

Roberts Creek Official Community Plan Committee (RCOCP) Meeting

Meeting Minutes: September 14, 2016

Roberts Creek Elementary School

Present: Scott Avery (Acting Chair), Dana Wilson, Sheila Wilson, Graham Starsage, John Gibbs, Emily Cook, Mark Lebbell (Director), Doug Fugge, Mike Allen

Apologies: Dianne Sanford

Agenda:

1. **Adopt minutes** of June 8, 2016 meeting
2. **Knotweed Project at Henderson Beach** – Report from Dana
3. **Creating a Proactive Logging Strategy** – Report from Graham
4. **Director's Report** - Mark Lebbell
5. **New Business** – Dianne will be stepping down as chair in November – Options for new Chair?
6. **Adjourn**

1. **Adopt June, 2016 Minutes: John moved to adopt and Graham seconded.**

Mark requested a small change to the Director's Report contained in the June minutes. Regarding work at the Masonic Lodge: *the greatest community benefit with regards to the three properties on the southwest corner of Hwy 101 and RC Road.*

- ### 2. **Knotweed Project:**
- A dedicated group of about 12 volunteers have been gathering every 2 weeks to cut knotweed. Elphinstone Aggregates burned the first clippings and the more recent, less plentiful cuttings are being stored on a tarp on the property. It looks like the knotweed is continuing to send up shoots in established areas, but doesn't appear to be spreading. The last scheduled work party for the season is scheduled for November 26th. The group is committing to 5 years.

3. **Logging – Proactive Strategy**

Current provincial policies are largely based upon economics and jobs. In the case of the forests, only the end extracted resource of timber is valued, where other less easily monetized benefits that a standing forest provides – such as safe drinking water, recreation value, and carbon sinks – are not built into the provincial economic equation. Given this fact, our community might be best served by offering up alternative, less environmentally devastating solutions that still meet the Province's mandate of revenue generation and employment.

Our community needs to take control of our own watershed and we want to be consulted well before land is put out to tender; the entire Elphinstone hillside is our water source. Logging companies should be required to be accountable to the community – providing information on extraction methodology plans etc.

- In the future, in order to better educate our committee, we could invite someone to speak at our meeting. Sheila suggested Dan Bauman.
- We could establish our baseline expectations and submit them to the government.
- Could our community choose which pieces of land end up being logged?

- Is there a precedent set somewhere else (in the province)? We needn't *re-create the wheel*.

Mark Lebell: BC Timber has a rolling five-year plan, but the SCRD is usually notified each February of the specifics of what will be pushed forward that year. The OCPC should focus on the policies laid out in the OCP, such as the recommendation for *selective* logging. Begin to generate a letter requesting a meeting with officials, that could be ready to go to the right people at the right time. Reference the technical background report that was used to formulate the OCP. First Nations should be mentioned.

4. Director's Report – See attached.

5. New Business

- **Community Garden** – A work party to remove invasives is scheduled for Saturday, October 15th.
- **RCCA Meeting:** AGM will be Wednesday, September 28th @ 7 pm at the hall. Two more people are needed.
- **Crusher Dust** behind library needs to be stabilized. Dianne and Graham are currently looking to address this with coffee sacks on downslope.
- **Giant Tankers** – We will have a tanker and its accompanying entourage passing through our waterways daily.
- **Beach Access Signs:** At Lower Road & Cluff (near Joe Road), the beach access sign is now up. Footings for signs are now in place in other locations.
- **October 16th Howdy Neighbour Welcome Newcomers Potluck** – wondering if the OCPC should have a table. The goal of the potluck is to nurture social cohesion and the format is not entirely determined. Mark Lebell has offered to introduce committee representatives and/or support as needed.
- **Chair** – We would like to nominate John as Chair. He is not yet decided upon his willingness to assume the role of Chair.
- Graham would like to request a leave of absence from October through December to complete his thesis.

Next Meeting: Wednesday, October 12th @ 7 pm @ Roberts Creek Elementary School

Mid- September SCRD Director Update

Directors September Newsletter included following topics: Speeding in front of RC School, Sept 17 SCRD Trash Bash event, Water Meter installation timing and notification, New SCRD Standing Committee Thursday Schedule (Planning and Community Development, Infrastructure, Corporate and Administrative Services), Newcomers Welcoming Potluck Oct 16 (details below), Recreation Guide, Upcoming UBCM Conference (details below)
-1200 of 1600 RC Households receive Newsletter in the mail. If you have “junk mail” prohibition on your mailbox, you’re out of luck. Director has ego issues with his writing being classified as junk.
-Booteles Newsletter being on hiatus has increased cost of mailing
-Newsletters and archives available online at robertscreekmark.com later each month,
-Mark will strive post on the RCCA bulletin board beside store (with permission)

Mt Elphinstone Cutblock A87125

-Mark posted a piece of perspective writing at and update as to local government initiatives on his website robertscreekmark.com/news-blog in mid Sept
-The opportunity for Board intervention was past spring as per protocol between BC Timber Sales and Board was prior to the awarding of the contract. A long conversation with Min of Forests staff resulted in no change to the
-Mark continues to work towards Long-term resolution of the issue, as per the Roberts Creek OCP

