

SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION

February 24, 2020

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.

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| PRESENT: | Chair Members | Mike Allegretti Chris Richmond Alan Comfort |
| ALSO PRESENT: | Electoral Area D Director Recording Secretary Public | Andreas Tize (Non-Voting Board Liaison) Vicki Dobbyn 2 |
| REGRETS: | Members | Meghan Hennessy Danise Lofstrom Marion Jolicoeur |
| ABSENT: | Members | Gerald Rainville Dana Gregory David Kelln Nicola Kozakiewicz Paul Tingley |

CALL TO ORDER 7:06 p.m.

AGENDA The agenda was adopted as presented

ELECTION OF CHAIR AND VICE CHAIR:

Mike Allegretti was acclaimed as Chair. There were no members present willing to stand for Vice Chair so this will be brought back to the next meeting.

MINUTES

Roberts Creek (Area D) APC minutes of December 16, 2019 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of January 29, 2020
- Halfmoon Bay (Area B) APC Minutes of January 28, 2020

- Elphinstone (Area E) APC Minutes of January 29, 2020
- West Howe Sound (Area F) APC Minutes of January 28, 2020
- Planning and Community Development Committee Minutes of December 12, 2019 & January 9, 2020.

REPORTS

First Reading of Bylaw Nos. 310.174 and 675.3 (Secret Cove Heights)

Key points of discussion:

- Agent for the applicant, reviewed highlights of the proposal.
- There was a public information session in April 2019. First reading was in January 2020
- There will be a page on the SCRD website and SCRD Facebook page for public input which should be up by February 28, 2020. It will include an email address for the applicant.
- This was first proposed in 2017, and the Planning Dept at the time recommended a new land use zone was the best way to approach this.
- Dynamic Rural Zone proposal was created to facilitate home-based businesses.
- Landscape buffer was recommended by Area D APC which has now been included.
- Restrictions on sound, odor and light pollution have also been added based on public input.
- 11 of 12 neighbours have signed support letter.
- 2.5 hectare is minimum parcel size for wells. Property is already in garbage and fire protection areas.
- What is the interest in this proposal in relation to Roberts Creek? There is a risk that it would happen above the highway in Roberts Creek.
- This new zoning could be included in any area but would have to go through the amendment process.
- Can you covenant uses?
- How much of a precedent would it be in a community with a different OCP?
- If it had been site specific zoning it wouldn't have come to the other Area's APCs.
- A member spoke in favour of the concept, noting that we would have the choice in Roberts Creek to use it or not and that we should have trust in the public system of applications and amendments.
- Another member spoke in favour of the proposal.
- A member raised the following two issues from the report: On page 28 of the agenda package (page 5 of the Staff Report of January 9, 2020) staff noted that "The proposed development site for Secret Cove Heights clearly does not conform to this land use pattern and policies of the OCP. The site is part of previous subdivisions that resulted in an isolated cluster of a dozen of four hectare lots in this area. These lots are an anomaly to the OCP land use pattern. Subdividing these lots into smaller lots will further increase density and contradict OCP policies. The current lack of densification proposals in suitable areas as identified in the OCP does not support development in an area that is inconsistent with the OCP." It also states on this page "The subject lands and surrounding areas are currently zoned RU2 (Rural Two). The proposed site-specific uses are a mix of rural, residential, home-based business and agricultural uses which are similar to uses permitted in the RU2 zone. However, the proposed 1-ha minimum lot size for subdivision purpose is much smaller than the current requirement of 4 ha in Subdivision District I. Increasing subdivision density by reducing minimum lot size in this area is contradictory to OCP policies as discussed above." On page 29 of agenda package (page 6 of Staff Report), staff noted "Despite being within the SCRD refuse collection service area and fire protection area, the impact of the proposed density increase on these services will need to be further investigated if the application proceeds."

- There is no guarantee that property will be used as intended.
- Parcel coverage seems large.
- If the SRCD decides to create the Dynamic Rural Zone, Secret Cove Heights would then have to apply for re-zoning as a separate process.
- If this comes to be, any application to rezone should conform to the intentions of the Roberts Creek OCP.
- How does the application conflict or coincide with the Halfmoon Bay OCP?
- How much merit does it have for the whole coast?
- How good is the process of OCP creation when only some select few are creating it? Is this the case in Halfmoon Bay? In Roberts Creek? [There is debate on the most effective way to get public input – meetings work for some members of the public but aren't accessible to all members due to issues such as transportation and child care. Social media is effective for some members of the public but not all.]
- Should we define “rural character” better to clarify what it means?
- How much of a precedent does an application in Halfmoon Bay create, with a different OCP, considering there will still be a need for a rezoning application, based on our OCP?
- Does location matter in the age of e-commerce? (Is it okay to be 2.5 kilometres from the highway?)
- Should we define rural character more specifically in the OCPs?

There were no recommendations.

DIRECTORS REPORT

The Director's Report was received

NEXT MEETING Monday, March 16, 2020

ADJOURNMENT 8:45 pm