

Roberts Creek Official Community Plan Committee (RCOCPC)

**Board Meeting Minutes: September 19, 2007
Roberts Creek School**

Present: Peg Neilon (Acting Chair), David Moul (Secretary), Suzy Naylor (vice-chair), Julie Gleadow, Gail Cromie, and Sheila MacLean

Regional Director: Donna Shugar

Regrets: Mark Lebbell, Elaine Futterman, Mike Allegretti, Norma Brow.

Guest: Carolann Glover

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- 1) *Opening and Check-in:* Peg took on the duties of chair in Elaine's absence. Suzy has offered to continue in the Vice Chair position.
- 2) *Agenda:* Peg distributed the suggested agenda. See attachment #1.
Gail moved acceptance and was seconded by Suzy. Passed.
- 3) *Approval of Previous Minutes.* The minutes were amended. Item 6.2 was changed so that the words "mainly signage" were removed. ***Suzy moved acceptance of the amended minutes. Julie seconded. Passed***
- 4) *Correspondence:*
Status of letters to be sent out: (Action items from the August minutes)
- 4.1 **Lighting referral (Item 6.1)** Norma has indicated that she will be sending the letter off shortly.
- 4.2 **Highway reflectors (Item 6.2)** Julie will be sending off the letter to Don Legault with the suggested revisions she has received.
- 4.3 **Thanks to SCRD for work on Watershed (Item 6.3)** Shelia has the RCOCP letterhead in hand and will be forwarding her letter to the SCRD directors.
- 4.4 **Classroom bookings (Item 6.4)** Suzy stated that this item had already been dealt with via personal communication between Stacia (Community School coordinator) and Donna and requires no letter. The meetings will once again occur every third Wednesday, at the Roberts Creek school, at 7:00 P.M., at no cost to us.

The correspondence received relates to two SCRD Draft Bylaws. See New Business below.

5) *Business Arising from the Previous Minutes:* Other than the letters noted above there was no further business arising from the previous minutes.

6) *New Business*

- 6.1 **Draft Bylaw 597 Noise Regulation within the SCRD.** This bylaw is an amendment to the already existing noise bylaw. This draft speaks to the noise associated with construction and machine noise and seeks to create "quiet hours" for Sundays. After reviewing the draft the Committee were in favour of the bylaw as written and as proposed. **Peg will write a letter to the SCRD Planning and Development Committee denoting our approval of the proposed bylaw. (Action: Peg)**
- 6.2 **Draft Bylaw 598 Smoke and other airborne emissions within Roberts Creek.**

This bylaw is being proposed to curb backyard brush fires. There was much good discussion on this topic. **Julie motioned that we send a message of support for the bylaw. Shelia seconded the motion. Passed with one abstention.** David Kelln suggested that there be some form of “permitting” included in the draft. It was agreed that this should be looked at. **Peg will write a letter to the Development and Planning Committee noting our support and that the idea of issuing permits be examined. (Action: Peg)**

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

- 7.1) **(Watershed)** Donna attended 3 of the 4 days of Western Forest Products appeal of the Local Board of Health Order, in B.C. Supreme Court, in Vancouver. At this point of time, the judge has reserved judgement and Western Forest Products continues to log excepting for the very steep slopes.
- 7.2) **(CNI)** AJB is taking CNI to court for the return of their properties claiming CNI has reneged on their payments.
- 7.3) **(Use, Recreation and Enjoyment by the Public (UREP) Lands)** Donna has noted that a UREP property in Halfmoon Bay has been removed from that dedication so it can be logged. She stated that between Crow Road and Malcolm Creek Roads there are 25 acres of UREP lands (shaped in the form of a T on OCP maps). She has contacted her neighbours for their input as to how the land could be put to use. One idea was for a wheelchair accessible area.
- 7.4) **(Bike Lanes)** The Rural Areas’ application for a Cycling Infrastructure Grant was turned down. Now instead of pooling our money with the other rural areas the Director hopes to use the Roberts Creek portion of the gas tax returns to create a bike lane on a portion of Lower Road.
- 7.5) **(Affordable Housing Concept)** Donna would like to float a concept of using the land behind the Community Hall as affordable housing for young families. Many thought this was a brilliant idea that should be pursued. **Suzu suggested a motion of support to encourage Donna to continue with further explorations. David seconded. Passed.**

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 October 17, at Roberts Creek School.

10) Adjournment The meeting adjourned at 8:45 P.M..

Attachment #1

OCPC AGENDA SEPTEMBER 19, 2007

Regrets: Norma Brow, Mike Allegretti, Elaine Futterman, Mark Lebbell

- 1. Adoption of Agenda
- 2. Adoption of Minutes of August 28, 2007
- 3. Correspondence updates:
 - a. Sent
 - i. Norma Brow – Lighting Referral
 - ii. Julie Gleadow – Don Legault thanks for highway reflectors
 - iii. Shelia MacLean – SCR D thanks for watershed work
 - b. Received (none reported)
- 4. OCPC 2007/2008 Meeting Bookings @RCCS
 - a. Suzy Naylor
- 5. Review of SCR D Draft Bylaws
 - a. Bylaw 597 Noise Regulation within SCR D
 - b. Bylaw 598 smoke and other airborne emissions within Roberts Creek
- 6. Director's Report- Donna Shugar