

SUNSHINE COAST REGIONAL DISTRICT

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

Tuesday, September 23, 2025, 4:30 pm

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

PRESENT:	Chair	Mike Allegretti
	Members	William Ferguson Meaghan Hennessy
ALSO PRESENT:	Alternate Director	Mary Louise Hardy (Non-voting Board Liaison)
	SCRD GM, Manager, Planning and Development	Ian Hall
	SCRD Planning Office Assistant	Genevieve Dixon
	SCRD Recorder	Vicki Dobbyn
REGRETS:		Chris Glew
ABSENT:		Jim Budd Caroline Tarneaud Robert Hogg Gerald Rainville Lesley-Anne Staats

CALL TO ORDER

The Chair called the meeting to order at 4:31 pm.

AGENDA

The agenda was adopted as presented.

MINUTES

The following minutes were accepted as circulated:

- Roberts Creek (Area D) APC Minutes of July 29, 2025

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of July 28, 2025
- Halfmoon Bay (Area B) APC Minutes of July 28, 2025
- Elphinstone (Area E) APC Minutes of July 29, 2025
- West Howe Sound (Area F) APC Minutes of July 29, 2025

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

Update on BCTS operating plan referral

A letter containing APC comments was sent to BCTS. These comments were also received by Electoral Area Services Committee on September 18 and will proceed to Board for consideration of approval on October 9. Staff are having a follow-up meeting later this week with BCTS on this year's referral response. Area D APC had a recommendation related to advocacy to the province which will be considered by Board on October 9 and could lead to a letter to Provincial minister(s).

Development Applications Report

As a general response to comments/asks from APCs, a report that lists all development approvals is now being produced monthly and is posted on www.scrd.ca/planning, under bulletins. Direct link: <https://www.scrd.ca/wp-content/uploads/2025/09/2025-AUG-31-Current-Development-Applications-Report.pdf>. Produced at month end, target is to upload in first 10 days of the month. A real-time map-based version is under development.

APC Meeting Schedule, Format, and Location

A member asked about the background on current meeting schedule, format and location as the timing does not work for all members, and there may be times when SCR D staff is not needed at meetings. It was explained that last year staff was directed to conduct a review of APC meetings and surveyed members (who are not all the same as the membership roster now) about what supports would be helpful to their roles. The new arrangement was based on this feedback of requesting staff presence to answer questions, and to a location that gave the option of hybrid meetings. Scheduling was designed as best as possible to accommodate the various feedback. The survey questions may have different answers now with new members. Another review will be underway to update feedback and preferences.

REPORTS

Status Update: Integrating Seven OCPs into One

GM Hall provided an introduction to the report. APC's will be receiving a short questionnaire in advance of the workshop, which will help guide workshop design. Please take the time to fill this out and return by September 25.

Key points of discussion:

- It was clarified that the report shows an initial concept of how an integrated OCP can be achieved and is being shared with APCs for information and discussion.
- It is an exercise in the technical feasibility of integrating. Board direction is to have one OCP that is compliant with legislation.
- The workshop on October 1 from 5:00 to 9:00 will be a deep dive into what are the similarities and differences among the current OCPs.
- How should we be prepared for next week? Being comfortable speaking about what has worked well, what is unique, what in another OCPs are you curious about, and what is the capacity for growth in your area. At the workshop there will be plenary sessions as well as single area sessions and mixed area sessions.
- One of the major items in the current Area D OCP is controlling development on the highway. The community doesn't want to have mini-malls. Where does this fit in the new integrated OCP? It might be found on page 45, approach for local considerations, and is a great question to dig into on October 1.
- The framework has headings and subheadings but doesn't include the content related to the concerns of the individual areas. How are we going to get these concerns into this document?
- This report and analysis just looks at current OCPs and where they are aligned and different. It doesn't imply a structure. Project timeline is that it is still a few months away from how the OCP will be structured.
- What is relation to this project with the housing requirements of the province (Bill 44)?
- Two concerns from the public are: are we going to lose everything that makes us special, and concerns that if there are policy changes in other areas they will apply to our area and we don't want to forced to accept these changes. If there is a change in zoning for one area, would it apply to other areas even if there is objection to it. Concern that the individual characteristics will get lost in the shuffle.
- One end of spectrum is how specific and prescriptive do we want to be in terms of land use designation? At the other end is a general residential zone, and communities don't like that either. The question for the APCs is do you have thoughts about how "tight" or "loose" land use regulations should be?
- Future bylaw amendments could be specific to an individual area.
- Is there going to be a push to do something involving the province and BCTS to deal with water, especially where there is no regional water. There is not much in the OCPs now around water concerns and protection of aquifers. West Howe Sound is the only area with aquifer protection.
- In the current Area D OCP, there is a recommendation for a 1500-hectare park in Mt. Elphinstone. This is an interesting legal and technical question, complicated by jurisdiction and the history of parks. APC members could speak to the reasons for the creation of the park, e.g., habitat protection, aquifer protection, and buffer zone.

DIRECTOR'S REPORT There was no Director's Report

NEXT MEETING October 28, 2025

ADJOURNMENT 5:24 pm