

Roberts Creek Official Community Plan Committee (RCOCPC)

Meeting Minutes: February 13, 2013

Roberts Creek Community School

Present: Dianne Sanford (Chair), Elaine Futterman, Mike Allegretti, Carolann Glover, Donna Shugar, Scott Avery, Sheila Wilson, Karen Spicer, Robin Chauhan, Billy Davis, Lesley Roberts, Hollis Johnson, Donna Shugar (Director)

Regrets: Chris Motloch

Agenda: The following agenda was agreed upon and approved:

- 1) Minutes of Last Meeting
- 2) Trails Society Funding Grant – Implications to Roberts Creek
- 3) Herring Spawning Season and Commercial Seaweed Harvest
- 4) Agriculture Presentation
- 5) Director's Report
- 6) Next Meeting:

1) Minutes of Last Meeting
Adopted

2) Trails Society Funding Grant – implications to Roberts Creek
The Trails Society applied to SCRD in 2012 for funding and they were asked to go and find more funds, which they have now secured. Public consultation is requirement to receive funding from SCRD. There needs to be continued communication and local input into trails that go into our district. Donna feels that RC should establish a trails group in order to consolidate local thoughts and energy. Our trails run vertically, which presents a problem for Suncoaster Trail or others like this. We need to carry on conversations about this at our next meeting.

3) Herring Spawning Season and Commercial Seaweed Harvest
Herring spawning season runs during February and March; so don't collect seaweed during these times.

Commercial seaweed harvest could severely impact our shorelines. This is under the jurisdiction of the Ministry of Agriculture, not DFO.

4) Agriculture Presentation

Greg Gebka, Planner, SCRD

We Envision Plan adopted by SCRD in 2011– to increase local food supply to 20% by 2020; we are now at 3%. The idea is to replace Bylaw 310.

Agricultural Area Plan: The SCRD wishes to support agriculture on the Coast. Phase 1 has been adopted by Board and they are waiting for funding for Phase 2 and 3.

Bylaw Development Approach

- Collaborate with AAC
- Get SCRD Board feedback on draft bylaw and 'road map'
- Engage APCs

The current bylaw doesn't permit farming in most areas. With current zoning, for example, livestock is only for personal consumption. The new bylaw is intended to be more permissive to agriculture. Each community will be able to develop a bylaw suitable to its own unique needs. Bylaw will reflect LR procedures and policies, and hopefully will deal with agriculture in non-LR land. The road map is based on Ministry of Agriculture's recommendations. The goal is to have the new bylaw adopted by the fall. An A Zone will replace RU3 in all areas.

'A Zone' Highlights

- Agriculture under more broad terms
- Permit 'farm business' and 'intensive agriculture'
- Permit 'agricultural product sales' more expressly, subject to area restrictions
- Permit additional dwellings supporting farm use
- Permit secondary suites
- Permit temporary farm worker accommodations, agritourism, including accommodations under a temporary use permit
- Conditionally permit winery, cidery, brewery, creamery
- Conditionally permit restaurant as part of winery or cidery
- Permit accessory 'farm research & education'
- Permit horse riding, training or boarding facilities' on lots greater than 1 hectare
- Require notice to deposit or remove soil
- Establish minimum setbacks for specific agricultural activities
- Stipulate maximum lot coverage, including for greenhouses

'Road Map' for Agriculture

- Matrix developed to 'map out' agricultural uses permitted in all zones
- Regulations appropriate to various zones
- Will be modified through AAC /APC review & broader community input

Response from OCPC Members

- The OCPC is concerned about the high density of dwelling units on only 5 acres. This would leave little space for agriculture.
- Some concern was expressed over the inclusion of the right to operate restaurants. Perhaps we could tighten up the conditions to encourage the kind of restaurants desired.
- Concern over density of greenhouses and light pollution

- Next meeting we will need to address again. We should familiarize ourselves with the different zones in Roberts Creek. The SCRDR seeks our input and community outreach.

5) *Director's Report*

Budget is in third round, and reflects good financial shape. Big decisions about recreation haven't been made.

BC Timber Sales has three blocks in the McNeil Lake Watershed, two of which are below intake. The SCRDR picked their battles and chose to approach BC Timber Sales about the block of greatest concern - that which is within 50 meters of a water treatment plant slated to be built. As a result, a 1.7 hectare parcel within 50 meters of lake will be preserved.

Affordable housing Committee has been established; Matt Thompson is the coordinator.

Youngman Application to subdivide in ALR: will give first reading; brought to light that new OCPC doesn't normally support subdivision; tomorrow at planning they will discuss amending the OCP – what are criteria to amend? Could end up at public hearing.

Next Meeting: Wednesday, March 13 2013