

Roberts Creek Official Community Plan Committee (RCOCPC) Meeting:

Meeting Minutes: June 10, 2015

Roberts Creek Community Hall

Present: Dianne Sanford (Chair), Scott Avery, Sheila Wilson, Dana Wilson, Heather Gatz, Graham Starsage, John Gibbs, Mark Lebbell (Director), Alun Woolliams (guest - TraC), Carolann Glover (guest)

Absent: Nicola Kozakiewica, Mike Allen, Amanda-Rae Hergesheimer, Leslie Roberts

Agenda:

1. Adopt minutes of May 13, 2015 meeting
2. Referral from SCRD for comment - Zoning Amendment Bylaw No. 310.148 - 'AG Zone' (Electoral Areas B-F)
3. Beach Access update – John Gibbs
4. Bike Path on Lower Road and Knotweed – the dilemma of no bike trail if knotweed is present
5. Directors Report - Mark Lebbell
6. Other new business
7. Adjourn.

1. *Adopt minutes of May 13, 2015 meeting*
Scott moved to adopt and Heather seconded.

2. *Referral from SCRD for comment - Zoning Amendment Bylaw No. 310.148 - 'AG Zone' (Electoral Areas B-F)*

Concerns:

- 1021.3 On a parcel equal to or exceeding 8 hectares the additional permitted use is (1) marihuana production facility.
Will this regulation be applied differently in the Ag Zone as compared to the non-Ag zone?
- 1021.5 (2) A campground approved under a temporary use permit under this section...
If campgrounds are permitted, what assurances will be made for adequate sewage disposal and how will appropriate guidelines be established and implemented?
- 1021.8 (1) At least 50 percent of animals slaughtered and farm product processed, packaged or stored by an animal slaughter facility shall be reared and produced on the same farm.

The permitting of a slaughtering facility is potentially beneficial if farmers are able to help other local farmers with their animals.

- 1021.8 (3) A winery or cidery shall have:
 - (a) at least 50% of the ingredients used for wine or cider products produced on the same farm, or
 - (b) a land area more than 2 hectares and, unless otherwise authorized by the ALC, at least 5 % of the total farm product for processing supplied by a BC farm under a minimum 3-year contract.
- 1021.8 (4) A brewery or creamery must have at least 50% of the ingredients used for producing beer or creamery products produced on the same farm.

It appears that breweries are held to higher standards in terms of local production. There should be equity between all three forms of businesses – breweries, cideries and wineries.

- 1021.9 (2) Agricultural and farming activities, uses, buildings and structures shall be sited a minimum distance from a parcel line as follows:
 - Chemical storage structure – 5 meters
 - Setbacks for chemical storage seem too lax.*
- 1021.9 (3) Agricultural and farm activities, uses, buildings and structures shall be situated a minimum distance from the natural boundary of a watercourse or waterbody, as follows:

Confined livestock area containing 10 or fewer AUs	15 metres
Agricultural waste storage facility	15 metres
Chemical storage structure	15 metres

These are potentially dangerously close to water sources.
- 1021.10 (1) Parcel coverage shall not exceed 15%, except on a parcel having an area less than or equal to 2000 m² parcel coverage shall not exceed 35%.

The 35% is disproportionately high.
- 1021.10 (2) greenhouse parcel coverage, exclusive of all other parcel coverage, shall not exceed 50%.

50% seems high.

3. Beach Access update – John Gibbs

John recently met with Carolyn Mortenson. There are 30 beach access points in RC, 15 of which are in the SCRCD with permits from MOTI. The plan is to replace all beach access signs with larger signs, containing addresses for emergency use in the next two years. Carolyn would like to know what our priorities are.

John has done considerable research and has documented the status of all of these trails, noting which trails would be easily improved, which adjacent properties are

impeding the use of public access trails, and which currently undeveloped right-of-ways could be easily improved and accessed.

John will send his recommendations to Dianne to forward to the group. Mark Lebell is interested in being part of the dialogue.

Note: The *2007 Trails Strategy* provides relevant information on beach accesses.

4. *Bike Path on Lower Road and Knotweed – the dilemma of no bike trail if knotweed is present*

The SCRD has funding committed and is prepared to expand bike lane infrastructure, but given MOTI's refusal to issue a permit in the presence of knotweed the Regional District is at an impasse. Geddes Road/Lower; Woodley/Lower are three prominent stretches positioned for bike paths expansion that contain knotweed. MOTI uses Round UP, a form of glyphosate, through injection and spray applications.

Discussion:

MOTI has created the pervasive spread of knotweed through its highway mowing-practices. It seems sadly ironic that MOTI should resort to the tactics of mandated herbicide application as an invasive species management strategy, given MOTI's role in spreading the weed. Chemical application feels to be an unsustainable solution, yet research indicates that knotweed is virtually impossible to eradicate with anything but chemicals. Given the rapid spread of the opportunistic plant and understanding that it takes three years to kill knotweed through herbicide, the committee is not optimistic in the ability to control further spreading – it seems a losing battle.

Improvement to the cycling path infrastructure is important for environmental reasons as reflected in the OCPC. When knotweed obstructs vision, cyclist safety is a concern.

June is Invasive Species Action Month. If any alternative methods of eradication are to be attempted, spring is the season to cut and smother. A community-based action could be part of the non-herbicide eradication attempts.

Relevant OCPC Policies

OCPC Policy 5.18: Federal and Provincial agencies shall be encouraged to adhere to the Regional District's policy of "no application of pesticides and herbicides" in the use and management of land in Roberts Creek.

OCPC Policy 6.5: The RD shall work with the residents, business, First Nations and the Province to improve the pedestrian and cycling facilities within the core area. This could include establishing new paths, reducing speed limits in specific areas and encouraging planting/maintenance of appropriate road side vegetation.

OCPC Policy 15.21: Map 3 designates Beach Avenue and Lower Road and all beach access road-ends as a SCENIIC HERITAGE ROUTE to recognize the unique and significant scenic heritage value of these roads. Improvements to provide safer

pedestrian and cycling use should be made. This could include provision of walking/cycling paths adjacent to the roads, reducing speed limits in specific locations and reducing the impact on roadside vegetation on pedestrians/cyclists. Appropriate signage should be provided.

OCPC Recommendation Regarding Herbicide Application along Bike Lanes

The OCP does not condone the use of herbicides or pesticides, yet the OCPC recognizes the destructive and tenacious nature of Japanese knotweed. Due to human safety concerns and in recognition of the important role that bike lanes play in reducing the coast's GHGs, the RCOCP is willing to support the use of herbicides where knotweed presence is currently preventing the continuation or expansion of a bike lane, under the following conditions:

- *Only surfactant-free herbicide is applied through stem-injection. No spraying.*
- *Independent environmental monitors should be employed to ensure that best-management practices are met.*
- *The treated areas should be monitored for a few years to gauge effectiveness of the management program.*
- *We are inviting MOTI to use Roberts Creek as a testing ground for a non-toxic environmental-friendly knotweed control, which we are sure they are working on.*

5. Directors Report - Mark Lebbell

- i) Lot 1312: This item is on the agenda for tomorrow's Planning Meeting. Planning staff has recommended to deny approval of the application, as agricultural benefits should be negotiated.
- ii) We are currently in Stage II of the RD's water conservation plan.
- iii) Some work will be done on the pier park.
- iv) Goldmoss has canceled the public hearing after Mark made an amendment to the bylaw disallowing any live, amplified music.

6. Adjourn.

Next meeting: July 8, 2015 if necessary - location TBA