

POWELL RIVER REGIONAL DISTRICT

BOARD OF DIRECTORS

MINUTES – August 26, 2010

The BOARD OF DIRECTORS meeting was held in the Lasqueti Island Community Hall on Thursday, August 26, 2010, commencing at 3:00 p.m.

Present: Director Colin Palmer, Chair
Director Merrick Anderson
Alt-Director Belyea
Director Patrick Brabazon
Director Chris McNaughton
Director Dave Murphy

Staff
Present: Frances Ladret, Administrator
Don Turner, Planner
Brenda Paquin Administrative Secretary

AGENDA

On the recommendation of the chair, directors agreed to amend the agenda by deleting New Business Item #3: “Northside Fire Hall Design & Specifications” as information on this item was not available.

ADOPTION OF MINUTES

1. **Minutes of July 22, 2010**

M. Anderson / D. Murphy THAT the Minutes of the July 22, 2010 meeting of the Board of Directors be adopted as circulated.

MOTION CARRIED.

2. **Minutes of July 30, 2010**

C. McNaughton / D. Murphy THAT the Minutes of the July 30, 2010 meeting of the Board of Directors be adopted as circulated.

MOTION CARRIED.

CORRESPONDENCE

1. Correspondence from Texada Action Now Community Association dated July 19, 2010 re Pesticide Use on Texada Island.

D. Murphy / C. McNaughton THAT the Board concur with the Texada Action Now request to send letters to Terasen Gas and BC Transmission Corporation, industrial land users on Texada Island, reiterating the Regional Board policy regarding pesticide use on Texada and the Texada Island Official Community Plan policies opposing the application of pesticides on forest land.

MOTION CARRIED.

2. Correspondence from Muscular Dystrophy Canada dated August 6, 2010 acknowledging Malaspina VFD Fundraising

T. Belyea / P. Brabazon THAT the Board send a letter of congratulations to the MVFD for their fundraising efforts on behalf of Muscular Dystrophy.

MOTION CARRIED.

3. Correspondence from Vancouver Coastal Health dated August 12, 2010 re UBCM Convention Resolution re Poverty Reduction Strategy for BC.

It was noted that it has been the practice of this Regional Board to have directors attending the UBCM Convention vote independently on convention resolutions.

C. McNaughton / M. Anderson THAT the correspondence be noted and filed;

AND THAT staff be directed to obtain further information on current provincial government initiatives to address poverty.

MOTION CARRIED.

DELEGATION

1. Willy Clark, Chair, Lasqueti Island Internet Access Society (LIAS)

Mr. Clark provided an update to directors on the activities of the LIAS. He commented that LIAS could improve its service by providing more access points allowing fewer users per point, but needs more funds. Mr. Clark explained the work required to improve the service and build redundancy into the system and cited estimated costs of \$10,000. He noted LIAS' objective is to provide service for as little cost as possible. Current system revenues exceed expenses by \$300 a month which does not allow for setting aside funds for future improvements or major repairs. Mr. Clark acknowledged past Regional District contributions to the system. He noted improvements to this system may address some problems in electoral areas A and C.

Director Anderson indicated some grant-in-aid funding may be available in future.

Mr. Clark asked if the Regional District could be the liaison between LIAS and senior levels of government which may have funding available. He agreed to provide a detailed proposal for system improvements which the Regional District could take to the Member of Parliament. Directors agreed to look for funding for the LIAS system improvements.

Mr. Clarke further commented that subscribers currently pay \$300 per year which barely covers costs. He noted that once the system is complete, more users could generate more revenue however, those users may have to come from Texada or the mainland as Lasqueti Island has limited growth potential. It was suggested that LIAS may have to raise its rates to its subscribers to cover future costs.

2. **Vic Downard, Last Resort Society**

Mr. Downard addressed the board to update directors on the Last Resort Society plans to build a nursing and care centre on the island. He reported that a site has been selected and the land transaction is almost completed. Mr. Downard thanked the board for past contributions to the society.

COMMITTEE REPORTS

Director Palmer reported on the Planning Committee meeting of August 17, 2010.

Director Brabazon reported on the Committee of the Whole meeting of August 19, 2010.

Director Murphy reported on the Rural Services Committee meeting of August 19, 2010.

OTHER REPORTS

Director Palmer reported on the PRCI AGM.

Director McNaughton reported on City Council activities.

CHAIR'S REPORT

MOTIONS

1. **Parks & Greenspace Plan**

D. Murphy / P. Brabazon THAT the Board concur with the recommendation of the Committee of the Whole to receive the Draft Parks & Greenspace Plan as presented by HB Lanarc, subject to the incorporation of changes discussed at the August 19th Committee meeting;

AND THAT the Parks & Greenspace Plan as amended be submitted for public review.

