

SUNSHINE COAST REGIONAL DISTRICT
ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION

January 21, 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	Bill Page
	Members	Dana Gregory Mike Allegretti Marion Jolicoeur Nichola Kozakiewicz Danise Lofstrom
ALSO PRESENT:	Electoral Area D Director Recording Secretary Applicant Public	Andreas Tize Vicki Dobbyn Jim Green 2
REGRETS:	Members	Heather Conn

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

Area D Minutes

Roberts Creek (Area D) APC minutes of November 19, 2018, were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont / Pender Harbour (Area A) APC Minutes of November 28, 2018
- Halfmoon Bay (Area B) APC Minutes of November 27, 2018
- Elphinstone (Area E) APC Minutes of November 28, 2018
- West Howe Sound (Area F) APC Minutes of November 27, 2018
- Planning and Community Development Committee Minutes of November 15, 2018

REPORTS

Introduction of Proposed Roberts Creek Official Community Plan Amendment for Remainder District Lot 1312 was received.

Key points of discussion:

- The property is about 100 acres and it is proposed that 70 acres be given to the SCRDC as fee simple owners, and the remaining 30 acres be used for a subdivision.
- This property is zone RU4 and is in the subdivision district Z zone (100 hectare minimum parcel size with one dwelling).
- The future of the Z zone was discussed at length in drafting the current OCP, which collected public opinion over a period of about 3 years, before being approved in October 2012. The Z zone was to stay as productive forest lands.
- The proposal is to subdivide the south edge of this property into 12 rural residential lots with a minimum lot size of 2.5 acre (Subdivision District F) and rezone this section as RU1. This would introduce more extensive country residential use than currently exists in the Z zone. This would be the first time SCRDC changes land use in a Z zone.
- The OCP considered country residential zoning more appropriate near the highway. The danger of residential sprawl higher upland, separate from SCRDC services, was a concern expressed in the OCP, hence restrictions were applied to the Z zone.
- One problem in the report is the statement is that Z zone lands are separated from residential areas, but this is not the case.
- APC acknowledged that there have been a lot of changes on the Coast since the OCP was written (2009-2012), especially with regard to population, affordable living and water availability. Is there now planning or public interest in country residential development in the Z zone?
- Is the Z zone being treated as sacred, like the ALR, when the Z zone overlay wasn't really well thought out when it was created?
- APC was concerned that this application (if approved) would serve as a precedent for rampant Z zone development. What developmental pressures does this release?
- APC was reminded that other applications would still need a full review.
- In the proposed subdivision, 2.5 acres meets requirements for drilled well and septic system. The applicant stated that wells on the property are producing water at good rates and also expected good water availability in the 70 acre piece.
- If the SCRDC accepts the 70 acre piece it will take a long time to figure out how it may be a benefit or liability for the SCRDC to own land.
- Although the gift of 70 acres and subdivision looked like amenity bonussing, it was stated clearly by APC members who served on drafting the OCP that Amenity Density Bonussing was meant for just the downtown core of Roberts Creek.
- Cost of a lot in the subdivision might be in the low \$300,000's.
- Option 2 in the Staff Report seems premature as more information is needed.
- Pros of proposal:
 - Water potential
 - Looks like a good deal for the SCRDC to get 70 acres of land
- Cons of proposal:
 - 70 acres in the Z zone has very limited uses
 - Contrary to the existing OCP
 - Drilling wells here may reduce water supply to downslope properties

Recommendation No. 1 *Introduction of Proposed Roberts Creek Official Community Plan Amendment for Remainder District Lot 1312*

The APC recommends that the SCRD accept Option #1 in the above noted Staff Report, and to work with the applicant to refine the application, and that the SCRD look at well potential as part of gathering more information.

DIRECTOR'S REPORT

The Director's Report was received.

NEXT MEETING February 18, 2019

ADJOURNMENT 8:50 p.m.