

# Roberts Creek Official Community Plan Committee (RCOCP) Meeting

Meeting Minutes: April 13, 2016

Roberts Creek Elementary School

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

Absent: Dianne Sanford

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## Agenda:

1. **Adopt minutes** of March 9, 2016 meeting.
  2. **Beach Access signs** – request for *no parking* signs brought up by RC resident. John to report.
  3. **Knotweed** – Henderson Beach – Section 9 filed with Province. Report from Dana.
  4. **Director's Report** - Mark Lebbell
    - No shooting zones** – tabled from last meeting. (see maps)
    - Pier park renaming**
    - Impacts of short term rentals** on housing availability
  5. **Update** – Flume beach (RC Picnic Site) restoration project was a great success, over 80 % of the plantings have survived. Most of Roberts Creek Elementary classes were involved, with lots of parents, volunteers, and teachers.
  6. **New Business**
  7. **Adjourn.**
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1. **Adopt Minutes of March 9, 2016**

Doug moved to adopt and Mike seconded.
  2. **Beach Access Signs**
    - Dianne spoke with someone who lives at the Beeman Trail access up from RC Provincial Park Picnic site where a trail access sign has been posted. There is going to be a bike lane built on beach side. Resident is worried that people will park in bike lane and is concerned about safety and would like to see *No Parking* signs put up.
    - John spoke with Carolyn Mortensen to let her know that we may be forwarding a recommendation. Carolyn suggested that the SCRD ask MOTI to put up *No Parking* signs.
    - Mark said that there is going to be a new trail built right across the street from this particular access.
    - Dana moved that we ask MOTI to put up a *No Parking* sign when the bike lane goes in. Committee concurred.
  3. **Knotweed**
    - Dana and Dianne heard back from the FLNRO (Ministry of Forests, Lands and Natural Resource Operations), saying that they can't approve the application - Water Sustainability Act is written for fresh water, not salt water. The Land Act is more applicable, and we now need to apply to a Senior Land Officer. Approval process will take up to three months. MOTI further claims that we need to work with SCRD.
    - Dianne and Dana are personally responsible so they want to go through appropriate lines.
    - Dana would still like to door knock.
    - Robert Studer is willing to discuss burning the knotweed up on his property on Lockyer.
  4. **Director's Report**  
**No Shooting Zones**

In September 2015, The Trails Society discussed the *No Shooting* boundaries and contacted a conservation officer. BC Wildlife Act and RCMP were found to have authority over this area. Generally, the boundary is 500 meters above powerline. Our boundary is 2.5 km north of the powerline.

    - Mark will review relevant SCRD correspondence, track down the relevant Ministry, and report back.

- We want to encourage responsible shooting and cleanliness in our forests.

### **Pier Park Renaming**

The OCP would like to see the pier renamed, acknowledging the intersection of Sechelt, Squamish and RD territories. It could be a collaboratively-created name with a tri-cultural acknowledgment. A few concerns were brought up including the spelling of the name, noting that the Sechelt written language is difficult to decipher.

### **Impacts of Short-Term Rentals**

#### OCP – Relevant Policies

6.1.2: All new non-residential development within the designated area is subject to Development Permit Area 6 (ROBERTS CREEK VILLAGE COMMERCIAL CORE AREA).

#### 6.3 TOURIST ACCOMMODATION:

6.3.1 Bed and breakfast facilities will continue to offer opportunities for tourist accommodation on a small scale basis. An Enhanced Bed and Breakfast area is identified on Map 1A, including the Village Core and Home Business Transition Zone, that may allow for a modest increase in bed and breakfast use, such as an increase to 3 rooms and an additional employee subject to at least the criteria set out in 6.2.3 (a) to (e)

6.3.2 More intensive forms of tourist accommodation such as sleeping units, lodges, and motels shall be discouraged.

6.3.3 Short term home rental where the owner or property manager is not present shall be discouraged.

#### Background

The objectives and policies of the OCP were written largely as a response to party-house weekend rentals; websites and operations like Airbnb were essentially non-existent at the time of writing. Roberts Creek's housing market is currently in transition and a pool of short-term rentals are being created to meet a growing demand. One of the many concerns is that the short-term rentals are replacing long-term rentals and making it even more difficult for lower income individuals and families to stay on the coast.

#### Regulation

Tofino's solution to this issue is to require business licenses. Because the SCR D is not a municipality, business licenses are not an option, but bylaws could be used as a tool for regulation. Generated taxes could be dedicated to impact mitigation. The issue of short-term rentals is also on the provincial radar, so Mark recommends that we wait to respond until the province has finalized its policies.

#### Comments

- We recognize this as an area of concern for Roberts Creek.
- We see the complexity and are not sure how this will look.
- Airbnb's and similar online private rentals do provide great options when traveling.
- It is likely that lack of affordable housing is closely linked to an increase in the more lucrative short-term rentals.
- Existing, licensed businesses feel that there is inequity as these short-term rentals are currently under the radar and not subject to taxation and/or licensing.
- The community and the province are not benefitting from taxation.
- Short-term rentals bring with them rotating tenants in our neighborhoods.
- A question that is worth answering is what part of the rental stock is being used? Long term 12 month rentals? 8-12 month rentals?

**Sechelt Indian Band Representation on the OCP:** A note was sent to Chris August (SIB), the Sechelt Nation and Jasmine Paul (Rights and Titles) about representation on the OCP. Mark asked them to contact Dianne.

**Special Events Bylaw** for rural areas is going to be brought forward. Community discussion needs to be the focus. How many people? Parking? Does it look different in different areas? We need to get clearer on which rural areas should be regulate and which we want to leave alone. Certain events/sites, like Earth Day or the RC Hall, could be exempt.

**Transit Vote:** In 1 ½ years, we will have an increase in buses. Route 90 will be expanded in frequency to every 30 minutes. The Board is hoping to get provincial funding.

**Edmonds and Park Avenue Beach accesses** have gone through approval.

**May Event at RC Hall for Budget, Water and Public Engagement**

**Community Resilience** follow-up in the works.

**RU3:** Most of the concerns that are surfacing revolve around setbacks.

**5. Update of Flume Beach Restoration Project**

**6. New Business**

**RC Community Cleanup Pitch-In:** Contact Doug if you are willing to help out [douglas4peace@gmail.com](mailto:douglas4peace@gmail.com) ; 604-740-7738.

**Earth Day (Graham):** Graham has applied for Grants in Aid. Bring your own food and drink containers in an effort to reduce waste. Please ride, take the bus or walk. Raffle table will be beside zero-waste table. John Gibbs has offered to man the OCPC table at Earth Day. Thanks to Graham, John and everyone else helping out!

**Parking Lot Items:**

- We would further like to ask that the enforcing of parking in bike lanes continue to be addressed.

**Next meeting; Wednesday May 11, 2016 @ 7:00 pm at RC Community School**