

Roberts Creek Official Community Plan Committee (RCOCPC)

Meeting Minutes: February 11, 2015

Roberts Creek Community School

Present: Dianne Sanford (Chair), Scott Avery, Sheila Wilson, Dana Wilson, Nicola Kozakiewica, Heather Gatz, Graham Starsage, Mike Allen, Am, Carolann Glover (guest), John Gibbs, Mark Lebell (Director), Andy Sloss (guest), Carolann Glover (guest), Emily Cook (guest), Douglas Fugge (guest),

Absent: Mark Lebell, Amanda-Rae Hergesheimer, Leslie Roberts

Agenda: The following agenda was agreed upon and approved:

1. Adopt minutes from January 14, 2015 meeting.
2. Referral from SCRD, Transition Houses - Zoning Amendment Bylaw 310.163: Stena Hansen from SCRD will attend to answer questions.
3. Referral from SCRD, Rooster Bylaw. Consider questions and provide input to SCRD
4. Invasive plant control at Henderson Beach – Do we let this go?
5. Beach access signage – John has done some “on the ground” assessments – where do we want to take it from here?
6. New Currency: Dana
7. New Business
8. Adjourn

1. **Adopt minutes from January 14, 2015 meeting.** Scott moved to adopt and Dianne seconded.
2. **Referral from SCRD, Transition Houses - Zoning Amendment Bylaw 310.163**

This work began in 2009. An addiction facility was deemed to fall under the category of transition house, causing some concern. They have been quite unregulated and there have been noise complaints. The Director of Area D has begun pushing to have more clarity in terms of definitions and are hoping for more flexibility. At present there are no applications pending. Parcel size, setback, and size of building can all be defined locally.

At present, only the RCOCP is the only OCP to reference transition houses:

Transition housing may provide temporary homes for people needing short term residences due to personal situations. There is often an element of care provided and there may be direct Provincial oversight. Normally these facilities are provided within a dwelling where facilities are shared. An example is a transition home for women and children leaving abusive situations. A greater level of Provincial oversight is provided the larger the facility. Quite often the facility appears as a regular dwelling with no visual clues that it is anything other than a regular house.

RCOCP: Chapter 17: Residential, Country Residential and Rural. Page 103.

Use 1: Community Care Facility: Bylaw is being updated. By provincial law, we cannot prohibit. This category concerns people who no longer have power of attorney. It doesn't cover youth correctional facility.

Use 2: Assisted Living: (e.g. Christiansen Village) Most areas are currently zoned for Assisted Living. Added R1.

Use 3: Transition House: In the traditional sense, transition houses are single family dwellings which provide temporary housing with a maximum of six (typically women) fleeing abusive circumstances. Transition houses are usually operated by a third party, with the goal of blending into the community. Under the new bylaw, they would be allowed in all R and RU zones.

Action: Stena will send out a table with questions. The SCRD would like comments regarding definitions of the three uses. Do the numbers make sense? Change to parcel size (floor, setback). We are able to defer until next month's meeting.

Comment: When dealing with larger facilities, how will the RD ensure that there are adequate setbacks? Septic residuals could be concerning, especially near creeks

3. Referral from SCRD, Rooster Bylaw. Consider questions and provide input to SCRD

OCP 9.4.10 page 52

1. yes
2. Yes (4-6 months)
3. no
4. not practical because hen houses aren't sound proof; not healthy to soundproof
5. yes
6. no
7. no; residentially-zoned properties have a variety of sizes
8. no
9. yes
10. yes
11. Yes. Minimum parcel size closer to 2 acres
12. yes
13. no
14. not practical
15. not practical

4. Invasive plant control at Henderson Beach: Mike is continuing to work on this. There are a lot of boats that will need to be relocated once the work begins – timing is of the essence. Neighbours will be invited for a walkabout during second week in March. Cutting will be done in the summer.

5. Beach access signage: Thanks to John Gibbs for his work. John surveyed all of the beach accesses along Lower Road and Beach Avenue and documented 21, many of which are not marked. Some have no trails. At the foot of Woodley and across from Park

are two trails that looks like private driveways – they need signs. Dianne will forward the document.

6. **New Currency:** Dana would like to speak at the March meeting about localizing our spending.
7. **Lot 1312:** Highland Road, above cemetery – Carolann has inquired about this property.
8. **Adjourn**

Next Meeting: March 11, 2015