

Roberts Creek Official Community Plan Committee (RCOCPC)

**Board Meeting Minutes: October 15, 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.

1. *Agenda:* The agenda was distributed at the meeting's start. See attachment #1.
2. *Approval of Previous Minutes:* Elaine moved adoption of the minutes and David K seconded. Approved.
3. *Correspondence:*
  - 3.1. Elaine sent a message to Don Legault of MoTI regarding signage on the Highway. He replied that he had already talked to the Kate McQuaid and the signs were removed.
  - 3.2. Peg sent a message to Debra re waiving the fee for using the school. It was agreed that we would not have to pay for the rental of the space but would pay the \$15 book fee for the year. Donna agreed to cover it out of her expenses. There followed much discussion and some history about the spirit and functioning of the joint use agreement between the SCRD and the local School board to support community use for school facilities. Committee members agreed that the School Board's decision to introduce a centralized booking system appears to be a barrier to ease of community access to the RCCS. Donna stated that much time and energy has gone into trying to improve the joint use function without a lot of success and so it continues.
  - 3.3. Correspondence was received from Veronica Alice regarding the destruction caused by ATV's using the Elphinstone Park and the surrounding crown lands. She wanted the SCRD to implement some published recommendations regarding joint use from an earlier study. Donna replied that the SCRD did not have any jurisdiction in these areas but continues to lobby for respectful use by all and agreed that motorized versus non-motorized activities creates problems in many areas.
  - 3.4. Norma sent a letter to the Parks Coordinator and the SCRD board requesting an update to the covenant that is supposed to be registered on the park.
4. *Bike Lane Update*

Carol Ann reported that beautiful black asphalt with pavement markings and a Deltalok retaining wall are now in place along a stretch of Lower Road. People were pleased with the progress. Donna stated that there will be another section done closer to the Roberts Creek Road end of Lower Road with a possibility of a walkway on the outside of the guardrail on the bridge over the Creek.

5. Comments re referral for the redevelopment of the former Gun Club property. Elaine moved that a letter be written that the committee approves in principle the development but do not want to see the land removed from the ALR and does not want to see the highway dedication taken to open up access for through traffic to West Reed Road from Highland Drive. Elaine will write the letter.
6. Comments the Integrated Stormwater Management Plan proposed by Delcan. There was much discussion as to what we were really being asked. There was agreement that development patterns, including logging practices have caused problems, but we concerned about the cost of implementing solutions for existing problems and the potential cost to owners wishing to develop their land would incur. Peg will write a letter to ask about how the funding could be developed for improvements and how the management plan could be implemented without being onerous to the land owner/developer.
7. Lighting  
The SCRCD had been promoting some positive best practices for lighting practices but the two new recreation facilities developed by the SCRCD do not conform. Norma will write a letter to the Board stating this obvious fact and ask if there will be any plans to rectify the situation.
8. OCP Monitoring  
Peg reviewed the OCP document to identify try to identify sections to be reviewed by committee members. Members are to review the assigned section and report if any/some of the objectives appear to have been met and/or if monitoring said objectives are being done.
9. Julie shard some information about some homelessness initiatives underway. There is a group, following in the model of the Mothers of the Disappeared, that promote a STAND For Housing. There will be a local STAND at the Sechelt Library this Saturday from 1:00 – 2:00 PM. She circulated some info on homelessness including some websites such as [endhomelessnessnow.ca](http://endhomelessnessnow.ca), [stophomelessness.ca](http://stophomelessness.ca) and [homelessnation.org](http://homelessnation.org).
10. Directors Report  
Reviewed some details of the OCP Review Process. Barry offered to host a table at the Creek Café event scheduled for October 19. The All Candidates meeting will be held at the Hall next Wednesday. Although Donna is acclaimed, there are 5 people running for the 3 School Trustee positions to cover Area 2 which includes Electoral Areas D, E & F and the Sechelt Indian Government District, so be sure to get out and vote. Green Shores were to hold their final meeting tonight and it appears that a reasonable bylaw will come out of that process, with many waterfront owners involved.

Meeting was adjourned at 8:45PM

**11. 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.