

# Roberts Creek Official Community Plan Committee (RCOCPC)

**Meeting Minutes: June 12, 2013**

**Roberts Creek Community School**

Present: Dianne Sanford (Chair), Karen Spicer, Elaine Futterman, Mike Allegretti, Carolann Glover, Donna Shugar, Scott Avery, Sheila Wilson, Robin Chauhan, Billy Davis, Lesley Roberts, Donna Shugar (Director)

Regrets: Chris Motloch

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**Agenda:** The following agenda was agreed upon and approved:

- 1) Adoption of Agenda
- 2) Property Line Dispute Presentation/Discussion
- 3) Medical Use of Marijuana: Zoning & Locations
- 4) Agricultural Road Map
- 5) Director's Report
- 6) Next Meeting: September 11, 2013-06-17

**1) Adoption of Agenda:** Agenda was adopted.

**2) Debbie Osler: Property Line Dispute Presentation/Discussion & ALR Designation**

Debbie Osler of 2781 Hwy 101 believes that she had ALR Zone Property when she purchased her 10 acre parcel of land in 1978. Since that time and unbeknownst to Debbie, her land was taken out of the ALR. In order to have it put back in the ALR, she needs to apply to the ALC and pay the \$600 fee.

**Action:** Scott has agreed to write a letter of support for her on behalf of the OCPC, asking that the fee be waived.

Property to west of Debbie's, along Gladwyn Trail, has been subdivided twice. She believes that the subdivision has encroached upon her property. Debbie was advised to hire a surveyor and if justified, to then file a complaint with the SCRD.

**3) Medical Use of Marijuana: Zoning & Locations**

We need to draft a letter, first of all expressing our disagreement with the industrialization of marijuana because every individual should be entitled to grow their own medicine. Given that industrial production is being presented as the only option, we would suggest that commercial production of commercial marijuana be restricted to industrial areas. We would further encourage the use of local cooperative effort to bring together small license owners to supply themselves. This would reduce costs to medical patients and would keep monies local. This would also serve as a form of quality assurance and guarantee of strain.

**Action:** Dianne will draft letter and forward on to David Rafael at the SCRD.

#### 4) *Agricultural Road Map*

##### OCPC's (Growing) List of Concerns Regarding the Road Map

1. We would like to see the document simplified. We found it impenetrable.
2. The Road Map should standardize its agricultural units; it moves less than seamlessly from hectares to acres and from AUs to actual numbers of animals. We ask that poultry not be quantified as AUs, as numbers can be misleading. 1 AU = 167 poultry – that's a lot of chickens!
3. A zoning map should be included in the package.
4. We are concerned about the potential of opening the flood-gates to overly-intensive large-scale farming. We would like the upper limits defined in the document.
5. We are concerned about the excessive density of housing on the tracts of land in the A-Zone. The OCPC is particularly concerned about the high density of dwelling units on only 5 acres. In addition to the increased human density, this would leave little space for agriculture. These decisions should be dealt with on a site-by-site basis.
6. We would like to see anything that is more restricted than before, highlighted.
7. Some concern was expressed over the inclusion of the right to operate restaurants. Perhaps we could tighten up the conditions to mandate that a significant proportion of the food served be local and include consultation with the neighbourhood and community regarding the characteristics of the restaurant.
8. We have some concern over density of greenhouses and the resulting light pollution.
9. We would like to see a restriction imposed upon house size in the A Zone.
10. We don't want to over-restrict people. The document feels too rigid.
11. It is important that we do get things right. Well-drawn out regulations will help to prevent problems in neighbourhoods.
12. Numbers seem arbitrary.
13. We need better consultation with the farming community, in order to find out what is actually workable.

**Action:** Diane will forward OCPC concerns to Greg Gebka at the SCRD.

- 5) **Director's Report** Donna had little to say due to the recent passing of her mother. She has been in Ontario for the past several weeks.

**Next Meeting: September 11, 2013**