MOTION CARRIED.

2. **Wilderness Camp (Haywire Bay Park) Development Plan**

C. McNaughton / T. Belyea THAT the Board concur with the recommendation of the Committee of the Whole to endorse in principle the School District's Wilderness Camp development plan for Haywire Bay Park as presented in the August 3, 2010 staff report from S. Gullette.

MOTION CARRIED.

3. **Cemetery Development Plan – Implementation Designs**

T. Belyea / P. Brabazon THAT the Board concur with the recommendation of the Committee of the Whole to accept the proposal dated August 13, 2010 from Lees & Associates to undertake Cemeteries Development Plan design work budgeted for 2010 at a cost of \$13,275 plus applicable taxes.

AND THAT staff be authorized to negotiate with Lees and Associates to expand the scope of work to incorporate further design work planned for future years at a cost generally consistent with the allocations in the 2010-2014 Financial Plan.

MOTION CARRIED.

4. **Solid Waste Management Plan Completion**

C. McNaughton / P. Brabazon THAT the Board concur with the recommendation of the Committee of the Whole to accept the letter proposal dated August 16, 2010 from Maura Walker and Associates to

- a) revise the Solid Waste Management Plan to meet provincial requirements for a maximum cost of \$3,000; and
- b) submit a separate work plan, schedule and budget to complete the Lasqueti Island Sub-area Plan for the Board's consideration.

MOTION CARRIED.

5. **Lasqueti Island Waste Management Coordinator Contract**

T. Belyea / M. Anderson THAT the Board concur with the recommendation of the Committee of the Whole to renew the contract with Robyn Dryburgh to provide Lasqueti Island Waste Management Coordinator service to December 31, 2011 at the following costs:

- a) 2010 Contract Fee of \$27,000, retroactive to January 1st, to be paid in monthly instalments of \$3,500 for July and August and \$2,000 for all other months;
- b) \$5,000 allocation for Free Store Operations to be paid upon Coordinator's submission of receipts for payment to free store workers;
- c) Above costs to increased in 2011 in accordance with the Consumer Price Index for BC/Vancouver as recorded by StatsCan for the preceding 12 month period ending December 31st;

AND THAT \$8,000 be moved from the 2010 Lasqueti Island Waste Management budget Operating Reserve account to cover the 2010 coordinator contract costs.

MOTION CARRIED.

6. Lund Sewer System Caretaker Contract Renewal

M. Anderson / T. Belyea THAT the Board concur with the recommendation of the Rural Services Committee to renew the contract with Steve Suche to provide caretaking services for the Lund sewer system for a fee of \$1,500 per month retroactive to January 1, 2010;

AND THAT the fee remain in effect until the treatment plant upgrade project is completed at which time the fee will be renegotiated.

MOTION CARRIED.

7. Lund Sewer Treatment Plant Upgrade Project Management

M. Anderson / T. Belyea THAT the Board concur with the recommendation of the Rural Services Committee to retain the services of GF Land Development Planning to work in cooperation with Dayton & Knight Engineering to coordinate the Lund Sewer Treatment Plant Upgrade project.

MOTION CARRIED.

8. Texada Airport Crack Sealing Tenders

D. Murphy / T. Belyea THAT the Board concur with the recommendation of the Rural Services Committee to accept the tender from Capilano Highway Services Co. in the amount of \$14,222 plus applicable taxes for crack sealing at the Texada Island airport;

AND THAT funds be moved from the Airport Reserve to cover the associated costs and the 2010 Texada Airport budget be amended accordingly.

MOTION CARRIED.

9. Texada Heritage Society Funding

C. McNaughton / D. Murphy THAT the Board concur with the recommendation of the Rural Services Committee to endorse a grant of \$4,000 from the Texada Island Heritage Conservation service to the Texada Heritage Society to cover the costs of the honorarium for the student attendant at the museum and for materials to complete the joint use-room that the Heritage Society shares with the Texada Arts Culture & Tourism society;

AND THAT the Society be advised that the Regional District will consider further funding when the Society has more specific cost estimates for the proposed lighting improvements at the museum.

MOTION CARRIED.

10. Savary Island Dock Dredging Archaeological Assessment & Monitoring Report

C. McNaughton / P. Brabazon THAT the Board concur with the recommendation of the Rural Services Committee to endorse payment of \$6,306.61 plus applicable taxes to Simon Fraser University for the “Archaeological Impact Assessment and Monitoring Report” for Keefer Bay, Savary Island.

MOTION CARRIED.

