



# Ocean Beach Esplanade Stewardship Advisory Committee

Minutes of meeting held at Chaster House, Elphinstone, BC

**March 14, 2013**

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Present: Bruce Armstrong (Chair), Fran Heppell, Jan Paris, Patricia Wray, Stephanie Pugsley, Doreen Bartley, Rob Bone, Ray Bailey, Laurella Hay

Absent: Kirsten Howes

Also present: Bob Morris, Ocean Beach Esplanade Property Owner / Applicant, MOTI Road Closure  
Vel Anderson, Elphinstone Electors Association  
Sam Adams, Parks Planning Coordinator  
Diane Corbett, Recording Secretary

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Call to Order 7:32 pm

## 1. **Adoption of Agenda**

The agenda was adopted as circulated.

## 2. **Discussion of Morris property and OBESAC involvement**

a. The committee discussed the process of gathering and providing feedback regarding the Morris MOTI application for the OBESAC meeting of January 16<sup>th</sup>.

i. The Chair expressed concern that the comments submitted by Ocean Beach Esplanade Stewardship Advisory Committee (OBESAC) members at and prior to the January 16 meeting were not entered at the Elphinstone Advisory Planning Commission the following week in light of a lack of quorum on January 16<sup>th</sup>. The OBESAC had been asked for input by Planning staff that had been disregarded at the APC; several members expressed that they felt disrespected. One member thought the local elected representative owed the Chair an apology for disrespecting the comments of this committee; another thought the Director did not like what the committee had said.

ii. Some members thought that the application was not within the mandate of this committee, which was focused on environmental issues. Staff commented that it would be within the scope of this group to comment on recreational and environmental issues as they pertain to a development application.

iii. Points from discussion:

- It is unfair to put people in a situation where they can do nothing about their property. It offends me deeply, when not considering the human aspect.
- People from Vancouver came and built houses here; then they did a survey... somebody drew lines on a map.
- Why not move over further to the left? (The applicant indicated he had to build on the footprint.)
- One member told a story about his father who purchased OBE property in 1952,

built a temporary residence in 1963, and, after the SCR D came into existence in 1969, was not allowed to build a permanent residence as desired in light of new regulations.

- I see it as an improvement: one house, not two.
- If we didn't have zoning, there could be pigs next door.
- You are creating animosity between people who live behind the Esplanade and those on it.

- b. Ms. Vel Anderson read from the *Local Government Act* sections pertaining to Regional Districts' obligations for consultation with local residents who would be affected on amendments to Official Community Plans, and commented that local residents should be consulted on the application. It was noted the Elphinstone Electors Association had voted to uphold the OCP regarding the Morris application.
- c. Although not formally invited to the meeting, Mr. Bob Morris, proponent for the MOTI application, was in attendance to respond to questions. He distributed and described a diagram of his proposed residential plan and commented on work done to deal with environmental issues on the property.
- d. **Recommendation: That our comments on the Morris application** (as noted in the meeting notes of January 16, 2013) **are read at the Planning and Development Committee on March 21.**

**Action:** Fran Heppell was selected to arrange to attend and read out the committee's comments on the MOTI application at the March 21 Planning and Development Committee meeting.

### 3. User's Guide for the Esplanade

- a. The Chair explained that at the last meeting members talked about a users' handbook for Ocean Beach Esplanade, to remind people about things like dogs, parking, and fires, and that could be handed out to people living here. The Chair hoped this also could be put on the SCR D website.
- b. Points from discussion:
  - Areas perceived as needing increased stewardship on the Esplanade were noted:
    - Beach fires and beach parties with fires – Discussion ensued on potential effective means to increase awareness on the Esplanade related to the current fire hazard. Possible locations for signage or notice postings were considered.
    - Pedestrians and dogs – Remind people they are walking down a road right-of-way and that this is not an off-leash area.
    - Riparian zone protection – People had been observed moving truckloads of wood and rocks from the shoreline. Staff had not yet heard back from the Department of Fisheries regarding regulations on removing materials in the riparian zone.
  - The use of effective tasteful signage in popular OBE areas and enforcement were discussed. The SCR D has permits for leases on various beach accesses on OBE. The

right-of-way is provincial.

#### 4. **Chaster Park Sign**

A new Chaster Park sign was recently installed at the park.

#### 5. **Chaster Park Shoreline Mitigation Project Update & Next Steps**

- a. Staff displayed a draft of a temporary “Chaster Park Shoreline Active Management Project” sign that would be installed in the park adjacent to the shoreline to increase public awareness of the shoreline mitigation project. Staff had requested \$20,000-30,000 to continue this project in 2013; however it was not placed in the budget.
- b. It was announced that Elphinstone Electors Association would be receiving a Grant In Aid to purchase plants to install in the park. The plants would help secure the land adjacent to the shoreline, initially in a 75-metre section back from the beach where there would be pockets of vegetation with some beach access spots. Dune grass, wild roses and shore pine were mentioned as some species that would be planted.

**Action:** Staff will forward to the Electors Association a planting plan and list of plants.

#### 6. **Knotweed Update**

- a. It was announced that the Ministry of Transportation and Infrastructure now would be looking after the knotweed site at Chaster Park and planned to use herbicide by injection to address this.
- b. Concern was expressed that MOTI consult the Department of Fisheries prior to utilizing herbicide, and that application of herbicide be done in a timely manner relative to fish spawning.

#### 7. **Update on Proposed Bikeway, Bonniebrook Lodge to Chaster Park**

- a. Staff updated the committee on the process of negotiations with local property owners regarding the proposed bicycle path from Bonniebrook Lodge to Chaster Park, and described MOTI requirements for a proposed cycling bridge to cross over Chaster Creek. Staff emphasized the complex nature of the area and proposed putting the plan on hold at this time.
- b. Regarding further extending a bike lane along the Esplanade, it was noted that MOTI would want this done on the ocean side; staff did not support that option. The speed of motor vehicles, users’ perception of safety, and the integration of modes were discussed. Staff envisioned the Esplanade as like a European street. The Chair envisioned it as a linear park. It was suggested that putting chipper dust along the road to the end would be helpful, and that the bumps on the Esplanade slow down vehicles. The need for public education to increase awareness of the integrated nature of transportation modes on the Esplanade was noted.

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- c. Staff mentioned that Gower Point Road from Gibsons to Pratt is considered to be part of a major route for cycling on the Coast. The existing path on the waterside is one-way; likely eventually a lane on the other side would be developed.

**8. OBESAC Membership**

The Chair advised that member Kirsten’s family had requested that she no longer be included on the committee email list in light of health-related reasons. It was noted that the third term of the committee would be concluding in a few months.

**9. Adjournment 9:00 pm**