

# Roberts Creek Official Community Plan Committee (RCOCPC)

Meeting Minutes: September 10, 2014

Roberts Creek Community Hall

Present: Scott Avery (Chair), Sheila Wilson, Robin Chauhan, Lesley Roberts, Heather Gatz, Graham Starsage, Mike Allen, Dana Wilson, Donna Shugar (Director), Lee Roberts (Guest)

Regrets: Nicola Kozakiewica, Dianne Sanford, Karen Spicer, Billy Davis, Naomi Fleschhut, Amanda-Rae Hergesheimer

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## Agenda

1. Adopt July Minutes
2. Goldmoss Gallery Rezoning Application – presentation by Lee Roberts, owner; Recommendations to go to SCRD.
3. Invasive Plant Control – Upcoming public meeting; Mike Allan to report.
4. Beach Access Signage – letter sent to SCRD requesting replacements.
5. Amenity Bonus Area and OCP Section 6.4 – Referral from Bill Page, APC. Letter from Scott circulated; please come with comments or edits for the letter.
6. Directors Report
7. Other New Business
8. Adjourn

1. *Adopt July Minutes*: Robin moved that minutes be accepted. Lesley seconded.

### 2. *Goldmoss Gallery Rezoning*

See SCRD Staff Report, dated August 15 2014 from Andrew Allen, Senior Planner. Lee and Bon want to carry on as they have for the past 5 years: to have a gallery that sells 70% local art; to teach children's art classes; and to have up to 4 shows a year (Art Crawl, RC Arts Festival - which they birthed, and two one-night events).

The OCP states that the downtown core is the only area zoned for commercial/business ventures. There is a provision allowing for home offices, home-based businesses, B&Bs, and horticultural sales in other zones. The art gallery use is the only one that requires anything special, i.e. a rezoning. The zoning bylaw must harmonize with the OCP. A new provision appeared in the OCP to permit an art gallery in any zone and this is the first time that anyone has applied for such a zoning. Lee is applying for spot zoning.

Goldmoss could alternately apply for a *Temporary Use Permit*: good for 3 years, with the opportunity for renewal. In order to grant a Temporary Use Permit, the existing zoning must allow temporary use permits in the user's area. To satisfy the art gallery building code, structural changes would need to be made. This is likely an expensive venture.

Andrew Allen proposed that the special event component not be included in the application. As the need arises, each event could instead be applied for as a special event independent of the art gallery designation. Lee finds this unacceptable.

The Roberts Creek OCPC made the following recommendations regarding the Goldmoss Zoning Amendment Application - #310.158:

1. The Goldmoss application as presented fits within the spirit of the OCP. We support it and recommend that it continue on for 2<sup>nd</sup> Reading.
2. We would further like to permit the keeping of hens as per the OCP Section 9.4.10 which states:

*The Regional District, in consultation with the AAC, APC, OCPC and the community should implement land use policies that allow for the keeping of hens only and rabbits in all residentially zoned parcels.*

3. *Invasive Plant Control*

Mike submitted a letter regarding invasive plant control to the SCR D and the Band. The Sept. 9th meeting with the SCCA and the Wildlife Project was well attended, with strong representation from the provincial government. Mike put forth the idea of neighborhood-by-neighborhood management, which was well-received by SCR D Planner, Lesley-Ann Staats. There will be more meetings scheduled.

In a morning meeting with the same government people, Donna reported that the Ministries' agenda is clearly based upon the desire to establish a more formalized and bureaucratic invasive plant control process, enabling the Weed Control Act within the SCR D. Donna objects to the provincial government's position. Staff was advising to repeal the existing SCR D pesticide policy, which forbids the use of pesticides on SCR D properties and replace it with a new policy. The Planning Committee will re-visit this item in October. Donna will get copies of the proposed new policy for the OCPC to comment on at the next meeting.

*CBC Ideas: Bio-Invasion, Attack of the Alien Species* presents a very different definition of *alien* and is worth a listen.

4. *Beach Access Signage*

The Richmond Road beach access on the curve between Edmonds and Cedar Grove does not have a sign. A letter has been sent to the SCR D asking for another sign to be posted.

5. *Amenity Bonus Area and OCP Section 6.4*

Scott and Dana drafted a letter.

6. *Directors Report*

*Transit:* Five new runs on Route 90 have been added. Work on the problem areas of the new Beach Avenue walking path will begin. Surfaces will be gravel.

*Medical Marijuana:* First Reading was given to the bylaw permitting small operations on small properties. We recommended a minimum of two hectares, and the ACP recommended less – Donna reached a compromise of 1 hectare. If we feel this is too small we can comment at the public hearing.

*Recycling:* All three depots have signed a contract with SCR D/MMBC.

7. *Other New Business:* Scott proposed that we keep to a tighter schedule next meeting.

8. *Adjourn*

**Next Meeting: October 8, 2014**