Water Supply

-summer weather didn’t drive conservation efforts the way they did in 2015
-Consultant doing environmental study with regards to Chapman Chanel Deepening Project...report expected in the fall
-Financial aspects of the project brought forwards in June with Alternate Approval Project...required legislatively for borrowing of over 5 years
-Board had to decide between funding project over 5 years, or 30 years
-per household roughly \$23 per year for 30 years, or about \$100 per year per 5 years
-difference was about \$400 (30 years) vs \$450 (5yrs) per household in “real dollars” when time value of \$ taken into account, based on interest rate estimations. Mark working from memory here, contact him if you want exact numbers.
-also 30 years links taxation to those who are using the project over its life cycle (estimated at beyond 30 years) ie. What if you moved away after 5 years or moved here in 5 years?
-AAP was perceived by some as a referendum on the project,
-AAP needed 10% of eligible voters to be defeated, it received about 5%
-timing of AAP had to do with possibility of proceeding with building in summer 2016 (now planned for 2017 as Min of Parks requiring more study before permitting)
-lots of info, project updates on SCRD Website

Water Governance

-experience in spring reinforced Director’s early perceptions around the fragmented approach to water governance. Pattern widely acknowledged provincially, some scope in new Water Sustainability Act for change.
-Mark will attend a short conference in Vancouver post UBCM on the topic. Hopes there will be other Sunshine Coastal attendees, as he sent the info out to many parties, org’s.
-thousands of words on the topic on robertscreekmark.com if folks want to know where and why he stands where he does

Union of BC Municipalities Conference

Sept 26-Oct 1 in Victoria. - opportunity for learning/advocacy around Forestry, Water governance , Affordable Housing, Short Term Rentals, Homelessness , and other issues relevant to Creek...
- Meetings with Min of Transportation, Min of Environment, Min of Health?

Housing

- forum put on by Nick Simons in Sechelt in late Aug...no silver bullets of course
- Groups like Land Trust, Affordable Housing Committee looking for local solutions
- early indications that Province will focus any emerging “shared economy” regulation efforts on “Uber”-style transportation rather than “Air BnB” –style Short Term Rentals
- current UBCM with regards to Short Term Rentals tend to focus on Tax equity issues, rather than affordable housing.
- report coming in fall to Planning Committee with regards to bridges and barriers to creative densification projects that address affordability, agriculture, green building
- sense that community would be open to rezoning for above but reaction pushback to Gibsons road allowance project interesting
- projects need proponents, proponents need financing (feed selves) and knowledge, financing often requires bank, bank requires land, land purchase requires degree of zoning certainty, rezoning pushed by proponents...creative ways of breaking this cyclical conundrum are needed. Will look to staff report above. “Gabriola Green” model (enabling passages in Gabriola OCP?) was suggested for research the other day

Homelessness –

- A largely volunteer committee continues to work on the issue
- BC Housing will fund a shelter this year...the location is still up in the air St Hilda’s church site has grown too small
- Homeless outreach worker working with about 45 people
- RC Provincial Park proposed for offseason use but Ministry of Environment is opposed
- Donations can still be made through St Hildas

Newcomers Potluck – Roberts Creek Hall, Sun Oct. 16th, 5 pm

- potluck food, music, fun...Oldtimers (that’s you!) are encouraged to come and use as an excuse to meet new neighbours to invite personally. Posters up soon.

Asbestos- Application of new Work Safe standards has resulted in a larger number of materials that require asbestos testing prior to disposal in landfill. Check SCR D website

Wayblaze crowdfunding – a new place-based community-driven crowdsourcing app was launched the other day on the Sunshine Coast. Developed by planning consultants familiar with the Sunshine Coast...chose here for piloting for several reasons. Has idea generation & community feedback components as well as project fundraising capabilities. Has potential for community groups looking for funds, or for matching funds for grant eligibility.

wayblaze.com

It is a commercial undertaking (5% of funds go to platform) , and this is not an endorsement.

McNab Creek Gravel Mine Proposal (Burnco)

- north end of Howe Sound, about 5 km along shore from Port Melon
- public open house Sept 13 through combined Federal and Provincial Environmental Assessment Process (like Woodfiber LNG in some ways, but this time in SCR D rather than Squamish)
- Mark attended, approximately 15 scientists, 5 company employees, 6 Fed/Prov Environmental Assessment Office employees...
- 6000 page submission to EAO by the proponent (Burnco)...available online
- SCR D Board made specific technical submission based on staff recommendations and Director’s input
- Board will likely be asked for a rezoning to allow for processing of materials on site
- info page on SCR D website, or talk to Mark if you want

Good news **Fire Chief** Pat Higgins reports anecdotally that the Department responded to fewer and less serious Motor Vehicle Accidents this summer than historically. Some of that he attributes to safer car design.

- The Fire Department is recruiting...spread the word

Sustainable Local Development's (SLED RC) **Roberts Creek Directory of Everything** was mailed out to most RC households in mid September. Once again if you have a "junk" mail embargo on your mailbox, you need to go online robertscreekdirectory.ca or pick one up at Eco-Freako at the Heart of the Creek. Thanks Lesley and Rob Roberts and team.

Roberts Creek Official Community Plan Committee will be looking for new members in November. Elections will be held.