Victoria Notre Dame Church
- > First United Church
- ➤ Khalsa Diwan Society (4144 8th Avenue)

- ➤ Khalsa Diwan Society (3558 12th Avenue)
- > Sri Sanatan Dharam Society
- > Bellow Christian Fellowship (Horn of Oil Ministries)
- Arrowsmith Baptist Church
- > Jericho Road Church
- Pentecostal Assemblies of Canada (Elim Tabernacle)
- ➤ Alberni Valley United Church
- > Church of the Nazarene (Southside Community Church)

New applications received and meeting eligible criteria:

- ➤ Alberni Valley Alnon Club (3028 2nd Ave)
- > Canadian Mental Health Association (3174 2nd Avenue)

Applications denied not meeting eligible criteria:

- > Alberni Valley Senior Citizens' Homes Society (Pioneer Cottages)
- Alberni Low Energy Housing Society
- > Falls Road Eagles Hall Society

Discussion:

The Bylaws currently being considered are for the years 2020-2023 – organizations will be required to confirm their eligibility for continued exemption each year and as well, new applications will be invited for consideration in each year.

Additional applications considered and approved may proportionately impact all organizations in order to keep within the 1.15% cap of the current years' total budgeted property tax requisition

Permissive Tax Exemption Bylaws may only be adopted after notice of the proposed bylaw has been given in accordance with *Community Charter* legislation and the Bylaws must be adopted by October 31st in each year.

Introduction and three readings of Bylaws

September 16th, 2019

Public Notice

September 25th & October 2nd, 2019

Adoption of Bylaws

October 15th, 2019

Recommendation:

That the report from the City Clerk dated September 6th, 2019, be received.

That "Permissive Tax Exemption Bylaw, 2020 Bylaw No. 4997", be now introduced and read a first time.

That "Permissive Tax Exemption Bylaw, 2020 Bylaw No. 4997", be read a second time.

That "Permissive Tax Exemption Bylaw, 2020 Bylaw No. 4997", be read a third time.

That "Places of Public Worship Exemption Bylaw No. 4998", be now introduced and read a first time.

That "Places of Public Worship Exemption Bylaw No. 4998", be read a second time.

That "Places of Public Worship Exemption Bylaw No. 4998", be read a third time.

Respectfully submitted,

Davina Hartwell City Clerk

TITLE: PERMISS	TITLE: PERMISSIVE TAX EXEMPTION												
EFFECTIVE DATE: June 10, 2019	DEPARTMENT: Finance	AUTHORIZED BY: Council	REPLACES: June 25/13 May 25/04	PAGE 1 OF 3									

PREAMBLE

Permissive tax exemption is a means for Council to support organizations within the community which further Council's objectives of enhancing quality of life (economic, social, cultural) and delivering services economically. The parameters will provide fair, consistent treatment and consideration for all applicants providing charitable and not for profit services for the benefit of the residents of the City of Port Alberni. After careful consideration of all applications Council may approve a full, a partial, or no tax exemption. This policy guides identification of organizations meeting Council's objectives

POLICY

1. Overall Amount

The total amount of revenue to be foregone by permissive tax exemptions will be set by Council during the development of the Five Year Financial Plan. Permissive tax exemptions approved in the current year for the subsequent tax year will not exceed 1.15% of the current year's total budgeted property tax requisition. The permissive exemption values will be calculated by using the current year's assessment multiplied by the current year's tax rates. In the case where the calculated permissive exemption values for the subsequent year exceed 1.15 % of the current year's tax requisition, all permissive exemptions will be proportionately reduced.

2. Process

Council will consider applications for permissive tax exemptions annually. The opportunity to apply will be advertised 2 times in the local newspaper and letters will be mailed to organizations having an exemption which will expire at the end of the current year so that they may apply for renewal.

Applications must be submitted on prescribed forms available from City Hall, to the Deputy Director of Finance, before August 1st of each year. The Deputy Director of Finance (or their designate) will review the applications for completeness, and arrange contact with applicants for addition information as necessary.

Application forms must be accompanied by:

- Copy of most current Notice to Reader financial statements prepared by an Accountant, or if a new applicant 3 years is required
- A copy of the most current Budget for the organization;
- · Copy of state of title certificate or lease agreement, as applicable; and
- Site plan of subject property.

The Deputy Director of Finance will present a summary report of the applications, relative to the eligibility criteria, to Council for consideration.

3. Eligibility Criteria

- a. Application of this permissive tax exemption policy is subject to applicable provincial legislation. Applicants are encouraged to familiarize themselves with the legislation.
- b. In assessing the application of permissive tax exemption to the land or buildings occupied by a qualifying organization, Council will consider the following priorities for granting an exemption:

The land or buildings shall provide for at least one of the following:

- athletic or recreational programs or facilities for youth;
- services and facilities for persons requiring additional supports; mental wellness and addictions;
- programming for seniors;
- protection and maintenance of important community heritage;
- arts, cultural or educational programs or facilities;
- emergency and rescue services
- services for the public in a formal partnership with the City or;
- preservation to an environmental or ecologically sensitive area designated within the Official Community Plan.
- c. The organization must be a Non-Profit or Registered Charity. Only that part of the property used for non-profit or charitable activities will be considered for exemption. Non-profit or Charitable organizations conducting retail and/or commercial activity including the sale of food and/or liquor, may not be eligible for tax exemption.
- d. The organization must be seen to be working towards self-sufficiency by seeking funding from other sources, including grants from other levels of Government.
- e. The organization may be required to show evidence of ongoing, active volunteer involvement
- f. Applicants must show evidence of a clear mandate and competent administration.
- g. All recipients of tax exemptions from the City of Port Alberni will be required to publicly acknowledge the exemption.
- h. Where the land was provided by the City, consideration will be given whether the land was granted or otherwise provided by the City to the organization on the understanding that taxes would continue to be paid.
- i. Exemptions will not be granted for land held for future development or land greater than normally required for off street parking, buffer zones or to make a reasonable shaped parcel. This includes all exemptions, including Places of Public Worship.

4. Duration of Exemption

Eligible organizations may be considered for tax exemptions exceeding one year (to a maximum of four years) where it is demonstrated that the services/benefits they offer to the community are of a duration equal or greater than the period of tax exemption.

Groups receiving a permissive tax exemption greater than one year in duration will be required to confirm their continued qualification for the exemption annually. It is not guaranteed that the exemption will continue for the term. An exemption can be adjusted based on new information.

For permissive tax exemptions exceeding one year in duration, the permissive tax exemption will be reconsidered if the status of the group or benefit to the community changes, with the intent of revoking the permissive tax exemption and/or requiring repayment of the taxes forgone.

5. Extent and Conditions

Council may at its discretion, reject any or all applications brought forward for consideration in any given year.

Council may designate only a portion of the land/improvements as exempted where the following circumstances exist:

- A portion of the land /improvements is used by the private sector and/or organizations not meeting Council's criteria;
- the applicant already receives a grant-in-aid or other benefit from the City;
- the area does not contribute to the community benefit;
 budget constraints as indicated in Section 1 of this policy.

PLACES OF PUBLIC WORSHIP EXEMPTIONS

Statutory exemptions are provided to buildings used for public worship, and land beneath the building.

All other land and buildings ancillary to the place of public worship are taxable unless a permissive tax exemption is granted by Council.

Where there is a residence located on the same property as a church, the residence and any ancillary buildings and the land upon which the residence and ancillary buildings actually stand, as well as any area of land deemed to be associated with the use and enjoyment of the residential and ancillary buildings shall be assessed and taxed as residential property.

Where the property on which a church is located exceeds .5 acres, the area of land exempt from taxation, including the statutory exemption, shall be .5 acres.

The Places of Public Worship Exemption Bylaw will be reviewed every four (4) years in conjunction with the term of the Permissive Tax Exemption Bylaw to ensure that the relevant exemptions remain applicable and if necessary to make recommendations to Council in regards to potential Bylaw amendments.

Group	Property Description	Applicable Authority of Community Charter	Applicable Section of City Policy	2019 Assessed Value-available for Permissive Tax exemption	2019 Assessed Value Recommended for Approval		City Portion Taxes - 2019	City Portion Taxes - 2019 recommended for approval	Other's Taxes 2019 recommended for approval	Property Leased from City- \$/year OR owned	\$ amount rec'd from City Community Investment Progam	\$ rec'd in grants from other organizations	Commercial Activity - Sale of Goods or Liquor	Gross % of income for commercial activity 2018	Estimated City portion Taxes - 2020 (3% increase)	NOTES
Alberni District Fall Fair	Portion of Lot 2, DL 92, Plan 29389 4102 Hollywood Street	not for profit organization	educational programs or facilities	\$ 18,100.00	\$ 18,100.00	8	\$ 144.42	\$ 144.42	\$ 54.02	\$1 for the term	2019-\$1890, 2018- \$2205	2019-\$25,000 community gaming			\$ 148.75	
	LT 2 DL 92 ALD PL VIP29389 Non Exempt - Unit 19 AV Paving, Unit 30 Kinsmen Centre, LA Marine Rental, Parts of Unit 20 Kiwanis and Old Dutch Foods.	not for profit organization	Arts, cultural or educational programs or facilities	\$ 271,000.00	\$ 271,000.00	6	\$ 3,828.81	\$ 3,828.81	\$ 1,460.80	as above			lease property	17.00%	\$ 3,943.67	BCA has taxable portion- Income not applicable
Alberní District Fall Fair	LT 2 DL 92 ALD PL VIP29389 Non Exempt - Unit 19 AV Paving, Unit 30 Kinsmen Centre, LA Marine Rental, Parts of Unit 20 Kiwanis and Old Dutch Foods.	organization	Arts, cultural or educational programs or facilities	\$ 774,000.00	\$ 774,000.00	8	\$ 5,238.28	\$ 5,238.28	\$ 2,310.08	as above					\$ 5,395.43	
Alberni District Fall Fair	LT A DL 92 ALD PL VIP31446	not for profit	Arts, cultural or educational programs or facilities	\$ 22.800.00		8	\$ 176.09	\$ 176.09		as above					\$ 181.38	
Alberni District Fall Fair	Lot 1, DL 1, AD Plan VIP5330 except plan multiple, that part included in lease from the City of Port Alberni (Anderson Ave)	224 (2) (a) charitable or not for profit organization	Arts, cultural or educational programs or facilities	\$ 71,900,00		8	\$ 506.97	\$ 506.97		as above					\$ 522.18	
	Lots 20-22, Block 150, DL 1, Plan 197B 3061 to 3098 8th Avenue	not for profit	Arts, cultural or educational programs or facilities	\$ 275,800.00		6	\$ 3,896.23	\$ 3,143.55		\$1.00 per year	2019 - \$1000	2019-\$19,400 100+ Women who Care, Gaming \$15250; 2018-Gaming \$16488, Grants \$35114, Summer Student \$6805 Charity Golf \$11000	Gift Shop	19.43%	\$ 3,237.86	reduced assessment for PTE by amount of sales 19.43%
Heritage Society	Lot A, DL 1 + 118, Plan 73300 5425 Argyle Street	224 (2) (a) charitable or not for profit organization	Arts, cultural or educational programs or facilities	\$ 10,000.00		6	\$ 162.90	\$ 162.90			n/a	see below	n/a	n/a	\$ 167.79	
Port Alberni Maritime Heritage Society (Maritime Interpretive Centre/Lighthouse)	Port. of DL 1 adj. to Plan 11583, Block 112A - located on Pier at Harbour Quay Marina 2900 Harbour Road (Lighthouse Museum & Gallery)	224 (2) (a) charitable or not for profit organization	Arts, cultural or educational programs or facilities	\$ 528,600.00	\$ 528,600.00	6_	\$ 7,446.95	\$ 7,446.95	\$ 2,849.37	n/a	2017-\$200, 2019-\$1000	2015-2018-\$29,000 community gaming 2019- \$29,000; Summer Jobs Gran 2016-2019 \$45000 total; ACRD 2015-2019 \$16,167 total	t n/a	n/a	\$ 7,670.36	
Society	55, DL1, Plan 197B 4904 Argyle Street	224 (2) (a) charitable or not for profit organization	educational programs or facilities	\$ 305,000.00	\$ 286,700.00	6	\$ 4,306.36	\$ 4,049.32	\$ 1,545.43	n/a		2018-\$11,500 community gaming, 2017-\$11,500	Liquor license	6.00%	\$ 4,170.80	reduced assessment for PTE by amount of liquor sales 6%
Alberni Valley Childcare Society (Stepping Stones Too)	Portion of Lot 15, Block 5, DL 1, Plan 11410 - 4222 Cedarwood Street	not for profit organization	athletic or recreational programs or facilities for youth	\$ 324,900.00	\$ 324,900.00	6	\$ 4,585.86	\$ 4,585.86	\$ 1,751.34	\$1/year		2019-\$59,900 community gaming	n/a	n/a	\$ 4,723.44	Licensed by Community Care & Assisted Living Act

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Somass War Memorial Building Society (Royal Canadian Legion Branch 293)	Lot A, ALD Plan VIP 56012 4680 Victoria Quay	224 (2) (a) charitable or not for profit organization	r athletic or recreational programs or facilities for youth	\$ 193,400.00	\$ 193,400.00	8	\$ 1,325.73	\$ 1,325.73	\$ 577.22	2/2	2019-\$1600		yes	52.67%	\$ 1,365.50	BCA already take into consideration commercial activity - not reduced. Donate most of remaining funds to youth and other programs in the community.
666082 BC Ltd (dba Alberni Valley Bulldogs)	Lot 1, DL 92, Plan 27429 3737 Roger Street	224 (2) (i) public athletic or recreational purposes	athletic or recreational programs or facilities for youth	\$ 62,300.00		6	\$ 897.49	\$ 897.49		\$25993/yr expires:July 31/2020 (extended 4yrs)		2015 to 2018-\$15,000/yr community gaming (PA Junior Hockey Society); 2015- \$80,000 (AV Community Forest?)	% of sales @	6.00%	. , , , , , ,	Not Reduced for commercial activity; part of lease agreement with City; Occupier of Municipal Property
Alberni Athletic Association	Lot A, DL 92, Plan EPP6009 3727 Roger Street	224 (2) (i) public athletic or recreational purposes	athletic or recreational programs or facilities for youth		\$ 1.305.000.00	6	\$ 18.351.96				n/a	n/a	n/a	n/a	\$ 18.902.52	purely volunteer
Port Alberni Black Sheep Rugby Club	Lot A, DL 91, Plan 63503 3420 Argyle Street	224 (2) (i) public athletic or recreational purposes	athletic or recreational programs or facilities for youth	\$ 189,000.00	, , , , , , , , , , , , , , , , , , , ,	8	\$ 1,296.08	\$ 175.28			n/a	2018-\$2,000 community gaming for youth sports	LAND Parking lot/ small greenspace		\$ 180.54	Youth programs account for 12% of budget. Assessment reduced by 88%
Port Alberni Black Sheep Rugby Club	Lot A, DL 91, Plan 63503 3420 Argyle Street	224 (2) (i) public athletic or recreational purposes	athletic or recreational programs or facilities for youth										Sale of Liquor -			Caretakers suite in lieu of rent (Class 1 taxable)value land 34000/bldg 96000 - not reduced by 13.87% for liquor sales& rent due to reduction for youth programs
Port Alberni Gymnastics Association	Lot 1, DL 91, Plan 60758 3450 Argyle Street	224 (2) (i) public athletic or recreational purposes	athletic or recreational programs or facilities for youth	\$ 535,000.00 \$ 985,000.00	, , , , , , , , , , , , , , , , , , , ,	6	\$ 7,536.84 \$ 13,857.36				n/a	as above 2018-\$33,000; 2017-\$35,000; 2016-\$35000; 2015-\$35,000 community gaming	Hall rentals,	13.87%	\$ 951.90 \$ 14.273.09	of 88% of Class 6
CTH Management Association (Kiwanis Hilton Children's Centre)	Lots 6, DL 1, Plan 15331 4325 Neill Street	224 (2) (a) charitable or not for profit organization	recreational programs or facilities for youth; Arts,	\$ 425,500.00			\$ 5,998.85				n/a	n/a	n/a	n/a	\$ 6,178.82	Daycare occupied and operated by AV Childcare Society, who has exemption at Cedarwood Site
CTH Management Association (Kiwanis Hilton Children's Centre) CTH Management	Lots 6, DL 1, Plan 15331 4325 Neill Street Lots 5, DL 1, Plan	224 (2) (a) charitable or not for profit organization	recreational programs or facilities for youth; Arts.	\$ 1,538,000.00	\$ 1,538,000.00	6	\$ 21,624.58	\$ 21,624.58	\$ 8,290.44	n/a	n/a	2018- \$4000 AV Community Foundation, \$11000 Charity Golf Classic		n/a	\$ 22,273.32	Provides services and space to charities/societies that cater to child wellness in the valley
Association (Kiwanis Hilton Children's Centre)	15331 2554 10th Avenue (part of playground / Kaleidoscope park)	not for profit organization	recreational programs or facilities for youth; Arts, cultural or educational programs	\$ 57,700,00	\$ 57,700.00	1	\$ 832.88	\$ 832.88	\$ 311.03	ln/a	ln/a	n/a	n/a	n/a	\$ 857.87	part of Kaleidascope park
Port Alberni Lawn Bowling Club	Portion of Lot 1, DL 1, Plan 5330 4255 A Wallace Street	224 (2) (i) public athletic or recreational purposes	athletic or recreational programs or facilities for youth; programming for serniors	\$ 188,000.00	\$ 138,462.00	6	\$ 2,663.02	\$ 1,967.23	\$ 746.37	\$1/term exp Jan	n/a	n/a	Hall rental	26.35%	\$ 2,026.25	reduced assessment for PTE by percentage of rental revenue 26.35%
Port Alberni Lawn Bowling Club	Portion of Lot 1, DL 1, Plan 5330 4255 A Wallace Street	224 (2) (i) public athletic or recreational purposes	athletic or recreational programs or facilities for youth; programming for serniors	\$ 164,000.00		8	\$ 1,127.61			as above	n/a	n/a	as above	as above		reduced assessment for PTE by percentage of rental revenue 26.35%
Alberni Valley Rescue Squad	Lot 2, DL 137, Plan 52779 4790 Tebo Avenue	224 (2) (a) charitable or not for profit organization	emergency or rescue services		\$ 503,000.00	6	\$ 7,087.39				n/a	2019-\$40,000 community gaming	hall rental		\$ 7,300.01	no longer renting hall out for "licensed" functions, only to small community groups; expect revenue to fall substantially - therefore no reduction.
Alberni Valley Alnon Club	LT B BLK 86 DL 1 ALD PL VIP33737 3028 2nd Avenue	224 (2) (a) charitable or not for profit organization	mental health and addiction services and facilities	\$ 77,100.00	· · · · · ·	8	\$ 542.01				n/a	n/a	n/a	n/a	\$ 558.27	NEW APPLICANT

