
AGENDA - REGULAR MEETING OF COUNCIL

Tuesday, May 24, 2022 @ 2:00 PM

In the City Hall Council Chambers – 4850 Argyle Street, Port Alberni, BC

The following pages list all agenda items received by the deadline [12:00 noon on the Wednesday before the scheduled meeting]. 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 please refer to the City's website portalberni.ca or contact the Director of Corporate Services at 250.720.2823 or by email twyla_slonski@portalberni.ca or the Deputy City Clerk at 250.720.2822 or by email sara_darling@portalberni.ca

A. CALL TO ORDER & APPROVAL OF THE AGENDA

1. Recognition of unceded Traditional Territories.
2. Late items identified by Councillors.
3. Late items identified by the Corporate Officer.
4. Notice of Video Recording (live-streaming and recorded/broadcast on YouTube)

That the agenda be approved as circulated.

B. ADOPTION OF MINUTES - Page 5

1. Special meeting held at 9:00 am and Regular Council meeting held at 2:00 pm on May 9, 2022.

C. PUBLIC INPUT PERIOD

An opportunity for the public to address Council on topics relevant to City Council. A maximum of four [4] speakers for no more than three [3] minutes each will be accommodated.

D. DELEGATIONS

E. UNFINISHED BUSINESS

Includes items carried forward from previous Council meetings.

1. Resolution Submission to UBCM | Tabular Stumpage Rates & Increased Senior Supports - Page 11

Report dated May 17, 2022 from the Deputy City Clerk providing resolutions for Council's consideration related to tabular stumpage rates and increased senior supports.

- a. *WHEREAS non-profit community forests currently pay stumpage to the province using the tabular rate system, and the Province is proposing to move community forests to a market-based stumpage system, that will drastically increase the fees paid.*

AND WHEREAS non-profit, community forest boards will no longer have the funds available to support socio-economic projects, innovative forest practices including wildfire risk reduction, old growth management, and ecosystem restoration initiatives for the communities they operate in. Community forest organizations will be reduced to completing only the minimal forest practice requirements.

THEREFORE, be it resolved that the UBCM lobby the province to maintain the current tabular rate stumpage structure for community forests.

- b. *THAT Council for the City of Port Alberni direct staff to prepare a letter to the Union of BC Municipalities in support of the City of Victoria's motion endorsed during the 2022 AVICC Convention requesting that the province revise provincial Income Assistance programs to provide a liveable income for seniors, people with disabilities, and community members living in poverty.*

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 dated May 24, 2022, be received and the cheques numbered _____ to _____ inclusive, in payment of accounts totalling \$ _____, be approved.

2. Director of Corporate Services – Council Meeting Schedule

Verbal report to be provided by the Director of Corporate Services regarding the Council meeting schedule for June 2022.

This report is being provided for Council's information.

3. **Director of Finance – Financial Software | Service Agreement** - Page 14
Report dated May 16, 2022 from the Director of Finance requesting Council's authorization to enter into a service agreement.

THAT Council award the quote for service for implementation, training and software support to FH Black Inc. for \$20,227 per year, totalling \$60,681 for the three-year service agreement.

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 [2] Council meetings. Each reading enables Council to reflect on the bylaw before proceeding further.

1. **Development Planner – Proposed Amendment to City of Port Alberni Sign Bylaw No. 4843 | 4109 Kendall Avenue** - Page 16
Report dated May 3, 2022 from the Development Planner requesting Council's consideration to provide three readings of the proposed bylaw.
 - a. *THAT "Sign Amendment No. T1 (4109 Kendall Avenue – Seventh Day Adventist Church), Bylaw No. 5055" be now introduced and read a first time.*
 - b. *THAT "Sign Amendment No. T1 (4109 Kendall Avenue – Seventh Day Adventist Church), Bylaw No. 5055" be read a second time.*
 - c. *THAT "Sign Amendment No. T1 (4109 Kendall Avenue – Seventh Day Adventist Church), Bylaw No. 5055" be read a third time.*

H. CORRESPONDENCE FOR ACTION

Correspondence addressed to the Mayor and Council by an identifiable citizen included on an agenda is correspondence asking for a specific request of Council and the letter writers will be provided a response. Correspondence regarding personnel matters, legal action and/or items of a confidential nature will not be included.

1. **Alberni Valley Pride Society** - Page 21
Letter dated May 12, 2022 from the Alberni Valley Pride Society requesting that the Pride flag be flown at City Hall during Pride Week.

THAT the letter dated May 12, 2022 from the Alberni Valley Pride Society requesting that City Hall fly the Pride flag during Pride Week, May 29 – June 3, 2022, be authorized as requested.

2. **Port Alberni Folkfest Multicultural Society** - Page 22

Letter dated May 16, 2022 from the Port Alberni Folkfest Multicultural Society seeking Council's authorization for use of City streets for the Canada Day Parade.

THAT Council authorize the Port Alberni Folkfest Multicultural Society access to City streets on Friday, July 1, 2022 for the purpose of a Canada Day Parade beginning at 8:00 am for marshalling along Victoria Quay, with the parade commencing at 10:30 am continuing eastbound on the south side of Roger Street to Stamp Avenue, to Third Avenue, dispersing at Dunbar Street subject to:

- *notification of emergency services and BC Transit*
- *consultation with all affected businesses/residents*
- *implementation of a Traffic Plan*
- *provision of standard liability insurance in the amount of \$2M [minimum]*

I. PROCLAMATIONS

J. CORRESPONDENCE FOR INFORMATION

Correspondence found here provides information to Council. It may also include correspondence that may not be relevant to City services and responsibilities. Correspondence regarding personnel matters, legal action and/or items of a confidential nature will not be included.

1. **Correspondence Summary** - Page 25

- a. Township of Spallumcheen | Luxury Tax on Recreational Boats
- b. Peter Finch | Fire Smart
- c. Ministry of Transportation and Infrastructure | Reply - Cathedral Grove Safety
- d. Deana Huntsbarger | Fencing around Totem Pole at Millstone Park
- e. Roland Smith | Financial Spending
- f. Alberni Valley Museum and Heritage Commission | April 6, 2022 Minutes

K. REPORT FROM IN-CAMERA

L. COUNCIL REPORTS

1. **Council and Regional District Reports** - Page 46

M. NEW BUSINESS

An opportunity for Council to raise issues as a result of the business of the meeting or to identify new items for subsequent meetings by way of a 'Notice of Motion'.

N. QUESTION PERIOD

An opportunity for the public to ask questions of 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
MONDAY, MAY 9, 2022 @ 9:00 AM
In City Hall Committee Room | 4850 Argyle Street, Port Alberni**

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

Staff: T. Pley, Chief Administrative Officer
S. Smith, Director of Development Services
A. McGifford, Director of Finance
T. Slonski, Director of Corporate Services

Call to order: @ 9:00 am

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)(l) *discussions with municipal officers and employees respecting municipal objectives, measures and progress reports.*

CARRIED

The meeting was terminated at 1:48 pm

CERTIFIED CORRECT

Mayor

Corporate Officer

MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, May 9, 2022 @ 2:00 PM
In the City Hall Council Chambers – 4850 Argyle Street, Port Alberni, BC

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

A. CALL TO ORDER & APPROVAL OF THE AGENDA

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

MOVED AND SECONDED, THAT the agenda be adopted as printed and circulated.
CARRIED

B. ADOPTION OF MINUTES

1. *MOVED AND SECONDED, THAT the minutes of the Special meeting held at 10:30 am and Regular Council meeting held at 2:00 pm on April 25, 2022 be adopted.*
CARRIED

C. PUBLIC INPUT PERIOD

1. Mr. Brar, new to the City and unfamiliar with City streets, requested that the City repaint its street lines.
2. Mr. McRuer commented on a meeting scheduled to take place on May 16th at 7:30 pm at the Athletic Hall regarding the proposed Burde Street development.

D. DELEGATIONS

1. **MNP Chartered Accountants**
MOVED AND SECONDED, THAT the Auditor's Report and the 2021 Audited Financial Statements prepared by MNP Chartered Accountants, be received and approved as presented.
CARRIED | Res. No. 22-93
2. **Municipal and Regional District Tax Program**
MOVED AND SECONDED, THAT Council for the City of Port Alberni supports the Alberni Valley Tourism Association's application to apply for the Municipal and Regional District Tax (MRDT) at the rate of 2% within the boundaries of the City of Port Alberni and Alberni Clayoquot Regional District Electoral Areas B, D, E and F to support tourism marketing programs and projects.
CARRIED | Res. No. 22-94

E. UNFINISHED BUSINESS

1. Audit Committee

MOVED AND SECONDED, THAT Council for the City of Port Alberni approve the Audit Committee meeting minutes dated October 6 and November 8, 2021.

CARRIED

F. STAFF REPORTS

1. Accounts

MOVED AND SECONDED, THAT the certification of the Director of Finance dated May 9, 2022, be received and the cheques numbered 150443 to 150530 inclusive, in payment of accounts totalling \$1,220,191.03, be approved.

CARRIED

2. RCMP Department

MOVED AND SECONDED, THAT the 1st Quarter report from the Officer in Charge, Inspector Eric Rochette, RCMP providing information about current department operations, be received.

CARRIED

3. Director of Parks, Recreation and Heritage – Award of Tender No. 003-22 | Port Alberni Train Station Roofing

MOVED AND SECONDED, THAT Council for the City of Port Alberni award Invitation to Tender No. 003-22 | Port Alberni Train Station Trade Contractor – Cedar Shake Roofing, to RAM Roofing Ltd., in the amount of \$117,800 plus GST, with funds coming from 2022 Capital Plan – Train Station Project.

CARRIED | Res. No. 22-95

4. Director of Finance – BC Transit Annual Operating Agreement

MOVED AND SECONDED, THAT the Mayor and the Director of Corporate Services be authorized to execute the BC Transit| 2022 - 2023 Annual Operating Agreement between the City of Port Alberni and British Columbia Transit as attached to this report and in effect from April 1, 2022 to March 31, 2023.

CARRIED | Res. No. 22-96

5. Manager of Planning – Official Community Plan

MOVED AND SECONDED, THAT Council endorse the revisions as reflected in the staff report dated May 2, 2022 to Phase 3 'Vision and Community Priorities' as part of the Communications and Engagement Plan within the Official Community Plan Review and Update.

