

Roberts Creek Official Community Plan Committee (RCOCPC)

**Board Meeting Minutes: April 16, 2008
Roberts Creek School**

Present: Peg Neilon (Chair), David Moul (Secretary), Norma Brow, Julie Gleadow, Anne Dykes, Barry Krangle, Gail Cromie, Mike Allegretti, David Kelln, and Elaine Futterman

Regional Director: Donna Shugar

Guest: Carolann Glover

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- 1) *Opening and Check-in:* The meeting began on time at 7:00 P.M.

 - 2) *Agenda:* The agenda was distributed at the meeting's start. See attachment #1.
Julie moved adoption of the minutes and Anne seconded. Approved.

 - 3) *Approval of Previous Minutes:* **Elaine moved and Mike seconded adoption of the minutes. Approved.**

 - 4) *Correspondence:*
 - 4.1 Concerning Trails:
 - 4.1.1 Carolann sent a letter to Randy Udahl concerning the Grandview Road Beach Access. See attachment #2.
 - 4.1.2 Donna e-mailed Peg, on March 25, about a chat she had with John Miller (Randy Udahl's supervisor) concerning the Grandview Road Access. The essence of the conversation was that the Grandview Road area was too unstable for a trail to be built down to Ocean Beach Esplanade. See Attachment #3
 - 4.1.3 Carolann indicated she would like to further the conversation and will be contacting Mr. Miller.
 - 4.2 Concerning signage on Coast Reporter boxes:
 - 4.2.1 Peg sent a letter to Barbra Holt regarding the placement of signs on the Coast Reporter boxes. See attachment #4
 - 4.2.2 Donna suggested that several small notice boards be placed in key locations throughout the community. Mike will bring the idea up at the Community Association meeting.
 - 4.2.3 Donna noted that Allan May has offered the notice board, he had been using on the O'Brian property, to the SCRD.
 - 4.3 Concerning Burnt Log removal
 - 4.3.1 Peg received a copy of a letter from Allan May concerning the removal of burnt logs from in front of the O'Brian property. Note: the SCRD paid for the removal and the logs were sent to Feidler Bros for disposal.
 - 4.4 Concerning Mt. Elphinstone Provincial Park:
 - 4.4.1 Dylan Eyers sent an e-mail to Peg explaining why signage to the park was not a good idea. He stated that the park was not designated for its recreational values but for its ecological ones.
 - 4.4.2 **Anne motioned that we respond to Dylan's letter and that we encourage that signage be placed in and around the park boundaries. Norma seconded. Adopted. (Action: Peg?)**

5) *Business Arising from the Previous Minutes:*

- 5.1 **(Selection of vice-chair – item 7.4)** Norma volunteered to be vice-chair. All agreed.
- 5.2 **(Rural sustainability meeting – item 8.1.3)** Canada Mortgage and Housing Corporation will be hosting a workshop entitled “Themes for Rural Sustainability and Community Planning” on May 13th, from 1:00 pm to 8:00 pm, at the Gibsons Community Center. The meeting is intended for APC members, OCPC members, OCP review committee members and area directors. See the agenda. Attachment #5.
- 5.3 **(RCOCP Review Committee – item 8.1)** Mark McMullen has asked the Committee to select 5 members to stand on the Roberts Creek Official Community Plan Review Committee. Elaine, David Moul, David Kelln, Norma and Anne have volunteered to serve. ***Elaine moved and Julie seconded that the above be named to the RCOCP Review Committee. Approved.***

6) *New Business:*

- 6.1 **Roberts Creek Community Cleanup** This year the cleanup will be for a three week period. Elaine has an available supply of bags and tags. There will be a Cleanup Booth for Earth Day. Barry has volunteered to have RCE students clean up the large area around the school.
- 6.2 **Bike Lanes**
 - 6.2.1 The Department of Highways are undertaking the development of more bike lanes along Highway 101 in Roberts Creek.
 - 6.2.2 Carolann has the latest geo technical information for the Lower Road bike path.
- 6.3 **Highway Signage – Roberts Creek** There is a Roberts Creek sign at the junction of Highway 101 and Roberts Creek Road. It was erected by the RC Business association, which is now defunct. In the absence of clear direction the area around the sign is being overload with advertisements. ***Elaine moved that we ask the RC Community Association to discuss and develop a policy with regards to signage. Anne seconded. Approved. (Action: Elaine)***
- 6.4 **Dark Skies – Lighting** David M will talk to Brian Lucas re. Dark Skies. The OCPC would like to write a letter to the SCRD based upon our work with Best Practices information for lighting. **(Action: David)**