11. Donkersley Road Public Access Update

C. Palmer / C. McNaughton THAT the Board concur with the recommendation of the Committee of the Whole to advise Clint Monson, Ministry of Transportation Area Manager, that the Regional District does not wish to contribute to the development of the boat ramp at Donkersley Road at this time as it is in the process of preparing a Parks and Greenspace Plan which may result in the construction of a full-scale boat ramp elsewhere in the southern region.

MOTION CARRIED.

12. Request for City Water –Sun Land Utilities (Nootka Street)

C. McNaughton / M. Anderson THAT the Board concur with the recommendation of the Rural Services Committee to consent to the City providing water to service DL 3691, Plan 15772, Lot 1 (golf course) and DL 3691, Plan 16678, Lot A (mobile home park) subject to the following conditions:

- a) All new works shall be designed to current municipal standards;
- b) Vancouver Coastal Health endorses the plan and issues a construction permit;
- c) Any distribution mains shall be located within the public road right of way and shall be sized to meet the requirements for a future community water system to service the Nootka St. area and shall be transferred to the Regional District or other agency responsible for developing said system;
- d) The property owner will not permit other properties to be supplied with City water through mains installed to service the subject properties except with the prior consent of the City of Powell River and the Regional District.
- e) The subject properties will be required to connect to any future community water system developed by the Regional District or other entity to service the Nootka Street area.
- f) The Regional District will not incur any costs or responsibilities associated with this request.

MOTION CARRIED.

13. **Subdivision, DL 4193, Mead Road & Finn Bay Road**

P. Brabazon / D. Murphy THAT the Board concur with the recommendation of the Planning Committee to advise the Ministry of Transportation and Infrastructure that the Powell River Regional District supports the subdivision of District Lot 4193, Group 1 New Westminster District, Except Portions in Reference Plans 2832, 2870 and 2872 and Plans 13500, 15599, 08045, 19374 and 20964 into 2 lots of approximately 10 ha and 2.11 ha in area as per the applicant's revised Plan of Proposed Subdivision presented at the August 17th Planning Committee meeting, which includes a .52 ha park dedication at Diver's Rock; subject to the following:

- a) the new lot to be connected to the Lund sewer system in accordance with the Rural Services Committee recommendation of May 27th; and
- b) payment of the \$1,500 Lund sewer development cost charge;

AND THAT the issue of whether a tax receipt can be issued by the Regional District for the value of park dedication be considered at a later date.

MOTION CARRIED.

MoT File No. 2010-01711

14. **Crown Foreshore – Application for Private Moorage, Fronting District Lot 1614, Finn Bay**

P. Brabzaon / D. Murphy THAT the Board concur with the recommendation of the Planning Committee to advise the Integrated Land Management Bureau that the Powell River Regional District has no objection to the application for a Crown land tenure over .04 ha of Unsurveyed foreshore or land covered by water being the bed of Finn Cover, Group 1 New Westminster District for the purpose of private moorage, subject to:

- a) ILMB being satisfied that the upland to the area under application is stable;
- b) public access over the area under application being maintained and none of the proposed works obstructing or impeding the public's ability to cross the foreshore;
- c) the area under application being kept as small as possible to accommodate the necessary works;
- d) the Lund sewer and water lines being allowed to cross the area under application and the lines not being damaged by the anchoring system;
- e) the tenure prohibiting live-aboards and float homes; and
- f) the tenure prohibiting the storage of fuel on the float and the discharge of any sewage and grey water.

MOTION CARRIED.

ILMB File No. 2410407

15. **Subdivision – DL 1614, Alanah & Grouse Ridge Roads**

P. Brabazon / D. Murphy THAT the Board concur with the recommendation of the Planning Committee to advise the Ministry of Transportation and Infrastructure that, in accordance with the Lund

OCP Average Parcel Size Relaxation Policy, the Board has no objection to the subdivision of Lot 4, Block L, District Lot 1614, Plan 19462, Group 1 New Westminster District into two parcels of .88 and .95 ha in area as per the Plan of Proposed Subdivision dated March 29, 2010;

AND THAT the 10% frontage requirement pursuant to Section 944 of the *Local Government Act* be waived.

P. Brabazon / D. Murphy THAT the motion be tabled pending consideration of the proposed “Lund Official Community Plan Average Parcel Size Relaxation Policy” under New Business at this meeting.

MOTION CARRIED

16. **Comox Valley Regional District OCP Amendment Bylaw Referral re Sensitive Habitat Atlas Updates**

M. Anderson / C. McNaughton THAT the Board concur with the recommendation of the Planning Committee to advise the Comox Valley Regional District that the interests of the Powell River Regional District are unaffected by Comox Valley Regional District Bylaw No. 133 cited as Rural Comox Valley OCP Bylaw, 1998, Amendment No. 40

MOTION CARRIED.

