

SUNSHINE COAST REGIONAL DISTRICT

**AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION**

Tuesday, April 29, 2025, 7:00pm

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

PRESENT:	Acting Chair	Miyuki Shinaki (virtual)
	Members	Roan Blake (virtual) Marlin Hanson (virtual) Jon McMorran (virtual) Byron Roehrl
ALSO PRESENT:	Electoral Area F Director	Kate Stamford (virtual) (Non-voting Board Liaison)
	SCRD Recorders	Vicky Dobbyn Jennifer MacKenzie
	SCRD Staff	
	GM, Planning and Development Corporate Officer	Ian Hall Sherry Reid
	Manager, Planning and Development Senior Planner	Jonathan Jackson Julie Clark
	Deputy Corporate Officer Planning Office Assistant	Kristi Wiebe Genevieve Dixon
REGRETS:	Members	Susan Fitchell
ABSENT:	Members	Tim Rockford Ian Winn

VOLUNTEER HEALTH AND SAFETY MEETING

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

ELECTION OF CHAIR AND VICE CHAIR

No nominations; Election of Chair and Vice Chair deferred to next meeting.

Miyuki Shinaki was elected as Acting Chair for the purposes of this meeting.

CALL TO ORDER 7:00 p.m.

AGENDA

The agenda was adopted as presented.

MINUTES

The following minutes were received for information:

- West Howe Sound (Area F) APC Minutes of November 26, 2024
- Egmont/Pender Harbour (Area A) APC Minutes of November 27, 2024
- Roberts Creek (Area D) APC Minutes of December 16, 2024
- Elphinstone (Area E) APC Minutes of November 26, 2024

REPORTS

Housing Needs Report (HNR), Official Community Plan (OCP) Renewal Project Scope and Timeline Update.

Manager Jackson reviewed the HNR 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 HNR every five years.
- The OCP report covers policy implications, is based on the two pillars of housing and environment/climate change, 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.
- 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.

Key Points of Discussion

- A question arose about why there is now one OCP when there were previously three OCPs:
 - One OCP provides a lens as to where the areas are the same, and where they are different;
 - One OCP will help determine the overall strategy for areas such as transportation, recreation, and protected areas;
 - Different areas have different considerations, different concerns;
- A question arose about the purpose of the three milestone check-ins:
 - The full design of the check-ins is not yet complete;
 - They are intended to support the APCs;
- The purpose of the OCP Renewal Project is to meet the needs of the communities;
- The existing OCPs are outdated and do not reflect needs of the communities;
- Communities have changed a lot;
- A question arose about the two timelines noted in the HNR:

- Minor adjustments will be required as it is already behind schedule.
- A question arose about the number of housing units required to meet anticipated needs for the next 5 and 20 years, as set out in the HNR:
 - These numbers are not mandated;
 - They are projected/estimated numbers only, and for SCRD only (the five electoral areas);
 - Does not include District of Sechelt and Town of Gibsons communities;
 - Pace of current housing development does not meet projected needs for the next 5 and 20 years;
- A question arose as to what will happen if there is non-compliance with the HNR:
 - The Province can step in and prescribe the timelines;
- A concern was expressed that the number of housing units required seems quite high:
- Further concerns over water usage and fire protection;
- Each area has different requirements, and each must respond to its own needs:
 - Protected areas;
 - Natural assets;
 - Climate change / environment concerns;
 - Where to invest in infrastructure;
 - Where to build new housing;
- A concern was expressed about transportation and fire protection services:
 - More housing means a need for improved transportation services;
 - Further concern that it is not possible to meet these needs;
 - Ministry of Transportation and Transit (MOTT) will be providing funding for increased services.
 - Staff have begun engagement process with MOTT and have had a positive initial meeting;
- Proposed housing in Langdale – PROS:
 - Close to ferry
 - Highway is under-utilized
 - Thriving industry (ferries, mill)
- Proposed housing in Langdale – CONS:
 - Lack of fire protection
 - Lack of garbage pick-up
 - Propensity for flooding on the road
 - Lack of amenities
- New housing behind the school would be attractive as it is close to the ferry;
- A concern was expressed: would the forested area be sold?
 - Residents are happy to see more housing, but natural asset protection is very important;
- A comment was made about the process for aligning the OCP with zoning;
- Area F OCP is unique in that it is the only OCP with a “true” neighbourhood plan;
- Previous OCP did not have an implementation plan:
 - 200-300 units were proposed around the school, mixed use and park space;
 - No plan for servicing or amenity development;
 - No clarity on how it would be serviced, timing, etc.

- New OCP makes the implementation plan clear;
- Community Feedback: there is not enough water to accommodate the growth;
- A question arose about the number of existing housing units in Area F:
 - o 2021 Census: 1100 units in West Howe Sound;
 - o With the new OCP, the 20 year target is 200-300 more units;
 - o The target numbers do not have to be met exactly:
 - There could be more units in Area F and less units in Area E, for example.

NEXT MEETING TBD

ADJOURNMENT 7:52 pm.