

Roberts Creek Official Community Plan Committee (RCOCPC): Special Meeting for Goldmoss Gallery

Meeting Minutes: March 25, 2015

Roberts Creek Community Hall

Present: Dianne Sanford (Chair), Scott Avery, Sheila Wilson, Dana Wilson, Nicola Kozakiewica, Heather Gatz, Graham Starsage, Mike Allen, Amanda-Rae Hergesheimer, John Gibbs, Mark Lebbell (Director), 20 audience members

Absent: Leslie Roberts

Part I - Agenda

1. Call to order
2. Rules for the meeting:
Guests only to respond to questions from the committee.
3. Meeting objective – to provide specific recommendations to the SCRD in regard to Goldmoss Gallery application for RAG rezoning in R1 area.

Points to consider:

- The OCP clearly encourages artistic and cultural diversity in the community of Roberts Creek.
 - We are an advisory committee, giving recommendations.
 - How would you feel if you were a neighbour?
 - How to consider all parties, and incorporate clear guidelines for the future?
 - This will set a precedent for future commercial spot zoning applications, and shape future.
4. Adjourn by 6:45 pm.

Part II - Recommendations

The meeting adjourned at 8 pm. As a result of much discussion detailed below, the following recommendation was made:

With 8 in favor, 1 in opposition and 1 abstention, the RCOCPC supports the proposed Zoning Amendment Bylaw 310.158 Goldmoss Gallery with the following recommended amendments:

- 613.3(3) an art gallery opening shall not exceed 8 hours in duration *including set-up*;
613.3(4) a community event may last in duration of up to *two days and one night* typically over the course of a weekend and be open for *no more than 8 consecutive hours per day within this period*;

We interpret this to mean two days (Sat and Sun) and one evening (Friday night), respecting noise bylaw. The verbiage needs to be clear.

Remaining questions / Comments:

1. Scott voted in opposition to this bylaw. He sees it as a brilliant document that needs to be restricted to a larger property. He views the bylaw as permitting commercial zoning in a residential zoning and is opposed to a retail outlet in a residential area.
2. Should Goldmoss be restricted to displaying only local art as per the OCP, or is this even feasible as part of a bylaw?
3. What is the definition of an art gallery?
4. Festivals should really be dealt with separately.
5. Typo: 613.4 the total floor area of **an** art gallery should not exceed 140 m².

Part III - Pertinent Policies of the Official Community Plan

7) Outside of the village core area, there are possible economic development opportunities across the OCP area. Modest small-scale commercial activity is supported to provide employment opportunities and economic activity within Roberts Creek. However it is important that these are provided within the context of the rural character of the OCP area.

7.4 An auxiliary art gallery, a use for the display and sale of original or limited edition works of art created exclusively by local Sunshine Coast artists which may include a studio workspace, may be permitted subject to a site specific rezoning. Specific criteria will be considered in the rezoning process and could include: limitations to floor area, number of employees, parking requirements and other items.

7.1 Through Roberts Creek the Sunshine Coast Highway is a visually important corridor which embodies and reflects the rural identity of Roberts Creek. COMMERCIAL, INDUSTRIAL and auxiliary small scale commercial and industrial activity will be prohibited. A specific land-use zone should be applied to this corridor area. Exceptions to this include uses referenced in sections 7.2 (home-based businesses) and 7.4 (auxiliary art galleries).

Goal 3: Enhance the Green Building Sector

Community Energy and Emissions Policy: To increase the efficiency of buildings

Goal 6: Strengthen the Local Economy: Build a local, energy efficient economy that employs and supplies goods and services to the OCP area and the Sunshine Coast residents.

Encourage and support the retrofitting of existing houses possibly through the means of government incentives in the form of Local Improvement Charges. Consider expanding the provisions of home occupations and agricultural use.

CEEP Goal: Encourage economic growth in a local rural setting

OCP Policies: Put more jobs closer to residential areas, encourage home-based business.

Community & Development Actions:

- Review zoning by-law to accommodate more home-based businesses within both rural & residential areas (including small scale production, artisan workshops, food retail, etc.), especially close to & within village core.
- Adjust zoning by-law & increase the size of signage for better visibility for home-based businesses.