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Bread of Life Centre	Lot A, DL 1, Plan 30733 3130 3rd Avenue	3 224 (2) (a) charitable or not for profit organization	mental health and addiction services and facilities	\$ 118,100.00	\$ 118,100.00	6	\$ 1,681.23	\$ 1.681.23	\$ 636.61	n/a	2019-\$2200	n/a	n/a	n/a	\$ 1,731.67	
Canadian Mental Health Association, Port Alberni Branch	Lot 1-2, Block 85, DL 1, Plan 197 3178 2nd Avenue	224 (2) (a) charitable or not for profit organization	mental health and addiction services and facilities	\$ 310,500.00		8	\$ 2,114.85	\$ 2,114.85			2018-\$75	2019-\$20,000 community	n/a	n/a	\$ 2,178.29	
Canadian Mental Health Association, Port Alberni Branch	Lot 3, Block 85, DL 1 Plan VIP197 3174 2nd Avenue	224 (2) (a) charitable or not for profit organization	mental health and addiction services and facilities	\$ 41,200.00	\$ 41,200.00	6	\$ 601.13	\$ 601.13	\$ 222.08	n/a	as above	as above	n/a	n/a	\$ 619.16	NEW APPLICANT
Canadian Mental Health Association, Port Alberni Branch (King George Apartments)	Lot 1, DL 1, Plan VIP33433 3131 5th Avenue	224 (2) (a) charitable or not for profit organization	mental health and addiction services and facilities		\$ 1,580,913.50	1	\$ 32,538.01				as above	as above	n/a	n/a	\$ 22,894.15	Units under agreement with CMHA 3-1bedroom units and 25-studio units
Port Alberni Association for Community Living	4521 Dogwood Street LT 14-15 BLK 2 DL 1 ALD PL VIP11410	224 (2) (a) charitable or not for profit organization	mental health and addiction services and facilities	\$ 183,800.00	\$ 183,800.00	6	\$ 2,604.03	\$ 2,604.03	\$ 990.76	n/o	2017-\$750	2014 to 2019-\$45,000 community gaming annually, 2018-\$29500 Childrens health foundation	n/a	n/a	\$ 2,682.15	
Port Alberni Association for Community Living	3009 1st Avenue Lot 13, Block 86, DL 1, Plan 197	224 (2) (a) charitable or not for profit organization	mental health and addiction services and facilities	\$ 54,500.00		1	\$ 787.93	\$ 787.93			as above	as above	n/a	n/a	\$ 811.57	
Port Alberni Association for Community Living	3008 2nd Ave Lot A DL 1 Plan VIP26322	224 (2) (a) charitable or not for profit organization	mental health and addiction services and facilities	\$ 302,000.00		6	\$ 4,264.22	\$ 4,264.22			as above	as above	n/a	n/a	\$ 4,392.15	
Port Alberni Association for Community Living	3585 Huff Drive Lot 57, DL 92, Plan 39317	224 (2) (a) charitable or not for profit organization	mental health and addiction services and facilities	\$ 334,000.00	\$ 334,000.00	1	\$ 4,713.68	\$ 4,713.68	\$ 1,800.39	n/a	as above	as above	n/a	n/a	\$ 4,855.09	
Port Alberni Association for Community Living	4471 Margaret Street Lot 2, Block 45, DL 1, Plan 197	224 (2) (a) charitable or not for profit organization	mental health and addiction services and facilities	\$ 392,000.00	\$ 392,000.00	6	\$ 5,528.32	\$ 5,528.32	\$ 2,113.04	n/a	as above	as above	n/a	n/a	\$ 5,694.17	
Alberni Community & Women's Services Society	Lot A, DL 13, Plan 64605	224 (2) (a) charitable or not for profit organization	addiction services and facilities	\$ 456,000.00		1	\$ 3,095.34	\$ 3,095.34			n/a	2019-\$58000 community gaming	n/a	n/a	\$ 3,188.20	
Alberni Community & Women's Services Society	3054 3rd Ave Portion of Lot 1, DL1, AD Plan VIP56667	224 (2) (a) charitable or not for profit organization	mental health and addiction services and facilities	\$ 217,900.00	\$ 132,919.00	1	\$ 1,490.83	\$ 918.16	\$ 348.91	n/a	2018-\$2500, 2017- \$1500, 2016- \$1500		n/a	n/a	\$ 945.71	61% of building occupied by ACWS -
Hupacasath First Nation (Ooh-Ah-Tluk-Kuu-Wil Society)	Lot A, DL 11, AD Plan VIP1285 4890 Beaver Crk Rd	224 (2) (i) public athletic or recreational purposes	mental health and addiction services and facilities; athletic or recreationl programs or facilities for youth							OWNED			Sale of shares			
Alberni Valley Junior Baseball Association	Lot A, DL 13, Plan 29927 4000 Compton Road	224 (2) (i) public athletic or recreational purposes	occupier of municipal property	\$ 684,000.00	,	6	\$ 9,629.64			Occupier of Municipal	N/A	2018-\$8,000 community	program		\$ 9,918.53	
Alberni Valley Minor Hockey Association	Office within Multiplex - Portion of Lot 1, Plan 5330 3737 Roger Street	224 (2) (i) public athletic or recreational purposes	occupier of municipal property	\$ 5,300.00		6	\$ 96.89	\$ 96.89		Occupier of Municipal	n/a	gaming 2019-\$50,000 community	n/a	n/a	\$ 99.80	
Alberni Valley Minor Softball	Portion of Lot A, DL 92, Plan 31446 4200 Wood Avenue		occupier of municipal property	\$ 16,000.00 \$ 30,900.00		6	\$ 247.18 \$ 456.46	\$ 247.18 \$ 456.46		Occupier of Municipal property	n/a	gaming 2018-\$17,340 community gaming	n/a	n/a n/a	\$ 254.59 \$ 470.15	

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Alberni Valley Youth Soccer Association	Portion of Lot A, DL 92, Plan 31446 4200 Wood Avenue	224 (2) (i) public athletic or recreational purposes	occupier of municipal property	\$ 174,200,00	\$ 174,200,00	6	\$ 2,469.19	\$ 2,469.19	\$ 939.01	Occupier of Municipal property	n/a	2018-\$16,200 community	n/a	n/a	\$ 2,543.27	
Echo Sunshine Club	Portion of Lot 1, DL 1, Plan 5330 4255 Wallace Street	224 (2) (i) public athletic or recreational purposes	occupier of municipal property	\$ 8,900.00	, , , , , , , , , , , , , , , , , , , ,	6	\$ 147.45			Occupier of Municipal property		garring	Light Lunch Program VIHA Lic#1311541	.,,,	\$ 151.88	
Mount Arrowsmith Skating Club	Port.of Lot 1, Plan 27429 3737 Roger Street	224 (2) (i) public athletic or recreational purposes	, ,	\$ 15,200.00	\$ 15,200.00	6	\$ 235.94	\$ 235.94	\$ 81.93	Occupier of Municipal property	n/a	2018-\$26,000 community gaming	n/a	n/a	\$ 243.02	
Port Alberni Aquatic - Tsunami Swim Club	Portion of Lot 1, DL 1, Plan 5330 4255 Wallace Street	224 (2) (i) public athletic or recreational purposes	. , ,	\$ 12,700.00	\$ 12,700.00	6	\$ 200.83	\$ 200.83	\$ 68.46	Occupier of Municipal property	n/a	2018-\$20,000 community gaming	n/a	n/a	\$ 206.85	
Port Alberni Men's Slowpitch League	Part of Lot 1, DL 1, Plan 14814 (concession - part of 3250 9th Avenue)	224 (2) (i) public athletic or recreational purposes	occupier of municipal property	\$ 918.00	\$ 918.00	6	\$ 35.34	\$ 35.34	\$ 49	Occupier of Municipal property	n/a	n/a	n/a	n/a	\$ 36.40	
Western Vancouver Island Industrial Heritage Society (Portion of Old Arena)	Lot 1, DL 1, Plan 14815 3250 9th Avenue	224 (2) (a) charitable or not for profit organization	r occupier of municipal property; superceded by Lease Agreement for City to defray property taxes	\$ 674.000.00		6	\$ 9.489.18			\$1/yr -expires	n/a	2015-2018-\$29,000 yearly community gaming applied for 2019 -\$37200	minimal	Tira	\$ 9,773.86	Lease - City to "defray" property tax
Alberni Valley Curling Club	Portion of Lot 1, DL 1, Plan 14814 3250 9th Avenue	224 (2) (i) public athletic or recreational purposes	Occupier of municipal property; superceded by Lease Agreement for City to defray property taxes		,	6	\$ 5,809.24			\$1/yr- expires Jun 30/2034	2019-\$1000	2019-\$10,000 Community Gaming; 2018-\$13,200 community gaming	yes	29.74%	\$ 9,773.86	
Island Corridor Foundation	Part of DL12, Plan annexed to DD7958I PID #012-444-871 Lot A, DL 12, Plan 67727 PID #024-247-588 Lot A, DL 1, Plan 67726 PID #024-244-732 Part of DL 1, Plan attached to DD18162 included in Plan 67961 PID #024-307-173 Lot 2, DL 1, Plan 10780 except Part in Plan 32280 and 67137 PID #005-070-384		r other													EXPIRES 2021 (10 year exemption)
Potluck Ceramics/PA	Lot 2, Block 9, District	224 (2) (a) charitable or	other	\$ 368,300.00	\$ 368,300.00	2	\$ 10,052.51	\$ 10,052.51	\$ 5,871.88	n/a	n/a	n/a	n/a	n/a	\$ 10,354.09	All Net Color developed to an "
Fundraising Coop	Lot 1, Plan 197 4473 Gertrude Street	not for profit organization		\$ 136,500.00	\$ 136,500.00	6	\$ 1,939.67	\$ 1,939.67	\$ 735.79	n/a	n/a	n/a	Yes - see notes	100.00%	\$ 1,997.86	ALL Net Sales donated to community programs (Ty Watson House, SD 70 Breakfast Club)

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Uchucklesaht Capital Assets Inc.	Lot A, Block 104, DL 1, Plan VIP197D (DD 375781) of Lots 9, 10, 11 and 12 (Easterly 72') and Block 104, DL 1, Plan VIP197D Westerly 53' of Lots 9, 10, 11 and 12 of Block 104, Plan 197D (5201 and 5231 Argyle Street) outlined in bold on Schedule	224 (2) (e) Partnering agreement providing a municipal service (Park)	services for the public in a formal partnership with the City	\$ 164,900.00	\$ 105.536.00	6	\$ 2.338.57	\$ 1,504.77	\$ 568.88						\$ 1.549.91	Partnering Agreement with City; NEW - Estimated exemption @64%
BC SPCA (Alberni Valley Branch)	Part of Lot B, DL 14, Plan 31798 + Part of Lot A, DL 137, Plan 62423, Part of DL 143 4936 Broughton Street	224 (2) (e) Partnering agreement providing a municipal service;	services for the public in a formal partnership with the City; superceded by Agreement #385 (poundkeepers) to defray property taxes	\$ 663,000.00		6	\$ 9.334.68	\$ 9,334.68		\$1 for the term/land only; building is owned by BCSPCA	n/a	n/a	n/a	n/a	\$ 9.614.72	Partnering Agreement with City
Central Park - 'Gaiga Square'	Lot A, DL 1, Plan VIP32610 3009 3rd Avenue	224 (2) (e) Partnering agreement providing a municipal service	services for the public in a formal partnership with the City	\$ 82,200.00		6	\$ 9,334.00				n/a	n/a	n/a	n/a	\$ 9,014.72	Partnering Agreement with City
Alberni-Clayoquot Continuing Care Society	LOT 1, PLAN VIP5330, DL 1,	224 (2) (h) land surrounding a hospital	superceded by Community Charter	\$ 219,000.00		6	\$ 3.098.44	\$ 2.073.21		Lease-Parking Lot \$1/yr deemed pd - lease states property taxes to be paid by lessee		as above	n/a	n/a	\$ 2,135.40	Strip of property leased from City for parking lots, bus shelter and access to care homes(Fir Park, Echo Village, Pioneer Towers and Pioneer Cottages) All exempt except for the Cottages, therefore exemption is for 66.67% of land
Alberni-Clayoquot Continuing Care Society	Lot A, DL 1, Plan VIS5964 4200 10th Avenue (Echo Village)	224 (2) (h) land surrounding a hospital	superceded by Community Charter		\$ 373,120.00	1	\$ 2,536.83				n/a	2018-\$380,000 VIHA, 2017- \$45,000 VIHA (capital purchases)	n/a	n/a	\$ 2,612.93	Entire Building and 20% of Land Statutory Exempt (designated under Hospital Act) Assessed Value: \$5,244,280 2019 City Taxes forecone: \$35.340
Alberni Valley Senior Citizens' Homes (Pioneer Towers)	Lot A, DL 1, Plan 32448 4467 Wallace Street	224 (2) (h) land surrounding a seniors home under Sec 220 (1) (i)	superceded by Community Charter	\$ 133.984.00		1	\$ 925.34				n/a	n/a	n/a	n/a	\$ 953.10	Entire Building and 21% of Land Statutory Exempt under SEC 220(1) (i): Assessed Value \$2,983,616 2019 City Taxes foregone: \$20,106
Alberni-Clayoquot Continuing Care Society (Fir Park Village)	Lot B, DL 1, Plan 32448 4411 Wallace Street	224 (2) (j) licenced community care facility	superceded by Community Charter	\$ 180,880.00		1	\$ 1,241.36				n/a	2018-\$165000 VIHA, 2017=- \$800000 VIHA (capital purchaes)	n/a	n/a	\$ 1,278.60	Entire Building and 44% of Land Statutory Exempt; Licensed Community Care Facility; Assessed Value \$3,791,120 2019 City Taxes forecone: \$25,548
Alberni Valley Hospice Society (Ty Watson House)	Lots 23-24, Block 67, DL 1, Plan 197B 2649 2nd Avenue	224 (2) (j) organization operating & licensed under the Community Care and Assisted Living Act	superceded by Community Charter	\$ 399,500.00			\$ 2,714.60				n/a	2019-\$60,000 community	n/a	n/a		Licensed by Community Care & Assisted

