

# 22Roberts Creek Official Community Plan Committee (RCOCPC)

**Meeting Minutes: July 9 2014**

**Roberts Creek Community School**

Present: Dianne Sanford (Chair), Scott Avery, Sheila Wilson, , Lesley Roberts, Nicola Kozakiewica, Heather Gatz, Emily Cook, Doug Fugge

Absent: Donna Shugar, Robin Chauhan, Billy Davis, Graham (Starsage) Shipley, Mike Allen, Dana Wilson, Amanda-Rae Hergesheimer, Carolann Glover, Karen Spicer, Naomi Fleschhut

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

1. Adopt minutes from June 2014 meeting
2. Invasive plant control – comments?
3. Amenity Bonus Area and OCP Section 6.4 – referral from Bill Page, APC – Scott?
4. Medical Marijuana referral from SCRD - <http://www.scrd.ca/Medical-Marihuana>
5. Adjourn

1. Adopt minutes from June 2014 meeting  
Scott moved to adopt minutes and Lesley seconded the motion.

2. Invasive plant control – comments?

Notes passed along from Donna: I talked to a couple of people from Henderson Rd who are interested in helping out with the knotweed control project. I will pass on names and contact info if MOTI gives it the go ahead. Also at the last SCRD Planning Committee meeting there was a presenter from the Invasive Plant Council. She had a couple of slides on manual eradication of knotweed which suggested that it was doable but would take a long time ( a few years of diligence) But then she also said round up would take a few years of repeated applications. The difference being that the chemical is less labour intensive. She suggested that the manual removal was most applicable to small localized patches because of the amount of regular activity that would be involved....Henderson Rd would be such a site. I asked for those slides and will forward them to you when I receive them.

Doug sent a letter to Fortis inquiring about application of herbicide at junction of RC Road and highway, but he hasn't heard back.

Because we haven't heard back from MOTI, we have no new information.

3. Amenity Bonus Area and OCP Section 6.4 – referral from Bill Page, APC – Scott?  
Scott will be refining his letter, pass it to Dianne, and will forward to David Rafael.

4. Medical Marijuana referral from SCRD - <http://www.scrd.ca/Medical-Marihuana>

Questions from David Rafael:

1. *Should a dwelling be required? Yes*
2. *Does your organization support the proposal to allow marijuana production facility as a permitted use in a wider set of zones and parcel sizes?*

Yes, but with conditional approval including a public process and guidelines. It should be conditional, rather than outright use. The prevailing sentiment is that we oppose the industrialization of marijuana production and do not want this type of facility in our neighborhoods, but we would like to leave the door open for small-scale producers. We also would like to limit the intensity of industrial production; therefore a limited number of permits should be issued.

3. *Are proposed specifications reasonable?*
  - a. *parcel size and floor area limitations:*

Minimum property size should be 2 hectares with a maximum building square footage of 2152 square feet and a maximum footprint of 1026 square feet – therefore requiring two stories. Any larger structure would be in the industrial zone.
  - b. *15 meter setback:*

For the smallest properties of 2 hectares, 20 meter setbacks seem reasonable. As properties are larger, setbacks should get progressively larger.
  - c. 8.5 meter height limit is appropriate.
4. *Any proposed zones or areas that should not be considered?*

Not as far as we can see.
5. *Any areas or zones that weren't included that should be considered? No*
6. *Any further comments?*

We are concerned about potential light pollution and would like to ensure that the surveillance lighting minimizes light impact.

5. Adjourn

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**Next Meeting: September 2014**