



Making a difference...together

**Minutes of a Meeting of the Capital Regional District Board
held Wednesday, May 14, 2014 in the Board Room, 625 Fisgard Street, Victoria, BC**

PRESENT: Directors: A. Bryson (Chair), D. Blackwell (Vice Chair), M. Alto, S. Brice, J. Brownoff, T. Daly, V. Derman, B. Desjardins, D. Fortin, C. Hamilton, D. Howe, M. Hicks, B. Isitt, F. Leonard (1:35), W. McIntyre, J. Mendum, W. Milne, J. Ranns, D. Screech (for G. Hill), L. Seaton, L. Wergeland and G. Young
Staff: R. Lapham, Chief Administrative Officer; L. Hutcheson, General Manager, Parks and Environmental Services; D. Lokken, General Manager, Finance and Technology; T. Robbins, General Manager, Integrated Water Services; K. Lorette, General Manager, Planning and Protective Services; A. Orr, Senior Manager, Corporate Communications; S. Santarossa, Corporate Officer, and S. Norton, Deputy Corporate Officer (Recorder)

Also Present: A. Sweetnam, Program Director, Seaterra Program

ABSENT: Directors: L. Cross, N. Jensen

The Chair called the meeting to order at 1:34 pm.

1. APPROVAL OF THE AGENDA

MOVED by Director Derman, **SECONDED** by Director Alto,
That the agenda and supplementary agenda be approved.

CARRIED

2. ADOPTION OF MINUTES OF APRIL 9 AND APRIL 30, 2014

MOVED by Director Blackwell, **SECONDED** by Director Wergeland,
That the minutes of the meeting of April 9 and April 30, 2013 be adopted.

CARRIED

3. REPORT OF THE CHAIR – No report

4. PRESENTATIONS/DELEGATIONS

1. Presentation: Colwood Councillor Cynthia Day, Chair of the Victoria Family Court and Youth Justice Committee, reviewed highlights of the Committee's Annual Report and special initiatives.

Director Leonard entered the meeting at 1:35 pm.

The impact of the closure of the youth detention centre in Victoria was discussed. Directors noted the efforts by some municipalities to pressure the provincial government to reverse the closure.

2. Presentation: As the CRD representative on the Island Corridor Foundation (ICF) Board, Director Isitt reported on the following:
 - structure of ICF
 - imminent agreement with Southern Rail of Vancouver Island (Southern Rail) to operate the rail service
 - business model for inter-city passenger, freight, tourist and commuter services
 - capital improvements required over next 20 years

Director Isitt advised that a representative of Southern Rail would like to make a presentation to the CRD Board to discuss rail service.

3. Delegation: Richard Atwell, STAG, re agenda item 5.1.2 – referenced a Stantec report regarding the inclusion of UV disinfection for capital budgeting purposes, and requested clarification regarding the \$5,221,200 amount being an additional cost.

5. REPORTS OF COMMITTEES

5.1 CORE AREA LIQUID WASTE MANAGEMENT COMMITTEE – May 14, 2014

1. Wastewater Treatment Plant – Transportation of Materials by Barge

MOVED by Director Young, **SECONDED** by Alternate Director Screech,
That the Seaterra Program budget NOT be increased by \$8.5 million to cover the incremental cost of the use of barges for transportation of materials.

On the motion, it was felt that there should not be any changes or further negotiations on the amenity package with Esquimalt pending the decision from the Minister regarding the McLoughlin Point rezoning.

MOVED by Director Desjardins, **SECONDED** by Director Derman,
That consideration of the motion be postponed until the decision regarding the approval of the McLoughlin wastewater treatment plant site has been received from the Minister of Environment.

CARRIED
Brownoff, Fortin, Isitt, Seaton, Young **OPPOSED**

2. Wastewater Treatment Plant – Installation of Advanced Disinfection/Oxidation

Discussion ensued regarding the environmental benefits of advanced disinfection versus the modest cost increase to the overall project.

MOVED by Director Young, **SECONDED** by Director Isitt,
That implementation of advanced oxidation (ozonation, hydrogen peroxide) be included as part of the proposed procurement contract; and that an increase in the Seaterra Program budget of \$5,221,200 be approved.