CARRIED

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6. **Director of Corporate Services - Extend Licences to Occupy**
MOVED AND SECONDED, THAT Council of the City of Port Alberni extends its endorsement of the City's Guidelines for Temporary Sidewalk Patios and use of the Licence to Occupy agreement until March 31, 2023 while the City continues to work on establishing criteria that commercial operators will be required to meet in order to be considered permanent.
CARRIED | Res. No. 22-97
- MOVED AND SECONDED, THAT Council authorize staff to extend current executed Licences to Occupy up to March 31, 2023, aligning with the LCRB Policy Directive No. 22-05 dated April 7, 2022 subject to Licensees being required to remove any materials and/or improvements located in the expanded areas that impede safe pedestrian access.*
CARRIED | Res. No. 22-98
7. **Director of Corporate Services – Communications Support | Award of Statement of Work**
MOVED AND SECONDED, THAT Council award the Statement of Work | Quote for corporate communications support to ZINC Strategies Inc., in an amount not to exceed \$37,500.
CARRIED | Res. No. 22-99
8. **Director of Corporate Services – Draft Policy No. 3002-1 | Council Code of Conduct**
MOVED AND SECONDED, THAT Council authorize staff to engage a facilitator to assist Council with developing a Council Code of Conduct.
CARRIED | Res. No. 22-100
9. **Director of Development Services | Deputy CAO – Appointment of Approving Officer**
MOVED AND SECONDED, THAT Council for the City of Port Alberni appoint Marianne Wade, Manager of Planning, as the City of Port Alberni's Deputy Approving Officer effective May 9, 2022.
CARRIED | Res. No. 22-101

G. BYLAWS

1. **Development Planner – Proposed Official Community Plan Bylaw & Zoning Bylaw Amendments | 4210 Cedarwood Street**
MOVED AND SECONDED, THAT "Official Community Plan Amendment No. 38 (4210 Cedarwood Street - Citaapi Mahtii Housing Society), Bylaw No. 5051" be now introduced and read a first time.
CARRIED | Res. No. 22-102
- MOVED AND SECONDED, THAT "Zoning Map Amendment No. 49 (4210 Cedarwood Street - Citaapi Mahtii Housing Society), Bylaw No. 5052" be now introduced and read a first time.*
CARRIED | Res. No. 22-103

MOVED AND SECONDED, THAT "Official Community Plan Amendment No. 38 (4210 Cedarwood Street - Citaapi Mahtii Housing Society), Bylaw No. 5051" be read a second time.

CARRIED | Res. No. 22-104

MOVED AND SECONDED, THAT "Zoning Map Amendment No. 49 (4210 Cedarwood Street - Citaapi Mahtii Housing Society), Bylaw No. 5052" be read a second time.

CARRIED | Res. No. 22-105

MOVED AND SECONDED, THAT "Official Community Plan Amendment No. 38 (4210 Cedarwood Street - Citaapi Mahtii Housing Society), Bylaw No. 5051", and "Zoning Map Amendment No. 49 (4210 Cedarwood Street - Citaapi Mahtii Housing Society), Bylaw No. 5052" be advanced to a Public Hearing on Tuesday May 31, 2022 at 6:00 pm in City Hall, Council Chambers.

CARRIED | Res. No. 22-106

H. CORRESPONDENCE FOR ACTION

1. Alberni Valley Drag Racing Association

MOVED AND SECONDED, THAT Council authorize the Alberni Valley Drag Racing Society to conduct the 'Thunder in the Valley, Keeping the Dream Alive' event to take place at the Alberni Athletic Hall beginning with a Car Show and Charity Cruise on Saturday, August 6, 2022 and ending with a Swap Meet on Sunday, August 7, 2022 subject to:

- the notification of emergency services and BC transit*
- consultation with all affected businesses/residents*
- provision of route map [by June 30, 2022]*
- implementation of a Traffic Plan*
- provision of standard liability insurance*
- Communicable Disease Plan in accordance with Provincial Health orders and guidelines in effect at the time of the event, if applicable*

CARRIED | Res. No. 22-107

I. PROCLAMATIONS

1. SPARC BC

MOVED AND SECONDED, THAT Council proclaim June 4, 2022 as 'Access Awareness Day' in the City of Port Alberni.

CARRIED | Res. No. 22-108

J. CORRESPONDENCE FOR INFORMATION

1. The Director of Corporate Services summarized correspondence to Council as follows:

- a. Union of BC Municipalities | City of Port Alberni 2022 Endorsed Resolutions
- b. Rebecca Terepocki | Overdose Prevention Site
- c. Advisory Traffic Committee | April 20, 2022 Draft Minutes

K. REPORT FROM IN-CAMERA

L. COUNCIL REPORTS

1. *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

O. ADJOURNMENT

MOVED AND SECONDED, THAT the meeting adjourn at 3:47 pm.

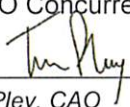
CARRIED

CERTIFIED CORRECT

Mayor

Corporate Officer

Date: May 17, 2022
File No: 0390-20-UBCM
To: Mayor & Council
From: T. Pley, CAO
Subject: Resolution Submission to UBCM | Tabular Stumpage Rates & Increased Senior Supports

Prepared by: <i>S. DARLING</i> Deputy City Clerk	Supervisor: <i>T. SLONSKI</i> DIRECTOR OF CORPORATE SERVICES	CAO Concurrence:  T. Pley, CAO
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RECOMMENDATION[S]

1. *WHEREAS non-profit community forests currently pay stumpage to the province using the tabular rate system, and the Province is proposing to move community forests to a market-based stumpage system, that will drastically increase the fees paid;*

AND WHEREAS non-profit, community forest boards will no longer have the funds available to support socio-economic projects, innovative forest practices including wildfire risk reduction, old growth management, and ecosystem restoration initiatives for the communities they operate in. Community forest organizations will be reduced to completing only the minimal forest practice requirements;

THEREFORE, be it resolved that the Union of BC Municipalities lobby the province to maintain the current tabular rate stumpage structure for community forests.

2. *THAT Council for the City of Port Alberni direct staff to prepare a letter to the Union of BC Municipalities in support of the City of Victoria's motion endorsed during the 2022 AVICC Convention requesting that the province revise provincial Income Assistance programs to provide a liveable income for seniors, people with disabilities, and community members living in poverty.*

PURPOSE

The purpose of this report is twofold.

1. To provide Council with a resolution for consideration of submission to the Union of BC Municipalities [UBCM] in support of the BC Community Forest Association's request that the Province of British Columbia maintain the tabular rate structure for community forest agreements.
2. To request Council's support of a motion endorsed at the 2022 Association of Vancouver Island and Coastal Communities [AVICC] Convention in support of increased income for seniors.

BACKGROUND

1. Council, at its Regular meeting held April 25, 2022 received a letter from the BC Community Forest Association regarding tabular stumpage rates and resolved as follows:

THAT Council for the City of Port Alberni direct staff to prepare a resolution for submission to the Union of BC Municipalities for Council's consideration in advance of the June 30th submission deadline in support of the BC Community Forest Association's request that the Province of British Columbia maintain the tabular rate structure for community forest agreements.

CARRIED | Res. No. 22-86

Staff have prepared a resolution for Council's consideration.

2. During the 'Question Period' of the April 25, 2022 Regular meeting of Council, Mr. Anderson requested that Council consider submission of a resolution to the Union of BC Municipalities in support of increased subsidies for seniors in response to inflated living expenses. In the interest of not duplicating resolutions submitted from within the City's Area Association, staff conducted a review of similar resolutions recently submitted to either AVICC or UBCM and found that a resolution by the City of Victoria had been endorsed at the 2022 AVICC Convention as follows:

Advocacy for Liveable Income Support Programs | City of Victoria

Whereas adequate incomes are essential for the wellbeing of community members and families;

And whereas the current level of Income Assistance is not sufficient to cover the cost of the necessities of life, a problem made worse by sharp increases in the cost of housing, food, transportation and other human needs:

Therefore, be it resolved that the Province of British Columbia revise provincial Income Assistance programs to provide a liveable income for seniors, people with disabilities, and community members living in poverty.

ON MOTION, was ENDORSED

Given that the resolution from the City of Victoria captures the nature of Mr. Anderson's request of increased support for seniors, staff have provided a resolution for Council's consideration that recommends a letter to the UBCM in support of this motion.

ALTERNATIVES/OPTIONS

1. That Council support the recommendations as outlined for submission of a resolution to the UBCM regarding the tabular rate system structure for community forests and to direct staff to prepare a letter in support of the City of Victoria's motion endorsed during the 2022 AVICC Convention requesting that the province revise provincial Income Assistance programs to provide a liveable income for seniors, people with disabilities, and community members living in poverty.
2. That Council provide alternate direction.

ANALYSIS

The 2022 UBCM Convention is scheduled to take place September 2022. The main forum for UBCM policy-making is the annual resolutions cycle which provides an opportunity for local governments to express concerns, share their experiences and take a united position.

Members are urged to submit resolutions first to their Area Associations for consideration which in the City's case would be the AVICC. Resolutions endorsed at the AVICC annual meetings are submitted automatically to UBCM for consideration during the annual convention.

Given that the BC Community Forest Association's request of support was received following completion of the AVICC resolution submission process, Council does have the option to submit resolutions directly to UBCM prior to June 30th.

In the case of the 'Advocacy for Liveable Income Support Programs' resolution submitted by the City of Victoria and endorsed at AVICC for submission to the UBCM, it is recommended that Council direct staff to prepare a letter in support of the resolution for submission to the UBCM.

IMPLICATIONS

The City of Port Alberni, as shareholder of Alberni Valley Community Forest Corporation, would be directly affected by changes in tabular stumpage policy as it relates to the community forest's ability to provide funding and the associated benefits to the community.

COMMUNICATIONS

None at this time.

BYLAWS/PLANS/POLICIES

n/a

SUMMARY

At Council's Regular meeting held April 25, 2022 Council received two separate and unrelated requests for the submission of resolutions to the UBCM pertaining to tabular stumpage rates and increased senior supports.

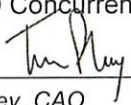
Staff have prepared this report which speaks to the opportunities available to Council for the submission of resolutions, including the deadline for submission.

ATTACHMENTS/REFERENCE MATERIALS

n/a

c: T. Slonski, Director of Corporate Services

Date: May 16, 2022
File No: 2240-20-85
To: Mayor & Council
From: Tim Pley, CAO
Subject: Financial Software | Service Agreement

Prepared by: <i>A. MCGIFFORD</i> Director of Finance	Supervisor: <i>T. PLEY</i> CHIEF ADMINISTRATIVE OFFICER	CAO Concurrence:  T. Pley, CAO
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RECOMMENDATION

THAT Council award the quote for service for implementation, training and software support to FH Black Inc. for \$20,227 per year, totalling \$60,681 for the three-year service agreement.

PURPOSE

To receive Council's authorization to enter into the three-year service agreement with FH Black Inc. to implement, train and provide software templates for the financial reporting needs of the City.

BACKGROUND

Software programs are essential to the Finance department's functionality as an internal and external service provider and in meeting the Public Sector Accounting Standards for recording and reporting financial transactions. The City relies on various software and programs, each with unique functions that enable the finance department to gather information and provide the required reporting, including annual statutory reporting requirements.

ALTERNATIVES/OPTIONS

1. THAT Council award the quote for service for implementation, training and software support to FH Black Inc. for \$20,227 per year, totalling \$60,681 for the three-year service agreement.
2. THAT Council not approve the three-year service agreement.
3. THAT Council provide alternate direction.