7) *Director’s Report:* Donna spoke on the following:

- 7.1 **Earth Day** Earth Day will be celebrated on April 20th. At 2:00 pm there will be a Stream Keepers demo.
- 7.2 **Board of Health** Donna noted that the Provincial Government will be amending the Health Act to remove local Boards of Health.
- 7.3 **Roads** The SCRD is to do a feasibility study about upgrading certain roads. A meeting was held on April 15 to discuss the maintaining of roads such as Lemon and Byng.
- 7.4 **Greenhores** The Greenhores Committee is up and running. They have had 2 meetings so far. Brian Emmett will be coming to take the Committee on a shore walk next week.
- 7.5 **Heart of Creek** H of C have applied for finalization of their project. Mof T approval will be needed.

7.6 Covenants
covenants.

Finalization is needed for Cliff Gilker and Co Housing

9) OCP Review Items:

The following items have been identified so far:

OCP – Items for Review

- 1) Beach access
- 2) Foreshore erosion and retaining walls
- 3) Addition of a mission statement
- 4) Road allowances
- 5) Signage
- 6) Tree retention on private land
- 7) Greenways
- 8) Design guidelines for the commercial core
- 9) Change bylaws to permit home based business proprietors to be able to teach or offer classes.
- 10) Lighting
- 11) Property usages
- 12) More types of unique zoning.
- 13) Downtown parking (new)
- 14) ALR review (new)
- 15) Terms of reference and a mission statement
- 16) Affordable housing
- 17) Short term rentals

10) Next Meeting:

The next meeting will be May 21, at 7:00 PM at Roberts Creek School.

11) Adjournment: The meeting adjourned at 8:30 P.M.

Attachment #1

OCPC Agenda April 16, 2008

1. Adoption of Agenda
2. Adoption of Minutes of March 12, 2008-06-09
3. Correspondence:

Sent:

*CarolAnn wrote and Peg sent letter to SCRD re Grandview Trail
Peg: Letter to Barbara Holt at Coast Reporter re notices on boxes*

Received:

*Feedback on Grandview alternate
Cc note from Allan May re burnt logs on beach
Email reply from Dylan Eyers re parks signage Phone call feedback from Parks*

Re-sent

Original letter regarding park signage to Ed Steeves and the SCRD directors since he did not get the attachment with the first email. Also forwarded Dylan Eyers response.

4. Vice chair for OCPC
This position is vacant – need person to accept

5. Themes for Rural Sustainability

*RCOCPC members can attend
Register: diane.corbett@scrd.ca or 604-885-6804*

6. RCOCP Review
*Terms of reference complete
Need 5 participants from the RCOCP*

7. Roberts Creek Community Cleanup
8. Additional bike lanes on highway ... letter to Dan?
9. Roberts Creek sign
10. Directors Report – Donna Shugar
11. Next meeting May 21st 2008 RCCS 7 PM

Attachment #2

Hello Randy,

At the monthly RCOCPC meeting, last night (March 12/07), a motion was made to substitute the development of the Tenuchin Beach Access with the development of the Grandview Road Beach Access.

This beach access was initially overlooked as it was not clearly identified on the maps that were being used to determine trail and beach access priorities. However, while working on the bike lane project, a map supplied by Sheane Reid shows the designation for Grandview Road.

Grandview is approximately 500m east of Tenuchin and, on the SCR D GIS website, the Grandview option appears to be less steep. There is a similar elevation gain, about 90m, but the Grandview length is more like 400m compared to Tenuchin's 260m.

