

Roberts Creek Official Community Plan Committee (RCOCPC)

Meeting Minutes: July 10 2013

Roberts Creek Community School

Present: Dianne Sanford (Chair), Carolann Glover, Scott Avery, Sheila Wilson, Donna Shugar (Director)

Regrets: Elaine Futterman, Mike Allegretti, Chris Motloch, Karen Spicer, Robin Chauhan, Billy Davis, Lesley Roberts,

1) *Micro-Brewery at top of Highlands*

Some people approached the SCRCD about the potential development of a micro-brewery at the top of Highlands. They have a 10-acre piece of property in the ALR and are looking to have non-farm use within in the ALR. They would like to develop a large tasting room, where snacks and appetizers would be served. They aren't zoned for a restaurant. They are also seeking variance on the 50% requirement, because they don't think that they are able to produce 50% of the hops on their property.

Staff of the SCRCD recommended denying the proposal until they have a firmer business plan in place.

2) *BCTS (British Columbia Timber Sales)*

One concern is that one of the blocks is situated on the recharge area that feeds the Gibsons aquifer. It takes 50 years for the water to make its way from the recharge to the aquifer. BCTS has recently met with the Town of Gibsons, but Donna doesn't know the outcome of the meeting.

Concerns:

1. Regarding the upper blocks: hydrological and geological studies should be conducted to determine the exact location and boundary of the Gibsons aquifer recharge area. Once located, cutting should be forbidden in the specified area.
2. We would like information regarding the age classes within the proposed cutblocks. This gives a clearer picture of the ecological value of the blocks.
3. Residents below the proposed block are on wells, and they could suffer impact to water quality resulting from drainage changes.
4. The blocks are in very close proximity to residential lands, which would result in increased noise, increased traffic, wear and tear on roads, and road safety concerns. Reed Road sees substantial ferry traffic, further raising safety concerns.
5. If logging does occur, we would like to see logging hours and days limited to week days, allowing recreational users safe passage via the B&K to the Mount Elphinstone trails.
6. Should logging be permitted, we recommend that logging be done in a manner more sustainable than clear cutting. Among other things, we are very concerned with fast run-off and drainage issues.

7. If logging moves forward, there should be compensation for lost ALR lands, resulting in no net-loss to the ALR. An equally-sized piece of suitable, accessible and arable land should be set aside.

Next Meeting: September 2013