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		Size of property in Acres (max .5 to be exempt)		2019 Assessed Value-available for Permissive Tax exemption	2019 Assessed Value Recommended for Approval	Assessment Class	City Portion Taxes - 2019	City Portion Taxes - 2019 recommended for approval		Property Leased from City \$/year OR owned	\$ amount rec'd from City Community Investment Progam	\$ rec'd in grants from other organizations	Commercial Activity - Sale of Goods or Liquor		Estimated City portion Taxes - 2020 (3% increase)	NOTES
Trinity Anglican Lutheran Church	Lot 16 - 18, Blk 24, DL 1 ALD PL VIP197B 4766 Angus Street					_										25% Statutory Land & 41% Building. Ancilliary Building used for classrooms & meeting rooms, emergency services.
Alberni Valley Gurdwara Society	Lot A, Sec 1, ALD PL VIP71512 4741 Montrose Street	0.338		\$ 198,400.00 \$ 47,100.00			\$ 1,359.43 \$ 339.85				n/a	n/a n/a	n/a 180 Sq Ft residence for Priest	n/a n/a	\$ 1,400.21 \$ 350.04	\$132000 value 36% Statutory Land & 95% Building. EST 5% Class 1 residence - Taxable
Bishop of Victoria - Notre Dame Church	ALD, PL VIP1558 4731 Burke Road	0.401		\$ 100,000.00	\$ 100,000.00	8	\$ 696.33	\$ 696.33	\$ 298.46	n/a	n/a	n/a	n/a	n/a	\$ 717.22	32% Statutory Land & 72% Building BCA Values rectory @ \$87700 (Class 1 Taxable) PTE Land only
BC Conference of the Mennonite Bretheren Church(Gateway Community Church)	Lot 6, DL 1, ALD, PL VIP6552 4295 - 8th Avenue	0.457		\$ 160,000.00	\$ 160,000.00	8	\$ 1,100.66	\$ 1,100.66	\$ 477.54	n/a	n/a	n/a	n/a	n/a	\$ 1,133.68	8% Statutory Land & 100% Building
Alberni Valley Christian Reformed Church	Lot 4 - 6, DL 1, ALD, PL VIP9644 5033 Roger Street															25% Statutory Land & 44% Building; Ancilliary Building used for classrooms,
Glenwood Gospel Hall	Lot A, Blk 2, DL 1, ALD, PL VIP11410 4450 - 8th Avenue	0.92		\$ 455,000.00		8	\$ 3,088.60	\$ 2,193.37			n/a	n/a	n/a	n/a		youth activites, nursery. \$164,000 value
Khalsa Diwan Society - Guru Nanak Sikh Temple	4144 - 8th Avenue	0.366 1.178		\$ 139,000.00 \$ 256,800.00		8	\$ 959.14 \$ 1,752.97	\$ 959.14 \$ 748.96			n/a n/a	n/a n/a	n/a n/a	n/a n/a	\$ 987.92 \$ 771.43	10% Statutory Land & 100% Building 8% Statutory Land & 100% Building; Class 1- residence-Taxable
Sri Sanatan Dharam Society Horn of Oil Ministries	Lot C, DL 1, ALD PL VIP29604 4332 Scott Street	2.289		\$ 396,000.00	\$ 86,391.44	8	\$ 2,691.01	\$ 604.62	\$ 257.84	n/a	n/a	n/a	n/a	n/a	\$ 622.76	2% Statutory Land & 100% Building;
	Lot 3, DL 11, ALD, PL VIP1047 5350 Margaret Street	0.509		\$ 193,000.00	\$ 189,587.43	8	\$ 1,323.04	\$ 1,300.04	\$ 565.84	n/a	n/a	n/a	n/a	n/a	\$ 1,339.04	13% Statuory Land& 75% est Bldging (est 25% residential 1000sq ft in basement Class 1 Taxable) Upstairs used for worship(3000 sqft)
Lathom Road Gospel Hall	12, ALD, PL VIP1010 4574 Lathom Road	0.2		\$ 75,600.00	\$ 75,600.00	8	\$ 531.90	\$ 531.90	\$ 225.64	n/a	n/a	n/a	n/a	n/a	\$ 547.86	14% Statutory Land & 100% Building;
Arrowsmith Baptist Church	Lot B, DL 13, ALD, PL VIP25410 4283 Glenside Road															10% Statutory Land & 51% Building; Ancilliary building used for classrooms & meeting rooms, Sunday School. Value
		1.603		\$ 534,000.00	\$ 326,198.38	8	\$ 3,620.97	\$ 2,220.63	\$ 973.57	n/a	n/a	n/a	n/a	n/a	\$ 2,287.25	\$232,000

Group	Property Description	Applicable Authority of Community Charter	Applicable Section of City Policy	2019 Assessed Value-available for Permissive Tax exemption	2019 Assessed Value Recommended for Approval	Assessment Class	City Portion Taxes - 2019	City Portion Taxes - 2019 recommended for approval	Other's Taxes 2019 recommended for approval	Property Leased from City- \$/year OR owned	\$ amount rec'd from City Community Investment Progam	\$ rec'd in grants from other organizations	Commercial Activity - Sale of Goods or Liquor	Gross % of income for commercial activity 2018	Estimated City portion Taxes - 2020 (3% increase)	NOTES
Jericho Road Church	Portion of Lot 1, DL 13, ALD, PL VIP78180 5100 Tebo Avenue	3.38		\$ 65.800.00	\$ 65.800.00	8	\$ 465.86	\$ 465.86	\$ 196.39	n/a	n/a	n/a	rent space to numerous organizations/b usinesses and a school	29.69%	\$ 479.84	31% Statutory Land & 84% Building (Class 8 only); 37% Statutory Land & 44% Building (School - Class 6); Class 1 residential - taxable; Class 6 building maintenance workshop - taxable; BCA has allocated Class 6 rentals as taxable - no reduction required.
BC Association of Seventh Day Adventist Church	Lot 5, DL 45, ALD, PL VIP19662 4109 Kendall Avenue					-										
Pentecostal Assemblies o Canada (Elim Tabernacle		0.378		\$ 118,000.00		8	\$ 817.63				n/a	n/a	ABC Daycare occupies 2nd building - no rent charged - Class 1 or 6 not		\$ 842.16	10% Statutory Land & 100% Building 11% Statutory Land & 43% Building; Daycare operates from Ancilliary building -s/b Class 1 not exempt value
Alberni Valley United Church	Lot 1, DL 91, ALD, PL VIP14938 3747 Church Street	0.925		\$ 223,000.00 \$ 573.000.00		8	\$ 1,525.20 \$ 3,883.78				n/a	n/a	exempt Kids are Us daycare operates in basement Class 1 taxable. Also rent out other Class 8 non statutory	n/a 6.33%		\$158,000; Daycare is a separate society. 5% Statutory Land & 58% Building (Class8); Ancilliary Building is auditorium used for classes, meting & concerts Class 8 value:\$159000; Class 1 taxable- Daycare- 6.33% percent of Class 8 building reduced for income
Grace Lutheran Church	Blk 142, DL 1, ALD, PL VIP197B 4408 Redford Street	0.238		\$ 82,800.00	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	8	\$ 580.42				n/a	n/a	verified - no daycare onsite - closed in 2002-	n/a	\$ 597.83	,
Church of the Nazarene (Canada Pacific District) Southside Community Church	Lot 1, DL 48, ALD PL EPP2112 4190 Victoria Drive	1.611		\$ 196,000.00		8	\$ 1,343.25				n/a	n/a		n/a	\$ 445.35	
The Khalsa Diwan Society	Lot 3, DL 1, ALD, PL VIP14400 3558 - 12th Avenue	0.158		\$ 48,800.00	\$ 48,800.00	8	\$ 351.30	\$ 351.30	\$ 145.65		n/a	n/a	n/a 200 Sq it occupied by Priest - Class 1 taxable	n/a	\$ 361.84	26% Statutory Land & 100% Building (Class 8); new Class 1 taxable residential; updated from BCA
					\$ 17,868,695.68 2019 Taxes per bud	get	\$ 263,461.94	\$ 23,153,216.00							\$ 238,583.46	
					CAP remaining	1.15% 0.15%		1.0004417% \$ 266,261.98 \$ 34,627.55								

Group	Property Description	Applicable Authority of Community Charter	Applicable Section of City Policy	Value-available	2019 Assessed Value Recommended for Approval	Assessment Class	City Portion Taxes - 2019		Other's Taxes 2019 recommended for approval	Property Leased from City- \$/year OR owned	\$ amount rec'd from City Community Investment Progam	\$ rec'd in grants from other organizations	Commercial Activity - Sale of Goods or Liquor	Gross % of income for commercial activity 2018 F/S	Estimated City portion Taxes - 2020 (3% increase)	NOTES
NOT ELIGIBLE																
Alberni Valley Senior Citizens' Homes (Pioneer Cottages	LT 2 DL 1 ALD PL VIP24577 4116 10th Ave															
				\$ 3,344,000.00	\$ 3,344,000.00	1	\$ 22,557.00	\$ -	\$ -	n/a	n/a	2019-\$22,557 one time Grant from City	n/a	n/a		No Statutory Exemption. Not licensed by Community Care & Assisted Living Act. Low Income housing does not meet Policy criteria.
Alberni Low Energy Housing Society	LT A DL 46 ALD PL VIP17007 3625 14th Avenue			\$ 676,900.00	\$ 676,900.00	1	\$ 4,583.94	\$ -	\$ -	n/a	n/a	n/a	n/a	n/a		No Statutory Exemption. Not licensed by Community Care & Assisted Living Act. Low Income/energy efficient housing does not meet Policy criteria.
Falls Road Eagles Hall Society	Lot 21, Block 50, Plan 197B, DL 1 3561 - 3rd Avenue				·											Head office of Fraternal Order of Eagles pays all their bills, Used soley for club
				\$ 102,300.00	\$ 102,300.00	6	\$ 1,459.31	\$ -	\$ -	n/a	n/a	n/a	n/a	n/a	\$ -	activities. Does not meet Policy criteria.

CITY OF PORT ALBERNI

BYLAW NO. 4997

PERMISSIVE TAX EXEMPTION A BYLAW TO EXEMPT CERTAIN LANDS AND IMPROVEMENTS FROM TAXATION

Whereas Section 224 of the Community Charter, RSBC 2003 provides that the Council may by bylaw, in accordance with the section, exempt land or improvements or both from taxation under Section 197 (1) (a) of the Community Charter to the extent, for the period and subject to the conditions provided in the bylaw, and;

Whereas Council deems it appropriate to exempt certain properties from taxation.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF PORT ALBERNI IN OPEN MEETING ASSEMBLED ENACTS AS FOLLOWS:

1. Title

This Bylaw may be known and cited for all purposes as "Permissive Tax Exemption Bylaw, 2020, Bylaw No. 4997".

2. Exempted Properties

The lands, and all improvements thereon unless otherwise indicated, as set out in Schedule "A" are exempted from taxation for the period prescribed in Schedule "A" in accordance with Section 224 (2) of the *Community Charter*.

READ A FIRST TIME THIS	DAY OF ,	2019
READ A SECOND TIME THIS	6 DAY OF	, 2019.
READ A THIRD TIME THIS	DAY OF ,	2019.
PUBLIC NOTICE PROVIDED CHARTER.	PURSUANT TO SEC	TION 94 OF THE COMMUNITY
FINALLY ADOPTED BY COL	JNCIL THIS 15th DAY	OF OCTOBER, 2019.
Mayor		Clerk



BYLAW NO. 4997 SCHEDULE A-1 DESCRIPTION OF PERMISSIVE TAX EXEMPTIONS 2020-2023 (UNLESS OTHERWISE NOTED)

NAME OF ORGANIZATION AND APPLICABLE AUTHORITY OF THE COMMUNITY CHARTER	CONDITION OF PERMISSIVE TAX EXEMPTION	PROPERTY DESCRIPTION	PERIOD OF EXEMPTION
666082 BC Ltd (dba Alberni Valley Bulldogs) 224 (2) (i) public athletic or recreational purposes	100%	Lot 1, DL 92, Plan 27429 (3737 Roger Street) Folio 092-0691-15	January 1, 2020 - December 31, 2023
Alberni Athletic Association 224 (2) (i) public athletic or recreational purposes	100%	Lot A, DL 92, Alberni District, Plan EPP6009 (3727 Roger Street) Folio 092-0691-04	January 1, 2020 - December 31, 2023
Alberni Clayoquot Continuing Care Society – Fir Park Village 224 (2) (h) land surrounding a seniors' home 224 (2) (j) licenced community care facility	100%	Lot B, DL 1, AD, Plan 32448 (4411 Wallace Street) Folio 001-3931-00	January 1, 2020 - December 31, 2023
Alberni Clayoquot Continuing Care Society – Echo Village 224 (2) (h) land surrounding a hospital	100%	Lot A, DL 1, Plan VIS5964 (4200 10th Avenue) Folio 001-3556-10	January 1, 2020 - December 31, 2023
Alberni Clayoquot Continuing Care Society – Echo Village 224 (2) (h) land surrounding a hospital	66.67%	Lot 1, Plan VIP5330, DL 1 (under power lines adjacent to Wallace St) Folio 990-0511-40	January 1, 2020 - December 31, 2023
Alberni Community & Women's Services Society 224 (2) (a) charitable or not for profit organization	100% of Folio 013-0399-01 61% of Folio 001-0874-00	Lot A, DL 13, Plan 64605, Folio 013-0399-01 Portion of Lot 1, DL 1, Plan VIP56667 Folio 001-0874-00	January 1, 2020 - December 31, 2023

NAME OF ORGANIZATION AND APPLICABLE AUTHORITY OF THE COMMUNITY CHARTER	CONDITION OF PERMISSIVE TAX EXEMPTION	PROPERTY DESCRIPTION	PERIOD OF EXEMPTION
Alberni District Fall Fair 224 (2) (a) charitable or not for profit organization	As outlined on schedule A-2.1 and A-2.2	Portion of Lot 2, DL 92, Plan 29389 (4102 Hollywood Street) Folios 092-0691-10,092-0694-00,092-0696- 10, 990-0511-10	January 1, 2020 - December 31, 2023
Alberni Valley Alnon Club 224 (2) (a) charitable or not for profit organization	100%	Lot B Block 86 DL 1, Plan VIP33737 (3028 2nd Avenue) Folio 001-3941-00	January 1, 2020 - December 31, 2023
Alberni Valley Childcare Society 224 (2) (a) charitable or not for profit organization	100%	Portion of Lot 15, Block 5, DL 1, Plan 11410 (4222 Cedarwood Street) - Stepping Stones Too Folio 001-3107-02	January 1, 2020 - December 31, 2023
Alberni Valley Curling Club 224 (2) (i) public athletic or recreational organization	100%	Portion of Lot 1, DL 1, Plan 14814 Folio 001-3380-01	January 1, 2020 - December 31, 2023
Alberni Valley Hospice Society (Ty Watson House) 224 (2) (j) organization operating & licensed under the Community Care and Assisted Living Act; 224 (2) (a) charitable or not for profit organization	100%	Lots 23-24, Block 67, DL 1, Plan 197B (2649 2nd Avenue) - Ty Watson House Folio 001-0821-00	January 1, 2020 - December 31, 2023
Alberni Valley Junior Baseball Association 224 (2) (i) public athletic or recreational purposes	100%	Portion of Lot A, DL 13, Plan 29927, (4000 Compton Road) Folio 013-0434-13	January 1, 2020 - December 31, 2023

