

MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, September 26, 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 via Teleconference
Councillor H. Poon
Councillor C. Solda
Councillor D. Washington

Gallery: 20

A. CALL TO ORDER & APPROVAL OF THE AGENDA

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

MOVED AND SECONDED, THAT the agenda be amended to include correspondence under F.3 from R. Terepocki dated September 23, 2022 and item J(j), correspondence from Tseshaht First Nation. The agenda was then adopted as amended.

CARRIED

B. ADOPTION OF MINUTES

1. *MOVED AND SECONDED, THAT the minutes of the Special meeting held at 9:30 am and Regular Council meeting held at 2:00 pm on September 6, 2022 be adopted.*

CARRIED

C. PUBLIC INPUT PERIOD

Roland Smith

Spoke to the process involved with public requests for access to City information and records.

D. DELEGATIONS

1. **Alberni Valley Community Forest Corporation**

Chairman, Jim Sears, and members of the Board presented a dividend cheque from the Alberni Valley Community Forest Corporation in the amount of \$300,000.

E. UNFINISHED BUSINESS

F. STAFF REPORTS

1. **Accounts**

MOVED AND SECONDED, THAT the certification of the Director of Finance dated September 26, 2022, be received and the cheques numbered 151286 to 151416 inclusive, in payment of accounts totalling \$1,532,373.68, be approved.

CARRIED

2. **Development Planner – Development Application | 3045 and 3053 Kingsway Avenue**
MOVED AND SECONDED, THAT Council authorize the issuance of Development Variance Permit No. 113 and that the Director of Corporate Services be authorized to sign the permit granting the following variances to the Zoning Bylaw at 3045 and 3053 Kingsway Avenue subject to the City of Port Alberni receiving a consolidated legal plan for the property:

Vary Section 5.15.2 RM2 Site Development Regulations to:

- i. Reduce minimum side yard setback from 5.0 metres to 1.5 metres for a variance of 3.5 metres.*
- ii. Reduce required minimum frontage from 25 metres to 20.12 metres for a variance of 4.88 metres.*
- iii. Reduce required minimum lot area from 840 m² to 766 m² for a variance of 74 m² (797 ft²).*

CARRIED | Res. No 22-210

MOVED AND SECONDED THAT Council authorize the issuance of Development Permit No. 22-02 and that the Director of Corporate Services be authorized to sign the permit including the development plans as shown on Schedule 'B', prepared by Streamside Homes Inc., subject to the City of Port Alberni receiving the required landscaping security in the amount of \$88,000.00.

CARRIED | Res. No 22-211

3. **Manager of Planning – Temporary Use Permit | 3665, 3675, 3689 4th Avenue**
MOVED AND SECONDED, THAT Council issue Temporary Use Permit No. 22-01, and that the Director of Corporate Services be authorized to sign the permit for City lands located at 3665, 3675, and 3689 4th Avenue to permit a temporary low barrier shelter of up to 30 units of temporary transitional housing in "Tiny Shelters", two sanitary stations, one office, bicycle parking, two outdoor gathering areas with a cover and furnishings, garbage area, and soft landscaping with attachments as noted in the Temporary Use Permit 22-01 once all the conditions noted in the permit have been met to the satisfaction of the Director of Development Services.

CARRIED | Res. No 22-212

MOVED AND SECONDED, THAT Council authorize the Director of Corporate Services to execute the Letter of Intent between the City of Port Alberni, Port Alberni Friendship Centre and BC Housing Management Commission dated September 12, 2022 and attached to this report.

CARRIED | Res. No 22-213

MOVED AND SECONDED, THAT Council authorize the Mayor and the Corporate Officer to enter into a lease agreement with the Port Alberni Friendship Centre for City owned lands at 3665, 3675, and 3689 4th Avenue for a two-year term for the purposes of operating a temporary low barrier shelter.

CARRIED | Res. No. 22-214

G. BYLAWS

1. **Development Planner – Proposed Zoning Bylaw Amendment | 3151 3rd Avenue**
MOVED AND SECONDED, THAT "Zoning Map Amendment No. 54 (3151 3rd Avenue – Dog Mountain Brewing), Bylaw No. 5064" be now introduced and read a first time.

CARRIED | Res. No. 22-215

MOVED AND SECONDED, THAT "Zoning Map Amendment No. 54 (3151 3rd Avenue – Dog Mountain Brewing), Bylaw No. 5064" be read a second time.