ANALYSIS

Annual reconciliations and reporting take a significant amount of time and effort to complete. The opportunity presented provides a purpose-built reporting solution designed for local government financial reporting that will serve to increase efficiency, mitigate reporting risks, standardize the reporting structure and reconciliation processes, and facilitate continuous improvement.

FH Black Inc. has a proven track record with many public sector bodies across Canada. The services of FH Black Inc. will support current annual audit software and allow for automated processes in the finance department for reporting including:

- Audit committee reporting
- Period reconciliations [monthly and quarterly]
- Audit preparation – reducing duplication and auditor queries
- Annual Consolidated Financial Statements
- Improving activity-based costing and cost tracking

IMPLICATIONS

Service implementation was captured in the City's "2022-2026 Financial Plan" within "Other Financial Management". No further financial implications are anticipated.

COMMUNICATIONS

No formal communications are required should Council support sole sourcing this work with FH Black Inc.

BYLAWS/PLANS/POLICIES

The ability for the City to engage professional services is captured in the City's Policy titled 'Purchasing - Professional Services (Consultants)' administered by the City Manager [CAO]. Under this policy, services exceeding the threshold of \$50,000 [for the term of the agreement] requires a resolution of Council.

SUMMARY

The City has a number of reporting requirements that are statutory and functional to conduct the financial activities required of a municipality. Improvements to the City's financial processing systems will enable increased efficiency and facilitate enhanced reporting outputs of the Finance department.

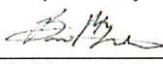
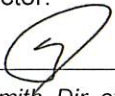
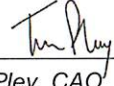
ATTACHMENTS/REFERENCE MATERIALS

1. Purchasing – Professional Services (Consultants) [ref.]

Copy: T. Pley, Chief Administrative Officer
T. Slonski, Director of Corporate Services

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Date: May 3, 2022
File No: 3900-20-5055
To: Mayor & Council
From: S. Smith, Director of Development Services | Deputy CAO
Subject: **BYLAW AMENDMENT** – Proposed amendment to City of Port Alberni Sign Bylaw No. 4843
RE: Signage for place of worship at 4109 Kendall Avenue

Prepared by:  B. McLoughlin Development Planner	Supervisor: M. Wade Manager of Planning	Director:  S. Smith, Dir. of Development Services	CAO Concurrence:  T. Pley, CAO
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RECOMMENDATIONS

- THAT "Sign Amendment No. T1 (4109 Kendall Avenue – Seventh Day Adventist Church), Bylaw No. 5055" be now introduced and read a first time.
- THAT "Sign Amendment No. T1 (4109 Kendall Avenue – Seventh Day Adventist Church), Bylaw No. 5055" be read a second time.
- THAT "Sign Amendment No. T1 (4109 Kendall Avenue – Seventh Day Adventist Church), Bylaw No. 5055" be read a third time.

PURPOSE

The purpose of the proposed amendment is to enable the installation of a *Freestanding Sign* at 4109 Kendall Avenue to specifications that align with the use of the property as a *place of worship*.

BACKGROUND

The Seventh Day Adventist Church owns and operates a *place of worship* at 4109 Kendall Avenue. They are now seeking to install a freestanding sig to advertise the services and activities provided by their church. The property has been used as a *place of worship* since 1968.

Appropriate signage is a necessary component of operating a community-based institutional facility such as a church. However, 4109 Kendall Avenue is currently zoned *R1 Single Family Residential*. In fact, it is the only property in Port Alberni where a place of worship is located on land zoned *R1 Single Family Residential*. This means the owners are unable to obtain a Sign Permit for a *Freestanding Sign* that befits the use of the property as a *place of worship*. Additionally, inconsistencies between the Official Community Plan (OCP) and Zoning Bylaw limit Council's ability to rezone the property.

ENTERED

Table 1 – How City bylaws currently regulate a <i>place of worship</i> .			
Use	Official Community Plan	Zoning Bylaw	Sign Bylaw
<i>Place of worship</i>	Only permitted on lands designated as: <ul style="list-style-type: none"> Residential (RES) Multifamily Residential (MFR) 	Only permitted on lands classified as: <ul style="list-style-type: none"> <i>P1 Institutional</i>. 	Permits a <i>Freestanding Sign</i> on all properties. <ul style="list-style-type: none"> Dimensions reduced on properties zoned residential.

Sign Bylaw No. 4843 and Freestanding Signs

In Port Alberni, signage on a property is regulated under *Sign Bylaw No. 4843*. The bylaw specifies types of permitted signage, along with dimensions such as height and area. It also establishes the requirements of a Sign Permit. Currently, Sign Permits are reviewed and issued by the Building Inspector in the Development Services Department.

The Sign Bylaw also specifies the types of permitted signage according to zoning classification of a property. In general, the type of permitted signage corresponds to the permitted uses of the property. Larger signs are permitted in commercial and institutional zones, while smaller, less visible signs are permitted in residential zones. Accordingly, Freestanding Signs are permitted in all zones, but there are significant limits to height and area on properties zoned residential.

Table 2 – Comparison of <i>Freestanding Sign</i> specifications.		
Property Zoning	R1	P1
Maximum Height	1.5 m (4.9 ft)	8.0 m (26.2 ft)
Maximum Area	0.2 m ² (2.15 ft ²)	3.25 m ² (35 ft ²)

ANALYSIS

The issue for consideration is that the current zoning of 4109 Kendall Avenue does not permit the owner to construct signage that is suitable for the use of the property. This is because – contrary to the Zoning Bylaw text and OCP, the property is zoned *R1 Single Family Residential*, and the Sign Bylaw restricts the dimensions of a *Freestanding Sign* on residential properties. Signage permitted on properties zoned R1 is not adequate for church programming that includes community services and activities. Seventh Day Adventist Church programming currently includes mental health recovery, cessation and addiction recovery, cooking instruction, and personal health management. Their community service events also include monthly free dinner nights, and clothing giveaways for those in need.

The primary issue is the zoning of the property as *R1 Single Family Residential*. The property appears to have been zoned by the City after the Church was constructed – likely upon the adoption of the Zoning Bylaw. It is not typical for a place of worship in Port Alberni to be located on a property zoned for residential use. They are normally located on property zoned for institutional use. A brief survey of places of worship in Port Alberni compared to current zoning is shown in the *Table 3*.

Table 3 – Zoning Classification of properties used as a <i>place of worship</i> in Port Alberni			
Zone	Residential (R1)	Institutional (P1)	Commercial (C4, C3)
Number of properties	1 (Seventh Day Adventist Church)	14	2

The long-term solution is to amend the OCP to permit a *place of worship* on lands designated *Institutional*, then rezone 4109 Kendall Avenue accordingly. This would bring the City’s bylaws into alignment while also reflecting best practices in community planning. Presently, Council cannot rezone the property to *P1 Institutional* because this would be inconsistent with the OCP (section D, parts 4.2, 4.3) in a way that is prohibited by Section 478(2) of the *Local Government Act*.

Since the OCP is currently under review, staff are proposing a text amendment to the Sign Bylaw as a means of resolving this issue specifically for the owners of 4109 Kendall Avenue. Staff will work with Council to resolve the larger policy question of how to regulate lands used as a *place of worship* during the OCP review process. The OCP review will not affect the ability of the existing Seventh Day Adventist Church to operate on the property.

Proposed amendment to Sign Bylaw No. 4843

The proposed amendment to *Sign Bylaw No. 4843* would enable a *Freestanding Sign* at 4109 Kendall Avenue matching the dimensions of signs permitted in the *P1 Institutional* zone. The amendment would also allow the church to keep its existing fascia sign reading “Seventh Day Adventist Church” in letters attached to the west wall of the building. Sign Bylaw section 5.5.5 limits signage on P1 properties to either one freestanding sign or one fascia sign. This amendment would create an exception for the existing fascia signage. *Table 4* outlines how the property at 4109 Kendall Avenue would be affected by the proposed amendment.

Table 4 – Comparison of permitted <i>Freestanding Sign</i> specifications before and after proposed amendment.		
	Before Amendment (following R1 zone requirements)	After amendment (as per P1 zone with allowance for existing fascia sign)
Maximum Height	1.5 m (4.9 ft)	8.0 m (26.2 ft)
Maximum Area	0.2 m ² (2.15 ft ²)	3.25 m ² (35 ft ²)
Number of Signs	1 (one existing fascia sign, or one freestanding sign)	2 (one existing fascia sign plus one additional freestanding sign)

IMPLICATIONS

Supporting the proposed amendment to *Sign Bylaw No. 4843* would enable the owner to install a *Freestanding Sign* on the property to the same specifications that would be permitted on a property zoned *P1 Institutional*. The owners would also be permitted to keep their existing fascia sign. The property at 4109 Kendall Avenue has been used as a *place of worship* since 1968 which predates the existing Zoning Bylaw. Staff consider this use to be ‘grandfathered’ on the property despite the current R1 zoning. Enabling a sign at the property to match these specifications is appropriate for how the property is being used.

Staff consider this amendment to the Sign Bylaw to be an acceptable solution until the OCP can be updated, and the City's regulations brought into alignment. This amendment to the Sign Bylaw would apply only to 4109 Kendall Avenue, and the owners would be required to receive a Sign Permit to ensure the sign meets the requirements of the Sign Bylaw.

COMMUNICATIONS

N/A

BYLAWS/PLANS/POLICIES

The text of the proposed amendment to *Sign Bylaw No. 4843* is below:

"5.5.10 Notwithstanding Section 5.5.5, a **Freestanding Sign** for a place of worship is permitted on the property located at 4109 Kendall Avenue (Lot 5 Plan VIP19662 District Lot 45 Land District 01).

5.5.10.1 Notwithstanding any other section in this bylaw the requirements of a **Freestanding Sign** at the property shall match those permitted on a property zoned P1."

SUMMARY

Staff are proposing an amendment to *Sign Bylaw No. 4843* to enable a *Freestanding Sign* at 4109 Kendall Avenue with dimensions that are suitable for the operation of a *place of worship*. The zoning of the property as *R1 Single Family Residential* is inconsistent with the text of the Zoning Bylaw section 5 and OCP policies within section D parts 4.2 and 4.3. This means the owner of the property is unable to install signage that is permitted for other places of worship in Port Alberni.

Inconsistencies in how the City's bylaws regulate lands for a *place of worship* mean the property cannot be rezoned until the OCP is amended. Staff are recommending that Council support this amendment to the Sign Bylaw as a minor solution for 4109 Kendall Avenue until the City's bylaws can be brought into alignment through current OCP review process.

