

SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION

March 20, 2023

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

PRESENT:	Chair	Mike Allegretti
	Members	Gerald Rainville Meghan Hennessy Erik Mjanes Bob Hogg
ALSO PRESENT:	Electoral Area D Director (Non-Voting Board Liaison) SCRD, Manager, Planning & Dev. SCRD, Senior Planner Vicki Dobbyn	Kelly Backs Jonathan Jackson Julie Clark Recording Secretary
	Public	1
REGRETS/ABSENT		Chris Richmond

CALL TO ORDER 7:10 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Mike Allegretti was acclaimed as Chair.
Gerald Rainville was acclaimed as Vice Chair.

AGENDA The agenda was adopted as presented.

MINUTES

The Roberts Creek (Area D) APC Minutes of June 20, 2022 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 29, 2022
- Halfmoon Bay (Area B) APC Minutes of June 28, 2022
- Elphinstone (Area E) APC Minutes of June 22, 2022
- West Howe Sound (Area F) APC Minutes of June 28 & November 22, 2022

REPORTS

Board Policy – Official Community Plan Amendments

SCRD staff member Julie Clark made a presentation with slides to introduce the draft Board Policy. A policy is considered advisable at this time due to key issues and considerations: climate crisis, housing crisis, unlawful land infractions, development boom, and reconciliation. The SCRД has seven Official Community Plans (OCP) that are considered to be infrastructure at various stages of aging. The draft policy is designed to be an interim solution for reviewing OCP amendment applications before the current OCPs are renewed. The policy is meant to facilitate a transparent, holistic, and consistent review which will enhance negotiations for community benefits, while not being regulatory or prescriptive. Last reviews of the seven OCPs range from 1995 to 2018, with Roberts Creek's OCP last reviewed in 2012. The SCRД is undertaking a three-and-a-half-year funded project for OCP renewal, and a development approvals project is also underway.

Key Points of Discussion:

- Policy is meant to be an SCRД-wide tool.
- There is no suggestion that the core set of values in the current OCP be ignored or replaced.
- The OCP renewal process could be considered as a half-life checkup.
- A Regional Growth report is due to come to the SCRД Board in the second quarter.
- The solution to affordable housing has to come from the Province.
- There will be funding for community engagement in the OCP renewal project.
- The policy is meant to create a framework to guide applications and provide guidelines for setting the bar.
- It is meant to be a living document that may be amended at any time and undergo review every 5-10 years.
- Feedback was generally positive and it seems the criteria outlined in the policy would stop certain applications from going forward.
- The preamble raises questions as how the policy will be applied and there is concern that the criteria would outweigh the values in the OCP.
- There is value in revisiting the OCP to engage the views of current residents.
- The Roberts Creek OCP works well in that there is room for different ideas but the community can always say no if they aren't appropriate.
- The advantage of this policy is that it has a concrete set of boxes to tick that would save time on considering proposals that shouldn't go forward. The policy is driven by staff to make the process more efficient.
- The policy doesn't appear to have any conflict with the current OCP, and in fact strengthens and updates some issues.
- Feedback on the criteria included suggestions to address: drinking water, water conservation, storm water management, tree retention and wildfire suppression.
- Strengthen section 7c related to water supply and conservation.
Storm water management: When a proposal comes forward that would result in the building of roads or structures that could stop/alter the natural drainage of an area and cause water to be collected in such a manner that could possibly result in drastic increases in flow to existing water courses that this problem be considered in the final approval or disapproval of the proposal. In an undisturbed slope water percolates into the soil and slowly moves down slope. The direction of the movement of the water is

generally in response to gravity. The building of roads/structures across the slope with their accompanying drainage ditches then intercepts this natural flow and channels the flow into existing water channels, and then increasing their flows. A good example of this problem was seen last year near the eastern boundary of Roberts Creek during an atmospheric river event.

- Water supply: When plans for new subdivisions resulting in new lots are submitted, their impact on the existing water supply system(s) should be considered as one of the criteria for determining whether a proposal is allowed to go forward. It would appear that building permits cannot be withheld due to concerns about problems with water supply but we should be able to consider concerns about water supply in granting future subdivisions.
- It was acknowledged that the SCRD cannot have tree retention regulations but this issue could be somewhat addressed with setback regulations.
- It was also acknowledged that tree retention and fire suppression may be competing issues.

Recommendation No. 1 *Board Policy – Official Community Plan Amendments*

The Roberts Creek (Area D) APC recommended that the draft policy as a tool for reviewing applications for OCP amendments be supported.

DIRECTORS REPORT

The Director's Report was received.

NEXT MEETING

Members agreed to continue to meet on the third Monday of the month. If there are referrals from the SCRD the next meeting will be Monday April 17, 2023, at 7:00 p.m., by Zoom.

ADJOURNMENT 9.10 p.m.