

Roberts Creek Official Community Plan Committee (RCOCPC)

Meeting Minutes: Oct 10, 2012

Roberts Creek Community School

Present: Elaine Futterman, (Chair), Mike Allegretti Norma Brow, Roger Richmond, Kirsten Rowkins, Carolann Glover, Donna Shugar, Scott Avery, Sheila Wilson,
Regrets: Mark Lebell, Dianne Sanford, Chris Motloch,

Agenda: The following agenda was agreed upon:

- 1) Approve agenda
- 2) Short Term Rentals
- 3) Covenants
 - a. Cliff Gilker
 - b. Co-Housing
- 4) Document Formats
- 5) Letter Updates
- 6) Trail Society Update
- 7) Elections
- 8) Director's Report
- 9) Next Meeting

1) Agenda was approved

2) Short Term Rentals

Elaine followed up with David Rafael to state that no consensus was reached by the committee regarding short term rentals which likely reflects the range of responses in the community. The real problems with short terms rentals is abuse of residentially zoned areas into party houses and how to deal with noise and other complaints. Halfmoon Bay area has had some ongoing problem sites.

3) Covenants

- a) The covenant planned to support the Management Plan for Cliff Gilker Park is unlikely to come into being. Financial and organizational difficulties have made it difficult for this planned protection tool to come to fruition. The OCP has protective language that states that the Management Plan must be followed.
- b) Elaine will contact David Rafeal to get an update on the status of the protective covenant that was supposed to be put into place for the co-housing development.

Note: Lemon and Byng Rd subdivision have covenanted 20% to remain as green space as a condition of subdivision.

4) Document Formats

It was decided that Word.doc is the format to use when sharing documents for review. Given the range of operating systems and software and difficulties with formats this was the best option. Use PDF for final version to be sent from the committee.

5) Letter Update

S-Bends on Beach. Roger wrote a letter to Don Legault at MoTI to request signage and/or reduced speed limits on Beach Ave near the S-Bends. He hadn't heard back yet and will call him.

6) Trail Society Update

Mike attended the SCTS meeting last month.

Trail across Chapman Creek was completed.

The Society is looking for help from Roberts Creek public to get trail signs installed. Mike suggested that they could use Boottales etc to get the word out asking for volunteers.

7) Elections November 28

There are 5 positions up for re-election so members are encouraged to suggest possible candidates. Elaine will prep posters. Sheila will help with posters, etc. Other media such as Boottales, local newspapers and social media will be used to get the word out about elections.

8) Directors Report

Stage 4 water restrictions are in place on the coast in all areas.

There is also a fire ban in place.

OCP Public Meeting had approx. 65 people. Staff report will be next week.

Bike Lane extension planned for Woodley towards Gibsons.

Zoning Bylaw 3.10 is being re-written

At UBCM the SCR D board had voted to support a ban on tanker traffic which was passed as a resolution.

9) Next Meeting

November 14, 2012

OCP Review Items:

The following items have been identified so far:

1. Addition of a mission statement
2. Road allowances – conversion to paths/Greenways
3. Change bylaws to permit home based business proprietors to be able to teach or offer classes.
4. Property usages
5. More types of unique zoning.
6. Downtown parking (new)