

Roberts Creek Official Community Plan Committee (RCOCPC)

**Board Meeting Minutes: February 20, 2008
Roberts Creek School**

Present: Peg Neilon (Chair), David Moul (Secretary), Norma Brow, Gail Cromie, Julie Gleadow, Barry Krangle, Mike Allegretti, Anne Dykes, and Elaine Futterman

Regional Director: Donna Shugar

Regrets: David Kelln

Absent: Gail Newman

Guests: Carolann Glover and Allan May

1) *Opening and Check-in:* The meeting began on time at 7:00 P.M.

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) Allan May
- 4) Correspondence
- 5) Roberts Creek Official Community Plan review
- 6) Transportation and Parking study - Focus Groups
- 7) Lower Road Bike Path
- 8) March meeting date
- 9) Pitch In
- 10) Director's Report

Barry moved adoption of the agenda and Anne seconded. Adopted

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

4) *Delegations:* Allan May of NorthWest Contracting (NWC) was given the opportunity to speak about the work he is undertaking on the O'Brian's waterfront property, next to the mandala.

Allan spent a fair amount of time explaining the project and how it would be an asset to the community once it was finished.

There was much discussion of whether the project would in fact make access to the beach more difficult or easier.

It appeared that the following conclusions could be drawn based upon the actions of the Department of Fisheries and Oceans.

- 1) If NWC are given approval by Fisheries and Oceans a one meter path in front of the property, yet below High Water Mark (HWM), could be constructed for the community's access. Allan figured this path could readily be built while his machinery and men were working to extend the property line and it would cause minimal disruption to the beach below HWM. He noted it would be more difficult to build later on, once the machinery has been moved, so time was of the essence.
- 2) If NWC are not given approval by Fisheries to engage in works below the HWM, there will be no trail and access will be more

difficult. Allan was adamant that Michael O'Brian would not be allocating any of his property for a pathway.

Fisheries and Oceans, to this point in time, have not said whether they would approve of the NWC proposal. Allan says numerous overtures have been made to the department but they have not responded.

5) *Correspondence:*

- 5.1 An email was received on January 20, 2008 from Gail Newman stating that she was resigning her position on the Official Community Plan Committee.
- 5.2 The long overdue letter about park signage, according to Peg, would be sent out in the next few days. **(Action Peg and David K)**

6) *Business Arising from the Previous Minutes:*

- 6.1 **(RCOCP Review - item 5.2)** According to Donna the review has been set back for another month or so. She stated that the Roberts Creek review could not start until after the final public hearing in Elphinstone, concerning their OCP, has taken place. That public hearing should occur within the next month.
- 6.2 **(Transportation and Parking Focus Groups - item 5.3)**
 - 6.2.1 Four focus groups have been formed to study parking and transportation issues in the heart of the Creek. All the groups have met with Greg Grebka of the SCRD.
 - 6.2.2 An application might be made to the Provincial Local Motion fund for a grant to augment the Federal gas tax money, already in hand. This is a 50/50 matching fund type of grant. The success of the application will not be known until the summer of 2008.
 - 6.2.3 The groups have had many discussions about the types of crosswalks they would like to see. Unfortunately the Ministry of Transportation has not approved of most of the suggestions thus far.
- 6.3 **(Bike Path – item 5.4)** Carolann stated that the path is to be constructed on the water side of Lower Road between Pine Road and Conrad Rd.

7) *New Business:*

- 7.1 **March Meeting of RCOCP** Due to Spring Break it has been decided to have the next meeting on March 12th (not 19th), at the Roberts Creek School.
- 7.2 **Pitch In Canada** Elaine gave out information concerning this years "Pitch In Canada" campaign. There will be a booth at Earth Day and free garbage bags and tags will be made available to the volunteers.

8) *Director's Report:* Donna spoke on the following:

- 8.1 **Sustainability Conference.** Donna has returned from a Sustainability Conference which had been held in Ottawa, with renewed enthusiasm. She was the SCRD's representative there. Some of the topics she found most interesting dealt with green house gas inventories and eco density. She is hopeful that true disposable bags will replace plastic ones. She is looking forward to sharing more of what she has learned.
- 8.2 **SCRD Sustainability Manager** Dion Whyte has been appointed to the position of Sustainability Manager for the SCRD. He will oversee

measures to reduce the Regional District's carbon imprint and will work on programs dealing with recycling and solid waste disposal.

8.3 Acting Regional Director Peg was acting in Donna's place while she was away in Ottawa. Peg related her experience in sitting in on the February APC meeting.

8.4 Greenshores Advisory Committee. Donna stated that the terms of reference for the Advisory Committee are available on the SCR D website as well as on her own site. She believes a 6 month commitment will be necessary for the 11 members who volunteer to come forward. Frequently Asked Questions (FAQ) about Greenshores, which came out of the public meetings, are also available on both websites.

9) 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 March 12, at 7:00 PM at Roberts Creek School.

11) Adjournment: The meeting adjourned at 9.00 P.M.