

Roberts Creek Official Community Plan Committee (RCOCPC)

Meeting Minutes: September 15, 2010
School

Roberts Creek

Present: Elaine Futterman, Mike Allegretti, Mary Degan, Norma Brow, Carolann Glover, Mark Lebbell, Dianne Sanford, Jeff Rosnau

Regrets: Frank McElroy, Roger Richmond, Linda Hoechstetter,
Director: Donna Shugar,

1) *Agenda:* The following agenda was agreed upon:

- 1) Approve agenda
- 2) Approve previous minutes – Unfinished business
- 3) Lemon Road Referral- Delegation
- 4) Integrated Transportation Study
- 5) Adopt a bike lane
- 6) Cliff Gilker Covenant
- 7) Logging/Cut block/Issues
 - a. AHRA
 - b. RCCA meeting
 - c. SCRD Committee Meeting tomorrow 1:30
 - d. Field Trip Report
- 8) Parks & Recreation Advisory Committee Report
- 9) Directors Report
- 10) Next Meeting

2) *Approval of Previous Minutes:*

Mike moved and Mark seconded that the minutes of June 16, 2010 be adopted.

Unfinished business – Norma to follow up with Frank Ullman regarding Section 57 trails and the process for designation.

3) *Lemon Road Referral- Delegation*

A delegation led by Aaron Morrissey presented information about a proposed OCP Ammendment and Rezoning that would allow 7 properties to subdivide. These properties are former Private Managed Forest Land and were sold as residential properties without having been serviced – in particular the roads are not up to MOTI standards and have not been adopted by MOTI to be maintained to the level of other rural roads.

Some discussion followed and the following motion made by Mike and seconded by Mark was supported:

“The OCPC would not comment for or against this particular proposal as the OCP review process has not finalized a plan for the Resource Rural and Z-Zone areas.”

Norma agreed to draft a letter to the SCRD with the committee’s response.

A further motion was made by Mike and seconded by CarolAnn:

"To request that the SCRD lobby the MoTI to participate in a solution to this issue, potentially involving those that sold the unserviced properties"

Donna Shugar felt that is unlikely that help will be available to resolve this situation. After further discussion the motion was changed to:

"The OCPC request that the SCRD lobby the MoTI to require that any land removed from Private Managed Forest to be sold as residential property be serviced to current subdivision standards."

This motion was carried and Carol Ann agreed to draft a letter.

Jennifer, another member of the delegation, also told the committee that logging above her property was done right up to the stream edge with debris in the streams and has caused heavy run-off through her property. Donna asked her to send these details to her for her to follow up on the BCTS practices in the area.

4) Integrated Transportation Study

Mark did a summary of some items of interest in the ITS. This study was done by a consultant for the SCRD to be used as a proposal to MOTI. He will provide a summary letter as a formal response.

5) Carol Ann brought up the concept of Adopt a Bike Lane as a possible way to improve the level of maintenance and safety of bike lanes. There is a new bicycle advocacy group starting up and it was suggested that this idea be put forward to this group.

6) Cliff Gilker Covenant

Although the Management plan for the Park has been adopted, the covenant that was to be put in place to ensure compliance to this plan has never been registered. The recommended third party to the covenant was never acquired and so there has been difficulty in modifying the original legalese to accommodate the SCRD as the sole holder of this covenant.

Elaine will write to Paul Fenwick, General Manager of Community Services, to ask for an update.

7) Logging/Cut Block/Issues

Decisions regarding the proposed Amphibian Habitat Restoration Area are on hold until the logging is completed east of Cough Creek.

The September SCRD Community Services Committee meeting will have Recreation Officer, Frank Ullman, from the Ministry of Tourism Culture and the Arts, Recreation Sites and Trails BC as a delegation. If anyone is interested and able to attend the meeting is at 1:30PM. There will be some discussion about a Trail Strategies.

Some members of the committee did a field trip into some of the areas of logging activity to see how trails have been left. A range of conditions were encountered:

- The Tube has been cut to leave swaths – possibly for residential development
- The Wagon Trail will be cut right up to the track.
- Pumpkin Patch Trail will be gone next week.

The next RCCA Meeting will have a discussion about the logging

8) Parks & Recreation Advisory Committee Report

Elaine is on the Parks & Recreation Advisory Committee which will be reviewing the 5-Year Recreation Plan. Parks and Trails will be added to this plan.

9) Directors Report

Economic Development Coordinator, Michael McLaughlin, is working on a strategy to identify the “intelligence services cluster” a sector that is notably present in Roberts Creek and includes mainly home-based businesses that sell management, financial, IT, media design/architectural/engineering, and other services via the internet to mainly off-Coast clients. This is a clean quiet industry that can be supported and dispels the rumour that the Creek is not interested in Economic Development.

There is a review underway regarding the ALR. Mary Degan agreed to write a letter stating that the RCOCP support the preserving of lands for agricultural activities and want to preserve the ALR.

10) Next Meeting October 20, 2010

OCP Review Items:

The following items have been identified so far:

- 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

Parking Lot

Amphibian Habitat Restoration Area