

Roberts Creek Official Community Plan Committee (RCOCPC)

**Board Meeting Minutes: June 18, 2008
Roberts Creek School**

Present: Peg Neilon (Chair), David Moul (Secretary), Norma Brow, Anne Dykes, Gail Cromie, and David Kelln,

Regrets: Barry Krangle, Julie Gleadow, Mike Allegretti, and Elaine Futterman

Regional Director: Donna Shugar

Guests: Carolann Glover, Mark Lebbell and Veronica Alice

1) *Opening and Check-in:* The meeting began at 7:10 P.M.

2) *Agenda:* The agenda was distributed at the meeting's start. See attachment #1.
David M. moved acceptance of the agenda. Anne seconded. Approved.

3) *Approval of Previous Minutes:* **David K. moved acceptance of the minutes from April and May. David M. seconded. Approved**

4) *Correspondence:*

4.1 Concerning Mt. Elphinstone Park:

4.1.1 All correspondence with Dylan Evers concerning park signage was forwarded to Veronica Alice (as it was she who brought this matter before the Committee). We, in turn, received a thankyou e-mail from Veronica.

4.2 Concerning trails

4.2.1 A copy of a letter to the SCR D has been received giving congratulations for the fine trails built on the Blackburn Road and Richmond Esplanade accesses.

4.3 Concerning Maps

4.3.1 Peg received notification that the SCR D website now provides several mapping systems for online use.

5) *Business arising from our guests:*

5.1 **(Veronica Alice)**

Veronica Alice brought up several issues concerning Mt Elphinstone and the recently run Mt. Bike race (Rat Race). She was concerned that the proper permitting may not have been obtained to hold the event in the park. She was also concerned that the previous statement by Dylan Evers (relating to our signage request) that ecologically sensitive values were more important than recreational values, in this park, were not being enforced. She noted that there were tell tale signs of bike and All terrain Vehicle use near and possibly through the park.

Donna replied that she had talked to Dylan prior to the race and that a permit had been obtained to hold the event through the park. She was also told that a park staffer would be monitoring the event. It was noted that when permits were given in the past, this was a small bike race. Now that it has grown in stature, bike riding through the park, in the future, would not be permitted.

It was also pointed out that there appears to be a conflict of values on the part of BC Timber Sales, as they put up some of the money for the trail building that compromised the park's integrity; and they are also intending to log the area which the park forms a horseshoe around.

5.2 (Carolann Glover)

Carolann reported that the tendering process for the Lower Road bike path should be completed by the end of July.

Sheane Reid has told her that the work should be completed before the end of August.

6) *Business arising from Previous Minutes:*

6.1 **Roberts Creek Official Community Plan Review.**

OCPC members of the Review Committee gave their impressions of the work done so far. The first meeting, where the technical background report was reviewed, brought about much discussion. Most of the comments concerned the tone of the report, particularly its assumptions made towards development. We have been told the report will be redone to remove these types of editorializing.

7) *New Business:*

7.1 (Crystal Creek) The use of Crystal Creek for weekend long events seems to be increasing and the accompanying noise level rising in level and duration. It was decided that the OCPC Review should look at what the community would like to do with events like this which have important community values yet in turn cause others disruption to their quality of life. It was also noted that this is a nonconforming use of zoning and is subject to our complaint driven bylaws.

8) *Director's Report:* Donna spoke on the following:

- 8.1 Trails** As noted above, the Blackburn and Richmond Esplanade trails have reached a "great stage".
- 8.2 Lighting** The Lighting Guidelines developed to assist people with exterior lighting design which illuminated the desired area but does not pollute the night sky or spill out onto neighbouring properties (aka Dark Skies) has three more weeks before the SCRD before being adopted.
- 8.3 Roads (former Weyehaeser lands)** The SCRD have hired a consultant to work with the neighbourhood to see what items can be addressed from the feasibility study. Donna has said that they are inching to a conclusion about this road issue.
- 8.4 Heart of the Creek** HoC have been given a permit for their final development stage. The SCRD Board should ratify it at their next meeting. The Post Office will move into the new building.
- 8.5 Herbicide application (Island Timberlands)** Island Timberlands have proposed spraying herbicide on lot 2674 at the end of Day Road. Many in the community have expressed concern. Island Timberlands have agreed not to apply the herbicide until after they have a community walk through the property. Donna will seek information as to when this will be.
- 8.6 Noise Bylaw** The existing noise bylaw is being considered for amendment to control noise primarily on Sundays.
- 8.7 Back Yard Burning** A new draft of the burning regulations will be brought to the Roberts Creek Community Association next week.
- 8.8 Covenants** In response to Donna's report on the need to finalize the Cliff Gilker covenant Norma has agreed to write a letter to Sheane to push this item along (**Action: Norma**)

- 8.9 Farmer's Market** Donna would like to see a Sunday market develop at the Lower Road gazebo.
- 9.0 Planning Groups Barbecue** Donna has proposed a barbecue (possibly at her house) for members of the APC, OCPC, and OCPReview committee members and spouses in July.

10) 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

11) Next Meeting:

The next meeting will be September 17, at 7:00 PM at Roberts Creek School.

12) Adjournment: The meeting adjourned at 8:40 P.M.

Attachment #1

OCPC Agenda June 18, 2008

1. *Adoption of Agenda*
2. *Adoption of Minutes*
 - *minutes for April meeting*
 - *David Kelln – minutes for May 08 meeting*
3. *Correspondence:*
 - *Veronica Alice*
 - *Carolann to SCRD re. Blackburn and Richmond*
4. *RC OCP Review*
 - *update from attendees.*
5. *Lower Rd bike path update – Carolann*
6. *Director's Report*
7. *Crystal Creek*
8. *Next meeting September 2 2008 RCCS at 7PM*