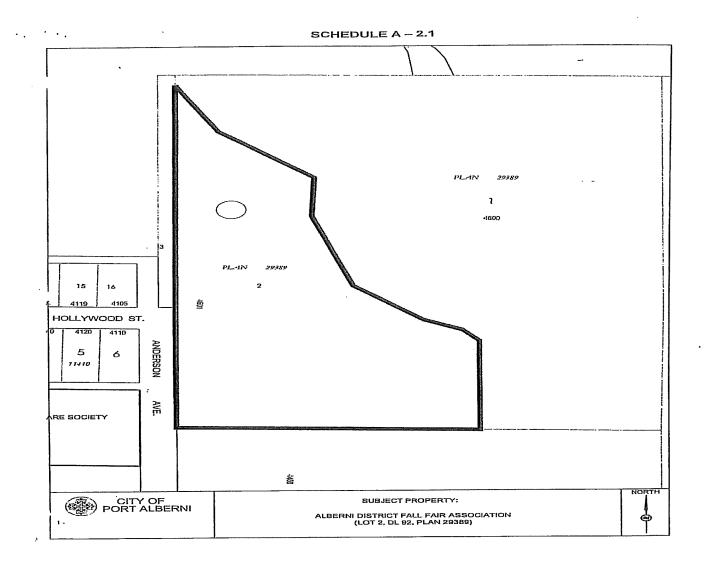
NAME OF ORGANIZATION AND APPLICABLE AUTHORITY OF THE COMMUNITY CHARTER	CONDITION OF PERMISSIVE TAX EXEMPTION	PROPERTY DESCRIPTION	PERIOD OF EXEMPTION
Alberni Valley Minor Hockey Association 224 (2) (i) public athletic or recreational purposes	100%	Office within Multiplex Portion of Lot 1, Plan 5330 (3737 Roger Street) Folio 092-0691-03	January 1, 2020 - December 31, 2023
Alberni Valley Minor Softball Association 224 (2) (i) public athletic or recreational purposes	100%	Portion of Lot A, DL 92, Plan 31446 (4200 Wood Avenue) Folio 092-0696-01	January 1, 2020 - December 31, 2023
Alberni Valley Rescue Squad 224 (2) (a) charitable or not for profit organization	100%	Lot 2, DL 137, Plan 52779 (4790 Tebo Avenue) Folio 014-0511-00	January 1, 2020 - December 31, 2023
Alberni Valley Senior Citizens' Homes (Wallace St.) 224 (2) (h) land surrounding a senior's home under Sec 220 (1) (i)	100%	Lot A, District Lot 1, Plan 32448 (4467 Wallace Street) - Pioneer Towers Folio 001-3930-00	January 1, 2020 - December 31, 2023
Alberni Valley Youth Soccer Association 224 (2) (i) public athletic or recreational purposes	100%	Portion of Lot A, DL 92, Plan 31446 (4200 Wood Avenue) Folio 092-0696-02	January 1, 2020 - December 31, 2023
BC SPCA 224 (2) (e) Partnering agreement providing a municipal service; 224 (2) (a) charitable or not for profit organization	100%	Part of Lot B, DL 14, Plan 31798, Part of Lot A, DL 137, Plan 62423, Part of DL 143 (4936 Broughton Street) Folio 014-0506-10	January 1, 2020 - December 31, 2023
Bread of Life Centre 224 (2) (a) charitable or not for profit organization	100%	Lot A, DL 1, Plan 30733 (3130 3 rd Avenue) Folio 001-3910-00	January 1, 2020 - December 31, 2023

NAME OF ORGANIZATION AND APPLICABLE AUTHORITY OF THE COMMUNITY CHARTER	CONDITION OF PERMISSIVE TAX EXEMPTION	PROPERTY DESCRIPTION	PERIOD OF EXEMPTION
CTH Management Association 224 (2) (a) charitable or not for profit organization	100%	Lots 5 & 6, DL 1, Plan 15331 (4325 Neill Street) - (Kiwanis Hilton Children's Centre & Kaleidoscope Park) Folio 001-3409-00,001-3410-00	January 1, 2020 - December 31, 2023
Canadian Mental Health Association, Port Alberni Branch 224 (2) (a) charitable or not for profit organization	100%	Lot 1-3, Block 85, DL 1, Plan 197 (3174 & 3178 2nd Avenue) Folio 001-0943-00, 001-0944-00	January 1, 2020 - December 31, 2023
Canadian Mental Health Association, Port Alberni Branch(King George Apartments) 224 (2) (a) charitable or not for profit organization	68.29%	Lot 1, DL 1, Plan VIP33433 (3131 5th Avenue) Folio 001-3939-00	January 1, 2020 - December 31, 2023
Central Park – Gaiga Square 224 (2) (e) Partnering agreement providing a municipal service	100%	Lot A, DL 1, Plan VIP32610 (3009 3rd Avenue) Folio 001-3932-00	January 1, 2020 - December 31, 2023
Community Arts Council of the Alberni Valley 224 (2) (a) charitable or not for profit organization	80.57%	Lots 20 to 22, Block 150, DL 1, Plan 197B (3061 to 3098 8 th Avenue) Folios 001-1562-00,001-1563-00,001-1564-00	January 1, 2020 - December 31, 2023
Echo Sunshine Club 224 (2) (i) public athletic or recreational purposes	100%	Portion of Lot 1, District Lot 1, Plan 5330 (4255 Wallace Street) Folio 990-0513-02	January 1, 2020 - December 31, 2023
Hupacasath First Nation (Ooh-Ah-Tluk-Kuu-Wil Society) 224 (2) (i) public athletic or recreational purposes	100%	Lot A, DL 11, AD Plan VIP1285 (4890 Beaver Crk Rd) Folio 011-0159-00	January 1, 2020 - December 31, 2023

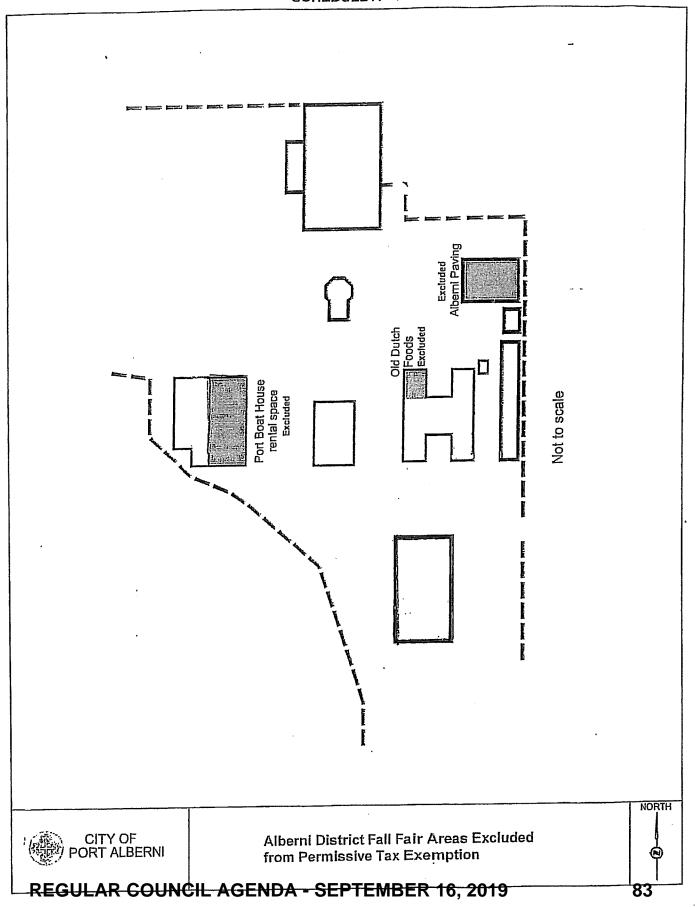
NAME OF ORGANIZATION AND APPLICABLE AUTHORITY OF THE COMMUNITY CHARTER	CONDITION OF PERMISSIVE TAX EXEMPTION	PROPERTY DESCRIPTION	PERIOD OF EXEMPTION
Island Corridor Foundation 224 (2) (a) charitable or not for profit organization	100%	Part of District Lot 12, AD on Plan annexed to DD7958I - Folio 990-0301-00 Lot A, DL 12, Plan 67727 -Folio 990-0311-03 Lot A, DL 1, Plan 67726 -Folio 990-0311-04 Part of DL 1, AD on Plan attached to DD18162 included in Plan 67961 - Folio 990-0311-05 Lot 2, DL 1, Plan 10780 except Part in Plan 32280 and 67137 - Folio 001-2976-00	January 1, 2020 - December 31, 2021
Mount Arrowsmith Skating Club 224 (2) (i) public athletic or recreational purposes	100%	Office within Multiplex Portion of Lot 1, Plan 27429 (3737 Roger Street) Folio 092-0691-02	January 1, 2020 - December 31, 2023
Port Alberni Aquatic - Tsunami Swim Club 224 (2) (i) public athletic or recreational purposes	100%	Portion of Lot 1, District Lot 1, Plan 5330 (4255 Wallace Street) Folio 990-0513-03	January 1, 2020 - December 31, 2023
Port Alberni Association for Community Living 224 (2) (a) charitable or not for profit organization	100%	Lot 13, Block 86, DL 1, Plan 197 (3009 1st Avenue) - Folio 001-0971-00 Lot 15, Blk 86, DL 1, Plan 197 (3008 2nd Avenue) - Folio 001-3703-00 Lot 57, District Lot 92, Plan 39317 (3585 Huff Drive) - Folio 092-0417-00 Lot 2, Block 45, DL 1, Plan 197 (4471 Margaret Street) - Folio 001-0034-00 Lot 14-15, Block 2, DL 1, Plan VIP11410 (4521 Dogwood Street) - Folio 001-3048-00	January 1, 2020 - December 31, 2023

NAME OF ORGANIZATION AND APPLICABLE AUTHORITY OF THE COMMUNITY CHARTER	CONDITION OF PERMISSIVE TAX EXEMPTION	PROPERTY DESCRIPTION	PERIOD OF EXEMPTION
Port Alberni Black Sheep Rugby Club 224 (2) (i) public athletic or recreational purposes	12% of Class 6 and Class 8 Caretakers suite not exempt (Class 1)	Lot A, DL 91, Plan 63503 (3420 Argyle Street) Folio 091-0077-05	January 1, 2020 - December 31, 2023
Port Alberni Gymnastics Association 224 (2) (i) public athletic or recreational purposes	100%	Lot 1, DL 91, Plan 60758 (3450 Argyle Street) Folio 091-0077-10	January 1, 2020 - December 31, 2023
Port Alberni Lawn Bowling Club 224 (2) (i) public athletic or recreational purposes	73.65% of Class 6 and Class 8	Portion of Lot 1, DL 1, Plan 5330 (4255 A Wallace Street) Folio 990-0513-01	January 1, 2020 - December 31, 2023
Port Alberni Maritime Heritage Society (Marine Interpretive/Discovery Centre/Lighthouse) 224 (2) (a) charitable or not for profit organization	100%	Portion of DL 1 adjacent to Plan 11583, Block 112A - located on the Pier at Harbour Quay Marina (2900 Harbour Road) 2908 sq. ft. (Maritime Interpretive Centre/Lighthouse) Folio 001-3167-02	January 1, 2020 - December 31, 2023
Port Alberni Maritime Heritage Society (Banfield LifeBoat) 224 (2) (a) charitable or not for profit organization	As outlined on schedule A-3	Lot A, DL 1 and 118, Plan 73300 (5425 Argyle Street) (Banfield Lifeboat and Canopy Structure) Folio 001-1168-10	January 1, 2020 - December 31, 2023
Port Alberni Men's Slowpitch League 224 (2) (i) public athletic or recreational purposes	100% of Concession - 168 sq.ft of Class 6 Improvement.	Part of Lot 1, District Lot 1, Plan 14814 (Concession - part of 3250 9th) Folio 001-3380-00	January 1, 2020 - December 31, 2023

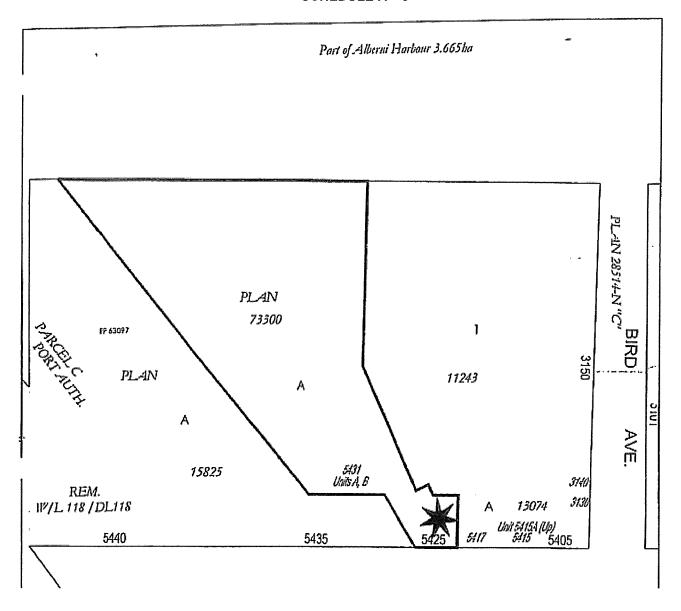
NAME OF ORGANIZATION AND APPLICABLE AUTHORITY OF THE COMMUNITY CHARTER	CONDITION OF PERMISSIVE TAX EXEMPTION	PROPERTY DESCRIPTION	PERIOD OF EXEMPTION
Portal Players Dramatic Society 224 (2) (a) charitable or not for profit organization	94%	Amended Lot 3, Block 55, DL 1, Plan 197B (4904 Argyle Street) Folio 001-0726-00	January 1, 2020 - December 31, 2023
Pot Luck Ceramics/PA Fundraising Coop 224 (2) (a) charitable or not for profit organization	100%	Lot 2, Block 9, District Lot 1, Plan 197 (4473 Gertrude Street) Folio 001-0100-00	January 1, 2020 - December 31, 2023
Royal Canadian Legion Branch #293 224 (2) (a) charitable or not for profit organization	100% - Class 8	Lot A, District Lot 1, Plan 56012 (4680 Victoria Quay) Folio 001-3579-00	January 1, 2020 - December 31, 2023
Uchucklesaht Capital Assets Inc. 224 (2) (e) Partnering agreement providing a municipal service (Park)	outlined in bold on Schedule A-4	Lot A, Block 104, District Lot 1, Alberni District, Plan VIP197D (DD 375781) of Lots 9, 10, 11 and 12 (Easterly 72') and Block 104, District Lot 1, Alberni District, Plan VIP197D Westerly 53' of Lots 9, 10, 11 and 12 of Block 104, Plan 197D (5201 and 5231 Argyle Street) Part of Folios 001-1145-00 & 001-0144-00	January 1, 2020 - December 31, 2023
Western Vancouver Island Industrial Heritage Society (Portion of old Arena - 9 th Ave.) 224 (2) (a) charitable or not for profit organization	100%	Lot 1, DL 1, Plan 14815 (3250 - 9 th Avenue - Portion of Old Arena) Folio 001-3380-03 As outlined on schedule A-18	January 1, 2020 - December 31, 2023

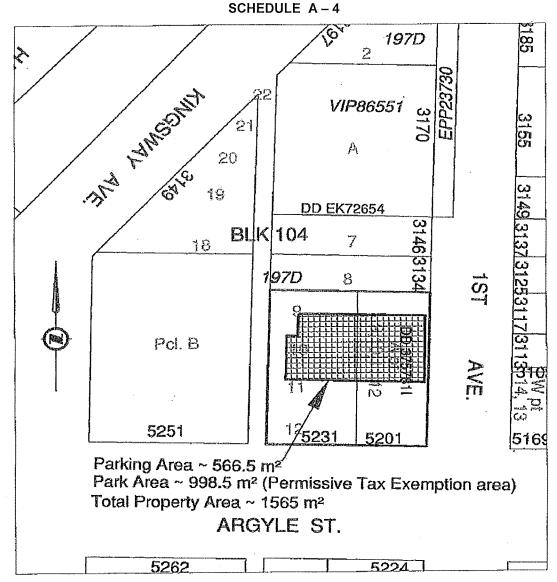


SCHEDULE A - 2.2



SCHEDULE A - 3





Lease Area - Parking Portion

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CITY OF PORT ALBERNI

BYLAW NO. 4998

PLACES OF PUBLIC WORSHIP EXEMPTION BYLAW FOR THE YEARS 2020-2023

WHEREAS Section 224(1)(f) of the *Community Charter* provides that Council may exempt from taxation, in relation to property that is exempt under section 220(1)(h) of the *Community Charter*:

- (i) an area of land surrounding the exempt building;
- (ii) a hall that the Council considers is necessary to the exempt building and the land on which the hall stands, and
- (iii) an area of land surrounding a hall that is exempt under subparagraph (ii).