CARRIED

Hamilton **OPPOSED**

MOVED by Director Young, **SECONDED** by Director Brice,
That the Board Chair write to the Minister of Environment regarding the above
decision to include advanced oxidation as part of the proposed procurement
contract.

CARRIED

3. Seaterra Program and Budget Update No. 11

MOVED by Director Young, **SECONDED** by Director Blackwell,
That the Seaterra Program and Budget Update No. 11 be received for information.

CARRIED

**4. Financial Implications of Seaterra Program's Recent Proponent
Announcements**

MOVED by Director Young, **SECONDED** by Director Brice,
That the staff report be received for information.

CARRIED

5.2 ELECTORAL AREA SERVICES COMMITTEE – April 16, 2014

1. Pender Island Building Inspection Office – Lease

MOVED by Director Howe, **SECONDED** by Director McIntyre,
That a lease agreement be approved between Driftwood Properties Ltd and the
Capital Regional District for the lease premises located at the Driftwood Centre,
Parcel Identifier 018-948-4134, Lot 1, Sections 10 and 15, Pender Island, Cowichan
District, Plan VIP59811 for a five year term commencing in 2014 at an average rent
of \$19.50 per square foot for year 1 to 3 and \$20.50 for years 4 and 5 plus a
proportional share of property taxes and common area costs; with an option for a
further renewal.

CARRIED

2. Community Works Fund Allocation – St. Mary Lake Water Quality Study

MOVED by Director McIntyre, **SECONDED** by Director Howe,
That a contribution of \$35,000 be authorized from the Salt Spring Island Electoral
Area portion of the Federal Gas Tax Community Works Fund to conduct the St. Mary
Lake Field Data Acquisition & Analysis Program for 2014.

CARRIED

3. Community Works Fund Allocation: Magic Lake Estates Water System Upgrade

MOVED by Director Howe, **SECONDED** by Director McIntyre,
That a contribution of \$60,000 be authorized from the Southern Gulf Islands portion of Community Works Funds to the Magic Lake Estates Water System Upgrade project.

CARRIED

4. Bylaw No. 3954: A Bylaw to Repeal Three Parks and Recreation Defined Area Bylaws

MOVED by Director McIntyre, **SECONDED** by Director Howe,
That Bylaw No. 3954, cited as "Bylaw to Repeal Bylaws No. 2390, "Community Recreational Programs Participating Electoral Areas Bylaw No. 1, 1986, Amendment Bylaw No. 2, 1996", 2403, "Community Parks Participating Electoral Areas Bylaw No. 1, 1992, Amendment Bylaw No. 1, 1996" and 2404, "Community Parks Participating Electoral Areas Bylaw No. 1, 1995, Amendment Bylaw No. 1, 1996" be introduced and read a first and second time,

CARRIED

MOVED by Director McIntyre, **SECONDED** by Director Howe,
That Bylaw No. 3954 be read a third time

CARRIED

MOVED by Director McIntyre, **SECONDED** by Director Howe,
That Bylaw No. 3954 be adopted.

CARRIED

5. Grants-in-Aid

Director Hicks noted a reduction in the grant for the East Sooke Neighbourhoods Association from \$2,000 to \$1,145 at the Association's request.

MOVED by Director Hicks, **SECONDED** by Director Howe,
That payments be made for the following grants-in-aid: That payments be made for the following grants-in-aid:

- 1) Juan de Fuca Grant-in-Aid as approved by Director Hicks
 - a. Sooke Lions Club – Canada Day Project: \$ 1,000
 - b. Juan de Fuca Community Land Trust \$ 1,500
 - c. East Sooke Neighbourhoods Association \$ 1,145
- 2) Southern Gulf Islands Grant-in-Aid as approved by Director Howe
 - a. Pender Islands Field Naturalists \$ 650
 - b. Pender Islands Marine Association \$ 3,000
- 3) Salt Spring Island Grant-in-Aid as approved by Director McIntyre
 - a. Salt Spring Island Water Council Society \$ 1,500

CARRIED

5.3 ENVIRONMENTAL SERVICES COMMITTEE – April 23, 2014

1. Solid Waste Advisory Committee – Review of Terms of Reference (ERM 14-16)

MOVED by Director Mendum, **SECONDED** by Director Brice,
That the Solid Waste Advisory Committee (SWAC) Terms of Reference be revised,
in accordance with the Capital Regional District (CRD) Procedures Bylaw, for SWAC
to provide input on issues at the request of the Environmental Services Committee
and to serve as the Plan Monitoring Advisory Committee for the CRD's Solid Waste
Management Plan.