ATTACHMENTS/REFERENCE MATERIALS

- *Bylaw No. 5055 - Sign Amendment No. T1 (4109 Kendall Avenue –Seventh Day Adventist Church)*

C: T. Slonski, Director of Corporate Services

J:\Engineering\Planning\Development Applications\SignBylawAmendment\SBA-2022\SBA22-01-4109KendallAve-7thDayAdventist\Staff Memo-4109 Kendall Ave-Sign Bylaw Amendment - May 3.docx

CITY OF PORT ALBERNI

BYLAW NO. 5055

A BYLAW TO AMEND CITY OF PORT ALBERNI SIGN BYLAW NO. 4843

The Municipal Council of the City of Port Alberni in Open Meeting Assembled Enacts as follows:

Title

1. This Bylaw may be known and cited for all purposes as "Sign Bylaw Amendment No. T1 (4109 Kendall Avenue – Seventh Day Adventist Church), Bylaw No. 5055".

Sign Bylaw Text Amendment

2. Port Alberni Sign Bylaw No. 4843 is hereby amended as follows:

- 2.1. By adding the following text as subsection 5.5.10 to Section 5.5 of the Specific Sign Regulations:

"Notwithstanding Section 5.5.5, a **Freestanding Sign** for a place of worship is permitted on the property located at 4109 Kendall Avenue (Lot 5 Plan VIP19662 District Lot 45 Land District 01)."

- 2.2. By adding the following as subsection 5.5.10.1 to 5.5.10 of the Specific Sign Regulations:

"Notwithstanding any other section in this bylaw the requirements of a **Freestanding Sign** at the property located at 4109 Kendall Avenue (Lot 5 Plan VIP19662 District Lot 45 Land District 01)." shall match those permitted on a property zoned P1."

READ A FIRST TIME THIS DAY OF , 2022.

READ A SECOND TIME THIS DAY OF , 2022.

READ A THIRD TIME THIS DAY OF , 2022.

FINALLY ADOPTED THIS DAY OF , 2022.

Mayor

Corporate Officer

RECEIVED

MAY 12 2022

CITY OF PORT ALBERNI

Alberni Valley Pride Society
alberniValleypride@gmail.com
Fb: @Alberni Valley Pride
Intsa: @alberniValleypride

☒ Council
☒ Mayor
☒ CAO
☐ Finance
☒ Corporate Services
☒ Agenda
File # 0230-01

☐ Economic Development
☐ Engineering/PW
☐ Parks, Rec. & Heritage
☐ Development Services
☐ Community Safety
☐ Other _____

Rem May 24, 22

Pride Week May 29-June 3, 2022

Mayor and Council
City of Port Alberni
4850 Argyle Street
Port Alberni, BC V9Y 1V8

May 12, 2022

Subject: Flag Raising

The Alberni Valley Pride 2022 Pride Week will be taking place May 29-June 3, 2022. Our hope is to provide resources and inclusive events to support the LGBTQ2+ community and our allies. We invite Mayor and Council to attend Pride Week and you can follow us on social media *Alberni Valley Pride* to be updated on all the activities.

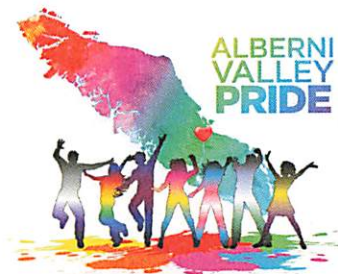
We are reaching out to Council to approve flying the Inclusive Pride flag at City Hall for the duration of Pride week, May 29-June 3, 2022. We will also be connecting with other organizations such as School District 70, the Alberni Valley Chamber of Commerce, and North Island College to also fly the pride flag in recognition of our LGBTQ2+ community that week.

Thank you for your consideration and we invite you to join in on the Alberni Valley Pride activities for Pride Week 2022.

Sincerely,



Carrie Thorpe
Chair, Alberni Valley Pride Society
alberniValleypride@gmail.com



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MAY 17 2022

CITY OF PORT ALBERNI

Twyla Slonski, City Clerk
City of Port Alberni
4850 Argyle Street
Port Alberni, BC V9Y 1V8

May 16, 2022

<input checked="" type="checkbox"/> Council	<input type="checkbox"/> Economic Development
<input checked="" type="checkbox"/> Mayor	<input checked="" type="checkbox"/> Engineering/PW
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File # 0230-01 RCM May 24, 22

Dear Ms. Slonski;

Re: Approval of Canada Day Parade Route and Traffic Control

On behalf of the PAFMS Canada Day Parade Committee, I am writing to seek City approval for traffic closures at the marshalling area and along the proposed July 1st, 2022 parade route.

As a result of the opening of the SAN Group production facilities in the area formerly used for marshaling, our proposed plan would be to use the Victoria Quay roadway and parking lot to marshal the parade entrants.

Specifically, this would require closure of the southbound lane of Victoria Quay after the Johnston Road light beginning at 8:00 AM on July 1st and continuing on the eastbound lane on the south side of Roger Street to Stamp Avenue, until the departure of the parade at 10:30 AM, as per the attached diagram.

We would note that this closure would still allow vehicle traffic access to all of the businesses and residences on these roadways during that period with only minor detours involved.

The parade route would follow the same path as in 2019, departing at 10:30 and following Stamp Avenue and Third to dispersal in the area of Smitty's restaurant, as per the attached diagram.

The Parade will obtain liability insurance and provide traffic control for the event. We will again liaise with the RCMP, Diversified Transportation, BC Ambulance and the PAFD regarding traffic control measures

Thank you for your consideration of this request.

Yours Truly,

E. (Angie) Blake

Angie Blake
President
Port Alberni Folkfest Multicultural Society
Email: alberniparade@gmail.com

ENTERED

REGULAR COUNCIL AGENDA - MAY 24, 2022

H. 22



Parade Route

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MAY 05 2022

CITY OF PORT ALBERNI

THE CORPORATION OF THE

TOWNSHIP OF SPALLUMCHEEN

TEL. (250) 546-3013
FAX. (250) 546-8878

OUR FILE NO.



4144 Spallumcheen Way
Spallumcheen, B.C. V0E 1B6

Email: mayor@spallumcheentwp.bc.ca

May 3, 2022

www.spallumcheentwp.bc.ca

OFFICE OF THE MAYOR

File: 0375-01
sent via email

Department of Finance Canada
Tax Policy Branch

fin.luxury-luxe.fin@fin.gc.ca

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File #

Re: **Luxury Tax on Recreational Boats**

The Township of Spallumcheen prides itself on ensuring that farming, business and tourism can cohesively exist together, with each industry complementing the other. The proposed 10% luxury tax on the sale of boats valued at more than \$250,000 is sure to be detrimental to the livelihood of many who live and work in the Okanagan.

Certain niche markets, like the one in the District of Sicamous, known as the Houseboat Capital of Canada, will be severely affected by this tax. Sicamous is famous for its amazing scenery, hospitality and, of course, houseboating.

The local houseboat manufacturers and rental businesses are instrumental in the success of the community, as they provide employment for residents, in both manufacturing and tourism industries. Introducing this luxury tax will have devastating effects on the District of Sicamous, essentially crippling a large portion of their industry.

In support of the District of Sicamous, the Township of Spallumcheen Council wishes to respectfully request the federal government reconsider this luxury tax and consider the impact it will have on local small business in the Sicamous area and the community.

Thank you for your attention to this matter. If you have any questions in this regard, please contact the undersigned.

Respectfully,

Christine Fraser
Mayor

cc: Member Municipalities

REGULAR COUNCIL AGENDA - MAY 24, 2022

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MAY 16 2022

CITY OF PORT ALBERNI

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<input checked="" type="checkbox"/> Agenda	<input checked="" type="checkbox"/> Other <i>Fire + Corr. Summary</i>
File # <u>7320-01</u>	<i>RM May 24, 22</i>

From: Peter [REDACTED]

Date: May 12, 2022 at 3:20:51 PM PDT

To: Minions Sharie <sharie_minions@portalberni.ca>, Cindy Solda <cindy_solda@portalberni.ca>, Washington Dan <dan_washington@portalberni.ca>, Debbie Haggard <debbie_haggard@portalberni.ca>, Helen Poon <helen_poon@portalberni.ca>, Ron Corbeil <ron_corbeil@portalberni.ca>, Paulson Ron <ron_paulson@portalberni.ca>

Cc:

Subject: Fire Smart - Lack of Action

I do not see any set up in the budget for Fire Smart programs for our community. I consider this a major oversight on the part of this Council.

Though the Provincial Government has provided some funding for Fire Smart, this is inadequate and has, I believe, been set up by you, to continue the program for home owner and business owner education. Though this is an important part of Fire Smart it does not address the primary mitigation strategy. That being interface area fuel removal. Your failure to address this issue leaves the interface area homeowners, and all homeowners, at risk and makes the city liable for creating fire destruction far greater than would occur if the Fire Smart recommendations had been undertaken.

You may use the excuse that it costs too much and you don't have the budget funding. For you to use this excuse after "finding" \$5MM for a land purchase that you did not get taxpayers approval, and planning to commit the taxpayers to another \$7MM or so for a controversial non waterfront walkway, would be a "stretch" to say the least. The Municipal Charter sets out your primary responsibilities. One of which is security. I think security of knowing everything that is possible has been done to mitigate the risk and damages from a major interface fire, would rank high on that scale.

The other excuse of interface land ownership can be easily solved through your expertise and the common goal.

Though we are having a wet year so far, this does not remove the chance of another extremely hot and dry summer period which would put Port Alberni at high risk of an interface fire. Besides, I think you will all agree, we can basically guarantee that if not this year, then in the following years we will have hot and dry periods. We have been lucky so far, but with: forecast impacts of Climate Change; previous years local forest fires; recent years forest fire activity in BC; and other community structure losses from interface fires, we cannot and must not assume our "luck" will continue.

With that said I would ask that you do what is required and both set up funding for interface fire mitigation, and start carrying out the field work required now while the conditions allow it.

Peter Finch

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MAY 17 2022

CITY OF PORT ALBERNI



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File #	<i>Rcm May 24, 22</i> <i>0400-20-MOT1</i>

May 12, 2022

Her Worship
Mayor Sharie Minions
City of Port Alberni
City Hall
4850 Argyle Street
Port Alberni BC V9Y 1V8

Reference: 310087
Your file: 0400-20-MOT1

Dear Mayor Minions and Council:

Re: Cathedral Grove Safety

Thank you for your letter of April 20, 2022, regarding Cathedral Grove.

The ministry continues to look at alternative options to improve pedestrian and public safety at the park after two rounds of public engagement. Staff would be happy to meet with you to provide you with a more fulsome update on the project.

If you have any questions, please do not hesitate to contact Operations Manager Nikki Schneider at Nikki.Schneider@gov.bc.ca or at 778 679-1973. She would be happy to hear from you.

Thank you again for taking the time to write.