AND WHEREAS it is deemed expedient to exempt land or improvements used or occupied by a religious organization for the purpose of public worship.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF PORT ALBERNI, IN OPEN MEETING ASSEMBLED, ENACTS AS FOLLOWS:

1. TITLE

This Bylaw may be known and cited for all purposes as "Places of Public Worship Exemption Bylaw No. 4998".

2. EXEMPTIONS

Land and improvements, not otherwise exempt pursuant to Section 220(1)(h) of the *Community Charter*, are hereby exempted by Council from taxation for the years 2020-2023 for the following properties except:

- (i) Land in excess of ½ acre;
- (ii) Improvements used for residential or commercial/business use;

Roll Number	Organization	Legal Description of Property	Civic Address	CONDITION OF PERMISSIVE TAX EXEMPTION
001-0331-00	St. Alban's Anglican Church /Trinity Church	LT 16-18 BLK 24 DL 1 ALD PL VIP197B	4766 Angus St.	Class 8 land & improvements 100% exempt
001-0344-10	Alberni Valley Gurdwara Society	LT A SEC 1 ALD PL VIP71512	4741 Montrose St.	Class 8 land 100% exempt Living Quarters Not Eligible



Roll Number	Organization	Legal Description of Property	Civic Address	CONDITION OF PERMISSIVE TAX EXEMPTION
001-1816-00	Bishop of Victoria – Notre Dame Church	LT 13-16 BLK J DL 1 ALD PL VIP1558	4731 Burke Rd.	Class 8 land 100% exempt Rectory (living quarters) Not Eligible
001-2514-00	BC Conference of the Mennonite Bretheren Church	LT 6 DL 1 ALD PL VIP6552	4295 8th Ave.	Class 8 land 100% exempt
001-2912-00	First Christian Reformed Church	LT 4-6 DL 1 ALD PL VIP9644	5033 Roger St.	Class 8 land 54.347% exempt
001-3053-00	Glenwood Gospel Hall	LT A BLK 2 DL 1 ALD PL VIP11410	4450 8th Ave.	Class 8 land 100% exempt
001-3372-00	Khalsa Diwan Society	LT 3 DL 1 ALD PL VIP14400	3558 12th Ave.	Living Quarters Not Eligible
001-3507-00	Khalsa Diwan Society – Guru Nanak Sikh Temple	LT 8 DL 1 ALD PL VIP18042	4144 8th Ave.	Class 1 Not Eligible Class 8 land 42.445% exempt
001-3896-00	Sri Sanatan Dharam Society	LT C DL 1 ALD PL VIP29604	4332 Scott St.	Class 8 land 21.843% exempt
011-0119-00	Bethel Christian Fellowship Society(Horn of Oil Ministries)	LT 3 DL 11 ALD PL VIP1047	5350 Margaret St.	Living Quarters Not Eligible Class 8 land 98.232% exempt
012-0166-00	Lathom Road Gospel Hall	LT 1/2/3 BLK 11 DL 12 ALD PL VIP1010	4574 Lathom Rd.	Class 8 land 100% exempt
013-0409-00	Arrowsmith Baptist Church	LT B DL 13 ALD PL VIP25410	4283 Glenside Rd.	Class 8 land 98.232% & improvements 100% exempt
013-0435-10	Jericho Road Church	Portion of LT 1 DL 13 ALD PL VIP78180	5100 Tebo Ave.	Class 1 Not Eligible Class 6 Not Eligible (School Statutory Exempt) Class 8 improvements Not Eligible 100% rem Class 8 land eligible only
045-0343-00	Seventh-Day Adventist Church	LT 5 DL 45 ALD PL VIP19662	4109 Kendall Ave.	Class 8 land 100% exempt

Roll Number	Organization	Legal Description of Property	Civic Address	CONDITION OF PERMISSIVE TAX EXEMPTION
045-0357-00	Pentecostal Assemblies of Canada	LT A DL 45 ALD PL VIP28546	3946 Wallace St.	Daycare Not Eligible Class 8 land 54.054% exempt
091-0079-00	First United Church	LT 1 DL 91 ALD PL VIP14938	3747 Church St.	Class 1(Daycare)Not Eligible Class 8 land 18.389% exempt Class 8 improvements 93.67% exempt
001-1498-10	Grace Lutheran Church	BLK 142 DL 1 ALD PL VIP197B	4408 Redford St.	Class 8 land 100% exempt
048-0900-00	Southside Community Church of the Nazarene	LT 1 DL 48 ALD PL EPP2112	4190 Victoria Dr.	Class 8 land 31.036% exempt

READ A FIRST TIME THIS	DAY OF	, 2019	
READ A SECOND TIME THIS	DAY OF	, 2019.	
READ A THIRD TIME THIS	DAY OF	, 2019	
PUBLIC NOTICE PROVIDED F CHARTER.	PURSUANT	TO SECTION 94	OF THE COMMUNITY
FINALLY ADOPTED BY COU	NCIL THIS	DAY OF	, 2019.
Mayor		Clerk	

From: Joy Thorkelson [mailto:president@ufawu.org]

Sent: Friday, August 30, 2019 4:28 PM

To: officeclerk@alertbay.ca; info@campbellriver.ca; municipalhall@csaanich.ca; town@comox.ca; info@cumberland.ca; clerks@delta.ca; duncan@duncan.ca; info@esquimalt.ca; info@gibsons.ca; villageofgoldriver@cablerocket.com; info@ladysmith.ca; general@lakecowichan.ca; lcondon@highlands.ca; info@langleycity.ca; info@tol.ca; district@lantzville.ca; enquiries@mapleridge.ca; vom@mhtv.ca; info@mission.ca; info@metchosin.ca; jan.kemp@nanaimo.ca; postmaster@newwestcity.ca; info@northcowichan.ca; admin@northsaanich.ca; info@parksville.ca; info@parksville.ca; info@parksville.ca; info@portedward.ca; general@porthardy.ca; reception@portmcneill.ca; info@powellriver.ca; cityhall@princerupert.ca; gbtown@qualicumbeach.com; cityclerk@richmond.ca; clerksec@saanich.ca; village@saywardvalley.ca; info@sechelt.ca; dhill@secheltnation.net; admin@sidney.ca; info@sooke.ca; reception@villageoftahsis.com; office@tofino.ca; info@ucluelet.ca; info@vancouver.ca; mayorandcouncil@victoria.ca; info@westvancouver.ca; cao@zeballos.com; clerks@burnaby.ca; municipalhall@csaanich.ca

Subject: Disaster Assistance for commercial salmon fishermen and allied workers.

Please find attached in PDF format the following letter. I am also attaching as background, a letter from the Commercial Salmon Advisory Board to the Ministers. We have had no response from any Federal Minister but have received notification from the Province that they are lobbying the Federal government on our behalf, and I am also enclosing a letter from Provincial Minister Shane Simpson to Federal Minister Patricia Hajdu.

Please copy us if you are able to write on behalf of your commercial fishermen and allied workers.

Thank you Joy Thorkelson



August 29, 2019
Hereditary Chiefs, Chief Councillors and Councillors
First Nations Governing Councils
Mayors and Council and Regional District Directors
All BC Coastal Communities
By email

Dear Leadership of Coastal Communities,

Re: Climate Change Disaster Assistance for commercial fishery participants

The commercial salmon fishery in the whole of BC was a total failure this summer. Commercial fishermen and allied workers have made no money, as there have been few fisheries and the handful that did occur were extremely poor. Fishermen either did not fish at all or, worse, geared up and sailed for the fishing grounds, spending money on fuel, to find that the fisheries they expected remained closed.

Preseason predictions by DFO were for low average to average salmon returns in most areas of BC, sufficient for modest commercial fisheries. However, the salmon have returned well below spawning requirements in many areas — and on the Fraser and Skeena Rivers, sockeye salmon have returned in numbers lower than at any time in decades. Although there are many other issues which could be adding to the disaster, climate change is the major reason for the low returns. We would like to make it very clear that salmon spawning numbers were, in all cases, well above what was needed to produce decent fisheries in 2019, so 'over fishing' is not to blame.

Commercial fishermen and allied workers (shoreworkers, net menders, gear business etc.) all have had negligible incomes - earnings that would have been spent in their communities. Many owner operators may not be able to maintain their vessels in workable shape over the winter as they have had no fishing income or are in debt due to gearing up and travelling.

We are asking the Federal government for Climate Change Disaster Assistance: income support (EI?) and financial assistance to allow vessel owners keep their boats ship worthy over the winter. We are also asking the Department of Fisheries and Oceans to engage in meetings with commercial fishermen and create a Climate Change Adaptation Plan so that fishermen and processing plants and workers will be able to adjust to future changes.

We respectfully request that you send an urgent letter in support of our requests to Prime Minister Trudeau, Minister Wilkinson(Fisheries and Oceans), Minister Hajdu (Employment, Workforce Development and Labour), and Minister Bennett (Crown-Indigenous Relations) with copies to Premier Horgan, and BC Ministers Lana Popham (Agriculture), Shane Simpson (Social Development and Poverty Reduction) and Scott Fraser (Indigenous Relations and Reconciliation).

Thank you for your consideration,

Tony Roberts Jr
President, Native Brotherhood of BC
tonyrobertsjr@gmail.com

Joy Thorkelson President, UFAWU-Unifor president@ufawu.org

Commercial Salmon Advisory Board

August 15, 2019

Honourable Jonathan Wilkinson Minister of Fisheries and Oceans 200 Kent St Station 15N100 Ottawa ON K1A 0E6 By email: min@dfo-mpo.gc.ca

Honourable Lana Popham Minister of Agriculture PO Box 9043 Stn Prov Govt Victoria, BC V8W 9E2 By email: AGR.Minister@gov.bc.ca

Dear Minister Wilkinson and Minister Popham,

Re: Climate change disaster relief

This year's salmon fishery has been a disaster for commercial salmon fishermen of all gear types. Salmon have returned well below DFO pre-season's predictions. Many fishermen geared up in expectation of reasonable fishing opportunities which have turned into meager catches and then into closures for conservation purposes. Other salmon fishermen will have no opportunities at all in their licensed area.

The poor returns are exacerbated by commercial closures intended to conserve southern resident killer whales and interior Fraser steelhead.

The impacts go beyond those to commercial salmon fishermen. Rural and Indigenous coastal communities are hurting. Processing plants and shoreworkers are idle and tendermen and their vessels are tied up.

This is not the fault of the commercial industry. We fish to Total Allowable Catches set by the Department of Fisheries and Oceans. Ocean conditions and fresh water habitat are reacting to climate change - but the impacts are being borne by the salmon commercial fisheries and allied workers and the many businesses in our communities that rely on the fishery.

We are calling on the Federal and Provincial governments to supply immediate climate change disaster relief for the 2019 season to commercial salmon fishery participants and our community partners. We would like to meet with you as soon as possible.

We also would like to engage with both governments about long term planning in light of continuing climate change issues so that commercial fishermen can regain viability. In addition, the Fraser blockage north of Big Bar will have serious ongoing consequences to upper Fraser salmon stocks, intensifying future climate change impacts.

Sincerely, **CSAB**

Area A seine: Rick Haugan richardjhaugan@gmail.com

Area B seine: Bob Rezansoff bob.rezansoff@telus.net

Area C gillnet: Mabel Mazurek

nnfc@citywest.ca

Area D gillnet: Barry Crow johncrow@shaw.ca

Area G troll: Roger Paquette

Area E gillnet: Darrel McEachern

roger@hubcityfisheries.ca

grandpadarrel@hotmail.com

Area H troll: Peter Sakich

sakich@island.net

NBBC: Tony Roberts Jr. tonyrobertsjr@gmail.com

UFAWU-Unifor: Joy Thorkelson

president@ufawu.org

Processors: Phil Young phil.young@canfisco.com

Honourable John Horgan

Premier and President of the Executive Council

By email: Premier@gov.bc.ca

Dr. Andrew Weaver, Leader of the Green Party,

By email: andrew.weaver.mla@leg.bc.ca

Honourable Catherine McKenna

Minister of Environment and Climate Change By email: ec.minister-ec@canada.ca

Honourable George Hayman

Minister of Environment and Climate Change

Strategy

By email: ENV.Minister@gov.bc.ca

Honourable Carolyn Bennett

Minister of Crown-Indigenous Relations By email: minister@aadnc-aandc.gc.ca

Honourable Patricia A. Hajdu

Minister of Employment, Workforce

Development and Labour

By email: Patty.Hajdu@hrsdc-rhdcc.gc.ca

Honourable Doug Donaldson

Minister of Forests, Lands, Natural Resource

Operations and Rural Development By email: FLNR.Minister@gov.bc.ca

Honourable Scott Fraser

Minister of Indigenous Relations and

Reconciliation

By email: IRR.Minister@gov.bc.ca

Honourable Selina Robinson

Minister of Municipal Affairs and Housing

By email: MAH.Minister@gov.bc.ca

Honourable Adrian Dix

Minister of Health

By email: <u>HLTH.Minister@gov.bc.ca</u>

Ken Hardie, MP Fleetwood-Port Kells

By email: Ken.Hardie@parl.gc.ca

Gord Johns, MP Courtenay--Alberni

By email: Gord.Johns@parl.gc.ca

Fin Donnelly, MP Port Moody-Coquitlam

Nathan Cullen, MP Skeena-Bulkley Valley By

email: <u>nathan.cullen@parl.gc.ca</u>

Sonia Furstenau, MLA Cowichan Valley

By email: sonia.furstenau.MLA@leg.bc.ca

Mitzi Dean, MLA Esquimalt-Metchosin

By email: mitzi.dean.MLA@leg.bc.ca

Bob D'Eith MLA Maple Ridge-Mission By email: bob.deith.MLA@leg.bc.ca

Hon. Lisa Beare, MLA Maple Ridge-Pitt Meadows By email: lisa.beare.MLA@leg.bc.ca

Sheila Malcolmson, MLA Nanaimo

Ву

email: sheila.malcolmson.MLA@leg.bc.ca

Doug Routley, MLA Nanaimo-North Cowichan

By email: douglas.routley.MLA@leg.bc.ca

Hon Judy Darcy, MLA New Westminster

By email: judy.darcy.MLA@leg.bc.ca

Jennifer Rice, MLA North Coast By email:

jennifer.rice.MLA@leg.bc.ca

Hon. Claire Trevena MLA North Island By email: claire.trevena.MLA@leg.bc.ca

By email: michelle.stilwell.MLA@leg.bc.ca

Michelle Stilwell, MLA Parksville-Qualicum MLA

Nicholas Simons, MLA Powell River-Sunshine

Coast By email:

nicholas.simons.MLA@leg.bc.ca

John Yap MLA Richmond-Steveston

By email: john.yap.MLA@leg.bc.ca

Adam Olsen, MLA Saanich North and the

Islands By email: adam.olsen.MLA@leg.bc.ca

By email: fin.donnelly@parl.gc.ca





August 29, 2019

Hereditary Chiefs, Chief Councillors and Councillors First Nations Governing Councils Mayors and Council and Regional District Directors All BC Coastal Communities By email

Dear Leadership,

Re: Climate Change Disaster Assistance for commercial fishery participants

The commercial salmon fishery in the whole of BC was a total failure this summer. Commercial fishery participants have made no money, as there have been few fisheries and the handful that did occur were extremely poor. Fishermen either did not fish at all or, worse, geared up and sailed for the fishing grounds, spending money on fuel, to find that the fisheries they expected remained closed. Shoreworkers and processing plants were idle.

