

SUNSHINE COAST REGIONAL DISTRICT

**ROBERTS CREEK AREA D -
ADVISORY PLANNING COMMISSION**

April 15, 2019

RECOMMENDATIONS FROM THE ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION MEETING HELD IN THE ROBERTS CREEK LIBRARY READING ROOM LOCATED AT 1044 ROBERTS CREEK ROAD, ROBERTS CREEK, B.C.

PRESENT:	Chair Members	Bill Page Mike Allegretti Marion Jolicoeur Cam Landry David Kelln Alan Comfort Chris Richmond
ALSO PRESENT:	Electoral Area D Director Recording Secretary Public	Andreas Tize Vicki Dobbyn 2
REGRETS:	Area D Alternate Director Members	Tim Howard Gerald Rainville Heather Conn
ABSENT:	Members	Nichola Kozakiewicz Dana Gregory Danise Lofstrom

CALL TO ORDER 7:05 p.m.

AGENDA The agenda was adopted as presented with the exception of moving item #10 before item #8

MINUTES

Area D Minutes

Roberts Creek (Area D) APC minutes of February 18, 2019 and March 18, 2019 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of February 27, 2019
March 27, 2019 Meeting Cancelled
- Halfmoon Bay (Area B) APC *February 26 and March 26, 2019 Meetings Cancelled*
- Elphinstone (Area E) APC Minutes of February 27 and March 27, 2019
- West Howe Sound (Area F) APC Minutes of February 26 and March 26, 2019
- Planning and Community Development Committee Minutes of March 14, 2019

REPORTS

Introduction of Proposed Halfmoon Bay Official Community Plan Amendment Bylaw No 675.3 and Zoning Amendment Bylaw No 310.174 for Remainder District Lot 2392 – Electoral Area B

Key points of discussion:

- Secret Cove Heights Project Manager presented background information on the proposed amendments and usage for the proposed Secret Cove Heights development. The Planning Department has suggested a new land use zone with a blend of rural residential and agricultural zone, and that the development be density neutral. Lots would be 2.5 acre minimum and require a private well and septic system (as per Vancouver Coastal Health requirements). Business use at home would allow increasing number of employees to four. It is suggested that there be a buffer zone between this new Dynamic Rural zone and property with a different zoning. It will not be zoned for light industry.
- APC would like restrictions on businesses to exclude heavy industry and manufacturing, and to include more definition on types of permitted use, and setbacks for parking.
- Interesting that this proposal is in the same package as the one concerning DL1312, which involves land in Z zone proposed to be rezoned as rural residential with 2.5 acre lots.
- One rationale for this new zoning is to consider what supplies the densified core. The periphery has to be efficient in its ability to supply the rest of community with goods and services to create a resilient economy. There is not a supply of more affordable 2.5 acres parcels in the area, for this purpose.
- Concern that the ultimate use would not be maintained for the intended purposes.
- There is a need for this kind of zoning.
- Could be restrictions such as maximum square footage of buildings, and no short-term rentals, to try to keep the use of the property on target.
- APC considered the entire proposal in detail and questioned the location of the development, which is far from the village hub. It was clear that a decision on the desirability of a development such as Secret Cove Heights should be left to the Area B APC, as Area D APC members were unfamiliar with the Halfmoon Bay OCP. It is unfortunate that the Dynamic Rural zone idea was linked to the approval of the location of this development in Halfmoon Bay, and it was expressed that the Dynamic Rural zone description and purpose should be discussed on its own merit. Therefore discussion focussed on the Dynamic Rural zone, and enthusiasm for further development of the description of this zone should not be taken as an endorsement of the Secret Cove Heights proposal.

Recommendation No. 1 *Introduction of Proposed Halfmoon Bay Official Community Plan Amendment Bylaw No 675.3 and Zoning Amendment Bylaw No 310.174 for Remainder District Lot 2392 – Electoral Area B*

The APC recommends that the Dynamic Rural Zone would be a useful zone if it had suitable restrictions for undesirable uses, such as short-term rentals.

Roberts Creek Official Community Plan Amendment Bylaw 641.12 and Zoning Amendment Bylaw 310.185 (Jacobs – 2723 Toni Rd.)

Key points of discussion:

- Proposal is to change residential C to residential B to allow subdivision of this 2.1 acre lot into two approximately one acre lots.
- If we allow this to go to residential B, there will be many more requests for this change.
- Would it be better to tweak what is permitted on residential C?
- There will be a public information meeting. It will be good to see how this change in land use designation is viewed by the community.
- Lots surrounding this property are one acre.

Recommendation No. 2 *Roberts Creek Official Community Plan Amendment Bylaw 641.12 and Zoning Amendment Bylaw 310.185 (Jacobs – 2723 Toni Rd.)*

The APC supports this Bylaw Amendment.

Roberts Creek Official Community Plan Amendment Bylaw No. 641.11 and Zoning Amendment Bylaw No. 310.182 for Subdivision Remainder District Lot 1312

Due to there not being adequate time for discussion, this item will be deferred to the May meeting.

DIRECTOR'S REPORT

The Director's Report was received.

NEXT MEETING May 13, 2019

ADJOURNMENT 9.25 p.m.