

SUNSHINE COAST REGIONAL DISTRICT

**ROBERTS CREEK (AREA D)
ADVISORY PLANNING COMMISSION**

May 17, 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 Chris Richmond Nicola Kozakiewicz
ALSO PRESENT:	Electoral Area D Director	Andreas Tize (Non-Voting Board Liaison)
	Report Applicant	Jim Green (Guest)
	Recording Secretary	Vicki Dobbyn
	Public	1
ABSENT:		Alan Comfort

CALL TO ORDER 7:05 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

The Roberts Creek (Area D) APC Minutes of April 19, 2021 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of April 27, 2021
- Elphinstone (Area E) APC Minutes of April 28, 2021
- West Howe Sound (Area F) APC Minutes of April 27, 2021
- Planning and Community Development Committee Minutes of April 15, 2021

REPORTS

Roberts Creek OCP Amendment Bylaw No. 641.11 and Zoning Amendment No 310.182 for Subdivision of Remainder of District Lot 1312

Key Points of Discussion:

- The agent for the owner, Jim Green, summarized the application.
- The application was previously reviewed by the Area D APC on May 13, 2019. It is being returned to the APC because new planning staff revised the report, and the April 19, 2021 memo from Cam Forrester, RPF, describing environmental and trail features of the proposed 26-hectare land contribution has been added to the report.
- If the SCRCD accepts the land contribution it would come under the Parks function and all Areas (with the possible exception of Area A) contribute to the Parks function.
- The SCRCD would hold it in fee simple and would consider usage after ownership is confirmed. If the SCRCD wanted to change the current usage it would need to go through a rezoning process.
- A substantial change since the original application is the local real estate market prices.
- This application is a textbook case of urban sprawl.
- It was noted that a change in planning staff has resulted in a revised narrative in the report.
- Is there a different perspective from planning staff that supports the proposal and doesn't reference the OCP?
- The report should reference the relevant sections of the OCP and include the values of the OCP in opposition to this zoning change in addition to staff's perspective on application.
- The acreage being offered is zoned RU4 for resource uses, has been logged recently and is not very appealing for recreational purposes.
- There could be a domino effect because the parcel is located near 5-acre lots whose owners may see this precedent and want to subdivide their properties. The domino effect could carry over to other RU4 zoned areas in Roberts Creek
- Would it be a better application with 5-acre lots?
- The application undermines the values of the OCP
- One pro of the application is the potential value of the land contribution for a range of possible future uses
- There is value in more public input on this application.

Recommendation No. 1 *Roberts Creek OCP Amendment Bylaw No. 641.11 and Zoning Amendment No 310.182 for Subdivision of Remainder of District Lot 1312*

The Area D APC recommended that the application not be supported because it does not conform to the Roberts Creek OCP particularly with reference Section 3) Goals of the Official Community Plan # 4 (To ensure that land is put to an aesthetically pleasing and environmentally responsible use and ensure ongoing biodiversity through the protection, restoration and enhancement of plant and animal habitats), #5 (To maintain the existing rural atmosphere of the overall community) and #7 (To avoid land use that results in suburban sprawl.)

Planning Processes – Administrative Improvements**Key Points of Discussion:**

- Public input would be reduced in this new process.

Recommendation No. 2 *Planning Processes – Administrative Improvements*

The Area D APC does not support the implementation of the proposed Planning Processes due to the loss of public input into the planning process, and recommends that the SCRDC identify how public consultation will happen using the new process.

DIRECTORS REPORT

The Director's Report was received.

NEXT MEETING June 21, 2021

ADJOURNMENT 9:05 p.m.