

# Roberts Creek Official Community Plan Committee (RCOCPC)

**Meeting Minutes:** April 10, 2013

**Roberts Creek Community School**

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

Regrets: Scott Avery

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**Agenda:** The following agenda was agreed upon and approved:

- 1) Minutes From Last Meeting
- 2) Referral to OCPC Regarding Bylaw 310.145 (Youngman)
- 3) Agricultural Road Map – Further Discussion
- 4) Medical Marijuana – Draft Letter
- 5) Director’s Report
- 6) Next Meeting: May 8, 2013

1. *Minutes From Last Meeting were adopted.*
2. *Referral to OCPC Regarding Bylaw 310.145 (Youngman)*

Public information meeting will be held May 7. If it is given 2<sup>nd</sup> reading, it goes to public hearing. We had no previous information on this proposal, so Donna provided some background:

It is approximately a 6 acre plot, which he wants to subdivide into 2 parcels. It is not zoned for this, so he needs to rezone. He is probably in the ALR (Agricultural Land Reserve). At first he wanted to take it out of the Reserve, but he wasn’t getting any traction, so he suddenly changed his proposal – he now wishes to maintain the land within the ALR. The ALC granted the sanction to subdivide but leave in the ALR. The AAC (Agricultural Advisory Committee) voted to not support subdivision and now wants the reasons that the ALC is allowing subdivision. The RCAPC (Roberts Creek Advisory Planning Commission) supports the subdivision.

Daryl Youngman is now proposing to split the land into two pieces but only have one house on each parcel, with limited square footage, and make an agreement with a grower to farm the property.

This went back to the APC and the AAC and they stayed with earlier decisions. The AAC continues to not support subdivision.

The SCRDP is going to start a process to amend OCP to establish the criteria to allow exception to the precedent that land in the ALR won’t be subdivided.

Elaine: made a motion that we do not support the application for subdivision. (All support except Karen and Lesley). Motion passed.

Comments:

1. Many have concerns about setting a precedent.
2. There is nothing extraordinary about this application.
3. We want to revisit the issue. We need a set of protocols.
4. Daryl probably bought property understanding the rules and the rules stand as they were when he purchased his property.
5. He can still farm the land as it currently is. A trailer or tiny home could house the grower.

### 3. *Agricultural Road Map – Further Discussion*

Our waterfront is almost exclusively R1 with a few designations of R2.

We don't have any RU2, so the permissive parts in the Road Map are somewhat irrelevant.

Greg grouped CR2 (10 acre, can become 5 acre; only 1 house per lot); CR1 designations can have 2 houses but properties are only 2.5 acres.

Cowichan Valley: Karen couldn't find guidelines in the Cowichan Valley's plans that begin to compare with the proposed SC plan in terms of specifics and detail. The Cowichan Valley plan has succeeded in increasing farming.

Central Kootenay Agricultural Planning Committee: Diverse, larger farms (49 acres), small farms average 4 acres; Farming is decreasing.

### OCPC's (Growing) 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.
11. We don't want to over-restrict people. The document feels too rigid.
12. It is important that we do get things right. Well-drawn out regulations will help to prevent problems in neighbourhoods.
13. Numbers seem arbitrary.
14. We need better consultation with the farming community.

#### 4. *Medical Marijuana – Draft Letter*

Robin presented his letter. Dianne and Robin will revise the letter and forward to the group.

There is no current mechanism for police to be informed, which is why they have taken it out of the hands of private growers and turned it over to commercial growers. (Donna)

Carolann noted that we should include feedback that we support growing outdoors.

Dianne commented that she would like to see smaller growers and hates to see the process become industrialized.

#### 5. *Director's Report*

Community Garden: Hope to secure the land. Some volunteers have come forward. If anyone else would like to volunteer, please do so.

The 10- year water plan for District is going out to public. An important meeting will be held, likely on April 29. There was no reference to properties in Upper RC not having regional water.

The Transit Future Bus, which collects input and shares information on the Transit Plan, will not be allowed at Earth Day due to the upcoming provincial election.

At 3:30 pm on April 23, the ALC will attend the next AAC meeting regarding boundary review on the Sunshine Coast.

The grant for the Agriculture Area Plan was secured.

The Accessibility Grant for Gibsons Pool was secured.

#### 6. *Other*

RC Community Clean-Up will set up at Earth Day and they are looking for volunteers.

The Trails Society update was shared by Sheila.

The BC Bike Race (mountain bike race) is scheduled for April 27 – 28.

Sheila will write a letter to Walter to thank him for carrying the OCPC documents at the General Store.

**Next Meeting: May 8, 2013**