

Roberts Creek Official Community Plan Committee (RCOCPC)

Board Meeting Minutes:

November 21, 2007

Roberts Creek Hall (room adjacent to kitchen)

Present: Elaine Futterman (chair), David Moul (Secretary), Suzy Naylor (vice-chair), Gail Cromie, Mike Allegretti, David Kelln, Norma Brow, Peg Neilon, and Julie Gleadow

Regional Director: Donna Shugar

Regrets: Mark Lebbell and Sheila MacLean

Guests: Carolann Glover, D'Arcy Davis-Case, Delvin Solkinson, and Veronica Alice

1) *Opening and Check-in:* The meeting began at 7:05 pm. The furnace was not operational and so we sat in the cold.

2) *Agenda:* The agenda was posted on the blackboard of the meeting room. The following items were identified for discussion:

- 1) Agenda
- 2) Minutes
- 3) SCCA request
- 4) BC Timber Sales
- 5) Shoreline Bylaw
- 6) OCP Review
- 7) Art Galleries
- 8) Elections
- 9) Director's Report
- 10) Next meeting

The agenda was adopted

3) *Approval of Previous Minutes:* Suzy motioned acceptance of the final draft of the minutes. Gail seconded. The minutes were approved.

4) *Delegations:*

- 4.1 Veronica Alice appeared on behalf of the Sunshine Coast Conservation Association. Veronica stated that she is designing a web page for the SCCA entitled "Well Kept Secrets and Endangered Spaces on the Sunshine Coast". Through her investigations she has been made aware that Elphinstone Provincial Park has no signage giving directions to the park or signage at the park's access points. This would therefore be an example of a "well kept secret". The fact that the 'heart' of the park is slated for logging would be an example of an "endangered space". She also noted that Big Fir or Tall Trees Park (in Halfmoon Bay) because of its lack of signage is an example of a 'well kept secret' SCRDP park. She would like to see these parks gain a wider profile (via good signage) for coast residents and for visitors and sought our help in making this happen.
- 4.2 The Committee thanked Veronica for her presentation and encouraged her to make a similar presentation at the Roberts Creek Community Association (RCCA) meeting on November 28th.
- 4.3 David Moul motioned that: ***"this Committee write a letter to the SCRDP Board requesting that they erect highway signage to their parks and or points of interest (i.e. Big Firs area in Halfmoon Bay, specifically); Furthermore: Be it resolved that we ask the SCRDP Board to request highway***

signage from the Provincial Government with directions to Mount Elphinstone Provincial Park(s) and that there be placed information signage at the park's entrance(s)". Julie seconded. Approved. (Action: David Kelln will write a letter to the SCRD directors}

5) *Correspondence:*

5.1 No correspondence received.

6) *Business Arising from the Previous Minutes:*

6.1 **(Backyard Burning – item 5.1)** Donna stated that the RCCA meeting held on October 28th discussed the proposed burning bylaw. She was happy that the 'talking circle' was used so that everyone had a chance to speak in a respectful environment. Donna said that she and Paul Fenwick would be re-crafting the bylaw in light of the comments received from the meeting. It is likely that 1 or 2 burns a year may be permitted providing weather conditions are right and providing that there is an educational component distributed on how and when to burn.

6.2 **(Shoreline Bylaws – item 6.1)** The Public Information Meeting concerning the proposed shoreline bylaws was held on November 6. It was a volatile meeting with many waterfront residents expressing their perceived concerns of future loss of property or control over their property. The questionnaire which was handed out at the meeting is still available online at the SCRD website. All were encouraged to fill it out if they haven't already done so. It will be available only until November 30.

It was noted that there was a group (Roberts Creek Ratepayers) circulating a letter in opposition to one of the proposed bylaw amendments.

6.3 **(Art Galleries- item 6.2)**

6.3.1 Much discussion took place concerning the draft amendment to the RCOCP concerning the establishment of home based art galleries. Consensus was reached on the following:

That art galleries are created in a "low key" manner; in other words, that they be treated in the same manner as other home based businesses.

Similar to existing home based businesses only one additional non family member is to be employed at the site. Likewise, the signage should be set at the same limits for existing home based businesses.

That they not be placed on lot sizes less than 2.5 acres.

That the references to outside sculpture(s) be eliminated.

That the best practices for outside lighting be incorporated into design of the galleries.

That the galleries operate only in daytime hours.

That the definition of works of art be eliminated.

The definition for Auxiliary Art Gallery means: "an auxiliary use in addition to the residential use of a parcel where a gallery can display and sell original or limited edition art work created exclusively by artists/artisans residing on the Sunshine Coast. An Art Gallery may include artist/artisan studio space. Recording and performing arts are excluded from this definition".

6.3.2 The committee agreed that the amendment be deferred until the OCP Review Process begins (i.e. early 2008).

6.3.3 Action: David Moul will write a letter to Mark Mullen (copy to Donna) requesting a deferral and noting the items in 6.3.1 as points for further discussion.

6.4 **(Elections – item 6.4)**

6.4.1 It was agreed that of the 7 elected members one member will only serve a one year term. There will be a draw amongst the 7 elected to determine who that person will be.

6.4.2 Suzy motioned that ***any Roberts Creek resident (of one year) can stand for election to the RCOCP Committee, however if that person cannot attend the nomination/election meeting for good reason, he or she can send a letter to the chair describing his or her qualifications and vision. Consequently, that person will then be permitted to stand for election.*** Seconded by Julie. Approved

6.4.3 The election will begin at approximately 8:00 pm on November 28 at the Roberts Creek Hall (after the RCCA business is completed).

7) *New Business:*

7.1 **BC Timber Sales**

7.1.1 David Kelln noted that 4 cutblocks on lower Elphinstone are slated to be logged. He questioned how the storm management plan being developed will be affected by this proposed activity.

7.1.2 Donna noted that BC Timber Sales will be making a presentation on December 13 at the 1:30 meeting of the SCRD Planning and Development Committee. The meeting is open to the public.

7.2 **RCOCP Review**

7.2.1 The RCOCP Review will begin once the Elphinstone OCP is completed (January or February 2008).

7.2.2 The SCRD Board and the Roberts Creek Director will determine the “Terms of Reference”.

7.2.3 The West Howe Sound Terms of Reference which were distributed by e-mail, prior to this meeting, may serve as a template for developing our terms of reference. Please forward to Donna your comments.

8) *Director’s Report:* Donna spoke on the following:

8.1) **[Use, Recreation and Enjoyment by the Public (UREP) Lands]**

Donna recently undertook a walkabout of these 25 acres near Crow Road with Adrian Belshaw and Rick O’Neil.

8.2) **(Downtown Traffic Issues)** In the recent meeting with Greg Grebka (concerning making the downtown more pedestrian and cycle friendly) the downtown area was divided up into 5 specific areas of concern. It would be ideal if each area had a sub-committee assigned to it. Donna is requesting participation in the subcommittees. Please contact her if you are interested.

9) 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 December 12, at Roberts Creek School.

11) *Adjournment:* The meeting adjourned at 9:10 P.M.