

SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION

February 18, 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 Danise Lofstrom Heather Conn Cam Landry David Kelln Alan Comfort
ALSO PRESENT:	Area D Alternate Director Recording Secretary Applicant Public	Tim Howard Vicki Dobbyn Tatiana Velasquez 1
REGRETS:	Electoral Area D Director Members	Andreas Tize Nichola Kozakiewicz
ABSENT:	Members	Gerald Rainville Chris Richmond Dana Gregory

CALL TO ORDER 7:05 p.m.

ELECTION OF CHAIR AND VICE-CHAIR

Bill Page was nominated as Chair and elected by acclamation.
Mike Allegretti was nominated as Vice-Chair and elected by acclamation.

AGENDA The agenda was adopted as presented.

MINUTES

The following minutes were received for information:

- Planning and Community Development Committee Minutes of December 13, 2018, and January 10, 2019

REPORTS

Subdivision Application Referral SD000054 (Velasquez) was received.

Key points of discussion:

- Applicant desires to subdivide lot into two lots.
- The three current properties are a Strata.
- It is proposed to have four properties as part of the Strata.
- There might be more subdividing in the future.
- It is an area of Roberts Creek where higher density is desirable. Fits in with the OCP.
- We are missing the SCR D Subdivision Review and MOTI Preliminary Layout Conditions checklist that we normally see.
- Minimum lot size is a half acre
- Is there anything in the strata agreement that would limit ability to divide?
- May need to have a meeting of Strata with resolution approving subdivision.
- Strata is responsible for road to the lots.
- All spelled out in the Lands Titles Act.
- Do the owners of lot have the right to apply or does it need to be an application from the Strata?

Recommendation No. 1 *Subdivision Application Referral SD000054 (Velasquez)*

The APC recommends approval of the application for subdivision subject to the SCR D Subdivision Review and MOTI Preliminary Layout Conditions checklist being completed and reviewed by APC Chair, and confirmation of approval of the Strata if necessary.

BUSINESS ARISING FROM THE MINUTES AND UNFINISHED BUSINESS

1. The Chair reminded members of the orientation for new members to be held on February 25, 2019 at 5:00 p.m. at the SCR D offices. It was requested that any orientation and presentation material be provided to those who are unable to attend.
2. On February 20, 2019 at 7:00 p.m. at the Roberts Creek Community Hall there will be a public information meeting regarding short term rentals, Zoning Bylaw Amendment 310.184. The APC gave input at previous meetings. SCR D is now presenting publicly but the APC has not seen the new version.
3. Largo Road Subdivision Application 2018-05124 SD000052 of the November 19, 2018 minutes.
Five members of the APC attended a meeting on February 17, 2019. Approximately 30 Roberts Creek residents voiced their dissatisfaction with a proposal to make Largo Road a through-road. Primary issues identified were the danger of more accidents at Largo Road and Sunshine Coast Highway, the poor sight lines and absence of left-turn lanes on the highway and the very narrow entry point at Lower Road. Concern was expressed that Largo Road would replace Roberts Creek Road as the new, shortest way to get to the heart of the Creek from the Town of Gibsons. A major concern was also the loss of the safe, quiet semirural setting in this area, if it is bisected by a major through-road from the Sunshine Coast Highway.

Although there was no specific question about Largo Road through the subdivision in the original application, the APC recommended that Largo Road should not be a through-road to the highway and that it should end in a cul-de-sac (November 19, 2018 APC minutes). This application was not referred to the OCPC for further community input and to check for compliance with the goals of the OCP.

The Roberts Creek OCP Section 15.5 states that planning network and land-use changes should “provide opportunity for the province to work collaboratively with property owners adjacent to or substantially affected by new road and highway development.” As well, Section 15.20 says, “Any new road accesses onto the Sunshine Coast Highway should be discouraged for safety reasons.”

While a few residents have met with representatives from MoTI, arranged with the help of Area D Director and Sunshine Coast MLA, there was little discussion of MOTI’s plans, but just a delivery of a fait accompli. Letters from residents have been sent to MOTI, but there has been no meaningful discussion or collaboration about a design for Largo Road, that will achieve the needs of the developer, MoTI and residents. Thus the provisions of Bylaw 641, Roberts Creek OCP Section 15.5 have not been met.

It was suggested that final approval of the Largo Road subdivision should be delayed until there is a meaningful collaborative discussion between the developer, MoTI and “property owners adjacent to or substantially affected” by the new Largo Road, to determine the best design of the road to meet the needs of all three parties and to preserve the quiet, safe and semirural character of the adjacent community.

Recommendation No. 2 *Largo Road Subdivision Application SD000052 2018-05124*

The APC recommends that Recommendation No.2 of the November 19, 2018 minutes be re-affirmed as follows:

Recommendation No. 2 *Subdivision Application Referral SD000052 2018-05124
(Largo Road)*

The APC recommends, due to the probability of high traffic volume and the danger of the intersection at Largo Road and Highway 101, that the SCRD convey these concerns to the Ministry of Transportation and advocate that Largo Road in the subdivision should not be connected to the existing short part of Largo Road at Highway 101, but should terminate in a cul-de-sac.

AND THAT the SCRD uphold sections 15.5 and 15.20 of the Roberts Creek Official Community Plan regarding the need for consultation.

DIRECTOR’S REPORT

The Alternate Director’s Report was received.

NEXT MEETING March 21, 2019

ADJOURNMENT 8:50 p.m.