CARRIED

**2. Integrated Solid Waste and Resource Management Plan – Financial
Management Memorandum (ERM 14-19)**

MOVED by Director Mendum, **SECONDED** by Director Brice,
1) That the staff report be received for information;
2) That staff be directed to organize a workshop for all Board members in May or
June 2014 to review the seven technical memorandums and provide direction on
drafting the new Integrated Solid Waste and Resource Management Plan; and
3) That staff distribute a summary of all technical memorandums to Board members
prior to the workshop.

CARRIED

5.4 FINANCE COMMITTEE – May 7, 2014

1. Investment Portfolio Annual Update

There was discussion regarding ethical investments.

MOVED by Director Leonard, **SECONDED** by Director Blackwell,
That the staff report be received for information.

CARRIED

2. Island Corridor Foundation Funding Update

As the Board appointee to the Island Corridor Foundation Board, Director Isitt left the meeting at
2:37 pm to avoid any conflict of interest.

MOVED by Director Leonard, **SECONDED** by Director Derman,
That the staff report be received for information.

CARRIED

Director Isitt returned to the meeting at 2:38 pm.

3. Bylaws No. 3914 and 3915: Vancouver Island Regional Library District Borrowing Service

MOVED by Director Leonard, **SECONDED** by Director Blackwell,
That Bylaw No. 3914, cited as "Vancouver Island Regional Library District Borrowing Service Establishment Bylaw No. 1, 2014", be introduced and read a first and second time.

CARRIED

MOVED by Director Leonard, **SECONDED** by Director Milne,
That Bylaw No. 3914 be read a third time.

CARRIED

MOVED by Director Leonard, **SECONDED** by Director Milne,
That Bylaw No. 3915, cited as "Vancouver Island Regional Library District Borrowing Service Loan Authorization Bylaw No. 1, 2014", be introduced and read a first and second time.

CARRIED

MOVED by Director Leonard, **SECONDED** by Director Milne,
That Bylaw No. 3915 be read a third time.

CARRIED

MOVED by Director Leonard, **SECONDED** by Director Milne,
That CRD Staff be directed to initiate elector approval by Alternative Approval Process under Section 801.3 of the Local Government Act.

CARRIED

4. Bylaw 3953: Temporary Borrowing Bylaw for Capital Financing (Regional Water Supply Water Works Facilities)

MOVED by Director Leonard, **SECONDED** by Director Alto,
That Bylaw No. 3953, "Temporary Loan (Regional Water Supply Water Works Facilities) Bylaw No. 1, 2014" be introduced and read a first and second time.

CARRIED

MOVED by Director Leonard, **SECONDED** by Director Alto,
That Bylaw No. 3953 be read a third time.

CARRIED

MOVED by Director Leonard, **SECONDED** by Director Alto,
That Bylaw No. 3953 be adopted.

CARRIED

5.5 JUAN DE FUCA LAND USE COMMITTEE – VOTING BLOCK A – April 15, 2014

**1. Rezoning Application – Board Voting Block A
Z-02-13 - Strata Lot 14, Section 16, Otter District, Plan VIS7096 (Specialty
Medijuana Products Ltd. – 6-7450 Butler Road)**

MOVED by Director Hicks **SECONDED** by Director Milne,
That proposed Bylaw No. 3923, “Juan de Fuca Land Use Bylaw, 1992, Amendment
Bylaw No. 119, 2014”, for Strata Lot 14, Section 16, Otter District, Plan VIS7096, as
included in Appendix 3 of the staff report, be introduced and read a first and second
time.

CARRIED

MOVED by Director Hicks, **SECONDED** by Director Milne,
That in accordance with the provisions of Section 890 and 891 of the Local
Government Act, the Director for the Juan de Fuca Electoral Area, or the Alternate
Director, be delegated authority to hold a public hearing with respect to Bylaw
No. 3923.