Preseason predictions by DFO were for low average to average salmon returns in most areas of BC, sufficient for modest commercial fisheries. However, the salmon have returned well below spawning requirements in many areas – and on the Fraser and Skeena Rivers, sockeye salmon have returned in numbers lower than at any time in decades. Although there are many other issues which could be adding to the disaster, climate change is the major reason for the low returns. We would like to make it very clear that salmon spawning numbers were, in all cases, well above what was needed to produce decent fisheries in 2019, so 'over fishing' is not to blame.

Commercial fishermen and allied workers (shoreworkers, net menders, gear business etc.) all have had negligible incomes - earnings that would have been spent in their communities. Many owner operators may not be able to maintain their vessels in workable shape over the winter as they have had no fishing income or are in debt due to gearing up and travelling.

We are asking the Federal government for Climate Change Disaster Assistance: income support (EI?) and financial assistance to allow vessel owners keep their boats ship worthy over the winter. We are also asking the Department of Fisheries and Oceans to engage in meetings with commercial fishermen and create a Climate Change Adaptation Plan so that fishermen and processing plants and workers will be able to adjust to future changes.

We respectfully request that you send an urgent letter in support of our requests to Prime Minister Trudeau, Minister Wilkinson(Fisheries and Oceans), Minister Hajdu (Employment, Workforce Development and Labour), and Minister Bennett (Crown-Indigenous Relations) with copies to Premier Horgan, and BC Ministers Lana Popham (Agriculture), Shane Simpson (Social Development and Poverty Reduction) and Scott Fraser (Indigenous Relations and Reconciliation).

Thank you for your consideration,

Tony Roberts Jr President, Native Brotherhood of BC tonyrobertsjr@gmail.com Joy Thorkelson
President, UFAWU-Unifor
president@ufawu.org



August 20, 2019

The Honourable Patricia Hajdu Minister of Employment, Workforce Development and Labour House of Commons Ottawa, ON K1A 0S5

Dear Minister,

As you are no doubt aware, commercial fishers in British Columbia are facing an extraordinarily difficult year as a result of the poor sockeye salmon returns and fishing restrictions aimed at protecting endangered species including Southern Resident Killer Whales. Because of these challenges, many fishers and shore workers are facing significant economic hardships which impact their families and the communities in which they live.

Similar to the impacts resulting from new measures to support the recovery of the South Mountain Caribou as well as the recent downturn in the forestry sector across the province, British Columbia is also experiencing the impact of challenges facing commercial fishers.

I am writing to encourage you to consider providing targeted assistance to this sector. The federal government has done this in several other cases, notably in assisting those affected by curtailments in Atlantic fisheries.

I strongly urge you to consider providing specific Employment Insurance enhancements aimed at assisting commercial fishers and shore workers in BC's fisheries-dependant communities who will have little or no opportunity to fish this season.

Sincerely,

Shane Simpson

Minister

There Super

From: Elyse Goatcher-Bergmann [mailto:egoatcher-bergmann@tofino.ca]

Sent: Tuesday, September 03, 2019 3:32 PM

To: rwilliams@acrd.bc.ca; Jenny Brunn; dholmes@acrd.bc.ca; Rachel Parker; Michelle Mason; Kaelin Chambers; Davina Hartwell; tribaladmin@tla-o-qui-aht.org; executation; executation; tribaladmin@tla-o-qui-aht.org; executation; executation; executation; executation; executation; tribaladmin@tla-o-qui-aht.org; executation; executation; executation; <a href="m

Administrator@Hesquiaht.ca; kirstenj@toquaht.ca

Subject: Letter to Council/Board re. Provincial Plastics Action Plan Joint Submission

Good Afternoon,

The Districts of Tofino and Squamish have collaborated on a joint submission to the provincial Plastics Action Plan, and we invite your Mayors, Directors or Chief Councillors to sign on to the submission. Attached you will find an introductory letter for your Councillors or Board to consider, along with the submission to the Ministry of Environment and Climate Change Strategies (MOECCS).

Only the joint letter will be submitted to the MOECCS. This by no means precludes you from submitting your own, individual letters in addition to signing on to the joint letter. However, as governments engaging in efforts to reduce single-use items in our communities, we feel that we have similar goals and that our voices will be stronger together.

If your Mayor, Directors or Chief Councillors would like to add their name to the list of signatories, please email me at egoatcher-bergmann@tofino.ca by September 25th.

If you have any questions about the content of the letter or process, please also feel free to reach out.

Thank you,

Elyse Goatcher-Bergmann | Manager of Corporate Services | District of Tofino | 121 Third Street, Box 9, Tofino BC VOR 2ZO

T 250.725.3229 ext 610 | F 250.725.3775 | E egoatcher-bergmann@tofino.ca | W www.tofino.ca

Please consider the environment before printing this e-mail.

This e-mail is confidential and is intended for the above-named recipient(s) only. Any unauthorized use or disclosure of this e-mail is prohibited. If you are not the intended recipient, please notify the sender immediately and securely destroy the communication. The District of Tofino is subject to the Freedom of Information and Protection of Privacy Act.



Dear Mayors, Councillors and Regional District Board Members,

September 3, 2019

Re: Joint Local Government Submission regarding Provincial Plastics Action Plan

Municipalities and Regional Districts are often at the forefront of environmental issues that affect our citizens and local environments. As local governments who are taking steps to reduce single-use items in our communities, we write to you asking you to join us in a response to the Ministry of Environment and Climate Change Strategy's call for submissions regarding proposed amendments to the *Recycling Regulation* of the *Environmental Management Act* to address plastic waste. In this way, it is our hope that the voices of local governments will be stronger together.

In reviewing the "<u>Plastics Action Plan Policy Consultation Paper</u>", the following five topic areas were determined as matters requiring specific feedback from the local government sector, and they form the basis of our joint letter:

- 1. Prioritization of Reduction and Reuse over Recycling and Disposal
- 2. Clarification of Local Government Authority
- 3. A "Stepped" Or Phased Approach to Regulation
- 4. Improvement of Extended Producer Responsibility (EPR) Programs
- 5. Adequate Consultation (including with other Ministries)

To be clear, there is no reason why your organization cannot submit its own specific feedback to the proposals laid out in the Consultation Paper in addition to this joint submission. However, if you are in alignment with the five broad themes as outlined above, we encourage you to consider passing the following resolution at your next meeting:

"THAT the [insert jurisdiction] Council/Board supports and wishes to join the submission from the Districts of Squamish and Tofino in response to the Ministry of Environment and Climate Change Strategy's proposed amendments to the Recycling Regulation of the Environmental Management Act."

In order to jointly submit our feedback by the deadline of 4PM on September 30th, 2019, we ask that your staff please contact Elyse Goatcher-Bergmann, Manager of Corporate Services for the District of Tofino, at egoatcher-bergmann@tofino.ca by noon on Wednesday, September 25th, 2019 in order to add your local government's name to the letter.

We understand the tight timeline for consideration of this submission, and thank you and your staff for your attention in advance. We look forward to working together on this and other important matters in the future.

Sincerely,

Karen Elliott

Mayor of Squamish

Josie Osborne Mayor of Tofino



Ministry of Environment and Climate Change Strategy Recycling Regulation Amendments PO Box 9341 Stn Prov Govt Victoria, BC V8W 9M1

Dear Minister Heyman,

September 3, 2019

Joint Local Government Response to Provincial Plastics Action Plan

As local governments who have taken steps to reduce single-use items in our communities, we write together in response to the Ministry of Environment & Climate Change Strategy's (the Ministry) call for submissions regarding proposed amendments to the *Recycling Regulation* of the *Environmental Management Act* to address plastic waste.

In reviewing the "Plastics Action Plan Policy Consultation Paper" (Consultation Paper), the following five topic areas were collectively determined as matters requiring specific feedback from the local government sector. In addition to this letter, local governments may also be submitting individual feedback relevant to their communities. We thank you for your time and consideration, and we look forward to continuing the conversation on these important matters.

1. FOCUS ON REDUCTION AND REUSE

The pollution prevention hierarchy emphasizes reduction and reuse over recycling and disposal. These priorities are also apparent in the Ministry's Consultation Paper, which discusses reducing plastic consumption through the use of Extended Producer Responsibility (EPR) programs and bans on single-use items. However, local governments feel that these programs can only be considered successful if any unintended shift to excessive consumption of damaging single use alternatives is avoided. To avoid this shift, we recommend that EPR policies be accompanied by incentives to encourage the use of sustainable, reusable options.

In addition, the Consultation Paper frames reuse in terms of recyclability, "ensuring recycled plastic is reused effectively" through standards on recycled content. We agree that this approach can help reduce emissions and support EPR programs, but there is also an opportunity to consider reuse in terms of behaviour. We urge the Ministry to adopt a policy which supports and enables practices of reuse outside of recycling, with the ultimate goal being reduction of single-use items. This includes encouraging refillable containers (e.g. growlers, wine bottles, soap bottles, etc.), allowing patrons to bring their own container (e.g. takeout food, restaurant leftovers, bulk food shopping, etc.), enabling the right to repair (e.g. repair cafes, requirements for the provision of spare parts and services, online publication of manuals, etc.), and promoting zero waste shopping (e.g. zero waste stores, farmers' markets, etc.). This added focus on reduction and reuse will help move the Plastics Action Plan forward in accordance with pollution prevention best practices.

2. CLARIFY LOCAL GOVERNMENT AUTHORITY

We appreciate that the Ministry has acknowledged the actions being taken by local governments to address the local impacts of single-use items in BC communities. Indeed, more than 23 communities in B.C. have been actively developing bans, fees and levies, to address single-use items. However, as noted in the Consultation Paper, the B.C. Court of Appeal ruling regarding the City of Vitoria's business licence regulation bylaw is of major concern to local governments as its implications for municipal authority to adopt bylaws under sections 8 and 9 of the *Community Charter* are potentially significant.

Until the Court of Appeal decision was issued, it has been the view of many municipalities that the nature of concurrent powers expressly described by statute in sections 8 and 9 of the *Community Charter* allowed for the regulation of unsustainable business practices. To be certain, there are numerous examples of municipal business regulations which already include one or more provisions intended to protect the environment, including imposing requirements or prohibitions on the pollution of waterways, drains and sewers.

As the Province reviews the Court of Appeal's decision, we urge the Minister to consult with the Ministry of Municipal Affairs and Housing to provide clarity on the limits and intent of the general concurrent authorities shared by local governments and the Province in relation to the protection of the natural environment, and specifically as it applies to single use items. Moreover, we request that a clear, timely and uniform process be developed for local governments who choose to act on those matters which fall under section 9(1) [spheres of concurrent authority] of the Community Charter.

3. A "STEPPED" OR PHASED APPROACH

As each local government faces unique challenges with respect to recycling and solid waste management, a one-size-fits-all provincial regulation may not meet the needs or expectations of all communities. To this end, we recommend the Minister regulate single-use plastics through a "stepped" or "phased" approach akin to the *BC Energy Step Code Regulation*. A phased approach would allow local governments to move at a pace appropriate for their communities, while also providing industry with a set of consistent targets for waste reduction and recycling across British Columbia. This flexibility is particularly important for smaller rural communities while also enabling faster action to be taken by those local governments who are ready for more ambitious, multifaceted approaches to regulating waste and single-use items. In this way, communities can adopt these regulations gradually or more quickly depending on their ability and resources. Moreover, a consistent incremental framework that raises standards would ensure that, as the recycling and packaging industries innovate, we are able to avoid the current patchwork of disparate standards in each community.

The *BC Energy Step Code* is an excellent example of collaboration between the Province, local governments, industry, and other stakeholders. We encourage the Ministry to consider a similar approach to the regulation of single-use items to encourage innovation while respecting the capacity of all municipalities.

4. IMPROVING EXTENDED PRODUCER RESPONSIBILITY (EPR)

BC is a leader in implementing EPR programs and moving ahead on its commitments to the Canadian Council of Ministers of Environment Canada-wide Action Plan on EPR. As the Ministry now has experience with these programs, it is important to foster continuous improvement, address problems that have arisen and push for programs to meet their full potential.

EPR programs are designed so that producers pay for their products' end of life management, but also so that products and packaging become better designed. The *Recycling Regulation* and the work of the Ministry have focused on collection for recycling or responsible handling, however few programs are achieving success in redesign, reduction or reuse. There needs to be a focus higher up the hierarchy, which would hold the business sector accountable. This could include exploring ways to redesign products, reduce the amount of packaging, or change the materials used. There are different ways to achieve this, including mandating differential fees based on environmental-impact or waste-creation (rather than fees set by operational costs only), implementing financial penalties for non-compliance, or requiring targets for reduction or redesign.

Another area for expansion within the EPR framework is the inclusion of industrial, commercial and institutional (ICI) materials. The main driver for participation by businesses in diversion is the cost of participation relative to disposal. As changes in global markets drive down the revenue potential of these diverted materials, and with high costs of hauling to recycling markets, the segregation and recycling of materials (e.g. plastic containers, plastic film and expanded polystyrene) are challenging to justify for many businesses. Thus, the segregated collection and diversion of materials from the ICI sector is cost prohibitive to the businesses, and in many cases is substantially subsidized by local governments and taxpayers. Inclusion of ICI materials (with a focus on packaging) into the *Recycling Regulation* would create efficiencies within the transportation network from remote communities and prevent landfilling of recyclables by the ICI sector. In this way, the expansion of regulated products captured by the *Recycling Regulation* is supported, including packaging-like products, mattresses, single-use household pressurized cylinders, and new and used gypsum drywall.

EPR programs also need to be structured to ensure that they are accountable and cover the full costs related to the product disposal. Often, many of the costs associated with the collection of EPR products are not covered by the stewardship programs, which results in fees or taxpayer subsidization of the collection, transportation, and responsible disposal of the materials (e.g. tires). In addition, local governments are subsidizing the collection and management of material that escapes the stewardship collection program (through streetscapes, litter collection, illegal dumping, etc.). On a final note, EPR programs should enhance accountability and transparency. This includes local government and public representation on boards, open access to information given to boards and to their decisions, and the inclusion of financial and material management information for all programs. These changes to EPR programs would greatly enhance their effectiveness in the reduction of plastic waste.

5. ENSURING INTERNAL AND EXTERNAL CONSULTATION

Finally, it is unclear from the Consultation Paper how and when other Ministries and impacted stakeholders will be specifically consulted. When policy tools are evaluated, it is important to consider all impacts and to ensure that viable alternatives are available. To this end, we recommend that the Ministry of Health be specifically consulted regarding potential regulatory changes to allow restaurants to fill takeout orders in reusable containers brought in by customers. This measure is integral to the implementation

of bans on single-use containers and packaging, as the City of Vancouver found that nearly 50% of all garbage collected from public waste bins consists of take-out containers and disposable cups. Compostable and recyclable packaging materials often get mixed up when discarded, contaminating both streams and making them impossible to process.

