

Roberts Creek Official Community Plan Committee (RCOCPC)

**Board Meeting Minutes: January 16, 2008
Roberts Creek School**

Present: Peg Neilon (Chair), Norma Brow, David Moul (Secretary), Gail Cromie, David Kelln, Julie Gleadow, and Barry Krangle

Regional Director: Donna Shugar

Regrets: Gail Newman and Elaine Futterman

Absent: Mike Allegretti and Anne Dykes,

Guest: Carolann Glover

1) *Opening and Check-in:* The meeting began at 7:04 pm. It was noted that item 1.1 of The Community Environment section of the RCOCP (p.15) refers to this group as a Committee. The RCOCP brochure incorrectly refers to us as a Commission. Please make note.

2) *Agenda:* The agenda was posted on the blackboard of the meeting room. The following items were identified for discussion:

- 1) Agenda
- 2) Minutes
- 3) Correspondence
- 4) Report on Sustainable Living presentation
- 5) Review of Terms of Reference (West Howe Sound)
- 6) Transportation and Parking study – volunteers for focus groups
- 7) David Kelln proposal
- 8) Lower Road Bike Path
- 9) Director's Report

The agenda was adopted

3) *Approval of Previous Minutes: **Barry motioned acceptance of the final draft of the minutes and Gail Cromie seconded. The minutes were approved.***

4) *Correspondence:*

4.1 No correspondence was received.

4.2 David Kelln's letter regarding park signage (item 7.1 previous minutes) has not been sent out. He has another draft prepared but still needs to know who to send copies to. It was suggested he send a copy to Don Legault (Ministry of Highways). Peg will forward to David Don's e-mail address and David will send out the letter.
(Action Peg and David)

5) *Business Arising from the Previous Minutes:*

5.1 **(Living Places – item 8.1)**

5.1.1 Donna and David Kelln reported on the presentation given by Jack Basey (vice president, governmental and community relations of Living Forest Communities), on December 13. Living Forest Communities is a for profit company whose main goal is to advance the practice of eco-system forestry in B.C. As Donna and David noted their business model, so far, has been to develop small clustered "hamlets" in the forest with light on the land infrastructure and low impact residential dwellings. David described

their main project (Everwoods) on 150 acres, on Cortes Island, begun 4 years ago by Ann Mortifee. There, interested parties started a trust. The trust bought land from a forest company, whereupon they developed a small portion and protected the rest via covenant with the provision that only sustainable eco- forestry be practiced on the forested portions.

5.1.2 Donna noted that the Mortifee development was one of two likeminded projects on Cortes (each with different zoning). She recommended doing Google searches on “Community Land Stewardship Zone Cortes”, “Forest Stewardship Zone Cortes” and “Renewal Land B.C.” to obtain further information.

5.1.3 Donna has had a conversation with Judy Skogstad, about the Basey presentation, and Judy suggested that the development of a similar project, for Roberts Creek, could be brought to the community’s attention under the auspices of the RCOCP review. Several OCP Committee members suggested we not wait for the review before initiating some action. It was then agreed that we take a two prong approach – see if there is interest in developing such a project now and also bring up the topic during the review process.

5.1.4 Donna will get a list of the community members who had been working on the Weyerhaeuser proposal several years ago and send their names to David Kelln. **(Action: Donna)**

5.2 (RCOCP Review Committee Terms of Reference – item 8.2.4)

5.2.1 Donna sent all members the Terms of Reference (TOR) for the West Howe Sound Official Community Plan Review Committee. She requested members to make comments on it and to bring ideas forward that could be used for developing a TOR for the RCOCP Review Committee. David Moul said that he didn’t think that the TOR for the West Howe Sound Committee was very pro-active and hoped the TOR for Roberts Creek would be more so. He also was concerned with item 13 which said the Review Committee shall give weight to the opinions and recommendations from a neighbourhood planning team. He didn’t believe any group should be given weighted consideration.

5.2.2 Peg said she would like further comments on the West Howe Sound TOR that could be used to develop a TOR for the Roberts Creek Review Committee. In fact, any ideas for developing the Roberts Creek TOR should be e-mailed to her within a week (prior to Jan.23rd) and she will forward them to Donna. **(Action: All Committee members)**

5.2.3 Donna noted that there will be a public meeting on January 30 regarding the Elphinstone OCP.

5.3 (Volunteers for Transportation and Parking Focus Groups – item 8.2.3)

5.3.1 Donna expressed delight that fourteen members of the community have volunteered to sit on the five focus groups formed at the Nov. 21 Parking and Transportation meeting.

5.3.2 The first goal of the implementation process will be the creation of safe pedestrian movement throughout the “downtown core”.

5.3.3 Greg Grebka has suggested, and Donna concurs, that an application be made to the Provincial Local Motion fund (<http://www.localmotion.gov.bc.ca/>) for a grant to augment the gas tax money (Federal) that will be used to implement the Parking Study recommendations.

5.4 (Bike Lanes – item 8.2.1) Carolann reported on her meeting, in December, with Sheane Reid (RD planner) concerning the proposed Lower Road bike path. She and Sheane examined the area between the cemetery and Geddes Road and focused on the feasibility of establishing a two meter path on the water-side of the road. She said Sheane was ready to “get on with the job”. She will contact him with regards as to what happens next.

6) New Business:

6.1 Proposed Land Swap – Crow Road.

6.1.1 David Kelln suggested looking into the possibility of trading the Crow Road properties for the land for sale next to the RC store. Since the Crow Road properties were Crown land and not Regional District land, such a proposal would not be possible.

6.1.2 Donna said that RD Park staff was to look at making the Crow Road properties mobility accessible.

7) Director's Report: Donna spoke on the following:

7.1 Elaine has resigned as Donna's alternate on the SC Regional Board. Peg Neilon has now accepted the alternate's position.

7.2 Thursdays Regional Planning meeting will once again address the Greenshores issue. The planning staff will recommend to the Board that a Greenshores Advisory Committee be formed. They will further recommend that the committee be made up of eleven people consisting of four waterfront property owners, four non waterfront property owners and three professionals (i.e. biologists, hydrologists, engineers etc.). It is being suggested that the committee have a six month term of reference with possible extension if need be.
If the Board adopts the proposal advertising will begin for committee membership.

7.3 Donna reported on the sale of the waterfront property next to the mandala. She noted that the property owners were successful in buying additional foreshore, as this area had grown over the years from new deposits of sand and gravel.
Donna was upset that the owners were going to landscape the newly purchased foreshore in such a way as to deny access to the community's sandy beach. She is endeavouring to contact the owner to see what can be done to protect the community's access to the beach.

8) OCP Review Items:

The following items have been identified so far:

OCP – Items for Review

- 1) Beach access
- 2) Foreshore erosion and retaining walls
- 3) Addition of a mission statement
- 4) Road allowances
- 5) Signage
- 6) Tree retention on private land
- 7) Greenways
- 8) Design guidelines for the commercial core

- 9) Change bylaws to permit home based business proprietors to be able to teach or offer classes.
- 10) Lighting
- 11) Property usages
- 12) More types of unique zoning.
- 13) Downtown parking (new)
- 14) ALR review (new)
- 15) Terms of reference and a mission statement
- 16) Affordable housing
- 17) Short term rentals

10) *Next Meeting:*

The next meeting will be February 20, at 7:00 PM at Roberts Creek School.

11) *Adjournment:* The meeting adjourned at 8:53 P.M.