Sincerely,

Rob Fleming
Minister

.../2

Ministry of Transportation
and Infrastructure

Office of the Minister

Mailing Address:
Parliament Buildings
Victoria BC V8V 1X4

REGULAR COUNCIL AGENDA - MAY 24, 2022

ENTERED
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Copy to: Honourable George Heyman
Minister of Environment and Climate Change Strategy
Minister Responsible for TransLink
MLA, Vancouver-Fairview

Honourable Melanie Mark
Minister of Tourism, Arts, Culture and Sport
MLA, Vancouver-Mount Pleasant

Honourable Josie Osborne
Minister of Land, Water and Resource Stewardship
Minister Responsible for Fisheries
MLA, Mid Island-Pacific Rim

Nikki Schneider, Operations Manager
Vancouver Island District



CITY OF PORT ALBERNI

City Hall
4850 Argyle Street,
Port Alberni, BC V9Y 1V8
Telephone: 250-723-2146 Fax: 250-723-1003
www.portalberni.ca

Our File No. 0400-20-MOTI

April 20, 2022

Ministry of Transportation
PO Box 9055 Stn Prov Govt
Victoria, BC V8W 9E2
by email: Minister.Transportation@gov.bc.ca

Attn: Honourable Rob Fleming

Dear Minister Fleming

Re: Cathedral Grove

On behalf of Council for the City of Port Alberni and in response to ongoing parking issues and pedestrian safety concerns at Cathedral Grove, we request that the province prioritize planned safety improvements in advance of the pending tourism season.

An international attraction, Cathedral Grove draws hundreds of thousands of tourists and visitors annually. Following a dormant period in which the Grove was closed due to COVID, with restrictions easing and the park reopened, travel to the area will be at an all time high.

As such, following public engagement and an extended period of engineering and design work by the province, Council respectfully requests a status update and project timeline for these necessary improvements.

Yours truly
CITY OF PORT ALBERNI

Sharie Minions
Mayor

C: *Hon. J. Osborne, Land, Water and Resource Stewardship [& MLA]*
Hon. M. Mark, Tourism, Arts, Culture and Sport
Hon. G. Heyman, Environment and Climate Change Strategy
Hon. G. Johns, MP
Council
T. Pley, CAO
T. Slonski, Director of Corporate Services

J:\EFS\0100_0699 Administration\0400 Cooperation_Liaison\0400_20 British Columbia Government\MOTI\2022_04_19_MOTI_Cathedral Grove.doc

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MAY 11 2022

CITY OF PORT ALBERNI

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<input checked="" type="checkbox"/> Agenda	<input checked="" type="checkbox"/> Other <i>Comm Summary</i>
File # <i>5810-01</i>	

From: Deana Huntsbarger [REDACTED]
Sent: Tuesday, May 10, 2022 4:58 PM
To: Twyla Slonski <Twyla_Slonski@portalberni.ca>
Subject: New barb wire fence around Totem Pole at Millstone Park

Dear Mayor and City Councillors,

I'm writing to express my sadness and anger at the new barb wire fence installed by the San Group on their property adjacent to the Totem Pole at Millstone Park (Roger & Victoria Quay). I often walk that park and have spent many hours contemplating the beautiful totem pole.

This past weekend I hosted a visitor who is completing her Masters in Landscape Architecture at University of Calgary so I was excited to tour her along Victoria Quay - to show her the totem and the Whaling Monument and Welcoming Sculptures.

I was shocked to see the new fencing up and its tight squeeze right up to the totem pole space. My visitor commented right away on the fence - at how colonial and anti-Truth and Reconciliation the barb wire, sharp edges and proximity to the totem struck her, and I absolutely agree.

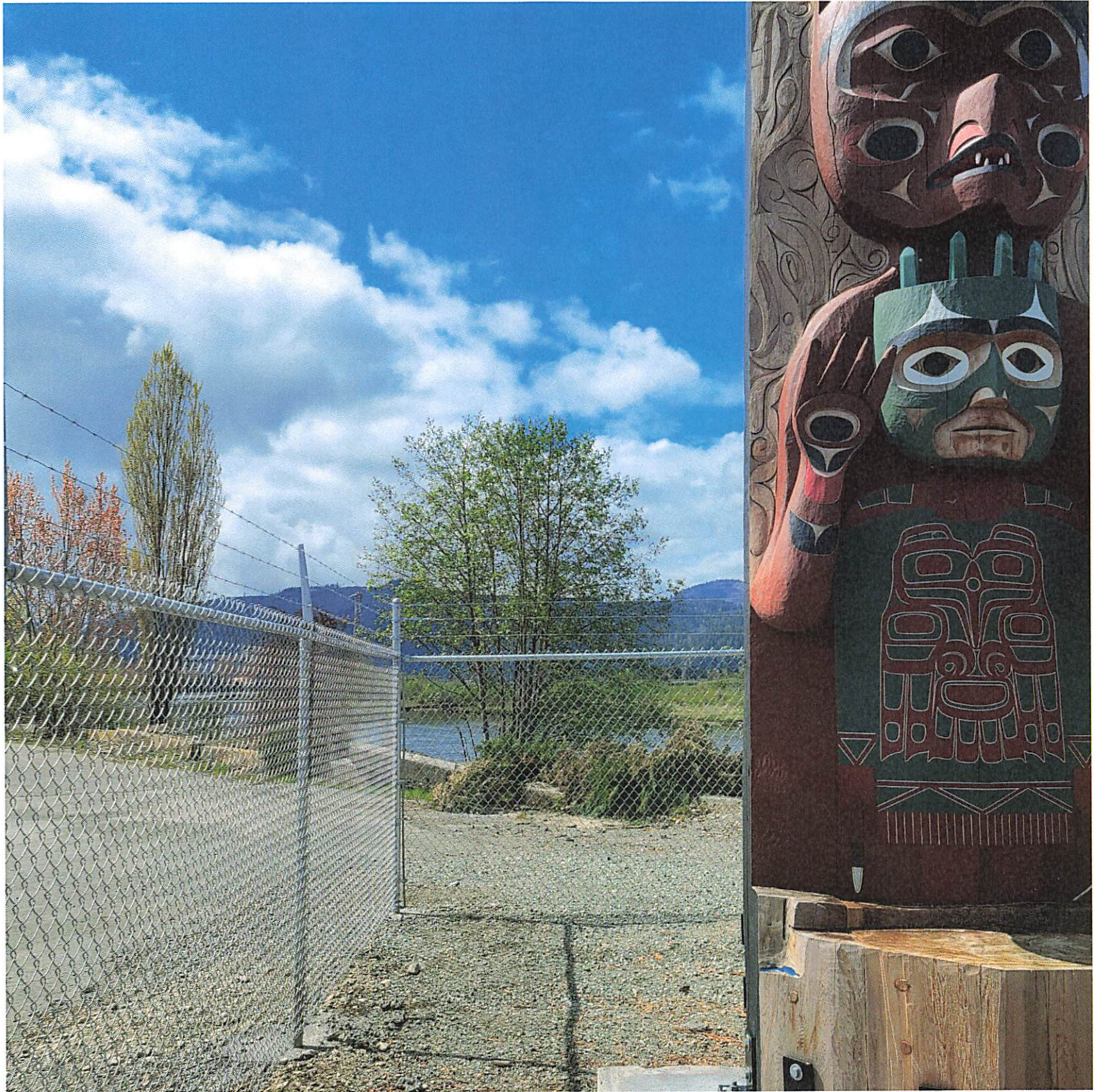
It is apparent there was no consultation with the artist or the First Nations involved, because if there had been we would see this space more thoughtfully considered.

How is it that the San Group and the City would not consult with all stakeholders in how San Group site security could be addressed while honoring the sacredness and meaning of the totem? As you can see from the attached photos the space between the totem and fence is so tight that someone in a wheelchair would not be able to appreciate or contemplate the totem in any meaningful way, but really the same can be said for any visitors.

It isn't too late to re-consider the fence line / shape and to work with San group management and the totem artist / FN on a mutually agreeable solution. The current configuration is very upsetting and I hope to see it changed in a way that suits the site and the beautiful totem in a more respectful and thoughtful way.

Sincerely,
Deana Huntsbarger
Port Alberni
[REDACTED]





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MAY 18 2022

CITY OF PORT ALBERNI

May 18, 2022

<input checked="" type="checkbox"/> Council	<input type="checkbox"/> Economic Development
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<input checked="" type="checkbox"/> Agenda	<input checked="" type="checkbox"/> Other <i>Comm. Summary</i>
File # <u>0220-01</u> <i>Rcm May 24, 22</i>	

Attention: Mayor and Council for the City of Port Alberni

Your worship,

The public is questioning the rationale of council's commitment of millions of dollars of taxpayer money to construct a new piece of infrastructure – the Connect the Quays path. They are also questioning the apparent lack of council's effort to make firm plans to renew the 55-year-old aquatic centre. Council says the decision to support the path project is not an either/or situation of choosing to construct a new path, or replacing the indoor pool. For some reason, though, mayor and council have taken a firm position in that any initiative to replace the pool must be led by the A.C.R.D.

On June 28th and 29th, 2018, at a cost to the city of \$5,500, the aquatic centre topic was extensively discussed by the city, and potential regional partners. The mayor of the day, and four councillors were in attendance. The discussions determined what the next steps would be towards advancing the pool project, and how electoral areas B, D, E, and F, along with a few of the Treaty Nations in the valley, might participate with the city regarding the pool project. There have been no robust discussions initiated by city council between these parties since June 2018.

The city is the largest member of the ACRD by population count, and by aggregate value of assessed land and improvements. So, whether the city participates with a few, or all other members of the ACRD on a shared project in the region, it means that regardless of what the composition of any partnership may look like, if the city is a partner, then the city will contribute the majority of the cash to that project. Why then, does the current mayor insist that a smaller member, or members of the ACRD, be the project lead for a new pool?

Over the last 25 years, and without other electoral area partnership from other members of the ACRD, successive councils have overseen the allocation of \$23 million into the McLean Mill project, not including the cost for city hall senior management time spent on other McLean Mill issues, such as legal consultations, or other expenses incurred for McLean Mill that have been allocated to various budget lines in the city's financials. 60% of the \$30,000 received from the ACRD each year, is also expensed to the city. Except for a couple of large grants received by the city 25 years ago, and small annual heritage grants, city taxpayers have paid for McLean Mill, all on their own.

Council says it's too expensive for the city to take on the pool project without regional partners contributing. However, the millions of reserves targeted by council to be drawn upon to help pay \$2 million per kilometer for a new path, could have been directed to the pool. A redirection of gas tax funds and casino dividends, and the community forest dividend would help. Having a completed design concept of a new pool on hand in order to apply for grants (in other words: being shovel ready), would help. Any borrowing that may be required to cover the balance, if that was necessary, would cost multiples less than council's historic financial commitment has been to McLean Mill.

Successive councils have said the expenditure by city taxpayers on McLean Mill was justified because of the historic significance and economic benefit of McLean Mill to the entire Alberni Valley region. If it is council's contention that McLean Mill is of economic and social benefit to the entire Alberni Valley region, then why is the city the only ACRD member who is paying the bill for McLean Mill? Why doesn't council obtain regional partners to operate McLean Mill with the city, as council has now stated is a requirement before a new aquatic centre could be built?

