

Roberts Creek Official Community Plan Committee (RCOCP) Meeting

Meeting Minutes: March 9, 2016

Roberts Creek Elementary School

Present: Dianne Sanford (Chair), Sheila Wilson, Bryan Gaudry, Graham Starsage, Mike Allen, John Gibbs, Emily Cook, Doug Fugge, Mark Lebbell (Director)

Absent: Scott Avery, Dana Wilson

Agenda:

1. **Adopt minutes** of February 16, 2016 meeting
2. **Meeting attendance and input on issues via email**
3. **Referral from SCRD** – Regulating Small-Scale Wind Energy Systems
4. **Community Resiliency Report** – Feb. 21. Comments from those that attended
5. **No shooting zones** – Discussion
6. **Knotweed** – Henderson Beach – report from Dana and Dianne
7. **Directors Report** - Mark Lebbell
8. **Beach Access signs**
9. **Pier park renaming**
10. **Impacts of short term rentals on housing availability**
11. **Update** – Flume beach restoration project
12. **New Business**
13. **Adjourn.**

1. **Adopt minutes:** John moved to adopt and Mike seconded.

2. **Meeting attendance and input on issues via email**

The letter to BC Hydro was initiated during the meeting, and it would have been better if more of our group (at least 6) had weighed in via emails with yeses.

- Make sure that comments are constructive.
- Please sign emails.

Action: Sheila forward current protocols to Dianne.

3. **Referral from SCRD: Regulating Small-Scale Wind Energy Systems** – from Marina Stjepovic, Planner

i) *Background Information*

Referral from SCRD to RCOCP on November 13, 2013 on Wind Turbines

At Upper RC, someone was installing a small wind turbine, and community members were concerned about view-scape and noise. Because there was nothing preventing it, the landowner was granted his permit. No regulations in BC govern wind turbines. SCRD could only govern restrictions on concrete base, not the turbine itself. At this time, Bylaws 310 and 337 include wind turbines in height exemption, where all other structures are otherwise prohibited from standing higher than 11 meters. Staff is proposing a quick adjustment to buy time to really decide what they really want to do. SCRD decided to remove height restriction exemption that wind turbines now enjoy. Sustainable wind power is wanted.

OCPC Recommendation forwarded to David Rafael Nov 13, 2013

The OCPC supports removal of the 11-meter height exemption for windmills in Bylaws 310 and 337 on a temporary basis in order for the SCRD to create a bylaw that both supports sustainable energy and considers potential impacts; and with the condition that the Planning Committee presents the proposed amendments to the RCOCP for comment.

ii) Provide feedback and rationale on proposed amendments to Zoning Bylaw 310 or 337 to regulate small-scale wind energy systems. In particular, does the APC agree with:

a) the proposed definition for a 'small wind energy system':

a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 300 kW, and which is intended to provide electrical power for use on-site (either behind the meter or off-grid) and is not intended or used to produce power for resale.

We are unanimously in support of this definition.

b) Small wind energy systems added as a permitted auxiliary use in all zones

We are in agreement with this.

c) A parcel line setback based on tower height

The minimum setback from the edge of the wind energy system foundation, not including guy-wires, to any parcel line, shall be at least equivalent to the total height of the wind energy system, or 10 metres, whichever is greater.

We are in support of this.

d) A minimum separation to any dwelling on an adjacent lot:

The minimum separation from the edge of the wind energy system foundation, not including guy-wires, to any dwelling on an adjacent lot shall be at least equivalent to 1.5 times the total height of the wind energy system.

This would help to mitigate some of the potential negative impacts, such as safety and shadow flicker, on neighbouring properties.

We recommend approval of this item.

e) A maximum number of one wind energy system per parcel

We recommend approval of this item with consideration for multiple small units under 300 kW total.

f) A maximum height

A small wind energy system shall have a maximum total height of 20 metres, measured as the hub height + rotor blade length.

We recommend approval of this item.

Action: Sheila will forward recommendations to Dianne, who will forward on to Marina.

ii) **Community Resiliency Report**

Most OCPC members attended the meeting on February 21st and felt that Mark put together a really great workshop. Some of the major points that arose from the meeting included:

- If there is a disaster, you need to be prepared to take care of yourself.
- Have 7-days supply of food on hand.
- Take First Aid.

- If you can, stay in your house. In the case of an earthquake, most of our houses are unlikely to fall down.
 - It was a good bridging between grass-root efforts and local government.
 - Natalie, Michelle and Mark will compile the post-it note data and will mail out a summary. Possibilities for moving forward will be explored.
- iii) **No shooting zones** – tabled
- iv) **Knotweed – Henderson Beach** – report from Dana and Dianne
 Dianne is in conversation with FLNRO (Forest Lands Natural Resource Operations) and has to apply for a Section 9 Application in order to remove knotweed. She has been directed to be very clear on the messaging to the public. This can be advertised through *Boot tales*.
 Action: Dianne will forward an email from Tom Wells.
- v) **Directors Report** - Mark Lebbell
Invasives: Should a coordinator be hired? The challenge is balancing this time-wise (visual that would go at Henderson Beach vs. other approaches) and money with supporting all areas equally. The 6-point sign is possibly too expensive.
Letter to Chris August and Jasmine Paul, SIB, to come to an OCPC meeting.
Goldmoss application for Bylaw Amendment has run out, so there is a motion to the Board to abandon the application.
Public Engagement: Board has a workshop tomorrow.
Persephone: World Café style workshops coming up in the next two weeks.
Committees in RC Letter in Newspaper: Mark responded.
Budget is up on Tuesday and there will be a presentation in RC in April:
Assessments in RC: We pay a bit less because our assessments aren't as high.
Assets: Fire Hall in RC will cost around \$300,000
Organics Diversion: We will likely be able to provide input.
Regional Economic Development: This arms-length Board will finally get off the ground.
Deficit in Transit
Regional Water: very complicated
- vi) **Beach Access signs** – Mark Lebbell / John
 Mark said that he had his first complaint about the new signs that will be erected. John reported to the group that MOTI approval has been given, and that signs have been completed and will be put up in April.
- vii) **Pier Park Re-Naming** - Mark Lebbell
 The pier delineates an important boundary/meeting point between First Nations' lands. As a future agenda item, would this committee be interested in approaching Squamish and Sechelt Nations to discuss re-naming the pier in their honour?
- viii) **Impacts of short term rentals on housing availability** – Mark Lebbell
 SCRD is looking at affordable housing with regard to the demographics in our community. SCRD is looking at increasing density. Mark suggested that we, as a community, might ponder looking at short-term rentals and B&Bs and their impacts on housing.
- ix) **Watershed**
 This is a 50-year issue and won't be resolved overnight. RD can't do anything illegal. Graham is asking Mark to share with the Board that we need to explore other avenues. Can we look at infrastructure in a

different way, rather than dredging and increasing supply? In the long-term we will need more treatment capacity.

- x) **Private Land:** Questions arose regarding the assessment of lots in watershed that is being logged. CNI wanted to do some building in these lots. Why don't records reflect accurate assessments?

Parking Lot Items: *No Shooting Zone; RC Clean Up*

Next meeting; Wednesday, April 6th @ 7:00 pm at RC Community School