

Roberts Creek Official Community Plan Committee (RCOCP)

Meeting Minutes:

**September 17, 2008
Roberts Creek School**

Present: Peg Neilon (Chair), Norma Brow, Anne Dykes, Barry Krangle,
Mike Allegretti, David Kelln, and Elaine Futterman

Regrets: Gail Cromie, Julie Gleadow, David Moul

Regional Director: Donna Shugar

Guest: Carolann Glover

Opening and Check-in: The meeting began at 7:05 P.M.

Agenda: The agenda was distributed at the meeting's start and revised. See attachment #1.

1.) Approval of Previous Minutes:

Anne moved adoption of the minutes and Elaine seconded. Approved.

2.) Correspondence:

2.1. The Integrated Stormwater Management Plan Project Summary prepared by Delcan for the SCRD was received for our review. It will be distributed to members for review and discussion at the next meeting.

2.2. Norma's draft letter re Cliff Gilker covenant was discussed with recommendation to include reference to the section of the Management Plan that refers to this covenant. Donna stated that this letter should be directed to the Board. See attachment #2

2.3. Related Discussion:

Elaine asked about the status of the covenant that was to be registered for the Co-Housing Green space. Donna stated that it hadn't been pursued recently and that since there may be costs associated with having a conservation group hold and monitor this covenant that the Co-housing Community may have been reluctant to pursuing it. Donna said she would look into it.

3.) Fees for use of RCCS.

Peg informed the committee that under the new centralized booking system, all groups using the RCCS would be charged and proposed that a Grant-in-Aid request is an option for covering this cost. Donna recommended that Peg first contact the Superintendent of the School District, Deborah Palmer, by phone and explain that this committee is group of community volunteers with no source of funding or affiliation with the SCRD, to see if the fees could be waived.

4.) Bear Proof Garbage Cans.

The SCRD Bear Aware advisor is promoting the purchase of "Bear Proof" garbage can that he has sourced. Although some residents run into problems with pickup a distance from their house and an early morning pick up, the general feeling was that households can mostly manage their garbage without the purchase of a \$60. 77-litre garbage can. A discussion of future curbside recycling followed, including the potential costs, the merits of mixed

recycling pick up and the impact on solid waste volumes that currently go to the landfill.

5.) Signage on the Highway:

A local realtor has been parking a very attractive small boat on the shoulder of the highway in Roberts Creek and other locations that supports a very large sign. Elaine agreed to send an email to Don Legault at the Ministry of Transportation and Infrastructure to have him contact Kate McQuaid, the realtor, to inform her that this was not acceptable.

Related Discussion: Anne asked about the appearance of the election campaign signs and whether they should be allowed. Signage had originally been a display of support fronting private property but they are now on Public Property. Donna said that it had been discussed with the Directors who agreed that they cannot be on SCRD property, ie in parks, but that they are tolerated on highways with the general compliance that they are removed immediately after the election.

6.) OCP Monitoring:

A member of the OCP Review committee asked whether there is any monitoring of the OCP performed. Donna suggested that perhaps this committee could review the plan to identify whether the objectives are being met; things that should be followed up or might need monitoring or measuring.

Action: Peg will do a high level review of the plan to determine natural divisions or categories that individual members could review for monitoring opportunities.

Related Discussion:

There was some discussion regarding education of the public about the existence and content of the OCP and the OCPC. There are still OCPC brochures that could be made available to new home owners via realtors and to be included in building permits packages.

The question was posed 'How effective is the plan if large lots can still be clear cut?'

7.) Bike Lane Update:

Due to rising construction and asphalt costs, only 500m of bike lane will be completed in this year's project, from Leek Rd heading towards Gibsons. Some sections need retaining walls which are currently under construction. Work is planned to be completed by the end of October.

Donna commented that the next priority section will be Lower Road from the stop sign near the Post Office towards Gibsons. Locomotion grant announcements will be made soon.

8.) OCP Review Update:

A Creek Café event based on the World Café format of conversation is planned for October 19 at the Hall. This format uses open ended questions at small group tables. Participants redistribute themselves to create other groups at different tables in an attempt to have the conversations produce varied input on the same question. This will be the first public event for the

review process and will be a high level visioning process to gather input on what people want for Roberts Creek.

9.) Directors Report:

- 9.1. Weyheuser Properties –Some owners of the properties in the Byng, Conrad area who have sub-standard road standards have been trying to get support for road maintenance. They will be dealt with in 3 groups according to location. Each group will have to put up the money for a feasibility study to look at bringing the roads up to MoTH&I standards. These studies would be submitted to the SCRD and if feasibly the SCRD would pay for the work to upgrade the road as a local improvement project with the property owners paying back through an additional tax over 20 years.
- 9.2. A referral will be forwarded to this committee for the redevelopment the old Rod & Gun property. A music camp and performance hall is being proposed that requires the creation of a new Comprehensive Development Zone.

10.) 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

10) Next Meeting:

The next meeting will be October 15, at 7:00 PM at Roberts Creek School.

11) Adjournment: The meeting adjourned at 8:40 P.M.

Attachment #1

OCPC Agenda September 17, 2008

- 1.) *Adoption of Agenda*
- 2.) *Adoption of Minutes June 18, 2008*
- 3.) *Correspondence*
 - Received: Integrated Stormwater Management Plan – Project Summary*
 - For Review: Norma's letter of update on Cliff Gilker Park Covenant*
- 4.) Fees for use of RCCS
- 5.) Bear Proof Garbage Cans
- 6.) Signage on the Highway
- 7.) Bike Lane Update
- 8.) OCP Review Update
- 9.) Directors Report

ROBERTS CREEK OFFICIAL COMMUNITY PLAN COMMITTEE



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September 22, 2008

TO: SCR D Board of Directors
CC: Sheane Reid, Parks
RE: Covenant for Cliff Gilker Park

In the fall of 2006, as a representative of the RCOCP, I sat on the Advisory Committee to work on developing a management plan for Cliff Gilker Park.

One of the recommendations of that plan was to put in place a covenant with a non-governmental organization to monitor this plan and to protect this valuable resource in the future.

Can we please get an update on the status of this covenant?

Look forward to hearing your response.

Regards,

A handwritten signature in black ink, appearing to read "NBrow". The signature is stylized and cursive.

Norma Brow,
RC OCPC