

Roberts Creek Official Community Plan Committee (RCOCPC) Meeting:

Meeting Minutes: October 14, 2015

Roberts Creek Community Hall

Present: Scott Avery (acting Chair), Sheila Wilson, Nicola Kozakiewica, Heather Gatz, Mike Allen, John Gibbs, Mark Lebbell (Director), Doug Fugge, Emily Cook

Regrets: Graham Starsage, Dianne Sanford, Dana Wilson

Agenda:

1. Adopt Minutes of September 9th Meeting.
2. Referral from Mark on SCRD 5 year plan for comment – Input and opinions, 4 minutes/person
3. Knotweed – appears that some areas have been sprayed, some stem injected. Alternative approach for Henderson Beach? Galvanizing local neighbourhood group? Any volunteers to assist with doing this?
4. Beach Access Update (John Gibbs) - Correspondence with Carolyn Mortensen.
5. Directors Report - Mark Lebbell
6. Upcoming OCPC Elections in November - We need 11 members in total. Who will stand for re-election? Two committee members to be replaced. Recommendations? Take posters to put up in public areas.
7. Adjourn

1. *Adopt minutes of September 9th Meeting*
Nicky moved to accept and John seconded.
2. *Referral from Mark on SCRD 5 Year Plan*

Heather:

- *Environmental protection:* Above all, water, air and environmental protection are most important and our zoning bylaws should reflect and support these priorities. First Nations, food production, water conservation, waste/re-use (could put residual funds saved from bi-weekly trash pickup towards illegal dumping issue), and transit are priorities.
- Has the SCRD considered selling off some of the high-cost recreational facilities?
- Limit new building size unless multi-family
- Less policy studies and regulation development and more action.

Nicky:

- *Regional sustainability* should be the filter: Apply smart growth principles to prioritize within each department.
- *First Nations Protocols* need to be cemented, as we will otherwise be planning theoretically.

- Start with items that don't cost anything and then move from there.

John:

- *Fresh water*: Protection from forestry operations, quality of ground water, and acknowledging agriculture as a competing value. Water meters are critical.
- *Transit*: Increase frequency of buses.
- *Housing* – Pursuing innovative sustainable housing models. We might be able to try things here that wouldn't work in urban areas.
- *Trail plans* look great. Programs where citizens adopt a trail or adopt a park are promising.
- *Curbside recycling* doesn't seem like a huge priority and must be costly.
- *Liquid waste policies*: The idea of pursuing liquid waste policies or exemptions is unclear.
- Develop screening process for properties adjacent to road right-of-way - can't see where that came from in OCP.

Mike:

- *Environmentally sustainable/affordable eco-housing projects*: Develop sustainable land use practices. It would be great to see zoning in place that makes it easy for these eco-housing developments to happen. Rather than creating arduous zoning bylaws that serve to discourage eco-developments, instead offer sustainability incentives. Composting toilets should be legal.
- *Water conservation*
- *Waste Policies*: Once a month garbage collection or maximum of biweekly.
- *Public accountability* – things move slowly with the government. Encourage incentives with things like adopt-a-park.

Sheila:

- *Environmental/Conservation*: should be first and foremost.
- *More action fewer studies*.
- Not sure about plans for water meters. This is complicated, especially with regards to agriculture.
- *Public education* needs to be included in the plan, particularly with regards to water conservation and waste reduction.
- *Corporate Energy/Emissions Plan*: Do the energy savings with regards to resources and costs justify infrastructure investments?
- *Recreation* is lower priority than sustenance issues when choices need to be made.
- *5 Year Plan* is impressive!

Scott:

- *Stewardship* trumps in land disputes – listen to people that live on location.
- *Less studies and more action*
- *First Nations* should be represented on OCPC.
- *Education* about water etc.
- *Water meters* are necessary.
- *Good, comprehensive report*.