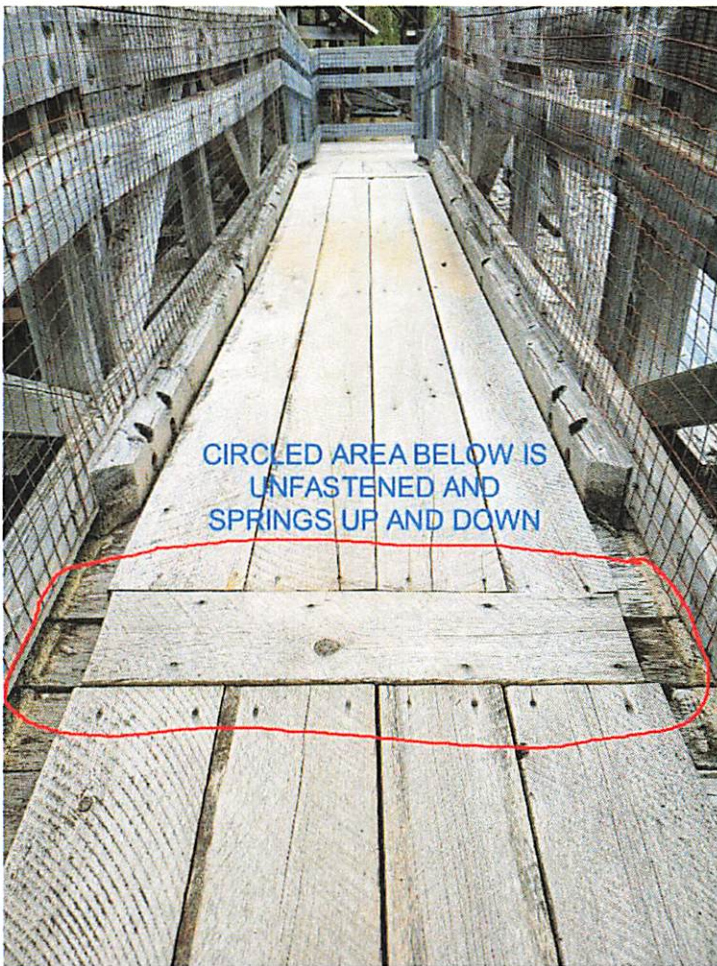
A review of 13 years of data from Schedule 8 of the city's Comprehensive Annual Financial Reports from 2007 through to and including the year 2019, reveals an aggregate operational deficit for the pool over that 13-year period to be \$2,422,882, or \$186,376 yearly averages. During the same 13-year period for McLean Mill, the aggregate deficit was \$8.5 million, or 653,846 yearly averages. The cost of the oil spill cleanup alone at McLean Mill would have covered 6 years of operational deficits for the aquatic center. Why is council so fixated on the idea that the city requires regional members to partner with the city to help pay and operate a new aquatic center, while at the same time, council has no issue with going it alone regarding continued payment for maintenance and operation of McLean Mill in the absence of financial support from regional partners?

Many facilities in the city require maintenance, from woodland trails and Kitsuksis walkway, to sidewalks and Harbour Quay infrastructure. Images of some of the areas needing attention, have been provided to the city by other citizens. On the pages following this letter, I provide images of some of the deficiencies at McLean Mill Park. One would think that a facility of such importance to the region, as stated by council – a facility that has cost city taxpayers millions of dollars to operate - would look a little better than what the images show. If maintenance of all of the previous is lacking, could a multi-million-dollar inner-city path look anything similar in just a few years, if maintenance of this new path is also not kept up?

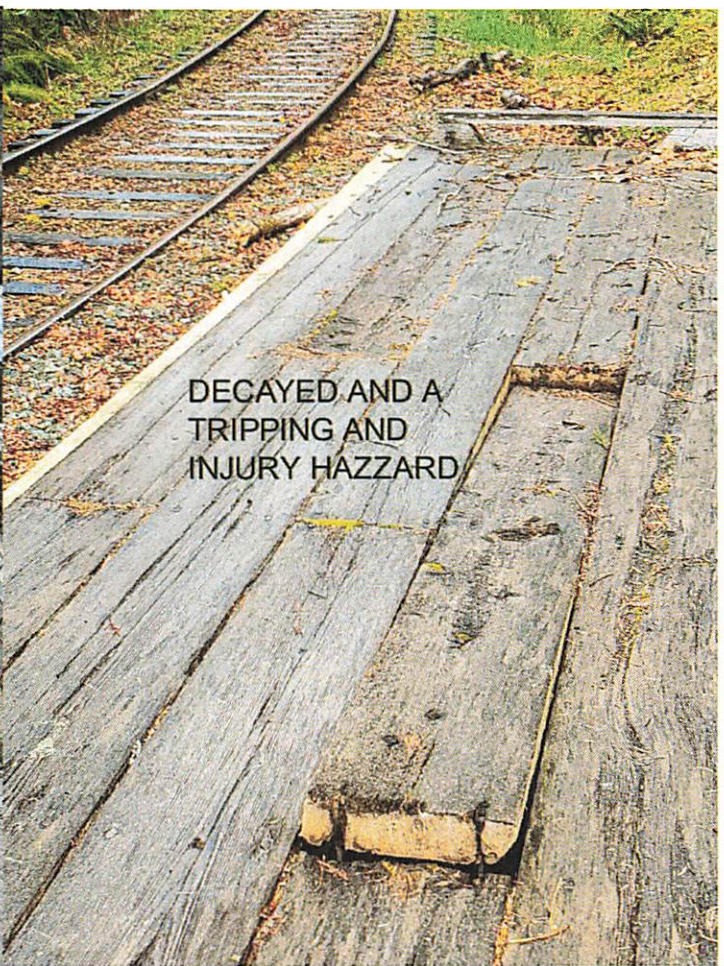
In light of the points raised previous, in light of numerous kilometers of existing urban trails, roads, paved pathways, and sidewalk infrastructure that are all in need of maintenance, and in light of an end-of-life aquatic centre needing replacement, it is hard to understand council's thinking to embark on building a new path at a cost of \$2 million per kilometer before all of the previous have been addressed. Council's questionable financial decision-making is being observed by the same regional members that council desires to have join them on the pool project. However, I suspect that some of those regional members, similar to many city taxpayers, may not like what they see from council. Perhaps all of us need to see council refocus their spending priorities.