OLD BUSINESS

BYLAWS

1. **BL 306.2 - Lund Official Community Plan Amendment, 2009**

P. Brabazon / T. Belyea THAT Lund Official Community Plan Amendment, Bylaw No. 306.2, 2009 be reconsidered and adopted.

MOTION CARRIED.

2. **BL 437 - Texada Island Recreation Commission, 2010**

D. Murphy / C. McNaughton THAT Texada Island Recreation Commission Bylaw No. 437 be given first and second reading.

MOTION CARRIED.

D. Murphy / C. McNaughton THAT Texada Island Recreation Commission Bylaw No. 437 be given third reading.

MOTION CARRIED.

D. Murphy / C. McNaughton THAT Texada Island Recreation Commission Bylaw No. 437 be reconsidered and adopted.

MOTION CARRIED.

3. **BL 438 - Lund Sewer Loan Authorization , 2010**

P. Brabazon / D. Murphy THAT the board concur with the recommendation of the Rural Services Committee to approve the Lund Sewer Treatment Plant Upgrade budget of \$462,195 as presented.

MOTION CARRIED.

P. Brabazon / M. Anderson THAT Lund Sewerage Local Service Area Loan Authorization Bylaw No. 438, 2010 be given first and second reading.

MOTION CARRIED.

P. Brabazon / M. Anderson THAT Lund Sewerage Local Service Area Loan Authorization Bylaw No. 438, 2010 be given third reading.

MOTION CARRIED.

P. Brabazon / C. McNaughton THAT Bylaw No 438 be submitted for the assent of the electors in the Lund Sewerage Local Service Area in accordance with Section 801.2 of the *Local Government Act*;

AND THAT Saturday, October 16, 2010 be established as general voting day;

AND THAT Pat Christie be appointed as the Chief Election Officer and Brenda Paquin as the Deputy Chief Election Officer for the purpose of conducting voting on Bylaw No 438.

AND THAT the Board authorizes the notice of voting to include a synopsis of the bylaw in accordance with s. 164 of the *Local Government Act*;

AND FURTHER THAT the ballot be worded as follows:

“Are you in favour of the Powell River Regional District adopting Bylaw No. 438 to borrow up to \$25,000 over an amortization period of up to 15 years to upgrade the Lund Sewer Treatment Plant?”

MOTION CARRIED.

NEW BUSINESS

1. Lasqueti Volunteer Fire Department Insurance Grading

Directors reviewed information from the Administration regarding the LIVFD loss of Fire Underwriters Survey grading for insurance purposes. Ross Thompson, LIVFD Chief, commented that this has been coming for some time. He noted small, rural departments like LIVFD have difficulty meeting FUS standards cost-effectively. Director Anderson commented that sprinkler systems are likely the most effective fire suppression system for Lasqueti for practical and insurance purposes.

Chair Palmer indicated the Regional District will try to find out what other regional districts with similar situations are doing about insurance grading.

Director McNaughton asked about self-insurance. Chief Thompson responded that he supports this idea and has discussed it with islanders but did not get wholehearted support. His information is that it has worked in other situation (e.g., fishers' boats) as long as there is no significant loss in the first two years.

The Board endorsed the suggestions in the Administrator's report to

- send a letter to Fire Underwriters Survey asking to be informed of any future plans to downgrade or remove insurance grading from Regional District fire departments; and
- have Director Anderson enter into discussions with Lasqueti property owners regarding their desired level of fire protection services and the associated costs. Member recruitment and retention would be a key component of such discussions.

2. Lund Official Community Plan Average Parcel Size Relaxation Policy

P. Brabazon / D. Murphy THAT the Board adopt Policy 5.2.5, Lund Official Community Plan Average Parcel Size Relaxation Policy, as presented.

MOTION CARRIED.

MOTIONS Cont'd....

It was agreed to remove Motion #15 from the table at this time.

15. Subdivision – DL 1614, Alannah & Grouse Ridge Roads

P. Brabazon / D. Murphy THAT the Board concur with the recommendation of the Planning Committee to advise the Ministry of Transportation and Infrastructure that, in accordance with the Lund OCP Average Parcel Size Relaxation Policy, the Board has no objection to the subdivision of Lot 4,

Block L, District Lot 1614, Plan 19462, Group 1 New Westminster District into two parcels of .88 and .95 ha in area as per the Plan of Proposed Subdivision dated March 29, 2010;

AND THAT the 10% frontage requirement pursuant to Section 944 of the *Local Government Act* be waived.

MOTION CARRIED.

MoT File No. 2010-01893

**MEDIA INQUIRIES
ADJOURNMENT**

There being no further business, the meeting adjourned at 4:22 p.m.

Colin S. Palmer, Chair

Frances Ladret, Administrator