- *Housing*: We need to take care of our community right now, not following a study.
- *Curbside recycling* is too expensive to implement.

Doug:

- *Water meters*: Who pays for the water meters?
- *Parks Masterplan Invasive Species* item should be reworded to reflect a less chemical approach (page 130).
- *Light pollution* affects the health of birds and animals and security lighting is expensive. At a *Dark Skies* presentation by the Royal Astronomical Society for the RCCA, it was suggested the SCRD receive the same presentation.
See: <http://darksky.org/>

Emily

- *Use an environmental lens*: Take nature into account when discussing water, sewers etc.
- *Landfill, reuse & repair facility proposals* are great!
- *Invasive species* – Himalayan blackberries and scotch broom were eradicated in Sergeant Bay. We should look into the methods that were used.
- *Building codes* should be more environmentally progressive. Grey water allowances should be included in building codes.
- Put money into education regarding permaculture etc.

Mark – comments:

- Meeting has been postponed for at least a week - this is a first draft. Think about what hasn't moved forward in the OCP.
- Payment of water meters: 1/3 Fed, 1/3 Province, 1/3 water users. Over the long term it should pay off. Less water will be used and less infrastructure will need to be replaced.

3. *Knotweed*

Some areas have been sprayed and some have been stem injected. Doug, Nicky, Mike, Dianne and Dana are willing to organize and work on the Henderson pilot project. Mike proposed a cut in mid-summer. Take one day to move boats, cover with the felt and then return the boats. Give public notice that the boats docked on public land will be moved temporarily as work is in progress.

Marina Stjepovic at the SCRD has connected us with a professor at UBC, who has offered his expertise. Mark wrote a letter to the Invasive Species Council. Conference call is scheduled in near future. On December 2nd, Crystal Chadburn will attend a meeting with the Invasive Species Technical Working Group to discuss. If you wish to attend, notify Mark or Dianne.

4. *Beach Access update* - John Gibbs

John wrote a letter itemizing our prioritized beach accesses. Carolyn Mortensen responded with a letter and will personally walk the access sites in question, and consider and discuss each with park staff. Touch bases with her at end of October to discuss what is possible. Staff has discussed Park Avenue signage and access.

5. *Directors Report - Mark Lebbell*

The RC Advisory Planning Committee will be seeking to appoint new members. If you know of anyone who likes to pour over planning documents and deal with the more technical pieces, please pass along names.

Lot 1312: Massive lot with Ag Zone along bottom. The RCOCP recommended approval with an assurance that the land would be farmed. At this point, the developer is putting \$75000 into the Ag Plan. There is discussion around amenities.

Bylaw Enforcement Notices:

The Board is considering changing how bylaw notices are given. Currently notices need to be handed off in person. Sechelt, Gibsons and Area B use a new BEN system: hand off, mail or leave on property. This newer system is less staff intensive and arguably safer.

Presently, disputes must be handled through the court. With the new system, three tiers of interveners are potentially involved: screening officer, provincially appointed adjudicator; and the Supreme Court.

A number of letters are sent out before an official notice is served.

6. *Upcoming OCPC Elections on November 25th @ RC Hall.*

Elected in November 2014

John Gibbs	1 st term
Scott Avery	3 rd term
Sheila Wilson	3 rd term
<i>Leslie Roberts - resigned</i>	<i>2nd term</i>

Elected in November 2013 – standing for re-election in November 2015

Nicola Kozakiewica	Yes
Heather Gatz	No?
Graham Starsage	Yes
Mike Allen	Maybe?
Dana Wilson	
Dianne Sanford	Yes
<i>Amanda-Rae Hergesheimer - resigned</i>	

We need 11 members in total. Emily Cook and Doug Fugge will run.

7. Adjourn

Parking Lot Items:

- Invitation to Sechelt/Squamish Nations to be part of RCOCP

Next Meeting: Remembrance Day, November 11, 2015 in RC Hall kitchen