Respectfully submitted,
Roland Smith

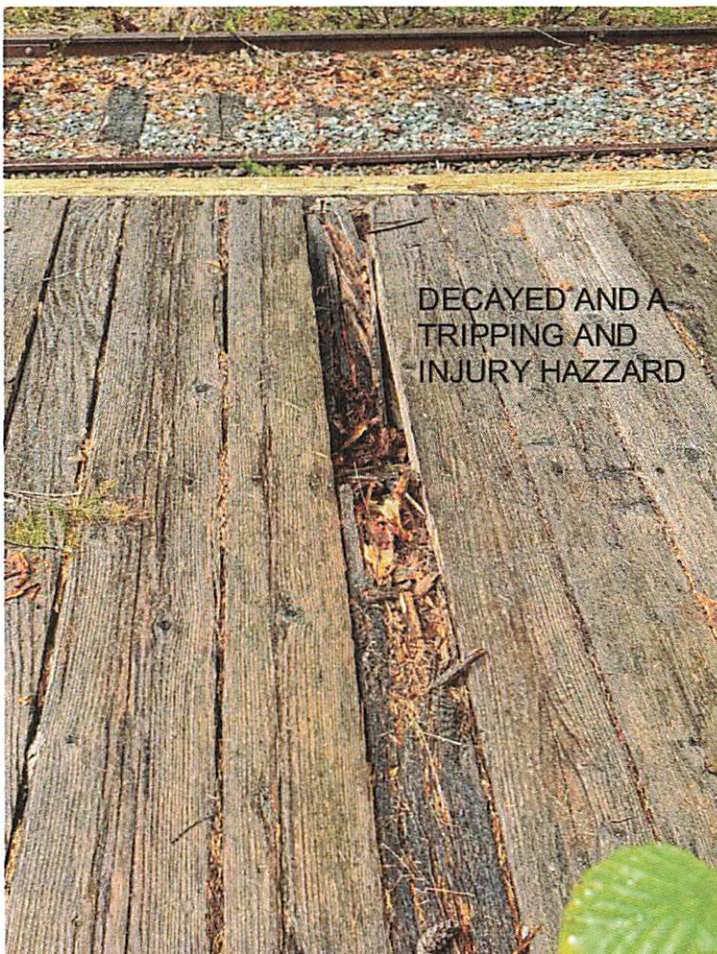




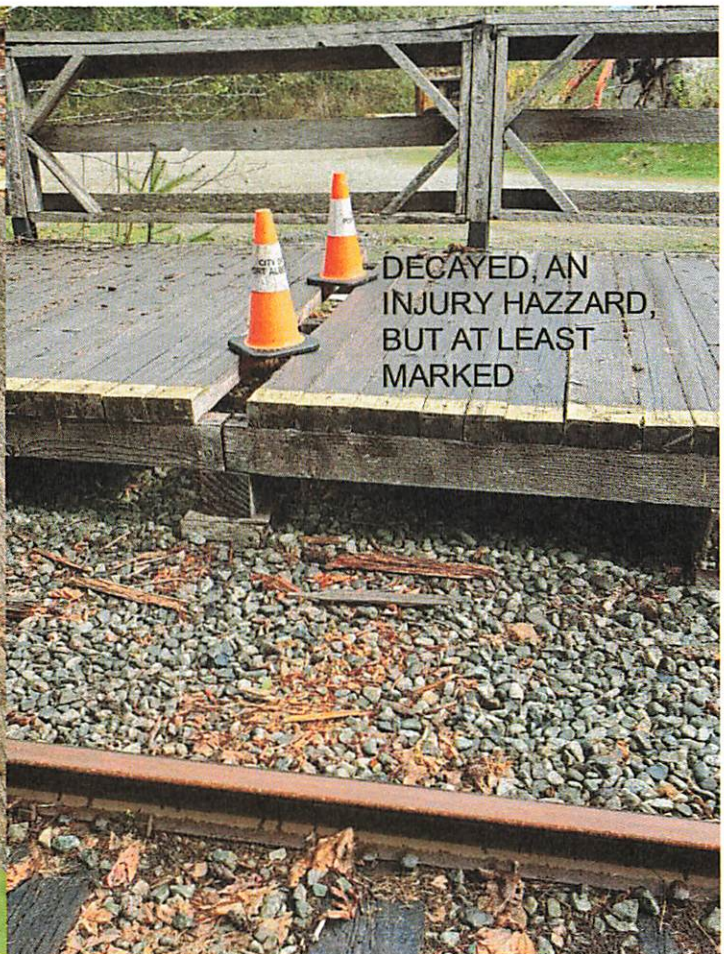
CIRCLED AREA BELOW IS
UNFASTENED AND
SPRINGS UP AND DOWN



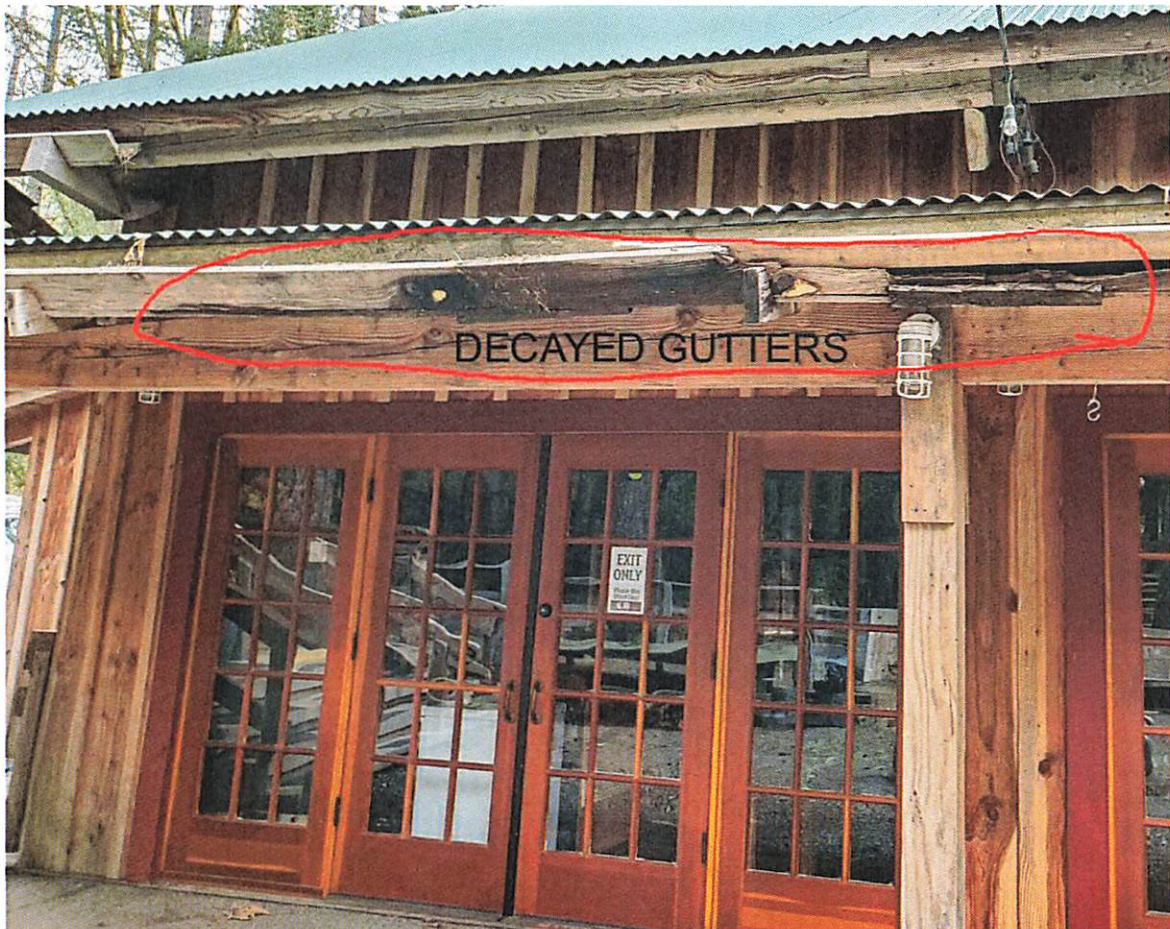
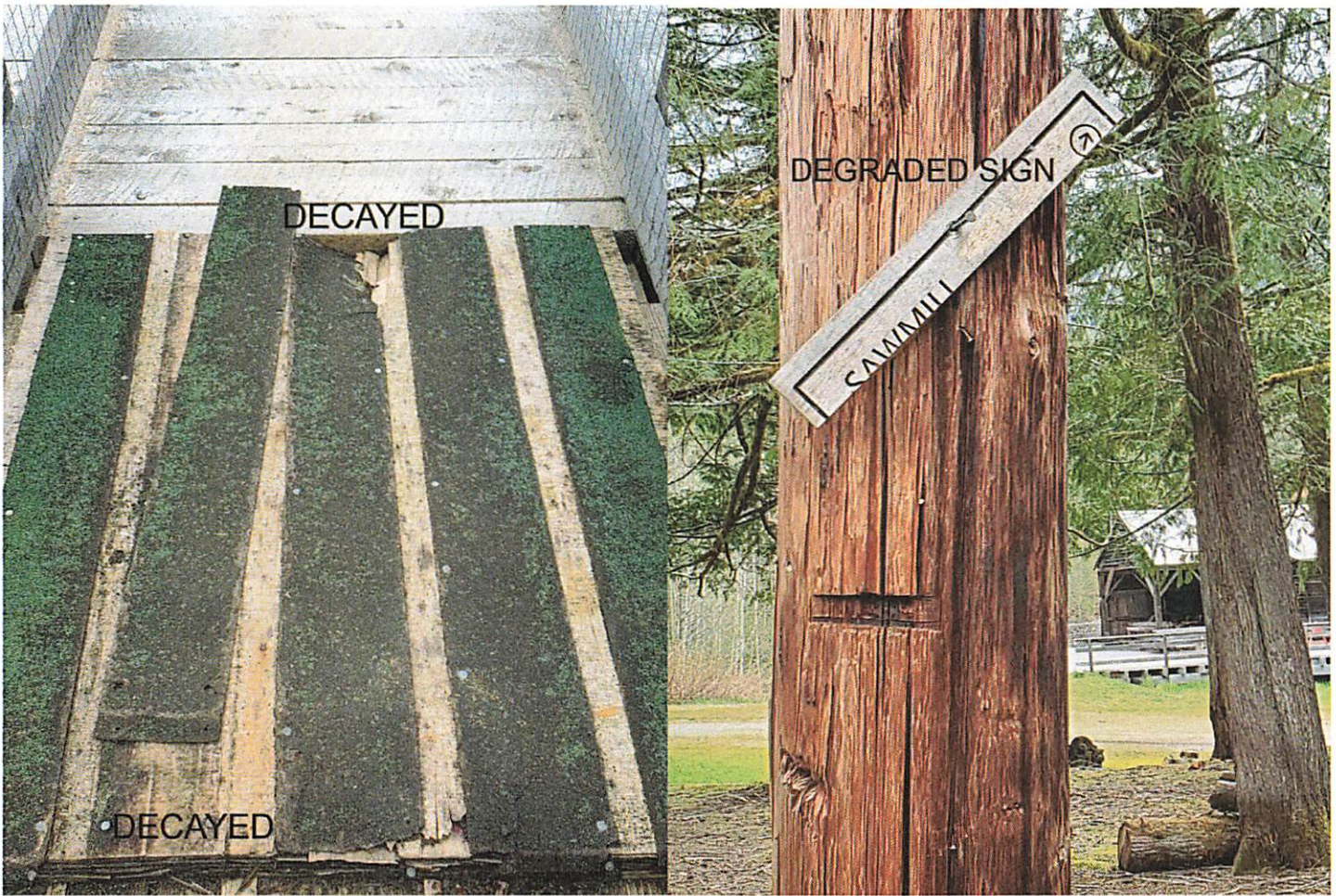
DECAYED AND A
TRIPPING AND
INJURY HAZZARD



DECAYED AND A
TRIPPING AND
INJURY HAZZARD



DECAYED, AN
INJURY HAZZARD,
BUT AT LEAST
MARKED





Unrepaired rail infrastructure



Not very respectful of the sign advising the public of the property's National Historic Site designation, to be resting alongside the garbage bins.



Wednesday, April 6, 2022
7:00pm → Alberni Valley Museum
Minutes

Attending:

Bert Simpson
Claudia Romaniuk
Colin Schult
Dan Washington
Gareth Flostrand
Ken Watson
Pam Craig
Ron Corbeil
Kirsten Smith (staff)
Willa Thorpe (staff)

Regrets:

Bill Collette
Ed Ross

Called to order: 7:02pm

1. Moved by Pam that the agenda of the April 6, 2022 meeting be approved as circulated.
2. Moved by Colin that the minutes of the March 2, 2022 meeting be approved as circulated.
3. Old Business
 - a. Train Station update
 - i. The RFP for prospective tenants went live on March 30, with a closing date of June 17: www.letsconnectpa.ca/train-station-rfp
 - ii. Construction work is expected to be completed before the RFP closes
4. Correspondence
 - a. BC Arts Council
 - i. Resilience grant of \$25,600 awarded
5. New Business
 - a. Deaccessioning of artefacts
 - i. A set of drawings were created for the children of the Skidegate Mission School by local elders, and given to the Alberni Valley Museum in 1972. Staff's intent is to give the drawings to the Haida Gwaii Museum.
 - ii. Moved by Pam to deaccession these drawings and ship the drawings to the Haida Gwaii Museum. Seconded by Bert, carried.



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6. Reports

a. Chamber of Commerce

- i. The Chamber's focus over the past month has been on the annual audit that we are to complete. I believe that the process is soon to wrap up. We have also restarted Chamber events and I'm pleased to say that our first in over two years was a real success. A breakfast meeting sponsored by the San Group was very well-attended on March 23 with more than 40 people present.
- ii. The Chamber continues to work with businesses in the lower 3rd area and has successfully set up a luncheon scheduled for April 21st at Rim Rock. This event will see the Port Alberni Shelter Society present some ideas for all to see. The event is sponsored by PASS and as a result we are able to drastically reduce our fee to attend. \$10.00* for lunch and presentation.
- iii. The Chamber sat in on a meeting with Hon. Josie Osborne recently where she presented highlights of the BC budget to us.
- iv. The Chamber is also working on other events including:
 1. May 6th – Welcome Back Tourism. This event onboard the Frances Barkley from about 3pm to 6pm that afternoon. Everyone welcome. Tickets: \$35.00* sponsored by Alberni District.Coop
 2. May 7th – learn to Tango at the McLean Mill. 7pm to 9pm. This event is set up as a fundraiser for newly formed San Group Foundation who in turn will distribute funds to needy charities in the AV. Tickets \$35.00.
 3. May 26th. Chamber AGM at Dog Mountain Brewery 11am to 1pm. Guest speakers included Andy/Robin owners of Dog Mountain and Mayor Sharie Minions.
 4. Friday, June 10th – Community Excellence Awards – McLean Mill. Attendance projected at +/- 300 people. Nearly 60 award winners will be announced that evening covering 2020, 2021 and 2022.
 5. All events tickets can be purchased online at www.albernichamber.ca

b. McLean Mill

- i. We are recruiting for some key roles at the McLean Mill; please contact Bill or Anita: bill@albernichamber.ca anita@mcleanmill.ca
- ii. Weddings and other events are piling up. Most weekends are now booked through the summer. Plans are well underway to open up the campground – we hope by no later than the May long weekend.