Making a walking or pedestrian loop from the next nearest access, Gulf Rd., the Grandview option would provide a 30 minute loop while Tenuchin would provide only a 20 minute loop. Another advantage to Grandview is that it is on the Roberts Creek/Elphinstone boundary and runs between Lower Rd. and Ocean Beach Esplanade, thus linking the two communities as well as providing beach access for those on Lower Rd., Pine Rd., Highland Rd., Upper Grandview, and Upper Gower Point.

The Trails Committee, which met in 2005-06 under Rebecca Porte, discussed the need for a pathway to link Lower Rd. to the water and Ocean Beach Esplanade, and listed "Access to Ocean Beach Esplanade (Area E)" as #2 in priority of the six Beach Accesses named. Pine and Maple roads were suggested as possible routes to Ocean Beach Esplanade because they appeared to be the only road designations east of Tenuchin that led to the water. We now see that the Grandview Rd. designation also leads to the water and gives access from Lower Rd.

The RCOCPC hereby requests that the SCR D please consider Grandview as an alternative to Tenuchin as the "Access to Ocean Beach Esplanade (Area E)" on the SCR D List of Beach Access Priorities.

Sincerely,

Attachment #3

From: donna shugar [mailto:gumboot@dccnet.com]

Sent: March 25, 2008 10:06 PM

To: Peg

Subject: Re: Roberts Creek Trails

Hi Peg

I had a brief chat with John Miller today about the Grandview trail idea. John is the supervisor of the parks works dept...he is in charge of the trails and other parks projects on the ground. Anyway he said that in the recent past he has looked carefully at the area in the hopes that there could be trail down to Ocean Beach Esplanade to connect areas E and D. But unfortunately the area is very dangerous and prone to slippage. It is a clay soil heavily saturated with moisture and even some of the trees have slipped downhill. So you will likely get a response to your letter explaining that.

We also talked about the Richmond Rd bench. John had some concerns about the steep embankment there and the hazards that presents. I suggested having the bench well back from the edge of the bank and some sort of barrier and/or signage that would let people know of the dangers. He's probably OK with that.

Donna

Attachment #4

Dear Barbara:

I am writing to you on behalf of the Roberts Creek Official Community Plan Committee. We understand that you would prefer that the RCOCP not post notices on the Coast Reporter mail boxes. I hope that you can reconsider this matter.

We are a small community group of volunteers. We do not have an operating budget of any kind. When we want to notify the community of important events or meetings posting a notice on the Coast Reporter box is a very efficient way of communicating as everyone stops by the post boxes.

Could we work out a compromise of some sort? We would appreciate the ability to continue to post signs for our community. Perhaps we could commit to removing the signs within a week? Usually we post the notice on Saturday mornings for a meeting that will take place the following week. If we remove the sign within that time frame there would not be any additional work for your circulation department and signs would not become unsightly with age

We post these signs only a few times a year and would really appreciate an agreement which would allow us to continue this practice to support our local community.

Thank you,

Peg Neilon
Chair, RCOCP

Attachment #5

Themes for Rural Sustainability & Community Planning: A Backgrounder for West Howe Sound and Roberts Creek

Tuesday May 13, 2008

1:00pm – 8:00pm

Room 204 - Gibsons & Area Community Centre

700 Park Road

Gibsons, BC

1:00 – 1:15 pm **Introduction to the Day and Participants**

1:15 – 2:00 pm **What is Sustainable Development?**

2:00 – 3:00 pm **Whistler 2020 - Moving from sustainability theory to on-the-ground actions**

3:00 – 3:15 pm Break

3:15 – 4:00 pm **Innovative approaches from smaller communities**

4:00 – 5:00 pm **Funding and implementation challenges**

5:00 – 5:30 pm Dinner

5:30 – 7:30 pm **Integrating Smart Growth principles into
your community**

7:30 – 8:00 pm Wrap up discussions and Evaluations

Speakers:

Lance Jakubec – *CMHC Research*

Jabeen Janmohamed – *CMHC Research*

Ted Battiston – *Resort Municipality of Whistler*

Tom Lancaster – *Smart Growth BC*