CARRIED | Res. No. 22-216

MOVED AND SECONDED, THAT Council waive the public hearing for proposed "Zoning Map Amendment No. 54 (3151 3rd Avenue – Dog Mountain Brewing), Bylaw No. 5064" in accordance with section 464 (2) of the Local Government Act [LGA], as the proposed amendment aligns with the Official Community Plan designations, and direct staff to provide public notice in accordance with section 467 of the LGA prior to consideration of further readings of the Bylaw.

CARRIED | Res. No. 22-217

MOVED AND SECONDED, THAT the applicant be required to submit a consolidated legal plan for the properties at 3151 and 3141 3rd Avenue before Council considers final adoption of Bylaw No. 5064.

CARRIED | Res. No. 22-218

Mayor Minions left the meeting at 2:48 pm, declaring a conflict of interest as it relates to the Kuu-us Crisis Line Society's employment of her spouse.

Councillor H. Poon assumed the Chair at 2:48 pm.

2. **Deputy Director of Finance – 2023 Permissive Tax Exemptions**
[Alberni Drug & Alcohol Society | Kuu-us Crisis Line Society]

MOVED AND SECONDED, THAT "City of Port Alberni, Permissive Tax Exemption Bylaw No. 5068, 2022" be now introduced and read a first time.

CARRIED | Res. No. 22-219

MOVED AND SECONDED, THAT "City of Port Alberni Permissive Tax Exemption Bylaw No. 5068, 2022" be read a second time.

CARRIED | Res. No. 22-220

MOVED AND SECONDED, THAT "City of Port Alberni Permissive Tax Exemption Bylaw No. 5068, 2022" be read a third time.

CARRIED | Res. No. 22-221

Mayor Minions returned to the meeting at 2:55 pm and resumed the Chair.

[Island Corridor Foundation]

MOVED AND SECONDED, THAT "City of Port Alberni Permissive Tax Exemption Bylaw No. 5069, 2022" be now introduced and read a first time.

CARRIED | Res. No. 22-222

MOVED AND SECONDED, THAT "City of Port Alberni Permissive Tax Bylaw No. 5069, 2022" be read a second time.

CARRIED | Res. No. 22-223

MOVED AND SECONDED, THAT "City of Port Alberni Permissive Tax Exemption Bylaw No. 5069, 2022" be read a third time.

CARRIED | Res. No. 22-224

H. CORRESPONDENCE FOR ACTION

I. PROCLAMATIONS

J. CORRESPONDENCE FOR INFORMATION

1. *The Director of Corporate Services summarized correspondence to Council as follows:*
 - a. M. De Geer | Fire Hydrant Maintenance
 - b. Royal Canadian Legion | Remembrance Day Poppy Campaign & Flag Raising
 - c. W. Whyte | Concerns Regarding Proposed Burde Street Development
 - d. BC Emergency Health Services | Service Expansion in Port Alberni
 - e. Ministry of Jobs, Economic Recovery & Innovation | Mass Timber Demonstration Program Intake
 - f. Friends of Burde Street Ponds Steering Committee | Copy of Letter to the Ministry of Forests Requesting a Review of the Riparian Areas Protection Regulation
 - g. Alberni Valley Museum and Heritage Commission Minutes | June 1, 2022
 - h. Advisory Planning Committee Meeting Minutes | August 18, 2022
 - i. Draft Advisory Traffic Committee Meeting Minutes | July 20, 2022
 - j. Tseshaht First Nation | National Day for Truth and Reconciliation 'Orange Shirt Day Walk' Friday, September 30th, 11:00 am, Harbour Quay

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

1. **Notice of Motion | 3358 6th Avenue**
MOVED AND SECONDED, THAT Council direct staff to explore remedial action requirements as it relates to the property located at 3358 6th Avenue.
CARRIED | Res. No. 22-225

N. QUESTION PERIOD

Jim Del Rio

Inquired regarding the process for the 4th Avenue Tiny Shelter project.

Neil Anderson

Questioned the status of Council's Chief Administrative Officer search.

Roland Smith

Inquired as to the City's obligation to meet current railway standards when performing roadworks in areas where railways are present. Further posed a number of questions regarding the Connect the Quays Pathway project.

Randy Fraser


Requested an update regarding the City's previous exploration into the relocation of the Public Works building and for further clarification regarding the release of environmental reports for the Somass Lands.

O. ADJOURNMENT

MOVED AND SECONDED, THAT the meeting adjourn at 3:44 pm.

CARRIED

CERTIFIED CORRECT



Mayor



Corporate Officer

