

Roberts Creek Official Community Plan Committee (RCOCP) Meeting

Meeting Minutes: October 12, 2016

Roberts Creek Elementary School

Present: Dianne Sanford (Chair), Scott Avery, Dana Wilson, Sheila Wilson, John Gibbs, Mark Lebell (Director), Bryan Gaudry, Mike Allen, Emily Cook, Doug Fugge

Regrets: Graham Starsage

Agenda:

1. **Adopt minutes** of September 14, 2016 meeting
2. **Knotweed Project at Henderson Beach** – Report from Dana
3. **Protocols for Referrals to OCPC**
4. **Board of Variance**
5. **Resources and Community Watershed**
6. **Director's Report** - Mark Lebell
7. **New Business**
8. **Adjourn**

1. **Adopt September, 2016 Minutes**

Scott moved to adopt and Doug seconded. Dianne will check in with Graham to see if he able to follow up with logging work, given his 4-month absence from OCPC.

2. **Knotweed Project**

A neighbor cut down two of the trees within partitioned area. This is concerning as the trees acted as shade for the knotweed, which helped limit growth. With the reduction in sunshine, the knotweed growth is slowing.

3. **Protocols for Referrals to OCPC**

There have been no referrals from the SCRDC this fall, even though things are definitely happening that will affect the character of Roberts Creek. The OCPC is concerned that public input is not being sought and therefore not received. Andrew Allan is now the Manager of Planning at the District. Mark said that there are new people in some roles, so they might need reminders. Dianne will write letter to Ian Hall and Andrew Allen, cc Janette Loveys (CAO); Scott offered to edit.

4. **Board of Variance**

An application BOV00159 (Patricia Baldwin) to the three-member Board of Variance (BOV) was approved for a variance to a 4.5-meter setback contiguous to Edmonds Road on a property on Edmonds and Beach Avenue. The construction of this new multi-level house will affect the character of this important beach access. Because no referrals are required for this type of application, there was no referral to the RCCA, OCPC or APC. It seems appropriate that the committee discuss and write a letter to the SCRDC.

The process itself lacks in the following ways:

- Applications for an order to the BOV may be made where compliance with certain bylaws may cause undue hardship and where the variance is minor. *Undue hardship* is subject to interpretation by the BOV.

- Presently only adjacent neighbours are required to be notified. Notification process should be much more extensive.
- Applicant decides if they want to apply for a Board of Variance Order or for the more rigorous Development Variance Permit. This should not be up to the applicant to decide.
- Mark questions how 3 appointed committee members can so easily overlook the concerns of nine neighbours who submitted letters opposed to the variance.

In hopes of changing the process, Mark will ask for a report on what parts of the process we have jurisdiction over. What is regional district policy and what can be changed? He has asked OCPC members to recommend specific objectionable elements inherent in the existing process that are inconsistent with the OCP. Please submit relevant accompanying passages from OCP.

5. Resources and Community Watershed

Mark would like the committee to look at the section of the OCP that discusses forming a Forest Resources Board. Please take a look at page 109 of the OCP, Resource and Community Watershed, especially subsection 18.1 under Policies, and be prepared to discuss.

Policy 18.1 A Roberts Creek Forest Resources Board, with a broad base of community representation, should be established to:

- initially monitor for ecologically, economically and socially sound forest management practices;
- promote public forestry education;
- work with similar community organizations in the region to seek and maintain consultation and cooperation with the Ministry of Forests, Lands and Natural Resource Operations, managed forest land owners and the Private Managed Forest Land Council in managing the forest lands.

If we are pressuring the provincial government to consult more, we need to have some people for them to consult with. The committee suggested that two members from each of the APC, RCCA, and OCP could meet to develop Terms of Reference which would be used to create a RC Forest Resources Board. Individual members of the Forest Resources Board could be approached or elected. Members could be drawn from tourism, local activist community, the Trails Society, and local logging companies. Doug offered to research the formation of the former Forest Resources Board and its past membership.

6. Director's Report

- Waste Reduction grant is available again.
- Someone has asked FLNRO (Forest Lands Natural Resource Operation) for a permit to obtain a tank to capture water from Robinson Creek to water their yard and lawn. There is no oversight as to how they remove the water and they will be drawing water in the dry season, which is problematic.
- Suncoaster Trail expansion plans are in the works.
- SCR D staff are prepared for Smart Farm model applications should they come forward.
- Potluck is scheduled for Sunday, October 16th. Dianne has volunteered to briefly speak about the OCPC.
- Provincial NDP Leader, John Horgan, will be speaking at the hall earlier in the day. \$100/person donation.
- Short-term rentals continue to the subject of controversy and will be on the November Planning Committee Agenda. We don't have the option to regulate with business licenses. Provincial taxation won't address local housing issues. Temporary use permits would be cumbersome. There will likely be some consultation coast-wide.

7. New Business

- Community/School Garden Work Party to remove invasives on Saturday, October 15th from 10 am – 2 pm.
- OCPC Election will be held on Wednesday, November 23rd @ 7 pm, following the RCCA meeting at the hall. Up for re-election are: Dana, Dianne, Sheila, Scott, and John. Please notify Dianne of your intention to run. Please bring good candidates to the meeting. Mark will advertise in his bulletin. Dianne will update poster and forward for us to circulate.

8. Adjourn

Parking Lot: Finalize who we will have represent our committee on the Forest Resources Board.

Next Meeting: Wednesday, November 9 @ 7 pm @ Roberts Creek Elementary School
Elections: Wednesday, November 23 @ 7:00 pm @ RC Hall