

Roberts Creek Official Community Plan Committee (RCOCPC)

Board Meeting Minutes: August 28, 2007
Allegretti/Futterman residence

Present: Elaine Futterman (Chair), David Moul (Secretary), Mike Allegretti, Suzy Naylor, Julie Gleadow, Sheila MacLean, and Norma Brow

Regional Director: Donna Shugar

Regrets: Gail Cromie, Mark Lebbell, David Kelln, and Peg Neilon

Guest: Carolann Glover

1) *Opening and Check-in* The meeting began at 7:15 PM. This summer meeting was primarily called to deal with the Lighting referral from the SCRD. It was also noted that Elaine and Mike will be away in September and that Peg will chair the next meeting.

Norma has a new e-mail address. Contact her at nbrow@gibsons.ca

2) *Agenda:* Elaine suggested the following agenda. It was approved

- 1) Lighting referral
- 2) Highway reflectors
- 3) Letter of thanks to the Regional District Board
- 4) Selection of Vice Chair (to replace Mark)
- 5) Booking RC School for upcoming OCPC meetings
- 6) Parking in Roberts Creek

3) *Approval of Previous Minutes.* Suzy motioned approval of the June minutes. Julie seconded.
Carried.

4) *Correspondence:*

No correspondence was sent.

5) *Business Arising from the Previous Minutes:*

5.1) (Parking and Transportation Issues– item 5.1)

5.1.1 Donna stated that the 1st draft of the parking survey has been completed.

5.1.2 A sign is needed stating that there is available parking at the school on non-instructional days. The earlier promise of such a sign did not materialize for the summer season.

5.1.3 Don Legault has placed tow away signs near the mandala but there is still a question of who does the enforcing. The whole problem of parking below the bridge has to be addressed.

6) *New Business*

6.1 (Lighting referral) Norma will write or e-mail Greg Grebka with our endorsement of the Planning Department's work in developing standards for outdoor lighting. She will also state that this is a good beginning and that we (i.e. the SCRD) look forward to getting the appropriate power from the Provincial Government to create our own bylaw. **(Action: Norma)**

- Like the APC we also support the recommendation for an education campaign about the proposed standards.

- We are also particularly concerned about foreshore lighting.

- 6.2 (Highway Reflectors)** It was noted that the OCPC proposed the upgrade of highway reflectors to the Ministry of Highways last year. We now see that the reflectors are in place. Donna noted that Highways has been involved with several projects recently to make Highway 101 safer, using the 1 1/2 million (500,000/year) allocation funds announced in January.
- Julie will write a letter of thanks to Don Legault. **(Action: Julie)**
- 6.3 (Thanks to SCRD Board)** The OCPC would like to thank the SCRD Board for all their work on watershed protection. In particular we want to acknowledge the extra time and effort that went into the constituting of the Local Board of Health and their hearings concerning Western Forest Products activities in the Chapman watershed. Shelia will write a letter to the Board expressing our thanks. **(Action: Shelia)**
- 6.4 (RC Classroom Bookings)** Suzy will confirm this year's bookings. We are hoping there is no cost associated with using Mr. Krangle's classroom. If there are charges Donna has asked to be contacted. As before, the meetings will be on the third Wednesday of each month. **(Action: Suzy)**
- 6.5 (Vice- Chair)** Mark is on an extended leave travelling with his family. Suzy has agreed to act as vice-chair for the Sept. 19 meeting.

7) *Director's Report* Donna spoke on the following:

- 7.1) (Watershed)** The Local Board of Health issued an order to Western Forest Products to cease logging in the watershed unless they met certain conditions.
Western is appealing the order and that appeal will be held on Sept 10, 2007.
In the meantime, the Supreme Court of BC stayed most of the order. However there appeared to be tacit acknowledgement, by the Supreme Court, of the Local Board of Health's right to take such actions.
Donna stated this was a learning experience and that the order may have been worded much better.
- 7.2) (Meetings)**
- 7.2.1** There will be a meeting concerning alternative housing with Mr. H. Kamphof of the Capitol Regional District Housing Authority on Thursday August 27, at 4pm, at the SCRD office on Field Rd.
- 7.2.2** The public are invited to attend one of two Public Open Houses concerning Drainage and Storm Water Management Issues in West Howe Sound, Elphinstone and east Roberts Creek. They are on: Saturday, September 15th, 2007, 10:00 to 12:00 pm, Frank West Hall, at 1224, Chaster Road, Elphinstone; and Saturday, September 15th, 2007, 1:30 to 3:30 pm, Cardinal Hall, at 930 Chamberlin Road, West Howe Sound.
- 7.2.3** There will be another meeting concerning Geoduck farming. It will be held in the evening hours sometime in October.
- 7.3) (OCP review)** The technical preparation (by Co-op student) has been completed.
- 7.4) (BC Timber Sales)** BC Timber Sales have submitted their next 5 year plan. The SCRD Board feel they need a face to face meeting with BCTS to examine their harvesting proposals.

- 7.5) (Living by Water)** Clive Callaway of *The Living by Water Project* gave a workshop on the topic of shoreline living, development and the impacts of climate change on the Monday morning of August 27th at Roberts Creek Hall.
Only two APC personnel attended. All agreed that the meeting was not well advertised.
- 7.6 (Dragon and Unicorn Gallery)** Donna agrees with the suggestion that the OCP be amended to create opportunities for spot zoning for small art galleries.

8) OCP Review Items.

The following items have been identified so far:

OCP – Items for Review

- 1) Beach access
- 2) Foreshore erosion and retaining walls
- 3) Addition of a mission statement
- 4) Road allowances
- 5) Signage
- 6) Tree retention on private land
- 7) Greenways
- 8) Design guidelines for the commercial core
- 9) Change bylaws to permit home based business proprietors to be able to teach or offer classes.
- 10) Lighting
- 11) Property usages
- 12) More types of unique zoning.
- 13) Downtown parking (new)
- 14) ALR review (new)
- 15) Terms of reference and a mission statement
- 16) Affordable housing
- 17) Short term rentals

9) Next Meeting

The next meeting will be September 19, at Roberts Creek School.

10) Adjournment The meeting adjourned at 9:10 P.M..