Part IV - Discussion Preceding Recommendation

Comments – each committee member shared ideas that were gleaned from last meeting

John:

1. What was the precipitating event? There was no complaint for 5 years.
2. Cheaters should not prosper, but this is how the community often evolves.
3. Music - inside is outside because the gallery will have a garage-like door open to the garden.
4. Parking: Volunteer traffic coordinators?
5. Some impact is inevitable. How much fear of future is based on past slights?

Graham:

1. Neighbour to neighbour issue. How do we develop a bylaw mechanism that creates some form of mediated solution so that neighbours arrive at a solution?
2. Our OCP upholds art as something significant.
3. Some form of minimum zoning size for these galleries should be required.
4. Hours of events: contention is around noise and cars. Noise – possibly a more restrictive time frame to reduce impact on neighbours.
5. With 4 employees permitted for an art gallery, is this above and beyond what is permitted for other home businesses?

Dana:

1. Mediation between neighbours would be a good idea.
2. Art is important in RC.
3. Noise and traffic are biggest issue – minimizing sound systems and keeping noise at reasonable levels;
4. Performance-based codes dealing with stairs, bathroom etc
5. Signs on road – people in community are aware of the issue. Perhaps it's time to take down the signs.

Mike:

1. Hope to work things out with neighbours.
2. Mike would be happy to help mediate with traffic and noise issues and to help work out details.
3. Support Goldmoss and events
4. Canada has some of the strictest bylaws in the world. We don't need more rules and red tape.
5. This keeps the community going economically.
6. MOTI's support of Goldmoss speaks volumes.
7. Just because Bon and Lee own a business, they shouldn't be subjected to more rules.

Nicky:

1. Go back to the OCP, which does support businesses such as Lee and Bon's.
2. The arts and home-based businesses are important economic generators in RC.
3. Festivals are the issue and we need to deal with festivals separately.
4. There needs to be a clear definition of and distinction between festival vs art gallery.
5. With regard to the delayed spot zoning, Lee and Bon have gone ahead and created something that people wanted.

6. If Goldmoss were to close, would it be a positive or a negative? They have created a great blueprint – where would we go from here?

Heather

1. The word *commercial* - this is not a factory or industrial. It is an art gallery that shouldn't be treated differently than home based business.
2. Heather has shown art in Goldmoss. Bon and Lee showed her work that wasn't for sale and asked for no commission on her art that was. Again, this doesn't look like a *commercial* model.
3. Parking is a big issue and one that needs a solution. However, this is a larger Roberts Creek problem and should be addressed for all events in the community.
4. The OCP states that galleries are to show only local art - revisit this in the future.
5. Music as noise is a big issue. However, not comfortable restricting one person's property when the rest of the community's properties aren't restricted.
6. With regards to the concern that the bylaw is precedent setting, it seems there is a lot of fear and uncertainty over the future but what the future fear over art galleries is hasn't been explained.
7. Lee and Bon's gallery fits within the OCP policy for site specific rezoning for galleries

Scott:

1. Festivals are the most important point.
2. RAG is a mindful, tortured piece of work.
3. RC embraces diversity.
4. Festivals are another issue.
5. Consideration for all is the most important issue.
6. Commercial doesn't fit into residential but home occupant gallery does.
7. People on both side of the table need to be thoughtful of each other.

Dianne

1. Escalation: What does the future hold?
2. Hours of operation: 12 hours per day is too much.
3. Events and sound are the issue.
4. What is the difference between festival and an art opening?
5. Should we preclude outdoor music from happening?

Amanda Rae

1. Parking is one of the big issues.
2. Music is one form of art and so should be encouraged and supported.
3. Amanda Rae's neighbours are part of the RC Art Crawl as she lives in Upper RC. She would not like to see the art restricted, but might support unplugged music.
4. If these extra events do make money, perhaps some compensation could be offered to immediate neighbours.

Sheila

1. Noise and parking are the most critical issues.
2. We need to follow OCP directives – original Sunshine Coast art only.
3. The 10 parking spaces that exist must be used (and not roped off) during events to minimize a spill-over onto Lower Road. State within bylaw that there needs to be ample parking for employees and owners.

4. Building should not have preceded the granting of the spot zoning permit. This is the wrong way to get things done.
5. The RC Arts Festival is an excellent festival and it would be a loss to the community if it discontinued.

APC meets at the RC Library Monday March 30th at 7 pm to discuss the Goldmoss Gallery. APC Chair, Bill Paige, asks that you contact him if you plan on attending.

Next Meeting: 7 pm, Wednesday, April 8th at RC Elementary School.