

Roberts Creek Official Community Plan Committee (RCOCPC)

Meeting Minutes: March 13 2013

Roberts Creek Community School

Present: Dianne Sanford (Chair), Carolann Glover, Donna Shugar, Scott Avery, Sheila Wilson, Karen Spicer, Robin Chauhan, Billy Davis, Lesley Roberts, Chris Motloch, Donna Shugar (Director)

Regrets: Mike Allegretti, Elaine Futterman

Agenda: The following agenda was agreed upon and approved:

- 1) Adoption of minutes from February 2013
- 2) Trails Society & Grant Funds – Impact on the Creek
- 3) SCRD Agricultural Road Map
- 4) Medical Use of Marijuana – Changes to Federal Legislation
- 5) Director's Report
- 6) Other Items

1) Adoption of Minutes: Minutes were adopted.

2) Trails Society & Grant Funds – Impact on the Creek:

The Trails Society has \$25000 for a Trails Strategy, \$3000 of which came from the SCRD and \$22000 from the Sechelt Community Forest. The RD is requesting public process.

The OCPC would like to know more about the specifics on the goals of the strategy. Donna believes that the core components of an Inventory would be: an inventory of what exists; which gaps exist; addressing conflicts on trails and recommendations on how to deal with them; and recommendations on continuing the ferry-to-ferry trail.

Jessica McKierahan, Provincial Recreational Officer, will present at the next Trails Society Meeting on Monday March 18 at 7 pm at Capilano University.

A good website that lays out local trails is sunshine-coast-trails.com. Recognizing Halfmoon Bay's local trail group, Donna is wondering if we should we put together a similar Roberts Creek trails group.

3) SCRD Agricultural Road Map:

Zoning Abbreviations

Problem is noted in that the designations in Zoning Bylaw 310 and the OCP do not correspond exactly. Donna will follow up.

RM & CD: multi-dwelling (We have cohousing and the one trailer park)

R1 & R2: Residential (most of the lots around Beach and Lower Rd)

CR1 :Country Residential (on both sides of highway)

CR2; Country Residential (some properties above the highway which permit only one house due to some unusual rezoning requests)

RU1: Rural Residential (5 acre lots above CR lots in Upper RC)

RU2: Rural Resource (We have few of these in RC.)

A Zone: Agriculture (will replace RU3)

Commercial/Park and Assembly: (The commercial area is downtown. Various other areas are designated as Park or Public Assembly. The Hall is Public Assembly; the Church is zoned PA but it is privately owned.)

Industrial: (RC has few, if any, Industrial Zones.)

Zoning maps are located on the SCRD website and in OCP Handbook. **Dianne will request that the RD supplies the community with a large, clear zoning map.**

History Behind the New Bylaw: The increase in a desire for chickens and a push for food security has been the impetus to create new agricultural rules. RC wanted more leniency regarding poultry and the staff's response was that more regulation would be required to control the chicken issue.

Provincial meat regulations were changed in order to permit slaughtering on farmers' properties, which appeared to be a victory for food security. It soon became apparent, though, that SCRD Zoning Bylaw 310 (1989) was more restrictive than what the new meat regulation stated, calling for a restructuring of the bylaw.

OCPC's List of Concerns Regarding the Road Map

1. We would like to see the document simplified – too much detail!
2. The Road Map should standardize its agricultural units; it moves less than seamlessly from hectares to acres and from AUs to actual numbers of animals. We ask that poultry not be quantified as AUs, as numbers can be misleading. 1 AU = 167 poultry – that's a lot of chickens!
3. A zoning map should be included in the package.
4. We are concerned about the potential of opening the flood-gates to overly-intensive large-scale farming. *Intensive Farming* has no upper limits defined in the document.
5. We are concerned about the density of housing on the tracts of land in the A-Zone.
6. We would like to see anything that is more restricted than before, highlighted.
7. The OCPC is concerned about the high density of dwelling units on only 5 acres. This would leave little space for agriculture.
8. 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.
9. We have some concern over density of greenhouses and the resulting light pollution.

10. We would like to see a restriction imposed upon house size in the A Zone.

We can continue to discuss this as there is no time restriction. Robin and Karen will look into the Cowichan Valley and one other district to compare the SCRD's proposed Agricultural Zoning changes to their existing regulations.

4) *Medical Use of Marijuana – Changes to Federal Legislation*

We support decentralized production and decriminalization of marijuana. The OCPC expressed a concern that marijuana won't be able to be grown in homes and must be grown by larger corporations. People should be able to grow their own medicinal marijuana outside on their own property. We feel that it would not be as tempting to steal if smaller increments were grown, thereby lessening the need for the proposed imposed security measures.

Diane and Robin will draft a letter to the Planning Department.

5) *Director's Report*

1. Budget is complete. RC Assessment values went down more than others so our share of the pie is less. As a result, our taxes will either be the same or decrease. We won't likely see a reduction in services, but likely a few additions. Some of the monies will fund: fire hall expenses; Community School night program, youth centres; old swimming pool improvements; and recycling. (Printed paper and packaging in industry will need to deal with extended producer responsibilities in terms of incurring recycling costs.)
2. Bike lane on Lower Road likely will be paved next month.

6) *Other Items:*

Earth Day Sunday April 21 (Contact Sheila at robertscreekearthday@gmail for more info.)
RC General Election in April
Coordinator needed for Community Garden

Next Meeting: April 10 2013