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- iii. We continue to talk with Moment Factory about ideas for the site that could include them. A Moment Factory installation at the McLean Mill would immediately vault Port Alberni into a must-see Vancouver Island destination for most months of the year.
- iv. We plan to open as early as Easter weekend.
- v. We have rehired Scott J. who has become our site maintenance resource. Scott is capable of most anything and has already had a tremendous effect for us.

c. Maritime Heritage Society

- i. Lighthouse Roof Replacement – Javen Simon Roofing has been retained to undertake this work as their schedule and weather permit. In March we received notice that ACRD will contribute \$3000 towards this project. Thanks to the ACRD for their support!
- ii. Tsunami Exhibit – The 1964 Tsunami Exhibit is now available for viewing and will be a permanent exhibit in our Gallery. Thanks to David Cox and Kirsten Smith and Amy Vandal from the AV Museum for all their work on this.
- iii. Harbour History Pictorial Display - A new display consisting of a collection of Black & White photographs of Port Alberni's harbour, taken by John Taylor in the 1980's is coming soon. The AV Museum has agreed to loan these photos for a temporary exhibit and also to assist with framing the photos for display. A big thank-you to the AV Museum staff for their help with this project and thanks to Dave Cox and Jean McIntosh for organizing this. This new display will replace our current Vanlene shipwreck display so if you haven't seen that yet come on in and have a look before it is gone.
- iv. Nahanni Restoration Project – With Spring weather we are resuming the weekly work sessions on Monday's at 10 am restoring this WW 2 vintage RCAF crash boat. If you would like to get involved with this project there is lots of opportunity to roll up your sleeves participate. Thanks to Lawrence Charnell for being the leader on this project.
- v. Summer Programs – We have made applications for funding from the Alberni Co-op and the Alberni Foundation to help cover the costs of hiring students for our 2022 summer programs. Thanks to Don Jones for his work in putting these applications together.
- vi. Open Hours - we are open Thursday – Sunday, 11 am – 4 pm. Vaccination passport protocol is still in effect. Stop in at the Gallery to see the new Tsunami exhibit and the outgoing Vanlene exhibit and also renew your membership.



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- d. Community Arts Council
 - i. Gallery Exhibits
 - 1. March 30 to April 23 – Ruth Jeffery – Under, Over & Beyond – Woven wall hangings, Emu egg creations
 - ii. Workshops – 4 new spring workshops, beginning April 8, Presented by 2 artists: Connie Chaplin and Ionne McCauley
 - 1. April 8th NIC 10am to 300pm INTRODUCTION TO FIBRE ARTS
 - 2. April 12, NIC 11am to 300pm SHIBORI 7 INDIGO DYEING
 - 3. April 18, April 19 NIC BATIK
(DAY 1 10am to 3pm, DAY 2 11am to 2pm)
 - 4. April 25, April 26 NIC SILK PAINTING
(DAY 1 1030 am to 230pm, DAY 2 1030 am to 230pm)
 - iii. Book Sale May 6 and 7, September 18 at Athletic Hall
 - iv. TEAS ON THE TERRACE, July and August
 - v. SOLSTICE ARTS FESTIVAL, artists/artisans in the garden, July
- e. Regional District
 - i. Extended contract with VIU to continue monitoring the landfill for gases
 - ii. Bamfield received funding from ICET to build an outdoor gathering space on the west side
 - iii. Applying for funding for the Log Train Trail, Sproat Lake Active Transportation Network and West Coast Multi-use pathway
 - iv. 10th and Redford project – rail ties for landscaping donated by IHS
- f. School District
 - i. Monday April 4 was the stakeholder/partner groups informal conversation with the Superintendent candidates. Tuesday April 5 was the formal interviews. April 6 was the final selection by the Board. We will be ready for an announcement shortly.
 - ii. District is also advertising for Director of Instruction – Inclusive Education; District Principal of Indigenous Education; Elementary Principal for Tsuma-as Elementary.
 - iii. District website had a reminder to families that if they travelled out of the country at Spring Break students must wear a mask.
 - iv. Early dismissal for all schools April 5, 6, 7 for Learning Conferences.
 - v. Next public Board meeting is April 12. Easter is April 15 to 18. April 22 is a Pro-D day.



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g. City Council

- i. The City of Port Alberni has received notice of a decision from the Agricultural Land Commission [ALC] in response to the City's application to exclude 11.5 ha of land located at 5366 Smith Road, Port Alberni and commonly known as the McLean Mill National Historic Site. Following receipt of a letter of non-compliance in 2020, the City made an application for non-farm use of the site. The ALC rejected the City's application but noted that the panel would accept the submission of an exclusion application and in March of 2021 an application was submitted following the direction of Council.
With the intent of the Agricultural Land Reserve [ALR] and the mandate of the ALC in mind, the City proposed to retain 1.3 ha of the 12.8 ha property within the ALR; minimizing the exclusion area. As a result of the decision, the excluded portion of land will enable the City to continue with the highest and best use of the Site which is currently managed on behalf of the City by the Alberni Valley Chamber of Commerce.
"As business operators of McLean Mill since 2020, the Alberni Valley Chamber of Commerce has faced significant challenges given the land designation and ongoing COVID-19 pandemic. We wish to thank the Chamber for their innovation and persistence through these difficult times. We are happy to now have certainty in moving forward and proud to be able to showcase this incredible historic site to our community and visitors, said Mayor, Sharie Minions."
Council wishes to extend our thanks to the Agricultural Land Commission in considering the City's applications.
Under section 33.1 of the Agricultural Land Commission Act ("ALCA"), the Chair of the Agricultural Land Commission has 60 days to review the decision.
- ii. Dam Safety Review Council authorized early approval and award of contract to Tetra Tech Canada Inc. in the amount of \$84,656.16, plus applicable taxes as allocated in the "City of Port Alberni 2022-2026 Financial Plan Bylaw No. 5045, 2022" to complete a Dam Safety Review of the Lizard Lake and Bainbridge Lake Dams
- iii. Introduction of Manager of Planning The Acting CAO | Director of Development Services introduced Marianne Wade, the City's new Manager of Planning
- iv. The City of Port Alberni is a step closer to adopting its 2022-2026 budget, with council scheduled to give third reading to the new financial plan on Monday, March 28.



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- v. The budget currently shows a 3.9 percent tax increase, or \$81.33 increase for the average residential home valued at \$480,229.
- h. Historical Society
 - i. We are now welcoming researchers in-person. Our door will be open from 11 am – 3 pm, Tuesday – Thursday.
 - ii. During the month of March, the volunteers logged in 180 hours. Thank you for your dedicated time!
 - iii. The Historical Society has been able to have an in-person Board Meeting in March and will hold another one in April.
 - iv. Our AGM will take place on Wednesday, June 8, 7 pm – 9 pm at Echo Centre. There will be a guest speaker.
 - v. Volunteers are in the Archives - Tues – Thurs, 10 am – 3 pm.
- i. Industrial Heritage Society
 - i. Bob East continues working on fire safety plan at IHC
 - ii. Farquhar steam tractor ready for showing. Need to get more operators certified
 - iii. Roundhouse clean-up continues
 - iv. Planning and preparations for Hayes 100th birthday are ongoing
- j. Community at Large
 - i. 7th - Music of Lent and Easter @ Trinity Anglican Church - organ recital with donation proceeds towards Ukrainian Relief - Noon
 - ii. 7th - Mt Klitsa Garden Club 7pm @ Echo Centre (Dogwood)
 - iii. 9th - Spring Fever Indoor Market - 10-4 @ BW Barclay
 - iv. 9th - Highland Dance competition @ Athletic Hall 9am
 - v. 12th - Hike to High Ground - starting @ Spirit Square Harbour Quay 1pm
 - vi. 16th - Community Easter Egg Hunt @ First Baptist Church (Cherry Creek Rd) 12-2pm - free family event for children 12 and under, register at the event.
 - vii. 23rd - Port Alberni Community Clean Up - sponsored by Rotary Club - must register 731-6555 Dwayne Parfitt - or on FB page - 10-2
 - viii. 30th - Plant, Bake and Book Sale @ AV United Church 11-2
 - ix. May 3/4/5 - Blood Donation Event @ BW Barclay
- k. Museum
 - i. The biennial Art Show is returning in May → Emergence: New Works, New Beginnings will run May 5 – September 3, featuring 60 artists from Vancouver Island
<https://www.facebook.com/Av-museum-art-show-2022-106649348437159/>



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- ii. Though there were no local registrants for the Regional Heritage Fair, staff will be running a truncated version for a few classes in the region on May 6
- iii. The Young Canada Works program has approved support of two post-secondary students to join the Museum this summer; job postings close on April 8
- iv. BC's Marvellous Mushrooms, a new travelling exhibit created by the Royal BC Museum, explores the science and practical uses of mushrooms today, highlighting some of the most fascinating of the 3,400-known species in the province. This exhibit runs October – December, 2022

l. Hupacasath First Nation – no report

m. Tseshaht First Nation – no report

7. Next Meeting

- a. Wednesday, May 4 → 7pm (Rollin Art Centre)

8. Adjourn

- a. Moved by Colin to adjourn the meeting at 8:25pm.

Councillor Report

For May 24, 2022

Councillor Debbie Haggard

May 6, 2022 – Mayor Minions and I had our monthly meeting. We updated each other on current City projects and committees that we are working on.

May 6, 2022 – The Coordinator of the Community Action Team and I met in order to do some preliminary planning on the International Overdose Awareness Day that will be held on August 31, 2022.

May 11, 2022 – On behalf of Mayor Minions, I attended the Alberni Clayoquot Regional District Board meeting. Highlights include:

- Inspector Rochette presented the Port Alberni RCMP crime report for January to March 2022
- The ACRD gave their support for the Municipal and Regional District Tax Program
- Friends of the Rail to Trail Vancouver Island group gave a presentation regarding alternative uses for the Island corridor

May 11, 2022 – A public hearing was held in order to review a rezoning application on the property at 5249 Pineo Road that will permit the future development of two residential duplexes.

May 12, 2022 – I attended a meeting with BC Housing and other local community organizations. We reviewed the information shared from the previous meetings and discussed next steps in our community.

May 12, 2022 – Mayor Minions, Councillor Corbeil and I met with a local community member in order to discuss recycling opportunities in our community.

May 16, 2022 – The PASS board met to discuss the summary of the meeting with BC Housing. Next steps the Board will undertake is relationship building with other organizations in the community.

May 16, 2022 – I attended the town hall meeting regarding a proposed housing development at the top of Burde Street and its possible effects on two beaver ponds. Concerns from local residents were expressed about the potential effects on the riparian area.