

Roberts Creek Official Community Plan Committee (RCOCPC)

Meeting Minutes: April 8, 2015 Roberts Creek Community School

Present: Dianne Sanford (Chair), Dana Wilson, Lesley Roberts, Nicola Kozakiewica, Heather Gatz, Graham Starsage, Mike Allen, John Gibbs, Mark Lebbell (Director)

Guests: Emily Cook, Douglas Fugge, Debbie Osler

Absent: Sheila Wilson, Scott Avery, Amanda-Rae Hergesheimer

Agenda: The following agenda was agreed upon and approved:

1. Adopt minutes of March 11, 2015 and March 25, 2015 meetings.
2. Note about protocols - Protocols for OCPC Meetings attachment
3. Transition Houses – deferred from last meeting
4. Referral from SCRD --Heritage SoS -- call for comments
5. Referral --Sunshine Coast Food Policy Council/ Regional Food Sustainability Strategy
6. Presentation by Dana – local currency
7. Beach Access update -- John Gibbs
8. Directors Report - / including Lot 1312 / Mark Lebbell
9. Other new business
10. Adjourn

1. **Adopt minutes**

Nikki moved adoption of March 11, 2015 minutes, Lesley seconded.
Heather moved adoption of March 25, 2015 minutes, Mike seconded.

2. **Protocols**

Dianne wanted to clarify the rules around adding to the minutes: the minutes are to be only what was said at the meeting. It's okay to make a correction but not okay to add comments after the meeting. Mike suggested there should be more detailed procedures: eg designating a time-keeper, a policy of allowing only a certain number of interruptions before someone is asked to leave and establishing the circumstances under which a meeting would be stopped/cancelled.

It was decided the subject will be addressed at the next meeting, and Dianne asked that people bring their suggestions for amending/adding to the protocols dated Sept.9, 2013.

3. **Transition Houses (referral from the SCRD for comment)**

The committee answered the following list of questions, sent by planning technician Stina Hanson, following her appearance at an earlier meeting.

Definitions for "Transition House," "Community Care Facility," and "Assisted Living Residence":

Are the number of occupants appropriate? The committee agreed it is.

- **Are there suggested wording changes?** The committee suggested dropping the word “hospitality” from the definition of an Assisted Living Residence, as it was not clear what the word means in that context.

Zones where these facilities are proposed:

- **Should additional zones be added?** The committee decided NO.
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- **Should any zones be removed from consideration for any of the uses?** The committee decided NO.

The additional criteria/regulations:

- **Should there be additional setbacks for the “Assisted Living Residence”?** After a discussion about issues such as possible night-time noise, residents with dementia and the desire to encourage ageing-in-place....the committee decided there SHOULD be extra set-backs (5-10 metres) but only for NEW BUILDINGS; the desire is not to exclude existing buildings from consideration if they have only the 1.5 metre set-back.
- **Should the floor area proposed for an “Assisted Living Residence” be increased or decreased?** The committee decided NO.
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- **Should the proposed minimal parcel size of 8,000 sq meters (2 acres) be reduced for any of the proposed zones?** The committee decided that size is okay, with the note that some smaller properties could be approved as a variance where that was deemed appropriate.
- **Any additional criteria?** The committee suggests criteria should include the provision of safe outdoor space (for recreation) as a quality of life issue.
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4. **Referral from SCRD -- Heritage SoS**

The committee agreed the Roberts Creek Hall should qualify for the heritage registry, and expressed support for the SoS (Statement of Significance).

5. **Referral from SCRD -- Sunshine Coast Food Policy Council**

As this was for information only, the committee received the report.

6. **Presentation by Dana - local currency.**

Dana said the concept of a local, Roberts Creek currency (Boot Bucks?) was discussed by a group of about 15 people at Seedy Saturday, and that Dana will be present at a community table at Earth Day on April 26 with the intention of further discussing the concept.

7. **Beach Access update - John**

Dianne said she had discussed the issue with Carolyn Mortensen at SCRD parks, and she was open to improving access, keeping in mind the limitations of staff and budget. Mark said there is some money available, primarily for signage.

John reported that he had catalogued 29 actual and potential (ie believed to be publicly owned) beach accesses in Roberts Creek: 13 trails with signs, 7 trails with no sign and 9 where there is no apparent trail. The committee agreed he should pursue the issue with the SCRD, but to focus on accesses with the easiest trails. There was a suggestion about being careful to inform neighbours before changes are made. And Doug Fugge suggested volunteer maintenance of access trails could help mollify neighbours, and that perhaps the accessible trails should be compiled into a pamphlet that would inform residents where they can access the beach.

8. **Directors Report - Mark Lebbell**

- The APC had one meeting on the Goldmoss rezoning application, and is planning another for a future date. As it proceeds, the SCRD staff may establish a web page dedicated to the issue which would provide up-to-date information on the status.
- Granthams Hall (owned by SCRD) has been shut down due to maintenance issues, and Mark said the state of the Roberts Creek hall is a testament to how well the community has cared for it.
- The committee will get a future referral regarding agricultural policy once it reaches the SCRD board.
- SCRD staff are examining the possibilities of installing signs and/or gates on the access to the Chapman Creek watershed.
- The SCRD is dealing with a number of “Howe Sound issues”, including the LNG proposal in Woodfibre and concerns over smell and particulate from the Port Mellon mill.
- The Roberts Creek Community Association has had lots of applications for the new hall manager, and will be holding its annual general meeting April 22.
- Lot 1312. Mark walked the property with a representative of the owner. It’s a large property of 64.8 hectares on the mountainside, half of which has been logged and some of which is in the ALR. There has so far been no application that involves the SCRD.

9. **New Business** there was none.

10. **Adjourn** Nikki moved the committee adjourn, and it was made so at 9:10pm

Next Meeting: May 13, 2015