

# Roberts Creek Official Community Plan Committee (RCOCPC) Meeting

**Meeting Minutes: May13, 2015**

**RC Community Elementary School**

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

Absent: Dana Wilson, Nicola Kozakiewica

Guests: Debby Osler, Carolann Glover, Doug Fugge, Emily Cook, Jim Green

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## **Agenda:**

- 1. Adopt minutes** from April 8, 2015 meeting
- 2. Jim Green Presentation: Referral from SCRD for Comment** – Subdivision application within the ALR, Lot 1312
- 3. Protocols** – Input from committee
- 4. Referral From SCRD for Comment** - Zoning Amendment Bylaw No. 310.148 - 'AG Zone' (Electoral Areas B-F)
- 5. Beach Access Update** – John Gibb
- 6. Director's Report** - Mark Lebbell
- 7. Eelgrass Presentation** – Dianne Sanford
- 8. Other New Business**
- 9. Adjourn**

- 1. Adopt minutes** from April 8, 2015 meeting

John noted a minor mistake in the minutes:

*Lot 1312 is actually 64.8 hectares, not 100 hectares.*

With this change noted, the minutes will be amended and have been approved and adopted as such. Heather moved to accept and the motion was seconded by Dianne.

- 2. Jim Green – Independent Planning Consultant / ALR Lot 1312**

Date: April 23, 2015

From: Marina Stjepovic, Planning Technician

Re: Agricultural Land Reserve Application #D-59 (Green for 1312 Lands Inc.) for Subdivision within the ALR at District Lot 1312, (Area D)

### Background

The subject 64.8 hectare parcel is located northeast of the intersection of Sullivan and Ranch Rd. in Roberts Creek. The proposal is to create eight lots of no less than 1.75 hectares in size for “farm use” within the southern portion of the property (G subdivision district) which is in the ALR, and one parcel of 43.8 hectares to the north (Z subdivision district). The application does not propose to remove any land from the ALR and the subdivision is permissible under the existing zoning bylaw.

The southern portion of the property is scheduled for inclusion in the proposed Agricultural Zone – AG, with the same allowances for parcel size, number of dwellings and agricultural uses.

Subdivision within the ALR requires application to and approval from the Agricultural Land Commission (ALC).

Close to half of the lot has been recently logged, primarily in the southern ALR portion and there are currently no dwellings or structures on the property.

If subdivision is approved as proposed, 5% of the appraised value will be dedicated to park land.

### Relevant OCP Policy

#### 9.1.6 Strata Subdivision of ALR Lands

Agricultural activities are strongly encouraged for ALR lands. Strata subdivision of ALR will not normally be supported unless a proposed subdivision clearly improves farming capability or commercial production of the site in a way that would not be possible without a strata subdivision. (See specific criteria, page 49.)

### Discussion

Independent planning consultant Jim Green represented the Vancouver-based Cosulich Company, owners of the property known locally as The Old Witherby Christmas Tree Farm. Jim acknowledged that this was primarily an economic venture to subdivide and sell. A road will be constructed and hydro will run along the front of each property. Water will be sourced from wells.

### Committee Concerns

- On the surface, this appears to be nothing more than a money grab.
- What precedent are we setting for ALR land in the Sunshine Coast?
- With the Assessment Results indicating that the soil is unfavorable for farming, how viable is this farming proposal? It is quite probable that we will simply end up with eight new parcels containing two houses per parcel without any increase in our agricultural output.

- The OCP calls for clear improvement of farming capacity. On one hand, if eight parcels of land were farmed, this would be an improvement. On the other hand, there is no guarantee that the land will be farmed, in which case there is no improvement.
- If subdivided, what is the mechanism to assure that the land is indeed farmed?

#### Committee Recommendation

**The RCOCP supports (with one member opposed) the ALR Application # D-59 for Subdivision in the ALR, with the following conditions:**

- 1. Square footage restrictions on dwellings**
  - 2. We are passing this in good faith and expect that the land is to be farmed.**
  - 3. Require owners to retain logging remains to create biomass for soil-building.**
- 3. Meeting Protocols:** We made several changes to the protocols, which are sent as an attachment. Of note are the addition of member roles termed timekeeper and peace-keeper.
- 4. Zoning Amendment Bylaw No. 310.148 - 'AG Zone' (Electoral Areas B-F)**

**Item was tabled until next meeting, June 10, 2015.**

Dianne will resend document and put out a call for comments. Please submit comments to Dianne and Sheila before June 3<sup>rd</sup>. Sheila will forward summary of comments before June meeting.

#### **5. Beach Access Update**

**Item was tabled until next meeting, June 10, 2015.**

#### **6. Director's Report**

*Knotweed and Bike Paths:* Knotweed is impeding the ability to increase bike paths because MOTI will not issue a permit when knotweed is present. The conflicting community interests of pesticide-free zones and alternative transportation hang in the balance. Are we willing, in the name of safe streets, to make a compromise to permit stem injection on Lower Rd. if it means that we can finish bike path?

- There is a glyphosate that is available that is not so toxic.
- Next month, perhaps we could revisit.

*Docks in Pender Harbour:* The shíshálh Indian Band will take a front-line role in the management of private docks in Pender Harbour, which is creating some tension in the Pender Harbour community.

In the future, dock management there will be handled jointly by the shíshálh and the Sunshine Coast Regional district, replacing the provincial government.

*Private Managed Forest Council* oversees logging on private land. Board received a report that had significant concerns.

*Strategic Planning:* The RD has recently staged three days of workshops to charter the strategic course for the next three and a half years.

*Coast wide Economic Development Proposal:* Directors (and staff) will participate in a workshop to determine the current Board's intention to continue with or drop their predecessors' proposal.

*Emergency Preparedness:* Mark and other Directors participated in a workshop from Emergency Management BC. Household preparedness is critical and we need to be prepared for at least 7 days. It would be great to get something more involved happening.

*Heart of the Creek for Sale:* Zoning requirements will prevent certain uses. The owner would like to sell as soon as possible. A group of hopeful investors has begun to meet and has scheduled their next meeting for Tuesday, May 19<sup>th</sup> at 7 pm. Other potential and interested investors are invited to attend.

*New Report on Goldmoss:* Goldmoss is going before the Planning Committee tomorrow. If recommendation is to move forward, there will be a public meeting scheduled. Current status reports can be found online or as a link on Mark's website.

*Roberts Creek Directory of Everything:* The informational brochures have been printed and the website is up and running: [www.robertscreekdirectory.ca](http://www.robertscreekdirectory.ca)

## **7. Eelgrass Presentation**

On May 14 @ 9:30 am, Dianne will speak to SCRD regarding the protection of shorelines and eelgrass through our OCPs and Development Permit Areas. This issue has been on the table since 2012. RC shorelines all fall within a DPA designation.

## **8. Other New Business**

## **9. Adjourn**

**Next Meeting: June 10, 2015**