

SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION

April 19, 2021

RECOMMENDATIONS FROM THE ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM

PRESENT:	Chair	Mike Allegretti
	Members	Gerald Rainville Meghan Hennessy
ALSO PRESENT:	Electoral Area D Director	Andreas Tize (Non-Voting Board Liaison)
	Recording Secretary	Vicki Dobbyn
	Public	0
REGRETS:	Members	Alan Comfort
		Chris Richmond
		Nicola Kozakiewicz

CALL TO ORDER 7:03 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

The Roberts Creek (Area D) APC Minutes of February 15, 2021 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of February 24 and March 31, 2021
- West Howe Sound (Area F) APC Minutes of February 23, 2021
- Planning and Community Development Committee Minutes of February 18 and March 18, 2021

REPORTS

SCRD Zoning Amendment Bylaw No 310.192, 2020 (2284 Pixton Rd.)

Key Points of Discussion:

- A member doesn't agree with supporting the re-zoning because it goes against the OCP.
- District Lot 1621 was originally part of Z Zone or Managed Forest Zone. The original subdivision was bought by MacMillan Bloedel and was later transferred to Weyerhaeuser.

In the 1990s some developers bought it and the SCRDC created the Z Zone. It was adjacent to ten-acre zoning. There were no roads to these properties. In the 1990s Country Residential 2 Zone was created so lots could be subdivided, and proceeds could go to creating roads. Since the Z Zone was one house per 100 acres, all subsequent subdivision had this limitation.

- Pages 13 and 14 of the Roberts Creek OCP list the goals of the OCP. Goals #4, 5, and 7 deal with the environment whereas #14 deals with housing. These goals can appear to be in opposition to each other.
- This area is supposed to have 20% forest retention but much of it is cleared.
- It was noted that clearing is the first step to farming.
- Members reviewed an affordable housing chart which seemed to demonstrate that, given current building costs, the proposed dwelling would not be affordable to the average renter.

Recommendation No. 1 *SCRDC Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd.)*

The Area D APC recommended that *Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Rd.)* not be approved.

DIRECTORS REPORT

The Director's Report was received.

NEXT MEETING May 17, 2021

ADJOURNMENT 8:05 p.m.