# Roberts Creek Official Community Plan Committee (RCOCPC)

Meeting Minutes: September 9, 2015 Roberts Creek Community School

Present: Dianne Sanford (Chair), Scott Avery, Sheila Wilson, Heather Gatz, Graham

Starsage, John Gibbs, Mark Lebbell (Director), Michelle Morton (Mark's Alternate)

Regrets: Mike Allen, Lesley Roberts, Nicola Kozakiewica, Amanda-Rae Hergesheimer,

Dana Wilson

Agenda: The following agenda was agreed upon and approved:

1. Adopt minutes of June 10, 2015 meeting.

Referral from SCRD for comment – Geotechnical Report for Roberts
 Creek (comments must be completed this evening).
 http://www.scrd.ca/files/File/Community/Planning/2013-May-KWL%20RobertsCreek

GeotechReport.pdf

http://www.scrd.ca/Geotechnical-Updates

- 3. **Transition Houses** . This is just to inform us of amendments, and get any input we may have on these changes.
- 4. Bike Path and Knotweed update
- 5. **Beach Access** update John Gibbs
- 6. Directors Report Mark Lebbell
- 7. Other new business
- 8. Adjourn

### **Meeting Minutes**

 Adopt Minutes of June 10, 2015 Meeting Scott moved that we adopt and Heather seconded.

# 2. Referral from SCRD for comment – Geotechnical Report for Roberts Creek

## Background

This report revises and updates the OCP in light of boundary changes, the availability of new technologies for mapping terrain and storing information; improved information about geologic hazards; and new professional guidelines concerning residential development and landslide risks. The SCRD has retained Kerry Wood Leidal Associates Ltd. to produce a Geotechnical Hazards Report for Roberts Creek based on the RFP closed in November, 2010.

(SCRD Geotechnical Hazards Report: RC May 2013, 1-1)

The work scope was to assess and recommend revisions to the existing Development Permit Area (DPA) included in the OCP area of RC. The study provides the SCRD with technical guidance on possible amendments to existing DPAs.

(SCRD Geotechnical Hazards Report: RC May 2013, 1-1)

The report went to the APC in 2013. There was a public meeting in 2014 and a public hearing will be scheduled.

# Conversation

- It appears that nothing has been subtracted, but things have been reorganized.
- The report is extremely technical and largely beyond the scope of the committee.
- Nicky, with her history in reading like reports, submitted comments indicating that she found the report well-written and conservative.
- We recognize that these DPAs are often our best defense against over-zealous development and/or resource extraction proposals, and therefore are grateful for rigorous standards.
- Graham concluded that the report publishers had no motivation to skew study study
  was not funded by private stakeholders. We therefore trust that the results and
  recommendations hold the community's best interests at heart.

#### Comments/Concerns

- How are marshlands and wetlands addressed in the geotechnical report?
- Section 5.4: Exemptions:
  - The removal of 2 trees over 20 centimetre diameter breast height or 10 square metres of vegetated area of per calendar year per lot, provided there is replanting of 4 trees or re-vegetation of the same amount of clearing.
  - What does this exemption mean? Does this give a go-ahead to logging if the criteria of replanting is met? If so, we are concerned with this exemption.
- We recognize the density and complexity of the report and receive it with great thanks.

Action: Sheila will forward comments to David Rafael.

#### 3. Transition Houses

- a) Are definitions acceptable? If not, offer alternatives.
   We are fine with the proposed definitions. We would like the proposed clarification of 'hospitality' added as a definition.
- b) Is the proposed use and the zoning acceptable? Yes.
- c) Are there any issues that were missed? None observed.
- d) What other amendments should be made? Should Vancouver Coastal Health be advised regarding the vulnerability of our septic systems due to the potential concentration of medication?

Action: Graham and Diane will forward a reference study. Action: Sheila will forward recommendations to David Rafael

#### 4. Bike Path and Knotweed

Knotweed on Lower Road has been reportedly injected so that the bike path work can begin next year. The committee notes that a posted sign on Lower Road indicates that the sites have been sprayed, and not injected.

The Invasive Species Working Group is actively working on a cohesive plan to deal with invasive species. They are, among other things, concerned with disposal. Dianne would like to be included in on the Invasive Species Working Group's discussions to see if alternative methods could be incorporated into the plan.

RD staff is wondering if we are still pursuing alternative knotweed removal methods at Henderson Beach. Staff is unable to add picnic benches and develop Henderson Beach until the knotweed has been eradicated, as per MOTI's requirements. Recognizing that the timeline is not tight, we would like to carry on with a pilot alternative method trial project.

Action: Communicate decision to SCRD. Action: Galvanize neighborhood group.

# 5. **Beach Access** update – John Gibbs

Recommendations for beach-access priority in Roberts Creek. All four are currently NOT UNDER SCRD MANAGEMENT. These accesses were chosen based on the following criteria: diversity of accesses, well-spaced, tourism, accessible.

- i) Paggio down driveway marked 3349 Beach. Identified in a 2005 list, would provide the only public access between foot of Edmonds and the foot of Marlene. (It is a steep driveway, and route is not clear, blocked at the bottom with underbrush and buildings, including cabins at beach level.)
- ii) Foot of Park Ave down driveway marked 3673 Beach. A gentle, easy path right onto the beach. THE SCRD HAS POSTED NO-FIRE NOTICES. This is the access that "pedestrians" from RC Provincial Park campground should be referred to. Currently very muddy due to construction at 3681 Beach, but that is temporary)
- iii) Foot of Timberland down driveway marked 3163, 3175, 3177 Beach. Identified in 2005 list. Relatively gentle slope, blocked at bottom by underbrush. (Easy to complete access to beach).
- iv) Foot of Joe Rd. Suitable for a lookout/bench. Down driveway for 800 Joe Rd., then along fence of 801 to drop off. Easy to build lookout, trim/cut some trees.

Second-tier recommendations: two rights of way NOT CURRENTLY UNDER SCRD MANAGEMENT, but both of which are functioning beach accesses used by the local community but not signed.

- i) Foot of Woodley Rd. Down driveway marked 2755/2757 Lower Rd. then easy, informally marked trail to open beach.
- ii) Between 3703 and 3707 Beach Ave. Gentle path, by fire hydrant, to open rocky beach.

Action: John will write a letter to Carolyn Mortensen

# iii) Directors Report - Mark Lebbell

- Mark is looking for someone to sit on the Solid Waste Management Advisory Committee. It would be great to have a RC presence, not necessarily with an engineering background.
- Carolyn Mortensen met with people regarding the property behind the hall. It was
  decided that we need more information on practical pieces of the project, such as
  whether it can be accessed from highway. Some money will be shifted into looking
  into some of these issues.
- The RD is in the process of hiring a new Chief Administrative Officer.
- The local fire was handled in an impressive way.
- Water scarcity is still in the forefront of discussions. The Board has passed a motion to explore the drawdown option of Chapman Creek. The SCRD hopes to have water meters in place by 2017. It should be noted that there is some local opposition to water metering.

# iv) Other New Business

- Note to Dianne and Sheila: At the end of each month, in connect with each other
  regarding what needs to be discussed or revisited, parking lot items etc. We want
  people to have ample time to prepare for meetings.
- Lesley Roberts and Amanda-Rae Hergesheimer have resigned from the committee as
  of this month.

# **Parking Lot Items:**

Invitation to Sechelt/Squamish Nations to be part of RCOCP

**Next Meeting: October 14, 2015**