

SUNSHINE COAST REGIONAL DISTRICT

**AREA D – ROBERTS CREEK
ADVISORY PLANNING COMMISSION**

Tuesday, April 29, 2025, 4:30pm

RECOMMENDATIONS FROM THE AREA D ADVISORY PLANNING COMMISSION MEETING HELD IN THE CEDARROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	Mike Allegretti
	Members	Meghan Hennessy Chris Glew William Ferguson Gerald Rainville (virtual) Caroline Tarneaud (virtual)
ALSO PRESENT:	Electoral Area D Director	Kelly Backs (Non-voting Board Liaison)
	Electoral Area D Alt. Director	Mary Lou Hardy (virtual) (non-voting Alternate Director)
	SCRD Recorders	Vicki Dobbyn, Office Asst. Jennifer Mackenzie, Office Asst.
	SCRD Planning Staff	Ian Hall, General Manager Jonathan Jackson, Manager Julie Clark, Senior Planner Genevieve Dixon, Office Asst.
	SCRD Staff	Sherry Reid, Corporate Officer Kristi Wiebe, Deputy Corp. Officer
REGRETS:		Lesley-Anne Staats
ABSENT:		Robert Hogg James Budd

1. VOLUNTEER HEALTH AND SAFETY BRIEFING

General Manager Hall gave a health and safety orientation supported by a PowerPoint presentation.

2. ELECTION OF CHAIR AND VICE CHAIR

Mike Allegretti was declared chair of the Area D APC.

3. CALL TO ORDER The meeting was called to order at 4:30 p.m.

4. AGENDA

It was moved and seconded to adopt the agenda. Carried

5. MINUTES

It was moved and seconded to approve the following minutes as circulated:

Area D APC Meeting Minutes of December 16, 2024 Carried

It was moved and seconded to receive the following minutes for information:

- Egmont/Pender Harbour (Area A) APC Minutes of November 27, 2024
- Elphinstone (Area E) APC Minutes of November 26, 2024
- West Howe Sound (Area F) APC Minutes of November 26, 2024

Carried

6. REPORTS

Housing Needs Report; Official Community Plan (OCP) Renewal Project Scope and Timeline Update

Manager Jackson reviewed the Housing Needs Report and OCP Update in relation to the expectations of the APC and included the following points:

- These reports were distributed for information only.
- There is a legislative requirement to update the Housing Needs Report every five years.
- The OCP report covers policy considerations and is based on the two pillars of Housing and Environment/Climate, and is informed by the integrated regional growth strategy.
- The Planning Department will continue to send updates to the APCs for feedback, and there will be three milestone check-ins.
- By having one OCP, housing growth can be better planned and measured, and it will allow planning to determine the type of housing the region needs.
- APCs can provide more insight into what is happening specifically in our local areas.

Keys Points of Discussion:

- Director Backs relies on the APC for how we want to see land use in Roberts Creek.
- A concern was raised regarding developing housing for people now living in tents without also providing the necessary support services.
 - The SCR D does not have a housing function. It is up to developers to create housing aligned with the OCP's, and zoning bylaw regulations.
- A concern was raised regarding protection of the natural environment, when these topics will arise.
 - We have the housing needs report but when will there be a separate report on the environment
 - It is important to decide what areas to protect.
- Having one OCP will help determine the overall strategy for topics such as transportation, recreation, and protected areas.

- A request was made for a list of assets that are under the purview of the SCRD
 - It would be helpful to have information on the status of assets including the life cycle of halls and parks, and costs to maintain them.
- The SCRD secured grant funding to repair bridges at Cliff Gilker Park.
- APC asked: How much of what is said in the OCP has influence on Crown land?
 - Staff answer: Having one OCP will help to create a unified voice in advocacy around Crown land with senior government.
- SCRD is working on a natural asset report.
- It would be useful to know the value of the natural assets.
- shíshálh Nation is also doing land use planning in relation to natural assets and Crown land and working on an inventory of assets with the Natural Assets Initiative.
- Gibsons and Sechelt also going through the OCP renewal process.
- APC asked: In the current Area D OCP there is a request that the province create a Mount Elphinstone Park. Will the new OCP make statements to the Provincial government?
 - Staff answer: There can be pieces of advocacy in the OCP such as statements about community aspiration and how we prioritize issues.
- There is a fear that if all areas come under one OCP, we will be tied into growth patterns of other areas. Can this be avoided?
 - Staff reply: It is the SCRD intention to have an outline of one integrated OCP completed by the end of the year. Local area sections or chapters are an example of how specific policies for each area will be included. The specific format of how local policies will be included is a Board decision that is not yet made.

7. NEXT MEETING TBD

8. ADJOURNMENT 5:45 p.m.