

Roberts Creek Official Community Plan Committee (RCOCPC)

**Board Meeting Minutes: June 13, 2012  
Roberts Creek School**

Present: Mike Allegretti, Elaine Futterman, Dianne Sanford, Carolann Glover,  
Roger Richmond, Mark Lebbell, Chris Motloch, Scott Avery  
Regrets: Norma Brow, Kristen Rawkins Sheila Wilson,  
Guests: Renuka Clark, Joah Lui, Kevin Cafferky

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**A) Opening and Check-in.** The meeting began on time at 7:00 P.M.

**B) Agenda:** The following agenda was adopted:

- 1) Minutes
- 2) Mt Elphinstone concerns (Delegation)
- 3) Temporary Use Permits
- 4) SCR D Referrals
- 5) SCTS, TraC
- 6) Eel grass and forage fish
- 7) Room Bookings
- 8) Next meeting

**1) Approval of Previous Minutes:** Mike ( 2<sup>nd</sup> Carolann)

2) Delegation with Concerns around Mt Elphinstone Logging (Guests listed above)

- Part of ELF

- Community Building arm

- Day Rd area of particular concern

- Concerns around lack of public community process

- Mike spoke to the historical context of the issue

- Discussion around what is being asked of OCPC

- Discussion

**- Motion** (Mark , 2<sup>nd</sup> Chris) That RCOCPC draft a letter, quoting relevant portions of OCP, to  
.... emphasizing concern over loss of biological integrity on slopes above our community.  
Specifically....

**Motion Passed** Scott Avery to write draft, circulate,

- ELF will send info to Scott

3) Temporary Use Permits

- Concern around whether there would be the will to recind Temporary use permits (say after 3  
years) once proponents have made significant financial investment in the project

- Concern over the proponent being charged with conducting the public meeting, rather than  
local government

**- Request to lengthen the time period of form 3-14 days to 21-28 days**

**- Request to ask the local government thoroughly advertise and conduct the meeting,  
and to allow written submissions**

**- Request to include consultation with OCPC as well as APC**

(to ensure that TUC are not used to circumvent the intent of the OCP)

**Motion** (Mike, 2<sup>nd</sup> Dianne): That the above recommendations be sent to David Raphael,  
Donna Sugar and Gary Knorr

**Motion Passed** Elaine to write draft and circulate

4) SCR D Referrals

- Elaine voiced concern that some items of RCOCP relevance might not be coming to the attention of committee
- Donna has been flagging some issues for OCPC but staff reports not always coming our way

**Motion:** OCPC write letter to Head of Planning, Secretary of Planning, Donna flagging the committee's wish to have items relevant to the RCOCP referred to the OCPC.

**Motion Passed,** Carolann to Draft and Circulate

5) TraC /SCTS/Beach Ave

- Mark reported on formation of TraC (new Alternative Transportation advocacy group)
- Mark gave brief summary of May SCTS meeting
- Roger raised concerns around Beach Avenue bend on 3300 block and other S bend

**Motion** (Roger, 2<sup>nd</sup> Mark): That OCPC write to MoTI, (cc to Donna and Chair or RD Transportation Advisory Committee) requesting warning signage, 30km speed limit,

**Motion Passed** Roger to draft and circulate

6) Eelgrass and Forage Fish

- Eelgrass in bloom..Yippee!

7) Room Bookings

- Elaine will book

**8) *Next Meeting***  
**Sept 13**

Mr. Don Legault,  
Area Manager,  
Ministry of Transportation and Infrastructure,  
Sechelt, B.C.

Dear Mr. Legault,

Re: "S" bends, 3200 and 3300 block, Beach Avenue, Roberts Creek.

A resolution was passed at a recent meeting of the Roberts Creek Official Community Plan Committee, requesting your assistance in facilitating the reduction of the speed limit from 50 kph to 30 kph on the captioned bends on Beach Avenue. As you are aware, these are blind corners and can be considered traffic hazards.

There has been an increase in vehicles on Beach Avenue not recognizing these hazards and speeding around the corners. There has been an increase in bicycle and pedestrian traffic. In addition, public transit buses use this corridor and occasionally meet at the 3300 block bend, creating a further hazard to pedestrians, who, due to the lack of sufficient space on the road shoulder, use the road to navigate through these areas. Bicycle traffic includes a number of small children

Your consideration in this matter will be greatly appreciated.

Yours sincerely,

Roger Richmond,  
Member,  
Roberts Creek Official Community Plan Committee

cc : Donna Shugar, Director, SCR D

Traffic Advisory Committee, SCR D

Nicholas Simons, MLA

Roberts Creek Official Community Plan Committee  
& Roberts Creek Community Association  
Contact: Scott Avery [younedhod@hotmail.com](mailto:younedhod@hotmail.com)

Bruce Flatt, CEO  
Brookfield Asset Management  
Brookfield Place  
Toronto ON M5J 2T3

Dear Mr. Flatt,

It is encouraging to read the goals set out on Brookfield Asset Management's website around environmental sustainability. Brookfield endeavors to "**Communicate** openly on a timely basis with employees, the public, government officials, and other stakeholders on activities involving environment, safety and health."

Unfortunately, Brookfield's subsidiary, Island Timberlands is not so amicable about entering into discussions with our community regarding their plan to log an important piece of forest in the heart of Roberts Creek. As you can see on the attached map, the property is surrounded by three parks, a first class golf course, and is only minutes from the core of our community. The ecological asset this property represents to our community is immense. Here, locals and tourists walk well established trails, refreshed by the beauty of old trees and pristine creeks; a strong equestrian community shares trails with avid mountain bikers; bears and cougars pass quietly, stopping to scratch on cedars; salamanders, frogs, lizard and birds make their homes. A stunning double waterfall has been declared a sacred site by the local Shíshálh First Nation.

We believe this property should not be logged. Doing so would core out the centre of the natural and cultural asset for which the community of Roberts Creek is so respected. However we recognize that Island Timberlands is a member of our community and acknowledge their financial commitment to their shareholders.

We are confident that Brookfield Asset Management is honorable in its promise of timely and open communication. We look forward to discuss with you alternatives to clear cutting this property, alternatives that will create economic gains for your corporation in line with Brookfield's reputation for making low risk real estate and infrastructure investments, while reflecting views and values held collectively by the people who live here.

The community of Roberts Creek extends this personal invitation to you to visit us here in Roberts Creek so we may share with you the true value of this land holding. We are twenty minutes by floatplane from downtown Vancouver. We recognize you are busy and guarantee that your visit will be productive, entertaining, and with certainty, the best experience you'll have this summer. Your response in accepting our invitation within the next ten days is appreciated.

Yours sincerely,

Scott Avery for the Roberts Creek Community  
Cc: Darshan Sihota, Island Timberlands

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David Rafael,  
SCRD Senior Planner

June 20, 2012

Dear David,

Thank you for answering the questions posed to you by the Roberts Creek Official Community Plan Committee regarding Temporary Use Permits.

As a result of the discussion during our June 13 meeting, the group requests that the Planning Department and SCR D Board consider our recommendations:

1. That the SCR D advertise and conduct the Public Information Meeting rather than the applicant and that the time period for advertising the meeting should be increased from 3-14 days to 21-28 days.
2. That written submissions should be allowed from those unable to attend the Public Meeting.
3. That the RCOCP, as well as the APC, receive a Referral from the Planning Department in order to comment on the Temporary Use Permit Application to insure that Temporary Use Permits are not being used to circumvent the intent of our OCP.

Thank you for your consideration of our request.

Sincerely,

Elaine Futterman  
Chairperson, RCOCP

Cc Garry Nohr, Donna Shugar