CARRIED

**2. Rezoning Application – Board Voting Block A
Z-03-13 - Lot 3, Section 16, Otter District, Plan 1959 (Purdy & Vowles – 3384
Otter Point Road)**

MOVED by Director Hicks, **SECONDED** by Director Milne
That Bylaw No. 3934, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw
No. 120, 2014” be introduced and read a first and second time.

CARRIED

The following motion was amended to delete reference to the Alternate Director, to
avoid any conflict of interest as Alternate Director Vowles was related to the
applicant.

MOVED by Director Hicks, **SECONDED** by Director Milne,
That in accordance with the provisions of Section 890 and 891 of the Local
Government Act, the Director for the Juan de Fuca Electoral Area be delegated
authority to hold a public hearing with respect to Bylaw No. 3934, “Juan de Fuca
Land Use Bylaw, 1992, Amendment No. 120, 2014”.

CARRIED

**3. Proposed Bylaw Amendments – Board Voting Block A
Marihuana for Medical Purposes Regulations (Bylaw Nos. 3922, 3927, 3928 and
3929)**

Discussion ensued regarding locating these facilities on agricultural land, which is
permitted under legislation. The conditions for allowing rezoning to permit these
facilities in the Juan de Fuca Electoral Area were outlined.

MOVED by Director Hicks, **SECONDED** by Director Milne,
That proposed Bylaw No. 3922, Juan de Fuca Land Use Bylaw, 1992, Amendment
Bylaw No. 118, 2014, as included in Appendices 2-5 of the staff report, be introduced
and read a first and second time.

CARRIED

MOVED by Director Hicks, **SECONDED** by Director Milne,
That proposed Bylaw No. 3927, Malahat Land Use Bylaw, 1981, Amendment Bylaw
No. 144, 2014, as included in Appendices 2-5 of the staff report, be introduced and
read a first and second time.

CARRIED

MOVED by Director Hicks, **SECONDED** by Director Milne,
That proposed Bylaw No. 3928, Comprehensive Community Plan for Willis Point
Bylaw No. 1, 2002, Amendment Bylaw No. 2, 2014, as included in Appendices 2-5 of
the staff report, be introduced and read a first second time.

CARRIED

MOVED by Director Hicks, **SECONDED** by Director Milne,
That proposed Bylaw No. 3929, Comprehensive Community Development Plan for
Port Renfrew Bylaw No. 1, 2003, Amendment Bylaw No. 6, 2014 as included in
Appendices 2-5 of the staff report, be introduced and read a first and second time.

CARRIED

MOVED by Director Hicks, **SECONDED** by Director Milne,
That in accordance with the provisions of Section 890 and 891 of the Local
Government Act, the Director for the Juan de Fuca Electoral Area, or the Alternate
Director, be delegated authority to hold a public hearing with respect to Bylaw Nos.
3922, 3927, 3928 and 3929.

CARRIED

5.6 JUAN DE FUCA LAND USE COMMITTEE – FULL BOARD VOTE – April 15, 2014

1. Agricultural Land Commission Application to Subdivide Land within the Agricultural Land Reserve: ALR-01-13 - That Part of Section 34, Otter District Shown Outlined in Red on Plan Deposited Under DD 17655, Except That Part on Plan 459-R and 39411 (Richardson & Hanslip - 4164 and 4188 Otter Point Road)

Discussion ensued regarding the impact of subdividing large agricultural land
properties for housing family members, and the potential for future subdivision
resulting in the loss of large lot agricultural land over time. The economic viability of
small lot farming versus large lot farming was also discussed.

MOVED by Director Hicks, **SECONDED** by Director Milne,
That the CRD Board authorize the application for Subdivision of Land Within the ALR
(ALR-01-13) for That Part of Section 34, Otter District, Shown Outlined in Red on
Plan Deposited Under DD 17655, Except That Part on Plan 459-R and 39411, and
that it forward the authorizing resolution to the Agricultural Land Commission.

CARRIED
Bryson, Derman, Desjardins, Fortin, Isitt, Ranns, Young **OPPOSED**

5.7 PLANNING, TRANSPORTATION AND PROTECTIVE SERVICES COMMITTEE –
April 23, 2014

**1. Regional Growth Strategy (RGS) Consistency of Proposed Juan de Fuca
Electoral Area Land Use Regulations for Medical Marihuana Production
Facilities (PPS/RSP 2014-08)**

Staff advised that the legislation allows for this use on agricultural land and therefore
it is consistent with the Regional Growth Strategy.