In the development of exemptions, we support evidence-based policies that have been shown to be effective at reducing waste. Moreover, disability advocates, care facilities, local governments, and other provincial agencies (such as the Ministry of Social Development and Poverty) should be specifically consulted in the development of exemptions as a means to highlight and ensure accessibility.

CONCLUSION

We appreciate the opportunity to provide comment and strongly encourage the Ministry to continue to consult with local governments in the upcoming regulatory process. In this letter, we have highlighted the need for a focus on reduction and reuse, clarification of local government authority, and further internal and external consultation. We have also made suggestions for the improvement of EPR programs and a community-led approach akin to the existing *BC Energy Step Code* adoption model. We hope that these concerns are taken into consideration and we look forward to further engagement with the Ministry.

Sincerely,

Karen Elliott

Mayor of Squamish

Josie Osborne Mayor of Tofino

Additional signatories to be included upon final submission



When you look around our community do you often find yourself in a place where you would like to have the courage to speak up and speak out on issues of diversity, inclusion, social justice and racism AND maybe actually have others hear you?

Please Join us for The Art of hosting: Courageous Community! October 4-6, 2019

THIS is for ALL people in our community that would like to increase their personal leadership and courage to be meaningful and powerful allies, advocates and participants in their world, their work to create some 'safer space' for their children, grandchildren and all folx!

The art of hosting will support you in the shift you might be seeking to: Communicate your ideas and passions in ways that you feel heard and seen, Increase your capacity to listen and understand others - AND be in respectful disagreement when needed. Find a way to gift forward your impact and strong words when faced with different or harmful viewpoints in your family, your peer group and beyond! Have a 'community of courage' and peer based support to continue growing your skills and capacity beyond the training Ways to look at and think about the complexity you are seeing in the world.

Join us! The cost for training is \$200 for the weekend, this includes coffee service, lunches each day and a workbook and access to some follow-up/after care options to support your learning journey fully.

Your participation should NOT be limited by finances! If you cannot pay for ANY reason at all, please talk with us to explore options.







October 4th - 6th 2019, Port Alberni

Spend 3 days exploring justice, equity, diversity and inclusivity in the Alberni Valley. We will be digging deep into tools for leadership, engagement, capacity building and hosting powerful conversations!

For more information, visit our website

REGULAR COUNCIL AGENDA/-SEPTEMBER 16-2019 hunity.weebly.com

September 5, 2019

Dear Mayor and Council,

Re: Observation of the UN International Day of Older Persons -October 1st

Established in 1950, the Council of Senior Citizens' Organizations (COSCO) of BC is an umbrella, volunteer run organization made up of many seniors' organizations and individual associate members. Registered under the Societies Act since 1981, COSCO has grown and now represents approximately 80,000 seniors in BC.

Our mandate is to promote the well-being of seniors and their families, advocating for policies that allow seniors to remain active, independent, and fully engaged in the life of our province. The organization is non-partisan, but politically active, advocating for seniors' needs no matter who is in power. Our motto is "Plan with seniors not for them".

COSCO invites you, the civic leaders to help celebrate the

UN International Day of Older Persons (IDOP) 2019

Theme: "The Journey to Age Equality"

The 2019 theme is aligned with the UN's Sustainable Developmental Goal (SDG) 10 and will focus on pathways of coping with existing and preventing future old age inequality through measures to eliminate discrimination, and to "empower and promote the social, economic and political inclusion of all, irrespective of age, sex, disability, race, ethnicity, origin, religion, or economic or other status". "Between 2015 and 2030, the number of people aged 60 and over is expected to increase from 901 million to 1.4 billion- In this regard, trends of aging and economic inequality interact across generations and rapid population aging, demographic and societal or structural changes alone can exacerbate older age inequalities, thereby limiting economic growth and social cohesion."

The sub themes will focus on (i) the care sector- as a contributor of decent work (ii) lifelong learning and proactive and adaptive labour policies (iii) universal health coverage and (iv) social protective measures." (UN IDOP -Homepage < https://www.un.org/development/desa/aging/international-day-of-older-persons-homepage.html)

Two ways that we ask you to consider to celebrate the IDOP are:

1) Publicly proclaim/declare your support of the IDOP 2019



2) Prominently display the UN IDOP flag for October 1st 2019

We are pleased that last year, for the first time, the Province of British Columbia proclaimed that October 1st 2018 would be known as "International Day of Older Persons" (See attachment.). They have been asked by COSCO to do so again this year. We would like the BC city, township and district councils to follow suit. For those councils that are able, declarations are preferred over proclamations as they are ongoing. Please let us know if your council has already made a declaration in the past and if you will be making either an IDOP proclamation or declaration for IDOP 2019.

The UN IDOP flag can be purchased through the Seniors' Voice website https://seniorsvoice.org for a cost of \$85 and then can be displayed annually for October 1st. Again, please let us know if you already have a flag that you will be flying this year or if you plan to buy and display a flag this year and in subsequent years.

Seniors' Voice also has an event page on its website that it is encouraging organizations and people to use to post events held across Canada to celebrate IDOP 2019.

If there is any question about this request, please contact Agnes Jackman at cell# 604-376-5188; 821 20th Street, New Westminster, BC, V3M 4W7; or agnes.jackman@gmail.com.

Thank you for your consideration.

Yours truly,

Agnes Jackman, Board Member, COSCO, for

Gudrun Langolf, President, COSCO 604-266-7199 pres@coscobc.org



Canada Province of British Columbia A Proclamation

ELIZABETH THE SECOND, by the Grace of God, of the United Kingdom, Canada and Her other Realms and Territories, Queen, Head of the Commonwealth, Defender of the Faith

To all to whom these presents shall come - Greeting

WHEREAS the United Nations International Day of Older Persons celebrates the importance of the 70th anniversary of the Universal Declaration of Human Rights, and reaffirms the commitment to promoting the full and equal enjoyment of all human rights and fundamental freedoms by older persons, and

WHEREAS the 2018 theme of the International Day of Older Persons is "Celebrating Older Human Rights Champions", and

WHEREAS older human rights champions today were born around the time of the adoption of the Universal Declaration of Human Rights in 1948, and

WHEREAS growing older does not diminish a person's inherent dignity and fundamental rights, and

WHEREAS more than 40 years after the adoption of the Universal Declaration of Human Rights, issues of human rights for older persons were taken up in 1991 in the formulation of the United Nations Principles for Older Persons, which provided guidance in the areas of independence, participation, care, self-fulfillment and dignity, and

WHEREAS in 2002, governments for the first time agreed to link questions of ageing to other frameworks for social and economic development and human rights, and

WHEREAS the interdependence between older persons' social integration and the full enjoyment of their human rights cannot be ignored, as the degree to which older persons are socially integrated will directly affect their dignity and quality of life;

NOW KNOW YE THAT, We do by these presents proclaim and declare that October 1, 2018 shall be known as

"International Day of Older Persons"

in the Province of British Columbia.

IN TESTIMONY WHEREOF, We have caused these Our Letters to be made Patent and the Great Seal of Our Province of British Columbia to be hereunto affixed.

WITNESS, The Honourable Janet Austin, Lieutenant Governor of Our Province of British Columbia, in Our City of Victoria, in Our Province, this thirteenth day of August, two thousand eighteen and in the sixty-seventh year of Our Reign.

BY COMMAND.

Attorney General (counter signature for the Great Seal) Lieutenant Gobernor





Wednesday, June 5, 2019 6:30pm → Hemlock Room Minutes

Attending:

Bert Simpson
Dan Washington
Gareth Flostrand
Judy Carlson
Ken Watson
Nancy Blair
Pam Craig

Regrets:

Bill Collette Jay Manson Jolleen Dick Penny Coté Sheena Falconer

Guests:

Willa Thorpe, Director of Parks, Recreation & Heritage

Called to order: 6:30pm

- 1. Moved by Ken Watson that the agenda of the June 5, 2019 meeting be approved as amended
- Moved by Pam Craig, seconded by Nancy Blair, that the minutes of the May 1, 2019 meeting be approved as circulated
- 3. Old Business
 - a. Heritage Notes
 - Mayor/Council have asked the Heritage Commission to focus on a handful of special occasions/themes throughout the year (rather than information at each meeting), so space can be created for other departments to speak at Council meetings.
- 4. Correspondence
- 5. Updates
 - a. Museum → Collecting Admission
 - Admissions sub-committee to meet in the coming weeks to discuss next steps
- 6. Reports
 - a. McLean Mill → No report





Wednesday, June 5, 2019 6:30pm → Hemlock Room Minutes

- b. Industrial Heritage Society
 - Work bee to clean up for the cruise ship, 14 IHS members at cruise ship, lots of visitors all day
 - ii. Work continues on #7, #112, and CN caboose
 - iii. 3 members took a truck display to Reno
 - iv. IHS Centre open for visitors, two groups of school children have attended
 - v. The City's Byers shovel is on display
 - vi. Work continues on the Euclid dump truck and the Strathcona parlour car
 - vii. Haven't heard yet about summer students
 - viii. Signed a lease of the IHS Centre with the City
- c. Hupacasath First Nation → no report
- d. City Council
 - Salmon Festival AGM on May 16; concerns were raised about the duties of the Kiwanis Club with their aging membership
 - ii. Committee of the Whole presentation from North Island College on May21
 - iii. AV Community Forest Corporation Board of Directors meeting on May 22, where financials were presented
 - iv. MMS AGM on May 23, where new board members Scott Kenny, Steven Tatoosh, Wayne Oliver and Lance Goddard were elected
 - v. May 24: Southport Proud dinner: potluck dinner followed by square dancing lessons
 - vi. May 27: Audit Committee meeting and Regular Council meeting
 - vii. May 29: Mid Island Realty's opening of the newly renovated location; congratulations to Carl Scott and Judy Gray
- e. Museum → no report
- f. Chamber of Commerce → no report
- g. Historical Society
 - i. AGM last month, Glenda Noiles is new on the board
 - ii. Operating as normal during the summer
- h. Tseshaht First Nation → no report
- Regional District → no report



Wednesday, June 5, 2019 6:30pm → Hemlock Room <u>Minutes</u>

- j. Maritime Heritage Society
 - i. AGM Was held April 16, 7pm at Echo Centre, including the annual election of Board Members. New Board:
 - 1. Paul Amos Director
 - 2. Bob Vandermolen Director
 - 3. Jean McIntosh Director
 - 4. Kenn Whiteman Past President
 - 5. Jeff Cook PAPA Liaison
 - 6. Shelley Harding AV Museum Liaison
 - 7. Ken Watson President
 - Dave Cox Vice President/Exhibits
 - 9. Don Jones-Treasurer
 - 10. Edna Cox Secretary
 - 11. Ken McKinnon Director
 - ii. Attendance In April, 196 people visited both buildings. On May 21 a group of seniors from SOS in Qualicum came for a tour of the gallery and on May 23 three School classes toured from Nanoose.
 - iii. Cruise Ship Visit Saturday May 25th we had 358 visits to the Gallery and Lighthouse including both cruise ship customers and locals. Cruise visitors were very complimentary of our community as well as our Museum and Lighthouse. Cruise visitors also enjoyed the First Nations Cultural events hosted our compound near the Totem Pole being carved. Next visits: June 15 and July 6.
 - iv. Language Revitalization Pole (google www.fnef.ca) Work continues on the huge cedar log being carved by Tim Paul and Gordon Dick of Port Alberni in recognition of the UN 2019 International Year of Indigenous Languages. We were fortunate to receive a grant from the Alberni Valley Community Foundation to provide programing and education regarding this important cultural undertaking occurring at the PAMHS site.
 - v. Nahanni Restoration PAMHS received grants from both the ACRD and City this year to undertake restoration and protection of the vessel "Nahanni" now stored in our compound. This RCAF crash boat saw service on the West Coast during WW2 before being retired as a pleasure craft. We will be restoring her to her RCAF appearance. Work Bee scheduled Tuesdays at 9am at the Gallery.
 - vi. Hard Hat Diving Exhibit Exhibit materials will arrive at the Maritime Heritage Gallery starting on June 4, on loan from Bryce Casavant. Exhibit will be titled "Knights Of The Deep, Heritage Diving On the West Coast". The diving exhibit will be up June to April 2020.



Wednesday, June 5, 2019 6:30pm → Hemlock Room Minutes

- vii. **Bullhead Derby** PAMHS is partnering again with the Lions club to provide the Kid's Bullhead Derby happening in conjunction with Harbour Days on August 24th
- viii. **Big Band Dance** Fundraiser dance for restoration of the Nahanni is planned for October 26th at the Italian Hall. Stay tuned for more details on this event.
- ix. Summer Student Hiring PAMHS has hired only one student this year. This is reduced from previous years due to a cut in our funding from the Canada Summer Jobs program. We are pleased to have Dylan Weber returning to help Jenn Preedy our Coordinator with delivery of our summer tourism and heritage education programs.

k. Community at Large

- i. June 18: Picnic in the Park by NTC → lunch 11am 2pm at Harbour Quay, free admission
- ii. June 22: Butterfly release fundraiser for AV Hospice at 11th Ave. Park → 12:30pm, order butterflies at the Hospice office
- iii. June 22: 5k Colour Run at Blair Park, 10am 4pm
- iv. June 23: Jane Austen Promenade Family Picnic and Country Dance at Roger Creek Park, 11am
- v. July 1: Canada Day parade → 10am start at Catalyst Paper and ends on Dunbar (after Smitty's). After parade festivities continue at Harbour Quay
- vi. June 15: Next cruise ship, 8:30am 5pm at Harbour Quay
- vii. June 19: Arrowsmith View Market starts, 6pm 9pm on 3rd Ave. between Argyle and Angus
- viii. June 9: Dragon Boat Regatta at Sproat Lake Provincial Park, 8:30am 3pm
- ix. July 5 13: nightly at the ADSS Theatre → Mainstage 2019, Community Theatre provincials, 8 performances

I. School Board

- i. Big provincial announcement tomorrow morning listen to the news!
- ii. Lots of graduations coming up
- iii. ADSS awards on June 12 where \$160,000 will be handed out
- iv. Last public meeting: June 11
- v. Track meet this Friday

m. Community Arts Council

- i. Rollin Art Centre Hours are Tuesday through Saturday 11 a.m. to 4 p.m.
- ii. CURRENT EXHIBIT June 6 28
 - Derek Seddon, "Landscapes Near and Far." Derek is a Vancouver artist well-known for his oil, watercolours and acrylic landscapes. In



Wednesday, June 5, 2019 6:30pm → Hemlock Room Minutes

the late 950s, Derek and another artist founded the Art in Stanley Park painting and art displays. You can meet him Saturday June 8 from 1-3pm at Rollin.

iii. SAD NEWS

 Larry Gavelin, our good friend and long-time volunteer gardener extraordinare, passed away May 4. Larry's stepson says that donations to Rollin Art Centre can be made in lieu of flowers. No service is planned.

iv. BOOK SALE

1. The book sale went very well, although the profit was somewhat less than last year.

v. TEAS ON THE TERRACE

- 1. Tickets on sale now; \$20 for High Tea, \$15 for Low Tea.
- 2. Package pricing: 10 for \$150 (savings of \$20), or 5 teas for \$80 (any three "low" teas plus two "high" teas).
- 3. Low Teas: July 4, July 11, August 1, August 15.
- 4. High Teas: Thursday July 25 and Sunday, July 28; Thursday August 8 and Sunday August 18.

vi. CHILDREN'S SUMMER PROGRAMMING

- 1. HRDC Grant
- 2. Approval of distribution of brochures and classroom visits by SD70
- 3. Brochures & posters designed and printed new changes
 - The Art of Stories ages 10 15 (July 2, 3 & 5) & (August 6, 7 & 9) \$50 per week
 - Novelty Every Friday in July & August. \$15 per week or \$75 for all 6 workshops
 - c. Art Exploration ages 5 & 6, (July 2, 3 & 5) & (August 6, 7 & 9) \$50
 - d. Art Workshops ages 7-9 & 10 & 12 (July 8/9/10, July 15/16/17, July 22/23/2, July 29/30/31
 - e. August 12/13/14, August 19/20/21) Six weeks
- vii. SOLSTICE ARTS FESTIVAL/DAYS WITH THE ARTS June 14th & 15th; 10 am-5pm
 - Shuttle for Saturday June 15th, confirmed, sponsored by Chris Turner Alberni Toyota
 - 2. Rollin Arts Centre, Artists confirmed 21
 - 3. Days with The Arts Tour artists confirmed 7 \$10 for two days
 - Activities: Musicians playing in the gazebo throughout the two days; a children's activity tent, food vendor on site, art exhibit by visiting artist Derek Seddon



Wednesday, June 5, 2019 6:30pm → Hemlock Room Minutes

viii. ROLLIN VOLUNTEER APPRECIATION EVENT

- 1. Saturday June 22, 4-7 pm; a closed event
- 2. Food, beverages, entertainment and activities
- 3. Invitations printed and sent (we hope we have not missed anyone!)

ix. ROLLIN RENOS - getting quotes

- 1. Roof
- 2. Landing/Balcony Post/Footings
- 3. Window replacements
- Exterior Painting
- Arrowsmith Painting- FREE Benjamin Moore and Cloverdale Paint will be sponsoring the paint and supplies and a volunteer painting crew is being assembled.

x. ZENSEEKERS

- 1. Visit zenseekers.com and click on #Explore Port Alberni
- 2. Production came to RAC to film a "mock-up" of our Teas on the Terrace and highlight the RAC.
- 3. Video produced and already receiving lots of hits on social media
- 4. Zenseekers is also promoting the Solstice Arts Festival

7. Next Meeting

- a. Wednesday, September 4 (7:00pm → Alberni Valley Museum)
- 8. Adjournment
 - a. Moved at 6:55pm by Pam Craig to adjourn the meeting

Gareth Flostrand, Chair

Alberni Valley Museum and Heritage Commission

Davina Hartwell, City Clerk City of Port Alberni



Dear BC Transit local government and operating company partners,

I am pleased to provide an update on BC Transit's full driver door project to improve safety for our transit operators.

In late April we issued a Notice of Intent of Direct Award of Goods on BCBid.ca to direct award the contract to AROW Global Corporation. We did not have any challenges, and have now finalized a contract with AROW Global Corporation to produce the doors. The next step in this process is to have AROW Global Corporation finalize measurements of our vehicles and create final designs. This is expected to occur in October.

We have also been assessing resources to install the full driver doors on the buses requiring a retrofit. We are in the process of finalizing the best strategy, per transit system, to install driver doors using a combination of internal and external resources. As part of this process we will be issuing a request for proposals to secure vendors to assist us in the installation activities.

As we operate the Victoria Regional Transit System and it is our largest system, we have decided to start the retrofit installations in Victoria to get a better understanding of the resource requirements and timing for each bus classification. Kelowna will be the next system after Victoria as it is our second largest system. The remainder of the schedule will be determined based on planning with our partners.

For background on the project, BC Transit will install the full driver door on existing and future high capacity, medium duty, heavy duty, and commuter buses by 2022. All new buses entering the fleet, including the buses to be delivered late this year, will be equipped with full driver doors. All existing buses in the fleet (approximately 650 buses) will have driver doors retrofitted into the buses.

Safety is our top priority, and the full driver door is another tool along with:

- closed circuit television (CCTV) cameras
- driver training to diffuse situations
- · partnerships with first responders
- · enhanced communication technology on board the bus including the radio system

If you have any questions, I encourage you to speak with a member of the regional transit systems team.

Thanks,

Aaron Lamb

Vice President Asset Management

From: ACRD Child Care Planning Team [mailto:acrdchildcareplanning@gmail.com]

Sent: Monday, September 09, 2019 8:46 AM

To: ACRD Child Care Planning Team

Cc: maggie.hodgekwan@gmail.com; marcie_dewitt@hotmail.com; tracy.smyth@shaw.ca

Subject: Child Care Space Planning Project Update

Welcome September!

The Alberni Clayoquot Regional District (ACRD) Child Care Space Planning Project has been bubbling along throughout the summer and we have some updates for you!

As a reminder, the Province of BC has announced expanded investment in the child care sector totalling more than \$1 billion over three years. This project will contribute to strong planning at the community level to ensure that investments create child care spaces in ways that meet the greatest needs and are informed by the diversity of families with young children across our region.

Here is a snippet of what's been happening:

- 1. 278 PARENT SURVEYS, representing 483 children, have been completed and analyzed.
- 2. 50 CHILD CARE PROVIDER SURVEYS have been completed and analyzed.
- 3. ~8 groups of targeted Parent Conversations are underway during early September.

As a taste of the quality information that people affected by the current child care crisis are sharing with us, here are a few results that are eye opening!

- One-third of respondents are not able to access child care, either because there are
 insufficient spaces and their children are on a waitlist, or because of other barriers
 including cost or inflexible hours.
- 77.7% of respondents who are able to access care are happy with the quality of care their children receive.
- When asked about the impacts of barriers to accessing child care, 34% of respondents identified a negative impact on their career, with some parents taking longer, unpaid maternity leave, switching careers, or leaving the workforce permanently. From a respondent that has not been able to find child care: "I had to give up a job that I spent a lot of time working towards. We are now a one income family, which is a significant financial barrier. Our housing may become insecure as a result."

And an invitation for you!

We are hosting local Open Houses to share emerging results to spark practical and creative conversations about local solutions. *We need you there!*

Tofino Open House (parents & stakeholders) - September 11th, 3 - 7pm, Tofino Hall, Multi-Purpose Room

Ucluelet Open House (parents & stakeholders)- September 17th, 3-7pm, Ucluelet Community Centre

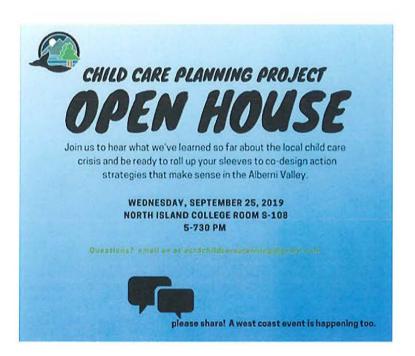


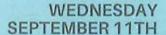
Port Alberni Open House (child care providers & stakeholders) - Wednesday September 25, 530-8pm, North Island College, room S108

Thanks for spreading the word and thanks for marking a date in your calendar to participate in a conversation.

Marcie DeWitt, Maggie Hodge Kwan & Tracy Smyth ACRDchildcareplanning@gmail.com

3 event poster images attached. Please feel free to use/share!





DROP IN BETWEEN
3 - 7 PM@ MULTI PURPOSE
ROOM
TOFINO HALL

We want to hear about your CHILD CARE experience!

Community Child Care Planning Project



TUESDAY SEPTEMBER 17TH

DROP IN BETWEEN
3 - 7 PM@UCLUELET
COMMUNITY
CENTRE

We want to hear about your CHILD CARE experience!

Community Child Care Planning Project





CITY OF PORT ALBERNI

City Hall 4850 Argyle Street, Port Alberni, BC V9Y 1V8 Telephone: 250-723-2146 www.portalberni.ca

Fax: 250-723-1003

September 11, 2019

Pete Geddes President, Western Vancouver Island Industrial Heritage Society 3250 – 9th Avenue Port Alberni BC V9Y 4T2

Dear Pete,

Thank you for meeting with me and CAO, Tim Pley on July 25th. It was very helpful for me to be updated by you and Paul Blake on the ongoing repairs to #7 Steam Engine and other WVIIHS activities.

At our meeting we discussed reactivation of a tourism rail service in the Alberni Valley. I assured you and Paul that Council for the City of Port Alberni is very supportive of a tourism rail service, that it is important to Council that the rail service be safe and financially sustainable, and that a rail operating plan include revenue sources that help to minimize the reliance upon the City as the sole subsidizer of the service. We discussed the need for WVIIHS to develop a business plan for a tourism rail service, and I committed that I would support WVIIHS by attempting to find a person skilled in business plan development.

The City is in the early stages of developing its 2020 – 2024 Five Year Financial Plan. Council desires to be able to consider supporting a tourism rail service beginning in 2020. Council requests that WVIIHS identify the level of subsidy required from the City in order for WVIIHS to operate a safe and sustainable tourism rail service in each of the next five years. That subsidy request should be supported by an operating/business plan that identifies all anticipated costs and revenues, as well as a summary of the anticipated service to be provided. In order for Council to consider your subsidy request as part of the financial planning process, please provide your plan, detailed costs/revenues and expected service provision to Tim Pley prior to October 15th.

In closing, I want to thank you and all WVIIHS volunteers for your continued support and leadership in preservation of heritage in the Alberni Valley.

Yours truly,

CITY OF PORT ALBERNI

Sharie Minions Mayor

c: City Council Tim Pley, CAO

Willa Thorpe, Director of Parks, Recreation and Heritage

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J. H117



Office of the Mayor

CITY OF PORT ALBERNI

City Hall 4850 Argyle Street, Port Alberni, BC V9Y 1V8 Telephone: 250-723-2146

www.portalberni.ca

Fax: 250-723-1003

September 11, 2019

Larry Stevenson Chief Executive Officer, Island Corridor Foundation Box 375, Stn A Nanaimo, BC V9R 5L3

Dear Larry,

As you are aware there was an absence of rail service in the Alberni Valley during 2019. Council for the City of Port Alberni made the very difficult decision early in the year to decline a subsidy request from the Western Vancouver Island Industrial Heritage Society. As a result the Alberni Pacific Railway has not operated in 2019.

Council for the City of Port Alberni has concerns regarding the City's costs related to supporting tourism rail in Port Alberni and for the level of safety of that service. Operating a railway that is continually under-funded seems to Council to not be conducive to the safety of all concerned. It is incumbent upon us as leaders to ensure that any tourism rail service be adequately funded in order to support it being professionally managed and operated.

Given the declining condition of rail infrastructure owned by the City and ICF, and the increasing cost of maintaining and renewing that infrastructure, it appears clear to Council that the City cannot continue to underwrite on its own the operating and capital shortfall of a tourism rail service. The previous operating model will not work in the present or immediate future due in part to deferred maintenance costs that can no longer be put off to a later day.

The City desires to continue to engage WVIIHS in maintaining and operating the City's heritage rail equipment. At the same time the City desires to see a safe and sustainably operated tourism rail service in the Alberni Valley. That tourism rail service could be operated by WVIIHS or by a different operator. If WVIIHS operates the tourism rail service that service could incorporate the use of the City's heritage rail equipment. A different operator may provide tourism rail service with equipment not owned by the City.

Regardless of who operates a tourism rail service in the Alberni Valley, ICF's rail corridor is integral to its success. Council believes that a tourism rail service will not succeed without ICF's involvement and support. To that end I request a meeting with you to discuss the tourism rail opportunity in the Alberni Valley and to explore opportunities for the City and ICF to work together to support a safe and sustainable tourism rail service. Please contact CAO Tim Pley to arrange a meeting date at your earliest convenience.

Yours truly,

CITY OF PORT ALBERNI

Sharie Minions Mayor

Ron Corbeil: Report to City Council September 16, 2019

On behalf of the Port Alberni City Council I attended:

- 1. September 4, 2019, I attended the joint Council/Regional Directors presentation on Emergency Planning.
- 2. September 5, 2019, I attended a meeting along with most of Council and the Port Alberni Port Authority Board of Directors to discuss issues that both entities can work on jointly.
- 3. September 8, 2019, I attended the Fall Fair manning the Age-Friendly initiative booth to help explain the initiative and to have residents fill out a short survey.
- 4. September 10, 2019, I attended a meeting with representatives from the Age-Friendly initiative and Parks and Recreation to review next steps.

Councillor Report

For September 16, 2019

Councillor Debbie Haggard

August 28, 2019 – I had the pleasure of watching the filming of Upside-Down Magic Disney movie at Shawnigan Lake. While I was watching the filming I was struck by the potential economic benefit to this community. Vancouver Island becomes increasingly more appealing as the Lower Mainland remains at capacity. Port Alberni must continue to work with the North Island Film Commission in order to continue attracting this industry to the area.

September 4, 2019 – Council attended a Committee of the Whole Meeting with the Alberni Clayoquot Regional District. Douglas Holmes, CAO, Regional District of Alberni-Clayoquot and Tim Pley, CAO, City of Port Alberni did an orientation/presentation on the elected official's role in emergency planning.

September 4, 2019 – Council attended the Alberni Valley & Bamfield Services Committee Meeting.

September 5, 2019 – Council attended a dinner hosted by the Port Alberni Port Authority. PAPA updated council on the initiatives that they are working on and Mayor Minions presented highlights of our Strategic Plan. The goal is for the two government agencies to work jointly on initiatives that will benefit the community as a whole.

September 7, 2019 – Councillor Poon and I participated in the annual Fall Fair Parade. We had a great time meeting people along the parade route. Thank you to the Alberni District Fall Fair Association for continuing this Port Alberni tradition.

COUNCILLOR ACTIVITY REPORT

RON PAULSON, CITY COUNCILLOR

- 1. August 28/19 Attended the "Cannabis Cultivation" Open House at Echo Centre.
- 2. August 31/19 Attended the WVIIHS Vintage Truck Show at the Old Arena. A wonderful showing of our history with many attendees from out of town.
- 3. August 31/19 Attended the Port Alberni Salmon Festival I heard many positive remarks, particularly on the Tyee Landing venue.
- 4. September 4/19 Attended two ACRD meetings (Committee of the Whole and the Regular Meeting).
- 5. September 5/19 attended the Port Alberni Port Authority and City Council, council to council dinner. Many current and future Projects were discussed and a continued working relationship with the Port Authority looks bright for the future.
- 6. September 10/19 Attended the Canadian Mental Health "Suicide Awareness Walk" on behalf of Council. The event culminated at the Harbour Quay where many personal stories were shared. Lanterns were placed along the Quay gravel walkway to recognize the people we have lost to suicide.

Council report submitted 10 Sep 2019

28th August 2019 - attended Cannabis Cultivation open house at Echo Centre. Completed the survey, and learned about various areas and zoning that could incorporate cannabis cultivation.

4th September 2019 - attended ACRD committee of the whole on an elected officials role in emergencies. Learned about the roles and responsibilities in case of an emergency and how a response is organized.

5th September 2019 - attended meeting with Port Alberni Port Authority board and CEO. Along with rest of council, shared the strategic plan, and discussed common goals.

7th September 2019 - along with Councillor Haggard and Minister Fraser, I walked in the Fall Fair parade.

8th September 2019 - attended the opening ceremony of the Logger Sports at Fall Fair. I offered a few words to welcome the competitors and thank the organizers on behalf of Mayor and council. Met with MP Johns briefly.

Helen Poon Councillor, City of Port Alberni

Councillors Report Dan Washington

The 34th Annual "Our Town" program was a great success, Final event was on August 20th at Harbour Quay. Special thanks to Mya Henson our Parks, Recreation, and Heritage coordinator did a great job. Best of luck to her at school this fall.

The 48th Annual Port Alberni Salmon Festival took place this past Labour Day Weekend. Huge thanks to the volunteers who helped make this event a success. Had some major changes in our program including an open concept with the beer gardens and inviting vendors on the grounds. The Uptown Merchants rejuvenated the Bullhead Derby at the Festival, 68 entrants attended. Approximately 1,800 derby tickets sold. Facts you didn't see in the paper we had in excess of 14,000 visits, sold 3,000 pounds of salmon, sold out of the 10 kegs of Twin City craft beer, sold out of the Budweiser, and 544L of cider.

September 04- Attended the Heritage Commission Meeting. Congratulations to Gareth Flostrand being elected Chair for 2019/2020. "Our Living Languages" exhibit will run through to October 5th. Film Fest series are on sale now.

September 05- Attended a dinner meeting hosted by the Port Alberni Port Authority, Mayor Minions presented our Strategic Plan. Various topics were discussed.