Director Brownoff left the meeting at 3:05 pm.

MOVED by Director Desjardins, **SECONDED** by Director Milne,
That the proposed Bylaw No. 3926, to amend the Rural Resource Lands Land Use
Bylaw No. 3602, be reviewed as it relates to the Regional Growth Strategy (RGS)
and deemed consistent with the RGS.

CARRIED
Derman, Isitt **OPPOSED**

5.8 REGIONAL PARKS COMMITTEE – March 19, 2014

1. Juan de Fuca Regional Park Watch Society Services in CRD Regional Parks

Director Hicks left the meeting at 3:06 pm.

MOVED by Director Brice, **SECONDED** by Director Blackwell,
That a letter be written from the Board Chair to the appropriate Provincial ministry
recommending that additional funding be provided to the Juan de Fuca Park Watch
Society and that the letter be copied to area Members of the Legislature.

CARRIED

Director Hicks returned to the meeting at 3:07 pm.

5.9 REGIONAL PARKS COMMITTEE – April 16, 2014

1. Community Works Fund Allocation – Development of a Salt Spring Island (SSI) Cycling and Pedestrian Trail Map

MOVED by Director McIntyre, **SECONDED** by Director Brice,
That the development of a cycling and pedestrian trail map for Salt Spring Island (SSI) to integrate with the Experience the Gulf Islands initiative be authorized, with a contribution of \$25,000 from the SSI portion of the Gas Tax Community Works Fund.
CARRIED

6. NEW BUSINESS

Director Brice left the meeting at 3:07 pm.

6.1 Water Service for Proposed East Sooke Fire Hall

It was pointed out that the recommendation referred to the wrong water service and this was corrected in the motion.

MOVED by Director Hicks, **SECONDED** by Director Howe,
That a contribution of \$25,000 be authorized from the Juan de Fuca portion of the Gas Tax Community Works Fund to supplement \$125,000 previously allocated for a water service line extension (within the Juan de Fuca Water Distribution Service) to the CRD-owned property on which the East Sooke Fire Hall property will be built.
CARRIED

6.2 Construction of East Sooke Fire Hall Award of Contract 13-1771

MOVED by Director Hicks, **SECONDED** by Director Howe,
That Contract 13-1771, for the construction of the East Sooke fire hall, be awarded to Verity Construction Corp. in the amount of \$1,897,480 plus tax.
CARRIED

6.3 Fire and Rescue Services Mutual Aid Agreement with the District of Sooke

MOVED by Director Hicks, **SECONDED** by Director Milne,
That the amendment to the Fire and Rescue Services Mutual Aid Agreement be approved and duly signed and sealed by authorized officers of the Board.
CARRIED

Director Brownoff returned to the meeting at 3:08 pm.

7. MOTION TO CLOSE THE MEETING

MOVED by Director Blackwell, **SECONDED** by Director Brownoff,
That the Board close the meeting in accordance with the Community Charter, Part 4, Division 3, 90(1) (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the regional district or another position appointed by the regional district (Items 3.1.1 and 4.1); (e) the acquisition, disposition or expropriation of land or improvements, if the Board considers that disclosure could reasonably be expected to harm the interests of the regional district (Items 3.1.2 and 3.2.1); and (m) a matter that, under another enactment, is such that the public may be excluded from the meeting (Item 3.1.3)

CARRIED

The Board moved to closed session at 3:09 pm and rose and reported at 3:52 pm

8. RISE AND REPORT

8.1 CRD Nominees to CREST Board

The following persons were nominated to the Board of Directors of Capital Regional Emergency Services Telecommunications (CREST) Incorporated:

- Rob Reeleder, representing the Southern Gulf Islands Electoral Area
- Jeri Grant, representing the Juan de Fuca Electoral Area; and

Staff will work with the Salt Spring Island Electoral Area Director to recommend a nominee to the CREST Board of Directors to represent the electoral area.

9. ADJOURNMENT

MOVED by Director Brice, **SECONDED** by Director Milne,
That the meeting be adjourned at 3:52 pm.

CARRIED

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER