

SUNSHINE COAST REGIONAL DISTRICT

**EGMONT/PENDER HARBOUR (AREA A)
ADVISORY PLANNING COMMISSION MEETING AGENDA**

Monday, July 28, 2025 at 5:45 p.m.

IN THE CEDARROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT
1975 FIELD ROAD, SECHELT, BC

1. ELECTION OF CHAIR AND VICE CHAIR

2. CALL TO ORDER

3. AGENDA

3.1 Adoption of the Agenda

4. MINUTES

4.1 Egmont/Pender Harbour (Area A) APC Minutes of May 5, 2025 Pages 1 - 6

4.2 Halfmoon Bay (Area B) APC Minutes of May 6, 2025 pp 7 - 12

4.3 Roberts Creek (Area D) APC Minutes of April 29, 2025 pp 13 - 15

4.4 Elphinstone (Area E) APC Minutes of April 29, 2025 pp 16 - 22

4.5 West Howe Sound (Area F) APC Minutes of April 29, 2025 pp 23 - 26

5. BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

6. PRESENTATIONS AND DELEGATIONS

7. REPORTS

7.1 FRW00017 – 13685 Lee Road pp 27 – 33

7.2 BCTS 2025-2029 Operations Plan pp 34 - 62

8. DIRECTORS REPORT

9. NEXT MEETING

10. ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT

AREA A – Pender Harbour/Egmont ADVISORY PLANNING COMMISSION

Monday, May 5, 2025, 4:30pm

RECOMMENDATIONS FROM THE AREA A 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	Gordon Littlejohn
	Members	Dennis Burnham Michelle Cunningham (virtual) Sean McAllister (virtual) Jay O’Keeffe
ALSO PRESENT:	Electoral Area A Director	Leonard Lee (Non-voting Board Liaison)
	Alternate Director	Christine Alexander (virtual)
	SCRD Recorder	Jennifer MacKenzie
	SCRD Staff	
	GM, Planning and Development	Ian Hall
	Corporate Officer	Sherry Reid
	Manager, Planning & Development	Jonathan Jackson
	Senior Planner	Julie Clark
ABSENT:	Members	Alan Skelley Jane McOuat Farrer Catherine McEachern Yovhan Burega Tom Silvey Bob Fielding

VOLUNTEER HEALTH AND SAFETY MEETING

GM Hall gave a Health and Safety orientation and Respectful Workplace presentation.

ELECTION OF CHAIR AND VICE CHAIR

Election of Chair and Vice Chair deferred to next meeting.

Gordon Littlejohn was appointed Acting Chair for the purposes of this meeting.

CALL TO ORDER The meeting was called to order at 4:39 pm.

AGENDA The agenda was adopted as presented.

MINUTES

The following minutes were received for information:

- Pender Harbour/Egmont (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
- West Howe Sound (Area F) 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
- There will be three milestone check-ins:
 - The first check-in will likely be in September after the first round of public engagement.
- 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.
- As local context advisors, APCs can provide more insight into what is happening specifically in our local areas.

Key Points of Discussion

- The HNR is long and hard to read and clarity was needed on the percentage and/or number of housing units needed at the 20 year milestone;
- The number of units required at the 5 year milestone is 900+ units, and the number required at the 20 year milestone is 3000+ units;
- 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;
- As local context advisors, APC members have knowledge of their specific communities and concerns;
- One OCP can address housing needs across the different electoral areas;
- A question arose about whether the OCP is a “done deal”;
 - Yes, the Board has decided there is to be one OCP and one Zoning Bylaw for

- all electoral areas;
- Current APC is not broad enough to handle the requests set out in the reports;
- A request was made to determine Area A "limits":
 - o Staff help will be required to define areas;
 - o Help required to define types of housing required;
 - o Varied needs: unhoused, seniors, affordable, and every other type
- The geography of Area A is complex:
 - o Staff help will be required for this complex discussion;
- Many younger families and/or individuals have moved to the Sunshine Coast within the last 5 years, from Vancouver / Lower Mainland due to housing costs, lack of affordability
 - o Tiny homes are of interest
 - o Too much existing red-tape re: zoning
 - o Zoning issues surrounding RV's, modular homes, and why tiny homes/modular homes cannot be built on acre lots
 - o There is a broad spectrum of housing needs
- We need dense development, and it makes sense to house people in the area, but more people means that a sewer system will be required;
- There has been a surprising drop in subsidized apartments;
- There is concern that we cannot afford rental units and that we need subsidized housing and tiny housing/units;
- A question was asked if there will be funding from the Province for housing for people who are dealing with addictions and mental health;
- The concern is that this is a big population who are not prepared for retirement and will require subsidized housing;
- A concern was raised that we cannot move ahead with tiny units until the Provincial Government agrees to provide funding;
- A concern was raised that it is pointless to talk about the 5-year plan unless there are guarantees on funding;
- A concern was raised there is no mention of the figures for second homes and/or short-term rentals in Madeira Park;
- There are currently 46 short-term rental units, with 1/3 available full-time (approximately 13-14 homes)
- Also missing is the percentage of homes owned by corporations and/or venture capitalists
- There is a concern that those entities are 'taking out' the housing market and common spaces;
- A question was asked about where is a "suitable area" for housing? Concerns include:
 - o Unstable soil
 - o Slopes
 - o Increased density may encroach on to agricultural land
- A question was asked about how the numbers are calculated re: local residents
- The APC will work through the issues as mandated, but the magnitude of work required was noted;
- Staff confirmed that the APC will have the full support of a team of staff, with direct

input from planning

- Area A is ready for density, but there is a concern about who pays;
- The previous plan was successful but dissolved;
- Comments re: OCP:
 - o Area A OCP is the newest on the Sunshine Coast;
 - o The oldest OCP is 29 years old;
 - o All plans have a shelf life;
- Roadblocks should first be identified, such as:
 - o Sewer
 - o Water
- Then formulate a plan for those roadblocks;
- A question was asked about “how does it work” when each APC is working separately on one OCP?
- A suggestion was made that perhaps there could be a workshop where all APC’s work together;
- Area A is a diverse group and should have its own plan, but the Director must back it;
- Pender Harbour is unique, with protected shoreline and lakes;
- A question was asked about if the one OCP is for the “Sunshine Coast” generally, or if it is an “Area A OCP”?
 - o It will be one OCP, with Area A uniqueness built in;
- A comment was made about the Cowichan Valley Regional District, which has one OCP but with multiple, local areas plans built into it – is that the goal here?
 - o Staff: yes; one OCP and one Zoning Bylaw, but with a mechanism for protecting local character, although that mechanism has not yet been defined;
- A concern was raised about how to bring all areas together, to harmonize the separate plans?
- The concern is that Area A is very different from the other areas that are closer to Sechelt and Gibsons;
- Will there be separate plans, but harmonized, to bring together the common parts?
- Most residents in Area A were vacationers who have stayed and retired;
- A concern was raised about there being too much piecemeal bidding for projects and that it will not be unitized for the community re: infrastructure;
- A question was asked about a harmonized plan:
 - o What portions are harmonized or localized?
 - o What is the formula for long-term planning:
 - Sewer
 - Emergency Health Services;
 - Hospital
 - Fire
 - More crew will be required, more training required
 - o It will be important to identify restrictions
- A concern was raised that this may not be doable, the timeline, cost, inability to meet needs, etc.; could be too restrictive;
- A concern was raised about administrative waste, multiple bylaws to consider, too

- many levels of governments to go through;
- More should be spent on infrastructure but the concern is that too much will be spent on administrative costs:
 - o Budgets should be small
 - o Taxes raised?
 - o The less administrative costs, the better
- Some residents do not want to see any change at all, would prefer to remain rural;
- More concerns:
 - o Generational divide;
 - o Zoning issues;
 - o Double bylaws;
 - o It is non-sustainable;
 - o Reduce administrative costs going forward;
- A comment was made about the challenge of incorporated versus unincorporated areas, the level of duplication will be unavoidable;
- Questions about the shíshálh Nation OCP:
 - o Where do we come together?
 - o Is there overlap?
 - o How do we become one OCP?
- shíshálh Nation has a Land Use Plan;
- The information about that plan is just flowing out now;
- Staff will report further once more information is known;
- There will be opportunities to support each other;
- shíshálh Nation was involved in the previous OCP and was very influential;
- It was agreed that Area A should actively engage with shíshálh Nation for this process;
- It was noted that the participants are not quite what they should be;
- There is concern about development into Crown land as there is not enough private land to develop on with water and sewer capabilities;
- Are there designated Agricultural Land Reserves in Area A?
 - o Some do exist.
- Comments about “getting it done”:
 - o How big will it be?
 - o Where do we want density housing?
 - o Where do we want sewer?
- Goals:
 - o It will be a single, user-friendly document;
 - o Less redundancies;
 - o Written in language that is easy to understand;
 - o There will be a policy framework for where similarities and differences exist;
- Some would like to see a summary of the differences between Roberts Creek and Pender Harbour bylaws, for example;
- There is a May 15 Electoral Area Services Committee meeting to talk about future development of the Sunshine Coast;
- There is a background report which includes comparative analysis, OCP’s and zoning, it is relatively short;

- The OCP 30 years ago changed the harbour into a residential area and the community required re-zoning;
 - o There is a concern that this cannot happen again;
- There is a concern that land cannot be purchased first but then have to wait for two years to re-zone to break ground, this does not work;
- There needs to be forethought for future use.

NEXT MEETING TBD

ADJOURNMENT 5:58 pm.

SUNSHINE COAST REGIONAL DISTRICT

**AREA B - HALFMOON BAY
ADVISORY PLANNING COMMISSION**

Tuesday, May 6, 2025, 4:30pm

RECOMMENDATIONS FROM IN THE CEDARROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	Kim Dougherty
	Vice Chair	Suzette Stevenson
	Members	Bob Baziuk Barbara Bolding Alda Grames (virtual) Nicole Huska (virtual) Andy Jones-Cox Duncan Smith Joshua Van Klinken
ALSO PRESENT:	Electoral Area B Director	Justine Gabias (Non-voting Board Liaison)
	SCRD Staff	
	GM Planning & Development Corporate Officer	Ian Hall Sherry Reid
	Manager, Planning & Development Senior Planner	Jonathan Jackson Julie Clark
	Planning Office Assistant SCRD Recorder	Genevieve Dixon Jennifer MacKenzie
ABSENT:	Members	Landon Dix Eleanor Lenz

VOLUNTEER HEALTH AND SAFETY MEETING

GM Hall gave a Health and Safety orientation and Respectful Workplace presentation, supported by a PowerPoint presentation.

ELECTION OF CHAIR AND VICE CHAIR

Nicole Huska and Kim Dougherty were both nominated for Chair. Election was held by way of secret ballot, with Kim Dougherty being elected as Chair.

Suzette Stevenson offered to undertake the role of Vice Chair; the APC accepted this offer and thanked Vice Chair Stevenson for her offer.

CALL TO ORDER 4:55 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of October 22 and 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
- West Howe Sound (Area F) 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
- There will be three milestone check-ins:
 - The first check-in will likely be in September after the first round of public engagement.
- 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.
- As local context advisors, APCs can provide more insight into what is happening specifically in our local areas.
- A comment was made that in the Area D (Roberts Creek) Minutes, inconsistencies had been noted in the HNR:
 - What were those inconsistencies?
 - What are the limitations of the HNR?
 - It is unclear what the inconsistencies and/or limitations are.
 - Staff advised that there is no insight beyond what is contained in those Minutes at this time.

- It was noted that the OCPs are between 7 to 30 years old.
- The OCPs are being reviewed with a view to seeking values to hold on to moving forward:

West Howe Sound	2010-2011
Roberts Creek	2012
Halfmoon Bay	2014 (updated)
Pender Harbour/Egmont	2018

Key Points of Discussion:

- The OCP will be the 'top dog' land use/vision document.
 - It is "what we want to be" and how to grow.
 - There will be one Zoning Bylaw under it.
 - One OCP will help determine the overall strategy for areas such as transportation, recreation, and protected areas.
 - Different areas have different considerations, different concerns.
 - Per the Board, as local context advisors, APC members have knowledge of their specific communities and their concerns.
 - This is the single biggest project of the SCRD Planning Department.
 - There will be consultants assisting, staff involvement, and community engagement.
 - As local context advisors, APCs will be providing the biggest building blocks.
 - One OCP can address housing needs across the different electoral areas.
- Concerns:
- financial pressure
 - aging infrastructure
 - conservation

A question arose about the level of engagement expected from APCs:

- Staff advised that there will be three public engagement phases, three milestone check-ins, further referrals, project specifications extend to 2027.
- Information will be provided to APCs, including homework and feedback.
- Information will be shared/exchanged, such as values and vision of APC, questions to consider about neighbourhoods, such as what to change, what should stay the same.
- It is expected that the APCs will provide their thoughts and opinions.
- There will be engagement with other community groups to obtain their feedback.
- There will be technical studies.

OCP Project scope goals:

- It will be a single, user-friendly document.
- Less redundancies.
- Written in language that is clear and easy to understand.
- There will be a policy framework for where similarities and differences exist.
- The HNR has been legislatively mandated.
It will help create a baseline understanding of the various housing needs and an overall look at housing needs as a Province.

- It will look at the nuances of communities and what the needs might be.
 - Must be updated every five years.
- There are 5 and 20 year milestones:
 - The number of units required at the 5 year milestone is 900+ units
 - The number required at the 20 year milestone is 3000+ units.
 - It will look at the types of housing needs, such as young families, affordable housing, housing for seniors.
 - There will be a lot of referrals coming.
 - The issues are complex.
 - There will be three milestone check-ins to support APCs:
 - The first check-in will likely be in September after the first round of public engagement.

A question arose about how staff will address input from multiple APCs into one OCP?

- Staff advised we will find opportunities to be on the same page.
- the OCP will be clear, consistent and easy to use.
- local character of each area will be preserved.

Two pillars of the OCP, Housing and Climate/Environment:

- scope of project
- results of natural asset inventory
- current conditions
- risks
- Staff advised Preliminary results will be provided, together with community engagement.

A question arose about the 50% growth figure, and whether SCRDC can influence the formula for growth:

- The estimate is there will be a doubling of the previous 20 year period.
- The Province needs to plan this based off the prescribed method but can plan for more – i.e. an increase in refugees.
- The Province will have to look at servicing to accommodate growth within the 20 year period.

Infrastructure and roads, water development cost charges, and other development costs relating to firehalls, policing, community centres, transit, etc.

- The plan must show these costs.
- We could see grants from the Province and/or other levels of government, but first these costs must be shown.
- A comment was made about the implementation of building new homes and other initiatives; has the Board taken this into consideration?

A question arose about how to integrate the 30 x 30 plan into the OCP.

- It could be its own initiative.

- What about protected areas and how land is managed?
- The Province and the Sechelt Nation have a Strategic Land Use Plan.
- Information about this Plan is just coming out now and there are upcoming meetings.
- Staff will report further once more information is known.

How to plan for housing, services, transportation and where not to grow.

When focus is largely on environment, but not on all other areas of the community, the most vulnerable in the community can be displaced.

- When thinking of housing, environment and conservation, must also be thinking of the most vulnerable people in our communities.
- An example was given that if the dump only accepts payment by debit card, then we will see an increase in illegal dumping along forest service roads.
- A comment was made that there is a lot of uncertainty, and that the natural asset inventory is an important factor.

How will all APC issues be integrated into one OCP?

Does the District of Sechelt have an OCP?

- The 2023 Regional Growth Baseline directed that each government district use the information contained in the OCP updates.
- Town of Gibsons and District of Sechelt are responsible for their own housing needs, they have their own reports.
- The figure of 3000+ units required is only for rural areas.

A question arose about whether “units” includes RVs and mobile homes?

- What is considered “acceptable forms of housing” is separate from what is contained in the BC Building Code; there are different metrics.
- Previous census data was looked at, but has this data changed since the pandemic?
- It was agreed that conservation and servicing are important when considering housing.
- It was agreed that we need housing, but with responsibility.

A question arose about what is the vision of the OCP and APC?

- What is the new or evolved role of the APC?
- There will be opportunities to clarify what comes to the APC and what does not, and what is the current role and what may change.
- Principle: where local planning has impact.
- Will there be an option to refer? That is Board’s decision.
- Staff reports are planned.
- The three milestone check-ins are not yet designed but will make the most of volunteerism.
- There will be reports referred to APCs for information.
- There will be specific lists of questions for APCs to focus their attention on.

- Staff will be here for support and to answer any questions of the APCs.
- It was confirmed that the APCs can ask questions of the staff reports.
- A comment was made about whether there will be a workshop or opportunity for all APCs to work together?

Can APCs meet without staff present?

- APCs are established by legislation and can meet socially, but APC business must be conducted in a legally convened meeting.
- Some room has been left for the design of the three milestone check-ins.

A question was asked about whether staff have obtained any take-aways or outcomes from the APCs meetings, such as roles and responsibilities/ design

- Staff confirmed that they have an open mind and are encouraging input from APC members.
- This is a new format, not rigid, and we will remain curious, take it step by step.

A comment was made about Area E Elphinstone 2024 HNR and the inaccuracy of the data in the report.

- The formula is prescribed by the Province.
- It relies heavily on Census and BC Assessment data.
- The numbers could be low due to the unhoused population and increase in RVs.
- Page 12 of the HNR reports on findings and limitations identified.
- In looking at trends, a lot has changed since 2021.
- APCs can enrich Census data for what is needed, can plan for more, how to deal with community needs and contextualize with the community within legislative requirements.

What about the regular schedule of APC meetings:

- This has not yet been determined as the new meeting model will change the schedule previously used.
- There will be consecutive meetings, on Mondays and Tuesdays.
- There will be end of workday meetings and evening meetings on a rotating schedule.
- A comment was made that a one hour meeting will not be enough time if there is more than one item on the agenda.

NEXT MEETING TBD

ADJOURNMENT 5:58 pm

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.

SUNSHINE COAST REGIONAL DISTRICT

**AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION**

Tuesday, April 29, 2025, 5:45 p.m.

RECOMMENDATIONS FROM THE AREA E 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	Michael Sanderson
	Members	Arne Hermann Nara Brenchley Catherine Grey Clinton McDougall (virtual) Devin Arndt (virtual) Ashley St. Clair (virtual)
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-voting Board Liaison)
	SCRD Planning Staff	Ian Hall, GM, Planning & Development Jonathan Jackson, Manager, Planning Julie Clark, Senior Planner Sven Koberwitz, Senior Planner Genevieve Dixon, Office Asst.
	SCRD Staff	Sherry Reid, Corporate Officer Kristi Wiebe, Deputy Corp. Officer
	SCRD Recorders	Vicki Dobbyn, Office Asst. Jennifer Mackenzie, Office Asst.
	Public	2 (virtual)
REGRETS:	Members	Mary Degan
ABSENT:	Members	Lynda Chamberlin Laura Macdonald

VOLUNTEER HEALTH AND SAFETY BRIEFING

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

ELECTION OF CHAIR AND VICE CHAIR

Election of the Chair was deferred to the next meeting.

Michael Sanderson was acclaimed as Vice Chair

CALL TO ORDER 5:45 p.m.

AGENDA

The agenda was adopted as presented.

MINUTES

The following minutes were received for information:

- Elphinstone (Area E) 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
- West Howe Sound (Area F) APC Minutes of November 26, 2024

REPORTS**Rezoning Application for Lot D Chaster Road (BYL00052)**

Senior Planner Koberwitz introduced the application for 16 lots with reduced lot size to allow for 50% open space or park, and strata-septic system.

Key Points of Discussion:

- APC noted that a resident/neighbour of the subdivision to the west of the subject property, addressed the committee.
- Members indicated that they were pleased to see this application. It was comprehensive and provided considerable technical information and reports (Planning, Civil, Traffic, Geotechnical, Septic Assessment, Hydrogeology, Environmental and Tree Assessment) for the APC to review.
- The APC also noted that while MOTT ultimately has the final authority to approve the Subdivision application, members believe they also have a responsibility/obligation to provide referral comments to the SCRD Board on the Rezoning application that also address the proposed Subdivision as it relates to the OCP policy framework and development of the property in its neighbourhood context.
- Members identified the following **positive aspects** of this Rezoning Application:
 - It provides a necessary opportunity for higher density development in alignment with the Housing Needs Report.

- In accordance with the OCP Policy B-3.1 the Cluster Subdivision Design submitted with the rezoning application provides dedication of 50% (1.56 ha/3.85 ac) of the gross property area (3.21 ha/7.93 ac) for public use could be used to provide both community open space, recreation benefit, and protection of a considerable number of the existing trees on the property.
- The proposed smaller (700 m²) strata lots potentially provide greater market choice in the Regional District
- It is well-placed in relation to the elementary school.
- The traffic study showed that traffic will be light.

APC members identified the following **concerns** regarding this Rezoning Application:

- **Septic Field:**

Close proximity of the field in the SW corner to adjacent Grandview Heights properties causes concern for odour issues and impacts to neighbours' quality of life. Additional requirements should be considered, such as higher standards for design, proactive odour mitigation strategies, increased setback distance, and vegetative buffers.

Long term strata maintenance of shared septic field. Who becomes responsible if issues arise in the future? Ensure safeguards are in place. The APC suggests the SCRCD consider a rezoning condition requiring a maintenance bond/security from the applicant in a sufficient amount to address future maintenance issues should they arise with the responsible residential strata.

- **Environmental and Community Impacts of Site Clearing & Development:**

Loss of forest connectivity between NE of site and SW of site and public green space, as well as potential for site to be entirely cleared during construction would cause significant distress to neighbours and community members.

Impacts on forest may result in fragmented wildlife habitat. Is it possible to maintain larger, more connected swaths of forest and focus development on lower value ecological areas (i.e. alder stand to the northeast)?

Water retention, stormwater management, and downstream ecosystem impacts. Significant amount of water retention will be lost through forest clearing and drainage ditches to wetland will inevitably cause downstream impacts on sensitive wetland and creek. Impacts should be understood and mitigation required.

- **Parkland:**

Questions arose about what will happen with the parkland. Its designation is up to the SCRCD Board, and the SCRCD will need to determine its capacity to maintain a park. It's important how the park is developed, and whether vestiges of the

woodland will remain. It should be determined which trees should be retained. The entire open space should have a park dedication which will provide for greater public control over its use.

- **Strata Developments:**

They are infamous for low bid maintenance so it would be better to come under the SCRD.

- **Wildlife:**

Is it possible to have an ecological context for connectivity that takes wildlife into consideration?

- **Traffic:**

Chaster Road is very busy area for traffic, especially before and after school, and this should be taken into consideration because the development is close to the school.

- **Housing Construction:**

It isn't known if the developer is planning to build the houses or just sell the lots.

- **Road Layout:**

What is the rationale for punching the road through to Sunnyside? Road decisions are made by MOTT.

APC members identified the following **key opportunities and recommendations** that they urge staff and the Board to consider to strengthen support for this Rezoning Application and the associated Subdivision Application:

- **Preservation of Ecological Value:** Opportunities exist for the Tree Summary Report (See Note 2) to further guide site planning and lot layout to allow preservation of a greater area of woodland and high value ecological spaces. The report notes there are an estimated 350-400 trees on the property. The site survey provided identifies approximately 35 larger trees within this total. There is no indication in the Report whether the larger trees are significant and are candidates for retention. Further tree assessment is recommended to confirm if there are candidate trees that are significant and can be retained within either the dedicated open spaces or within individual lots.
- The **Tree Summary** (pp 107-114) is not an Arborist's Report, as it notes trees have not been measured, tagged or individually inspected. If trees are not measured, it is not possible to accurately calculate CRZ (Critical Root Zones) or evaluate viability for retention or preservation. A partial sheet of Survey within the whole document shows tree locations of trees over 25cm Diameter at Breast Height (DBH). This information should be used by the Arborist to provide a complete Report.

- **Public Trail Connectivity:** Proposed public space should provide a more connected trail network that ties into existing trail connections to the east and west of the property.
- **Water Conservation and Stormwater Management:** Opportunities for on-site water retention, conservation, and stormwater management through landscaping and water collection strategies. There is potential for SCRD to address ongoing regional water concerns through mandated requirements for this proposed new higher density zoning area.
- **Alignment with SCRD Policy Objectives:** Creation of a new higher-density zone by the SCRD offers a precedent-setting opportunity to embed broader SCRD goals, such as the SCRD Community Climate Action Plan (e.g. mandate Step 4 or 5 of the BC Energy Step Code, and Level 2 or higher of the BC Zero Carbon Step Code), biodiversity and habitat protection, community trails/public amenities. If there are opportunities in the new Zoning Bylaw to mandate requirements that align with these objectives, they should be explored by the SCRD now during the creation of a new higher density zone.
- **Community Amenity Contribution:** Can it be reviewed?
- **Current Trail between King and Sunnyside:** It would be good to maintain existing trails between King and Sunnyside.
- **Permeable Surfaces:** Consideration should be given to increasing the number of permeable surfaces in the development.
- **Lot Sizes:**
700 sq. metres is more of an urban size. Need a new regulatory bylaw to accommodate this size. 700 m2 is the minimum considered in the OCP. There should be opportunities to revisit this minimum given the housing needs report and environmental issues. Sewage also informs limits on density.
- **Water Conservation:**
Is there any consideration for Low Water Usage Landscaping and on-site cisterns? Is mandated water collection possible? There is ability to introduce this in bylaw rezoning.
- **Building Scheme** can be developed like a registered covenant. The development does not create a precedent.
- **Development Permit** is required because riparian area encroaches on the lot.
- A group of 30 neighbouring families met to consider this application and give input to the developer. Their priorities are forest retention, trails, wild space, and wildlife. They have been vehemently opposed to the road going through the lot and

would prefer a cul de sac. Members suggest the layout be re-examined to create two cul-de-sacs: North from Chaster and South from Sunnyside with provision for future connection if MOTT determines at some future date that Traffic Warrants require a through road.

- Northeast corner is primarily alder. Is it possible to flip the plan so the alders come down instead of mature trees?
- Retaining trees is complicated due to climate change, so we need to be realistic about what we can retain and preserve.
- This development is an opportunity to reduce carbon emissions by requiring heat pumps for heating and cooling.
- Suggestion of buffer zone between Chaster Road and the two most northern lots, and a similar buffer between Grandview and the lot on the west side of septic field. This would preserve more forest. Applicant should consider looking at re-design to provide greater buffers, particularly from Grandview subdivision.
- Tree Summary should be highlighted. Consideration should be given to expanding into a full Arborist Report to identify significant trees to be retained and/or replaced.
- Timeline for rezoning is that there will be a public information meeting and then first and second reading. It is likely that the public information meeting will be in May or June, followed by first and second readings in the summer.
- A public open house will be required.
- If it is the SCRD Board's decision that this application will be referred again to the APC. If it is referred back to the APC it would likely be in September.
- Layout is still preliminary and subject to change.
- The reporting back mechanism for consultation to MOTT is that the application goes to first and second reading, and MOTT responds to the referral. Much of MOTT's decision-making relies on its long-term transportation plan that emphasizes connectivity.

Recommendation No. 1 *Rezoning Application for Lot D Chaster Road (BYL00052)*

THAT support for this application be general, subject to consideration of and further consultation on items identified in Key Points of Discussion, including but not exclusively related to:

- retention of trees, forested areas and trails in the public space
- stormwater management and downstream impacts

- septic system odour mitigation and wastewater management
- increased impacts of higher density development on neighbouring properties
- opportunities to advance broader SCRD objectives (e.g. climate, water management)
- road allowance
- redesign of lot layout to protect significant trees, provide increased buffers, trail connectivity and possible cul-de-sacs

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 implications, is based on the two pillars of housing and environment/climate change, and is informed by the integrated regional growth baseline 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.
- Information will be available on the OCP website.

DIRECTOR'S REPORT Director's Report was deferred.

NEXT MEETING TBA

ADJOURNMENT 6:55 p.m.

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.



Staff Report Request for Comment

TO: Egmont/Pender Harbour Advisory Planning Commission – July 28, 2025
AUTHOR: Nick Copes, Planner II
SUBJECT: FRW00017 – 13685 Lee Road

OVERVIEW

Purpose of Report

The purpose of this report is to provide the Elphinstone Advisory Planning Commission (APC) with an opportunity to provide comments and recommendations concerning a frontage waiver for an 8-lot subdivision at 13685 Lee Road.

Comments and recommendations from the APC will be provided to the Electoral Area Services Committee for consideration.

Background

On June 26, 2025, the SCRD Board passed the following resolution:

Res. 177/25 Recommendation No. 5

Frontage Waiver FRW00017 (13685 Lee Road) - Electoral Area A

THAT the FRW00017 Frontage Waiver application be referred to the Electoral Area A Advisory Planning Commission for feedback and comments.

The Electoral Area Services Committee report of June 19, 2025, is attached for APC review.

APC Comments

The APC may wish to consider the following specific questions and provide appropriate recommendations and local context to assist the SCRD Board and planning staff in consideration of this application.

- Is the proposed frontage reduction for proposed Lot 6 appropriate considering the site characteristics?
- Are there any additional local issues staff and the Board should consider that would affect the proposed reduction in frontage of proposed Lot 6?

Included below are sample recommendations that may assist the APC during its deliberations.

ATTACHMENT(S):

A - FRW00017 Report from June 19, 2025, Electoral Area Services Committee

SAMPLE RECOMMENDATIONS FOR ADVISORY PLANNING COMMISSION

Support

- (1) THAT the Advisory Planning Commission supports the application as presented.

Conditional Support

- (2) THAT the Advisory Planning Commission supports the application in-principle subject to the following condition(s):
 - (a) Recommended changes to the proposal.

Non-Support

- (3) THAT the Advisory Planning Commission does not support the application as presented due to the following reason(s):
 - (a) Reason for not supporting the proposal.



Staff Report Request for Decision

TO: Electoral Area Services Committee – June 19, 2025
AUTHOR: Nick Copes, Planner II
SUBJECT: Frontage Waiver FRW00017 (13685 Lee Road) – Electoral Area A

OVERVIEW

Purpose of Report:

The purpose of this report is to present for consideration and decision a request for a frontage waiver to the Electoral Area Services Committee in relation to an 8-lot subdivision at 13685 Lee Road.

Recommendation(s):

- (1) **THAT Proposed Lot 6 be exempt from the 10% minimum parcel frontage on a highway required by Section 512 of the *Local Government Act* to facilitate the proposed eight-lot subdivision of 13685 Lee Road.**

BACKGROUND

The SCRDC has received a Frontage Waiver application in relation to an 8-lot subdivision at 13685 Lee Road in Garden Bay.

Section 512 of the *Local Government Act* requires that all new parcels fronting a highway have at least 10 percent of the perimeter fronting a highway unless a local government waives the requirement. Proposed Lot 6 does not meet the 10% perimeter road frontage requirement and, therefore, the applicant is requesting that the SCRDC consider waiving the road frontage requirement to permit the proposed subdivision.

Table 1 Application Summary

Applicant:	Mike Stewart
Civic Address:	13685 Lee Road
Legal Description:	LOT 31 DISTRICT LOTS 3921 AND 3922 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP23871
Electoral Area:	A – Egmont/Pender Harbour
Parcel Area:	26.4 HA
OCP Land Use:	Rural Residential A
Land Use Zone:	RU1 (Rural Residential)
Application Intent:	To consider a frontage waiver for proposed Lot 6.

DISCUSSION AND ANALYSIS OF OPTIONS

As illustrated in Attachment B, the applicant is proposing an 8-lot subdivision of the parent parcel, 13685 Lee Road. All proposed lots would have frontage on Lee Road. Due to the large size and perimeter of the remainder (proposed Lot 6), a frontage waiver is required. The applicant has stated that Proposed Lot 6 would have a frontage of 3%.

Review Criteria

Per Provincial guidance in the review of frontage waivers, staff have evaluated the application as follows.

1. *That the frontage offered is adequate to provide the required access*

The frontage along Lee Road for proposed Lot 6 is in a specific location to allow the best access for future road development based on grades

2. *That the terrain suitable for access where that frontage is provided*

The terrain at the location of the frontage is suitable for developing an access road.

3. *That the lot contains an adequate building envelope*

Proposed Lot 6 contains building 2 large building envelopes shown in dashed lines on the survey plan.

4. *Whether the proposed parcel has further subdivision potential that will not be realized due to the limited frontage*

The location and width of the frontage would allow for a future road dedication and future subdivision potential of Proposed Lot 6 (not part of the current subdivision application).

In review of the wider subdivision, the following is noted

- The proposed layout allows all other lots to meet the frontage requirement
- The proposed lot layout was developed to ensure appropriate driveway access to all lots per MOTT requirements

Based on the above, staff are recommending approval of the frontage waiver request.

OPTION 1 – Approve the frontage waiver (Recommended Option)

This would allow subdivision of the property to proceed, subject to other conditions being met. Staff recommend this option. Should the Committee choose to go with Option 1, a recommendation has been provided in the Overview section on page one of the report.

OPTION 2 – Deny the frontage waiver

The subdivision would not be able to proceed, unless the layout is modified to meet frontage requirements. Should the Committee choose to go with Option 2, a recommendation could be considered, as follows:

THAT Frontage Waiver FRW00017 be denied.

FINANCIAL IMPLICATIONS

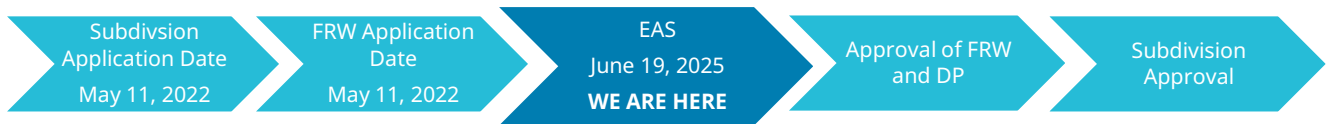
N/A

STRATEGIC PLAN IMPLICATIONS

N/A

TIMELINE

The subdivision application may proceed to final approval once all conditions from various agencies have been met.



COMMUNICATIONS

N/A

SUMMARY AND CONCLUSION

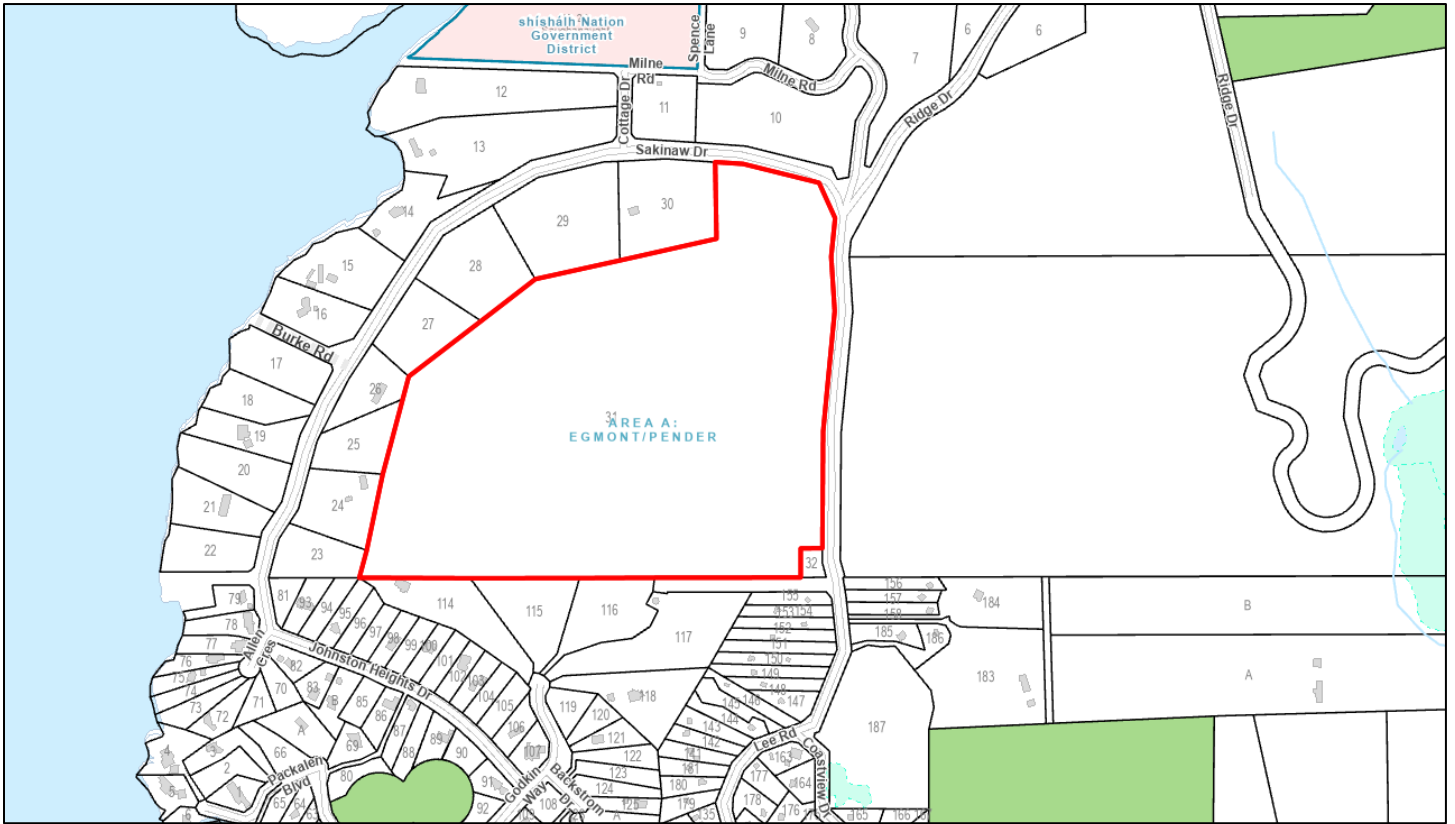
Waiving of the 10% perimeter frontage requirement for one of the proposed eight lots is required to allow subdivision to proceed according to the proposed plan. Staff have reviewed the frontage waiver application against relevant review criteria and recommend approval.

ATTACHMENT(S):

- A – Location Map and Air Photo
- B – Subdivision Plan

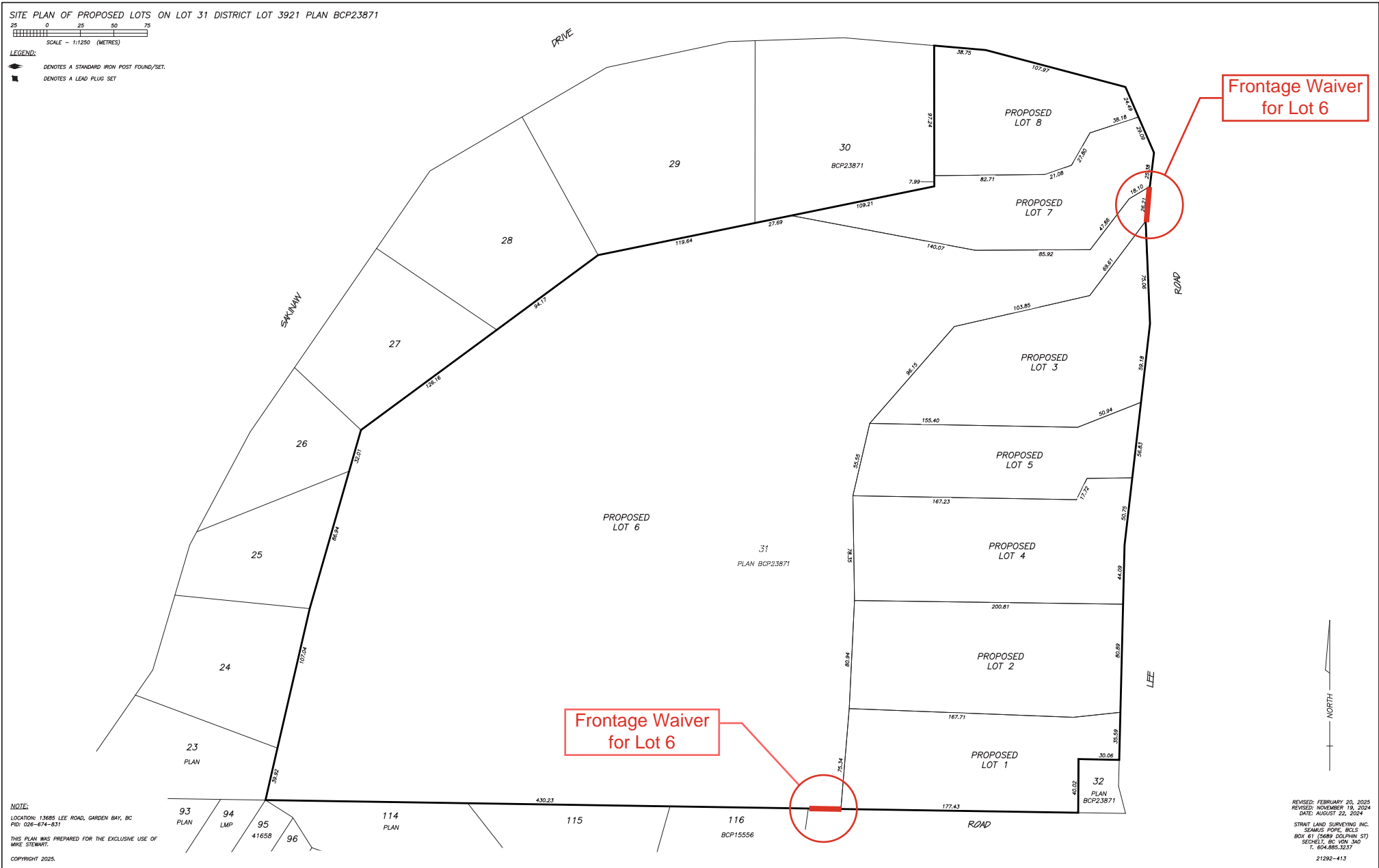
Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	
CAO	X – T. Perreault	Assistant Manager	X – K. Jones

Location Map



Air Photo







Staff Report Request for Comment

TO: Egmont/Pender Harbour Advisory Planning Commission – July 28, 2025
AUTHOR: Jonathan Jackson, Manager, Planning & Development
SUBJECT: **BCTS 2025-2029 Operations Plan**

OVERVIEW

Purpose of Report

The purpose of this report is to provide the Egmont/Pender Harbour Advisory Planning Commission (APC) with an opportunity to provide comments and recommendations concerning a referral from BC Timber Sales (BCTS) related to their 2025-2029 Operating Plan. Comments and recommendations from the APC will be forward to BCTS along with formal SCRD Board recommendations.

BACKGROUND

A staff report was provided to the July 17, 2025 Electoral Area Services (EAS) Committee related to a referral received by Sunshine Coast Regional District (SCRD) regarding the BCTS 2025-2029 Operating Plan. The staff report includes an analysis potential impact from the operations plan on SCRD services. Recommendation No. 2, below, from the July 17, 2025 EAS Committee is included for reference, as there were minor changes from the original staff report.

BC TIMBER SALES (BCTS) 2025 - 2029 OPERATING PLAN REVIEW

RECOMMENDATION NO. 2

THE ELECTORAL AREA SERVICES COMMITTEE RECOMMENDED THAT THE REPORT ENTITLED BC TIMBER SALES (BCTS) 2025- 2029 OPERATING PLAN REVIEW BE RECEIVED;

AND THAT THE FOLLOWING COMMENTS BE PROVIDED TO BC TIMBER SALES BY AUGUST 4, 2025:

(A) SCRD DOES NOT SUPPORT LOGGING OF MCNR006 BLOCK THAT IS DESIGNATED AS COMMUNITY DRINKING WATERSHED;

(B) SCRD, AS A WATER LICENSE HOLDER AND IN VIEW OF OUR RESPONSIBILITY TO PROVIDE SAFE, CLEAN DRINKING WATER, DOES NOT SUPPORT LOGGING BLOCKS ELPH011, G043B4NV, G052B4R8 THAT ARE PROPOSED IN GROUNDWATER RECHARGE AREAS OF AQUIFERS USED FOR COMMUNITY DRINKING WATER. BEFORE BCTS ENABLES LOGGING IN

THESE AREAS, SCRD REQUESTS INPUT INTO EVIDENCE-BASED TERMS OF REFERENCE FOR MITIGATION AND MONITORING PLAN TO PROTECT AGAINST IMPACTS TO GROUNDWATER QUALITY AND QUANTITY. DEVELOPMENT OF SUCH TERMS OF REFERENCE SHOULD INVOLVE FIRST NATIONS;

(C) SCRD REQUESTS ENGAGEMENT WITH BCTS TO HAVE A SHARED UNDERSTANDING OF THE LOCATION OF THE COMMUNITY DRINKING WATERSHED BOUNDARIES IN REFERENCE TO SECH005, G042B4RC AND G052B4R8;

(D) SCRD REQUESTS THAT BCTS PROVIDE A MANAGEMENT PLAN TO ACHIEVE THE GOAL OF ZERO IMPACT TO FOREST COVER IN THE COMMUNITY DRINKING WATERSHEDS ADJACENT TO SECH005, G042B4RC AND G052B4R8;

(E) SCRD DOES NOT SUPPORT THE LOGGING OF BLOCKS ELPH008, G043B4NN, G043B4SG, G043C3ZP, ELPH010, MCNR006 THAT ARE UPSLOPE AND IN THE SAME WATERSHED AS SCRD ASSETS, WITHOUT MITIGATION AND MONITORING PLANS;

(F) AS SCRD KNOWS BCTS WILL UNDERTAKE ENGAGEMENT WITH THE SKW̱X̱ WÚ7MESH NATION ON BLOCKS THAT MAY BE IN, ADJACENT TO, OR POTENTIALLY OF IMPACT TO AREAS OF IMPORTANCE (AOI) AS IDENTIFIED IN THE SKW̱X̱ WÚ7MESH NATION LAND USE PLANNING AGREEMENT WITH THE PROVINCE OF BC (PHASE 2), WE REQUEST THAT THE RESULTS OF THAT ENGAGEMENT ARE SHARED WITH SCRD AS APPROPRIATE TO INFORM FUTURE PLANNING FOR DRINKING WATER AND OTHER SCRD SERVICES;

(G) SCRD DOES NOT SUPPORT LOGGING BLOCKS ELPH011, SECH005, SECH006, SECH004, BRITW003, BRITW004 THAT ARE PROPOSED WITHIN PRIORITY OLD GROWTH DEFERRAL AREAS THAT WERE ESTABLISHED IN BC'S OLD GROWTH MANAGEMENT REVIEW;

(H) SCRD DOES NOT SUPPORT LOGGING OF OLD GROWTH RECRUITMENT AREAS AND REQUESTS INFORMATION ABOUT ALTERNATE RECRUITMENT AREAS TO BE SECURED;

(I) SCRD DOES NOT SUPPORT LOGGING OF BLOCKS MCNA003, MCNR006, SECH003, SECH004, SECH005, SECH006, SECH008, AND G05154DG THAT OVERLAP WITH FEDERALLY-LISTED SPECIES AT RISK AREAS AND/OR PROVINCIALY RED-LISTED SPECIES ECOSYSTEMS OR PLANT COMMUNITIES, WITHOUT A DILIGENCE PLAN FOR ENSURING ZERO IMPACT TO THE RECOVERY OF SPECIES AND/OR ECOSYSTEMS AT RISK;

(J) SCRD REQUESTS THAT, IN ALIGNMENT WITH OBJECTIVES AND POLICIES SET IN OFFICIAL COMMUNITY PLANS, BCTS CONDUCT OF SURVEY OF WETLANDS AND PONDS NEAR OR WITHIN PROPOSED CUTBLOCKS AND CONSIDER BUFFERING ALL WETLANDS REGARDLESS OF SIZE, WITH THE RESULTS TO BE SHARED WITH THE SCRD FOR FUTURE PLANNING;

AND THAT THIS REPORT BE REFERRED TO SHÍSHÁLH NATION, SĶWĶ WÚ7MESH NATION, THE DISTRICT OF SEHELT AND THE TOWN OF GIBSONS;

AND THAT THIS REPORT BE REFERRED TO SCRD ADVISORY PLANNING COMMISSIONS, WITH COMMENTS RECEIVED FORWARDED TO BCTS; AND

AND FURTHER THAT SCRD WRITE LETTERS TO BOTH THE MINISTER OF FORESTS AND THE MINISTER OF WATER, LAND AND RESOURCE STEWARDSHIP TO ADVOCATE FOR THE RECOMMENDATIONS INCLUDED IN THIS REPORT.

ATTACHMENT(S):

A - BCTS 2025-2029 OPS Plan Report & Maps

Sample Recommendations for Advisory Planning Commission

No Additions

- (1) THAT the Advisory Planning Commission has no additions to the Recommendation No. 2 from the July 17, 2025 Electoral Area Services Committee.

Additional Recommendations

- (1) THAT the Advisory Planning Commission has the following additional recommendations and/ or contextual information to add for consideration by BCTS:
 - (a) Additional Recommendations
- (2) Recommended contextual information.



Staff Report Request for Decision

TO: Electoral Area Services Committee – July 17, 2025

AUTHOR: Julie Clark, Senior Planner
Sierra Rempel, Strategic Planning Coordinator
Kim Wilkinson, Manager of Strategic Initiatives, Hillside

SUBJECT: **BC Timber Sales (BCTS) 2025- 2029 Operating Plan Review**

OVERVIEW

Purpose of Report:

The purpose of this report is to provide a proposed response to BC Timber Sales 2025-2029 for the Board's consideration.

This report requests Board decision to accept, reject or provide alternate direction with respect to staff's recommendations as presented below.

Recommendation(s):

- (1) **THAT the report entitled BC Timber Sales (BCTS) 2025- 2029 Operating Plan Review be received;**
- (2) **AND THAT the following comments be provided to BC Timber Sales by August 4, 2025:**
 - (a) **SCRD does not support logging of MCNR006 block that is designated as community drinking watershed;**
 - (b) **SCRD, as a water license holder and in view of our responsibility to provide safe, clean drinking water, does not support logging blocks ELPH011, G043B4NV, G052B4R8 that are proposed in groundwater recharge areas of aquifers used for community drinking water. Before BCTS enables logging in these areas, SCRDR requests input into evidence-based terms of reference for mitigation and monitoring plan to protect against impacts to groundwater quality and quantity. Development of such terms of reference should involve First Nations;**
 - (c) **SCRD requests engagement with BCTS to have a shared understanding of the location of the community drinking watershed boundaries in reference to SECH005, G042B4RC and G052B4R8;**
 - (d) **SCRD requests that BCTS provide a management plan to achieve the goal of zero impact to forest cover in the community drinking watersheds adjacent to SECH005, G042B4RC and G052B4R8;**
 - (e) **SCRD does not support the logging of blocks ELPH008, G043B4NN, G043B4SG, G043C3ZP, ELPH010, MCNR006 that are upslope and in the same watershed as SCRDR assets, without mitigation and monitoring plans;**
 - (f) **As SCRDR knows BCTS will undertake engagement with the Sḵwx̱wú7mesh Nation on blocks that may be in, adjacent to, or potentially of impact to Areas of Importance**

- (AOI) as identified in the Skwxwú7mesh Nation Land Use Planning Agreement with the Province of BC (Phase 2), we request that the results of that engagement are shared with SCRD as appropriate to inform future planning for drinking water and other SCRD services;**
- (g) SCRD does not support logging blocks ELPH011, SECH005, SECH006, SECH004, BRITW003, BRITW004 that are proposed within priority old growth deferral areas that were established in BC’s Old Growth Management Review;**
 - (h) SCRD does not support logging of old growth recruitment areas and requests information about alternate recruitment areas to be secured;**
 - (i) SCRD does not support logging of blocks MCNA003, MCNR006, SECH003, SECH004, SECH005, SECH006, SECH008, and G05154DG that overlap with Federally-listed species at risk areas and/or Provincially Red-listed species ecosystems or plant communities without a diligence plan for ensuring zero impact to the recovery of species and/or ecosystems at risk;**
 - (j) SCRD requests that, in alignment with objectives and policies set in Official Community Plans, BCTS conduct of survey of wetlands and ponds near or within proposed cutblocks and consider buffering all wetlands regardless of size. Results shared with SCRD for future planning;**
- (3) AND THAT this report be referred to shíshálh Nation, Skwxwú7mesh Nation, the District of Sechelt and the Town of Gibsons;**
- (4) AND THAT this report be referred to SCRD Advisory Planning Commissions, with comments received forwarded to BCTS; and**
- (5) AND FURTHER THAT SCRD write a letter to the Minister of Forests to advocate for the recommendations included in this report.**
-

BACKGROUND

BC Timber Sales (BCTS) is a Provincial Corporation that is responsible for harvesting approximately 20% of British Columbia’s Annual Allowable Cut and operates under the legislative and regulatory frameworks of the *Forest Act*, *the Forest Range and Practices Act*, *the Wildfire Act*, *BCTS Regulation* and the *Wildfire Regulation*.

SCRD receives an annual referral for [BC Timber Sales’ \(BCTS\) 5-year Operating Plan](#). BCTS shares proposed harvesting and road building activities in order to receive comment on and understand stakeholder interests in advance of anticipated harvesting.

SCRD received notification of the 2025-2029 Operating Plan from BCTS on May 6, 2025. SCRD and BCTS have a [Communications Protocol](#) which prescribes SCRD response within 90 days. SCRD deadline for response is August 4, 2025.

BCTS’s referral methods and the availability of data changed this year relative to prior referrals. For example, BCTS-planned roads were not included in the referral, along with other data that has

previously been provided in MS Excel format such as net volume, target age class, planned auction date, or information on species at risk, terrain stability or hydrology. The result was a more time-consuming review for SCRD staff with less available information. This year's referral contained 12 new blocks and an additional 8 previously referred blocks that had changed substantively and thus triggered additional review, totalling approximately 500 ha of area. By comparison the previous (2023-2027) referral contained only 5 new blocks and review encompassed 100 ha of area.

This report provides analysis of the Operating Plan, and recommendations for SCRD response. BCTS is seeking feedback on and only has a mandate to consider or act on feedback related to the 2025-2029 Operating Plan.

Please see SCRD webpage link <https://www.scrd.ca/bcts-logging> for background information about BCTS, SCRD's role in responding to annual Operating Plan referrals and past referral responses.

DISCUSSION AND ANALYSIS

The methods for SCRD's review of BCTS 2025-2029 Operating plan are:

Spatial Analysis: SCRD's review of the 2025-2029 Operating Plan includes a spatial analysis of proximity to SCRD service areas, assets and community interests (as identified in Official Community Plans) such as natural assets that support climate and ecological resilience, as well as non SCRD drinking water supply.

Potential Impact review: A review of potential impacts is provided by a multi-department team to specifically consider the blocks with proximity to SCRD services, assets or community interests and appropriate recommendations. The technical review team includes staff from utility services/capital projects, strategic initiatives, parks, asset management, GIS and Planning.

Summary of Analysis: SCRD staff have prepared a summary of the spatial analysis and potential impacts to SCRD services, community interests, presented by electoral area in Attachment A. A review of relevant OCP policy statements is also included.

Draft Recommendations: From the analysis summary, proposed recommendations are presented below, grouped by area of concern. Several blocks repeat across recommendations as there are multiple concerns with those blocks.

Proposed recommendations in response to BCTS 2025-2029 Operating plan

- 1. SCR D does not support logging of MCNR006 block that is designated as community drinking watershed.**
 - SCR D has a long, documented history of opposing logging in designated community drinking watersheds

- 2. SCR D, as a water licence holder and in view of our responsibility to provide safe, clean drinking water, does not support logging blocks ELPH011, G043B4NV, G052B4R8 that are proposed in groundwater recharge areas of aquifers used for community drinking water. Before BCTS enables logging in these areas, SCR D requests input into evidence-based terms of reference for mitigation and monitoring plan to protect against impacts to groundwater quality and quantity. Development of such terms of reference should involve First Nations.**
 - **Block ELPH011** appears to be proposed within the recharge area of Aquifer 560 and 552 in which SCR D holds water licenses for community drinking water and in which SCR D Board has directed continued well-field development for community drinking water.
 - **Block G043B4NV** appears to be proposed within the recharge area of Elphinstone aquifer lobe of Aquifer 560 in which SCR D and Town of Gibsons hold water licenses for community drinking water. On June 12, 2025, SCR D Board made a resolution (159/25) relating to providing a letter of support for Elphinstone Community Association’s advocacy to defer harvest of this block.
 - **Block G052B4R8** appears to be proposed within the recharge area of Aquifer 564 in which SCR D Board has directed continued well-field development for community drinking water.
 - For more detailed analysis please see Attachment A.

- 3. SCR D requests engagement with BCTS to have a shared understanding of the location of the community drinking watershed boundaries in reference to SECH005, G042B4RC and G052B4R8.**

- 4. SCR D requests that BCTS provide a management plan to achieve the goal of zero impact to forest cover in the community drinking watersheds adjacent to SECH005, G042B4RC and G052B4R8.**
 - **Block SECH005** appears to be proposed immediately adjacent to McNeil Lake Community watershed, an SCR D drinking water source.
 - **Block G042B4RC and G052B4R8** appear to be proposed immediately adjacent to Chapman Community Drinking Watershed, an SCR D drinking water source.
 - SCR D would like BCTS to clarify how they will assess risk and implement effective actions to preclude impacts to the forest cover in each of the McNeil Lake Watershed and Chapman Watershed as a result of harvesting activities associated with SECH005, G042B4RC and G052B4R8.

- 5. SCR D does not support the logging of blocks ELPH008, G043B4NN, G043B4SG, G043C3ZP, ELPH010, MCNR006 that are upslope and in the same watershed as SCR D assets, without mitigation and monitoring plans:**

- **MCNR006** appears to be proposed in the watershed upstream from SCRD assets of the Dakota Creek Flood Control Berm and Hillside Industrial lands (in addition to being in a community drinking watershed).
- **Blocks G043B4NN, G043B4SG, G043C3ZP, ELPH010, ELPH008** appear to be proposed in the watershed that drains into Cliff Gilker Park, an SCRD asset that has experienced significant climate impacts resulting from flooding.

6. As SCRD knows that BCTS will undertake engagement with the Sḵwx̱wú7mesh Nation on blocks that may be in, adjacent to, or potentially of impact to Areas of Importance (AOI) as identified in the Sḵwx̱wú7mesh Nation Land Use Planning Agreement with the Province of BC (Phase 2), we request that the results of that engagement are shared with SCRD as appropriate to inform future planning for drinking water and other SCRD services..

- It appears that BCTS plans for example at McNab Creek, Rainy River, McNair Creek and ELPH011 may overlap with Sḵwx̱wú7mesh Nation's AOI 94 and 82.

Potential Impacts to Community Interests

In addition to review of forestry impacts on SCRD services and assets, SCRD staff reviewed for impacts to noted community interests such as those represented in policy in Official Community Plans, the Community Climate Action Plan and interests such as private property access to drinking water that is not supplied by SCRD. These interests are noted in Attachment A.

7. SCRD does not support logging blocks ELPH011, SECH005, SECH006, SECH004, BRITW003, BRITW004 that are proposed within [priority old growth deferral areas](#) that were established in BC's Old Growth Management Review. The Province of BC has recognized Priority Deferral areas of Old Growth.

- It appears that multiple BCTS Blocks **ELPH011, SECH005, SECH006, SECH004, BRITW004,** are proposed over Priority Deferral areas for old growth. **BRITW003** may impact a Priority Deferral area.
- SCRD would like to understand why BCTS is proposing to log these areas that are indicated as high value to the Province and to the Sunshine Coast.
- Old growth forest can support community values such as protection for Species at Risk, climate resilience and community natural assets.
- The Sunshine Coast is falling short of B.C. targets for retaining old growth forests.

8. SCR D does not support logging of old growth recruitment areas and requests information about alternate recruitment areas to be secured.

- It appears that **SECH003, SECH006, SECH010, SECH005, SECH008, SECH004** BCTS blocks are proposed over Recruitment Forest.
- In addition to Priority Deferral forests, the Province of BC has identified [Recruitment Forest](#). "Ecosystems with little or no remaining old forest face the highest risk in the province. Reducing risk in these highest risk ecosystems requires recruiting appropriate younger forest to grow old..."

9. SCR D does not support logging of blocks MCNA003, MCNR006, SECH003, SECH004, SECH005, SECH006, SECH008, and G05154DG that overlap with Federally-listed species at risk areas or Provincially Red-listed species ecosystems or plant communities without a diligence plan for ensuring zero impact to the recovery of species and/or ecosystems at risk.

- It appears that blocks **MCNA003, MCNR006, SECH003** overlap with known locations for federally or provincially-listed species at risk, as noted by BC's Conservation Data Centre and Federal data for Critical Habitat.
- In British Columbia (BC), "red-listed" ecosystems are those identified as endangered or threatened provincially by the Conservation Data Centre (CDC). These ecosystems are considered to be at high risk of extinction or extirpation within the province.
- BCTS's data portal does not indicate that these areas are known to BCTS or what management approaches will identify and provide appropriate protections to those areas.
- SCR D suggests BCTS engage a qualified environmental professional (e.g. a Registered Professional Biologist with Species at Risk experience during active time for local species) to determine appropriate protections to support the recovery of ecosystems, habitats and species, so proposed logging will not occur in or impact the recovery of species at risk or red-listed ecosystems.

10. SCR D requests that, in alignment with objectives and policies set in Official Community Plans, BCTS conduct a survey of wetlands and ponds near or within proposed blocks and consider buffering all wetlands regardless of size. The results shared with SCR D for future planning.

- Wetlands are important areas to Sunshine Coast's hydrology, ecology and climate resilience. The *Forest and Range Practices Act* (FRPA) definition of wetland has a size constraint, however it is noted that on the Sunshine Coast, many small wetlands may be interconnected. Small hidden forested wetlands are important carbon sinks, until exposed to elements and dry out. BCTS may consider buffering all wetlands regardless of size. Following best practices, the survey should be conducted in both fall and spring.

Organizational Considerations

This year's BCTS's rereferral has proven to be very time-consuming for staff and has demanded substantially increased resources as compared to prior years. Staff will be following up with BCTS about this change in referral process in order to plan for future referrals.

A number of the recommended responses to BCTS request the provision of additional information or even the establishment/agreement of term of reference. These actions, if accepted by BCTS, would require operational resources for SCRD to analyze and engage with.

FINANCIAL IMPLICATIONS

SCRD is concerned about the short, medium, and long-term financial impacts to residents, local governments, and agencies of the Sunshine Coast because of hydrologic changes (the flow of water: timing, volume, duration) associated with forest harvesting close to local government assets and developed communities. There is a significant amount of effort required to accurately project the long-term impact of deforestation on the hydrology of a stream. SCRD does not have mandate, resources or responsibility to fund this work; the companies that wish to conduct timber harvesting close to watercourses should provide assurance that the existing downstream users will not be negatively impacted.

With the 2025-2029 BCTS Operating Plan, SCRD identifies financial concerns related to:

- The project to replace bridges in Cliff Gilker (recently decommissioned due to flooding); only 3 of 5 decommissioned bridges will be replaced in part due to the increased streamflow
- Protection of drinking water, including aquifers
- Stormwater impacts: SCRD asset protection and private property

LEGISLATIVE IMPLICATIONS

SCRD provides a response to the BCTS referred in alignment with its legislative authority and in areas where SCRD feels it has a duty of responsibility to the public interest.

STRATEGIC PLAN IMPLICATIONS

This referral response supports the Strategic Focus Area of Water Stewardship in the Board's 2023 – 2027 Strategic Plan.

TIMELINE

SCRD will respond to BCTS by August 4th, 2025 and follow up with any additional comments provided by Advisory Planning Commissions.

COMMUNICATIONS

Internal: SCRD's review of the 2025-2029 BCTS Operating Plan included communications and technical review from SCRD's Infrastructure Services, Parks, GIS, Asset Management and Planning teams.

External: SCRD’s review of the 2025-2029 BCTS Operating Plan will be shared with Advisory Planning Commissions, Town of Gibsons, District of Sechelt, shíshálh and Skwxwú7mesh Nations and the Ministry of Transportation and Transit.

A letter to the Minister of Forests to advocate for the recommendations included in this report is recommended.

SUMMARY AND CONCLUSION

SCRD conducted a review of the 2025-2029 BCTS Operating Plan. The review was limited in scope to the information provided by BCTS, which was less than in years previous.

SCRD does not support blocks for harvest in areas that may have an impact to community drinking water, is immediately upstream from SCRD assets, proximal to SCRD services or overlapping with priority old growth deferral.

SCRD requires more information to understand potential impacts to community interests such as non SCRD drinking water or fire protection sources, recruitment forest, species at risk and wetlands.

ATTACHMENTS

Attachment A – Electoral Area F, E, D, B, A Official Community Plan policy statement analysis

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall X – S. Gagnon X – R. Rosenboom	Legislative	
CAO	X – T. Perreault	Asset Management	X – K. Doyle



Electoral Area F: West Howe Sound

OCP statements

11. Soames Point Environment Objective #1: "To protect the aquifer and surrounding watershed within the Soames Creek ravine." (p.23)
12. Williamson's Landing Land Use Objective #5: "To support limited gravel extraction and sustainable forest practices on resource properties." (p.54)
13. Williamson's Landing Environment Objective #2: To encourage sustainable forest practices on the Sechelt Provincial Forest lands. (p.59)
14. Grantham's Landing Environment Objective #1: "To supply high quality clean drinking water from the Granthams & Soames aquifer, while providing for an opportunity to integrate surrounding water systems for only for back-up emergency mutual aid purposes." (p.14)
15. Grantham's Landing Environment Objective #2: "To provide an adequate buffer to creek ravines to protect fish species and natural wildlife corridors, and to retain the high quality drinking water supply." (p.16)
16. Soames Point Infrastructure Objective #1: "To supply high quality clean drinking water from the Granthams & Soames aquifer, while providing for an opportunity to integrate surrounding water systems only for back-up emergency mutual aid purposes." (p.20)
17. Soames Point Environment Policy #1: "The Soames Creek ravine shall be protected from Shirley Macey Park to the ocean for the purposes of preserving the drinking water quality, mature forest cover, wildlife corridor, and limited recreational opportunities (foot-path)." (p.23)
18. Gateway Environment Objective #2: "To protect the unconsolidated aquifer that provides water supply to the Hopkins Landing Water District." (p.37)
19. Gateway Environment Policy #1: "An aquifer protection development permit area should be introduced for the industrial area on Stewart Road in order to protect the integrity of the down slope ground water supplies." (p.37)
20. Hopkins Landing Infrastructure Policy #1: "The SCRD, through its Waterworks Master Plan shall integrate the water systems within the Hopkins Landing neighbourhood to create back-up security, primarily for the purposes of fire protection. The Hopkins Landing Water District currently operates independently from the SCRD systems of Soames & Langdale wells and Chapman Creek water systems." (p. 28)

Blocks	Potential impact to SCRD Service Area	Comments about Natural Assets in the Community's Interest
MCNA003		<p>WATER for FIRE PROTECTION</p> <p>Is outside SCRD fire protection area but recommend BCTS be in touch with Strata Corp VR850 (25141) in the public interest of those owners, as the block is above a Point of Diversion for Fire Protection: "A standby system is maintained to fight fires."</p>

		FEDERAL SPECIES AT RISK: This block overlaps with Federal Species at Risk.
McNR006	DRINKING WATER WATERSHED and SCRD ASSETS <ul style="list-style-type: none"> In Dakota Creek Watershed, a community watershed as defined under the Forest & Range Practices Act (FRPA). Potential impact to downstream SCRD assets of the Dakota Creek berm and Hillside Industrial Park. 	FEDERAL SPECIES AT RISK: This block partially overlaps with Federal Species at Risk.
ELPH011 (partial also in Elphinstone)	DRINKING WATER AQUIFER; SCRD Assets Above Soames Well capture zone and Langdale Well capture zone. Potential impacts to the aquifers that SCRD currently uses for water for community consumption, and has drilled two new production wells, applied for expanded water licences and is completing the final engineering design <u>(Langdale wells)</u> .	OLD GROWTH FOREST PRIORITY DEFERRAL (partial overlap); old growth management review flagged this area as important.
G043B4NN (partial, also in Roberts Creek)	STORMWATER; SCRD ASSETS: Note this is a previously referred block G043B4NN is located within DPA #3, Slope Hazards. This known hazardous area inherently adds risk and stormwater management responsibilities for downstream property owners, land managers and service providers. Impacts of logging exacerbate these risks through changing hydrological regimes such as decreasing of soil infiltration, the increase of snow cover and thus snow melt, and increase rainfall impacts on clear cut areas. The SCRD owns multiple assets along Roberts Creek, including Cliff Gilker Park and Roberts Creek Pier Park. Cliff Gilker was negatively impacted by high water flows in 2021, resulting in damages to park infrastructure. SCRD recommends that in advance of proposing/engineering cutblocks on Mount Elphinstone near Roberts Creek, that a review of the cumulative impact to ground water resources of Aquifer	GROUNDWATER/WELLS The watershed of Roberts Creek is not designated Community Watershed, however, BC Well Database lists 164 private licensed groundwater wells pulling from Aquifer 555. Changes in land cover and hydrology on these slopes have the potential to impact private/commercial downstream drinking water licences on Roberts Creek.

	<p>555 by qualified experts selected by Local Government water service providers be completed. Historical and any proposed forestry activities for the next 5 years, and climate change considerations should be considered as part of such assessment.</p>	
<p>ELPH008 note this is a previously referred block</p>	<p>STORMWATER; SCRD ASSETS ELPH008 is located within DPA #3, Slope Hazards. This known hazardous area inherently adds risk and stormwater management responsibilities for downstream property owners, land managers and service providers. Impacts of logging exacerbate these risks through changing hydrological regimes such as decreasing of soil infiltration, the increase of snow cover and thus snow melt, and increase rainfall impacts on clear cut areas. The SCRD owns multiple assets along Roberts Creek, including Cliff Gilker Park and Roberts Creek Pier Park. Cliff Gilker was negatively impacted by high water flows in 2021, resulting in damages to park infrastructure. SCRD recommends that in advance of proposing/engineering cutblocks on Mount Elphinstone near Roberts Creek, that a review of the cumulative impact to ground water resources of Aquifer 555 by qualified experts selected by Local Government water service providers be completed. Historical and any proposed forestry activities for the next 5 years, and climate change considerations should be considered as part of such assessment.</p>	

Electoral Area E: Elphinstone

OCP statements

- **Section C-2.3: Integrated Stormwater Management Plan Policies**
 - The Regional District should undertake stormwater planning at the watershed level and at the individual development level (see Part C-3: Low-Impact Development Servicing) that takes into account the full spectrum of rainfall events in order to maintain or replicate to the greatest extent possible natural systems, thereby protecting stormwater as a resource for:
 - (a) Groundwater recharge to maintain base flows in streams;
 - (b) Fish, other aquatic species and wildlife;
 - (c) Potable water supplies; and
 - (d) Aesthetic and recreational use. (p.77)
- **Section B-1: Local Environment and Development Permit Areas**
 - To protect the natural environment, its ecosystems and biological diversity related to fish and wildlife, forests, watercourses and the marine shore zone. (p.10)

Blocks	Potential impact to SCRD Service Area	Comments about Natural Assets in the Community's Interest
ELPH011 (partial)	DRINKING WATER AQUIFER; SCRD ASSETS See above	Above residential areas
G043B4NV (partial also Roberts Creek) note this is a previously referred block	DRINKING WATER AQUIFER; SCRD ASSETS Substantively resized (doubled in size from 23.19 to 48.24 ha) since 2023 referral. No harvest volume information is provided. New information regarding aquifer recharge areas is available. Based on the hydrogeology study completed by Town of Gibsons in 2025, it is anticipated that this cutblock will impact the extensive braided network of surface drainage channels in the upper Chaster Creek Watershed. The study suggests that this area could be the main recharge area for the Elphinstone Aquifer Lobe (within the larger mapped Aquifer 560). SCRD operates Chaster Well, which draws water from the Elphinstone Aquifer Lobe.	Above residential areas

Electoral Area D: Roberts Creek

OCP statements

- Objective 9.g. “Encourage best practices of water management and conservation to minimize the impact on the Regional District’s water and local aquifers, while considering the needs sufficient for agriculture use.” (p.47)
- Objectives 13a.-h (some more relevant than others, emphasis mine for more useful ones) (p.62)
 - **13a To protect watershed areas and the quality of water.**
 - 13b To supply sufficient quality and quantity of Regional District water for domestic consumption, agriculture and fire protection purposes.
 - 13c Water conservation programs and development of related infrastructure are supported.
 - **13d To protect surface and groundwater which are necessary for ecosystem health, independent supply to individual lots and Regional District community water systems.**
 - 13e To avoid zoning changes that result in the depletion of existing wells or springs or water bodies used as water supplies.
 - **13f To avoid the creation of new flooding hazards or the aggravating of existing flood hazards that could result from changes to storm water drainage patterns.**
 - 13g To encourage the Regional District to undertake aquifer mapping.
 - 13h To support a community-driven watershed study.
- Policies 13.8-13.9 (p.63)
 - 13.8 Deforestation is a significant concern and any forestry activity should take into account possible impacts on water quality and supply.
 - 13.9 Community-driven watershed studies to identify "Well-Head Protection Areas" and provide recommendations for management of development within such areas should be undertaken to ensure that the water quality of recharge areas for ground water wells is maintained.
 - i. The studies should consider the impact of forestry activity on both Crown and private land with regard to water quality, supply and flow.
 - ii. The studies should facilitate an innovative community-driven watershed study to examine horizontal rather than vertical movement of water using slowing down devices, such as gabions and swales, to recharge the aquifer as one means of maintaining supply for wells.
 - iii. This will be a non-traditional watershed study to make Roberts Creek an exemplary community watershed/forest harvesting area (i.e. not recommending larger culverts as the solution to controlling flow).
- From the Resource and Community Watershed overview section (p.106-107)
 - “Water: increasingly a key issue and frequently associated with climate change. The upland forested areas within the OCP proposed

boundary contain much of the Chapman and Grey watersheds as well as with many major creeks and subsidiary streams that require protection and maintenance to allow safe movement of water through residential areas. There is concern that Roberts Creek will need their own source of water in the future. The Technical Report which guides the OCP has suggested that Roberts Creek have a back-up water supply anticipating the effects of climate change and drought. It is also noted that 30% of Roberts Creek residences use well water and changes in upland forest harvesting and clearing for residential dwellings affect the movement of water and the aquifers that support the wells. The shíshálh Nation Strategic Land Use Plan (2007) identifies water as the greatest overall concern.” (p. 106)

- “Environmental Services: Forest cover on sloped land provides significant services such as erosion control, stream maintenance, water quality and aquifer protection. These services protect the increasingly high-value Roberts Creek waterfront and dense residential areas in the central core as well as public infrastructures. In the past Roberts Creek has experienced log jams creating debris floods, washout of roads and increased water flow as a result of upland changes.” (p.107)
- Objectives 19a-g from the Resource and Community Watershed section (emphasis mine) (p.108-109):
 - **19a To keep as much forest as possible in the watershed area and uplands of the OCP area and beyond for the provision of: a) environmental services such as: a steady quality and quantity of water, carbon sequestering (GHG) benefits, erosion control, flood mitigation and wildlife sanctuaries; b) economic benefits in a sustainable working forest and viable recreational areas, and; c) social, cultural, spiritual, and generational resilience.**
 - **19b To ensure the protection and maintenance of the biological diversity and sustainability of the forest.**
 - **19c To ensure that forest uses are ecologically, economically and socially responsible and balanced.**
 - 19d To encourage the effective involvement of the local community in Forest Management planning by way of meaningful consultation and cooperation with the Province, First Nations and forestry companies in forest lands stewardship.
 - 19e To support the development within the community of value added manufacturing of local forest products.
 - 19f To allow Crown Provincial Forest lands to be used for public education in integrated resource management and holistic, sustainable forestry and to demonstrate the associated economic aspects of forestry.
 - 19g Within Crown Provincial Forest lands to allow for uses, such as outdoor recreation, that are compatible with integrated resource management and holistic forest practices
- Policies 19.5, 19.6, 19.10:
 - 19.5 Protection of the Community Watershed is a primary concern of the SCRD and is a key part of the Strategic Land Use Plan for the shíshálh Nation (SLUP), and any activities near the Community Watershed boundary must take this into account. The SLUP sets out the shíshálh Nation’s objectives to protect the Chapman and Gray Creek watersheds and notes the Joint Water Management Agreement signed by the shíshálh Nation and the SCRD.
 - 19.6 The Regional District adopted a Source and Assessment Response Plan (SCRD 2012) for the Chapman Creek watershed and it supports the COMMUNITY WATERSHED land use designation and Rural Watershed Protection zoning designation.

- o 19.10 Map 1 designates land as COMMUNITY WATERSHED, this is land within the boundary of the Chapman Creek Watershed and is the location for the main water collection and treatment facility that serves the majority of residents on the Sunshine Coast. No resource, commercial or industrial activities shall be permitted within this area. Recreational and environmental based activities that have no negative impact upon the watershed shall be permitted. Restricted watershed use areas may be designated and protected. Residential development is not permitted in this area.

Blocks	Potential impact to SCRD Service Area	Comments about Natural Assets in the Community's Interest
G043B4NN (partial also West Howe Sound) Note this is a previously referred block	SCRD ASSETS See above.	
G043B4NV (partial)	See above Elphinstone.	
G042B4RC	DRINKING WATER WATERSHED (potential edge effects) Adjacent to Chapman Creek Watershed and many of its contributing tributaries. Concern for edge effects/blowdown.	
G043B4SG	SCRD ASSETS: above Cliff Gilker	
G043C3ZP	SCRD ASSETS: above Cliff Gilker	
ELPH010 Note this is a previously referred block	SCRD ASSETS: above Cliff Gilker, STORMWATER concern; ELPH010 is located within DPA #3, Slope Hazards. This known hazardous area inherently adds risk and stormwater management responsibilities for downstream property owners, land managers and service providers. Impacts of logging exacerbate these risks through changing hydrological regimes such as	GROUNDWATER/WELLS The watershed of Roberts Creek is not designated Community Watershed, however, BC Well Database lists 164 private licensed groundwater wells pulling from Aquifer 555. Changes in land cover on these slopes have the potential to impact private/commercial downstream drinking water licenses on Roberts Creek.

	<p>decreasing soil infiltration, the increase of snow cover and thus snow melt, and increase rainfall impacts on clear cut areas. The SCR D owns multiple assets along Roberts Creek, including Cliff Gilker Park and Roberts Creek Pier Park. Cliff Gilker was negatively impacted by high water flows in 2021, resulting in damages to park infrastructure.</p>	
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Electoral Area B: Halfmoon Bay

OCP statements

- From the Vision: “We protect and live in harmony with our natural environment and its diverse habitats.” (p.iii)
- From the Goals: “To ensure on-going biodiversity through the protection, restoration and enhancement of plant and animal habitats” (p.iv)
- Objective 6.1: “To protect sensitive habitats and wildlife corridors” (p.12)
- Objective 6.3: “To protect areas of old growth forest.” (p.12)
- Objective 6.6: “To protect our foreshore, creeks and wetlands.” (p.13)
- Objective 6.11: “To preserve natural ecosystem networks on both public and private property.” (p.13)
- Policy 12.14: “Existing deposits of sand and gravel currently being utilized for extraction are included within the Resource designation. Mining and other resource extraction and processing shall not occur within community drinking watersheds and shall only occur at a scale that is suitable for supplying Sunshine Coast needs.” (p.30)
- Objective 12.15: “The SCR D encourages and supports the Ministry of Forests Land and Range to manage the Sechelt Provincial Forest lands in a way that mitigates conflicts and the impact of forestry related activities on other land uses.” (p.30)
- Introduction to Section 25: “The Halfmoon Bay community values the lands and waters throughout Electoral Area B for their natural ecosystem functions, for eco-tourism and recreation opportunities, for future sustainable resource use and extraction and for the benefit of the local community” (p.48)
- Objective 27.1: “To maintain the existing natural flow characteristics of watersheds within the OCP area by taking into account the cumulative impacts of development within the watershed areas.” (p.52)

Blocks	Potential impact to SCR D Service Area	Comments about Natural Assets in the Community’s Interest
SECH003	No comments on this block related to SCR D service	RED-LISTED ECOLOGICAL COMMUNITIES —This block partially overlaps multiple areas identified by BC’s Conservation Data Centre (CDC) as an ecological community are at the highest risk of being lost/ at the highest level of concern OLD GROWTH RECRUITMENT FOREST – partial overlap
SECH006		OLD GROWTH FOREST PRIORITY DEFERRAL overlaps area that old growth management review flagged as important. OLD GROWTH RECRUITMENT FOREST – partial overlap RED-LISTED ECOLOGICAL COMMUNITIES overlaps area identified by BC’s Conservation Data Centre (CDC) as an ecological community are at the highest risk of being lost/ at the highest level of concern

		<p>PRIVATE PROPERTY The southern portion of this sub-block appears to be a privately owned parcel.</p>
SECH007		<p>PRIVATE PROPERTY A portion of this block appears to be a privately owned parcel. No comments on this block related to SCRD service--most of this block is in District of Sechelt)</p>
SECH010		<p>OLD GROWTH RECRUITMENT FOREST – partial overlap Recommend engagement with SC Trails</p>
G052B4R8	<p>DRINKING WATER AQUIFER; DRINKING WATER WATERSHED (potential edge effects) Note this is a previously referred block</p>	<p>This block has substantively changed / is larger and is proposed above Aquifers 564, where SCRD Board has directed staff to continue development of a wellfield (Sechelt shishalh Hospital Well). Changes in land cover could potentially impact aquifer recharge or water quality.</p>

Electoral Area A: Egmont / Pender Harbour

OCP statements

- There are a number of quotes that were pulled but are specific to DPAs and development, and may not be as relevant to this except insofar as they demonstrate a commitment to watershed/forest protection when it comes to residential/commercial/industrial development
- There is also considerable discussion of industrial development and ensuring it does not adversely impact sensitive habitat
- Community Vision: “Our vision is to foster a unified, vibrant, healthy, safe, and diverse community within our unique lake, mountain, and marine coastal landscapes that balances economic opportunities with the natural environment.” (p.4)
- Community Goals: “To protect the quality and quantity of all water sources.” (p.4)
- Objective 2.2.1(f): “To provide adequate protection to the environment as a whole including, air quality and watersheds which contribute to water supplies and overall health of the forests.” (p.12)
- Objective 3.2.3(a): “To protect the quality and quantity of tidal, non-tidal and watercourse areas and groundwater sources and surrounding riparian areas for the purpose of maintaining the natural environment as well as drinking water supply sources.” (p.32)
- Policy 3.2.2: “Restore and protect habitats that support native species of both plants and animals and address threats to biodiversity from invasive species and land development in sensitive areas.” (p.31)
- Policy 3.9.1(a): “To maintain the existing natural flow characteristics of watersheds within the Plan area by taking into account the cumulative impacts of development within the watershed areas.” (p.45)
- Objective 3.9.2(j) – focused on development but potentially relevant: “Development shall not result in the pollution of surface or groundwater supplies. Particular care shall be taken to ensure that there are no detrimental impacts to agricultural land, water wells or streams due to water pollution.” (p.46)

Blocks	Potential impact to SCRD Service Area	Comments about Natural Assets in the Community's Interest
SECH005	DRINKING WATER WATERSHED (potential edge effects) Abuts but is not in McNeil Watershed. Potential concern for edge effects/blowdown.	OLD GROWTH FOREST PRIORITY DEFERRAL overlaps area that old growth management review flagged as important. OLD GROWTH RECRUITMENT FOREST – partial overlap FEDERAL SPECIES AT RISK: This block partially overlaps with Federal Species at Risk.
SECH008		GROUNDWATER/WELLS SCRD does not have water licences in this area and it is not in a community watershed. Suggest BCTS engage any POD holders who may be impacted. OLD GROWTH RECRUITMENT FOREST: partial overlap

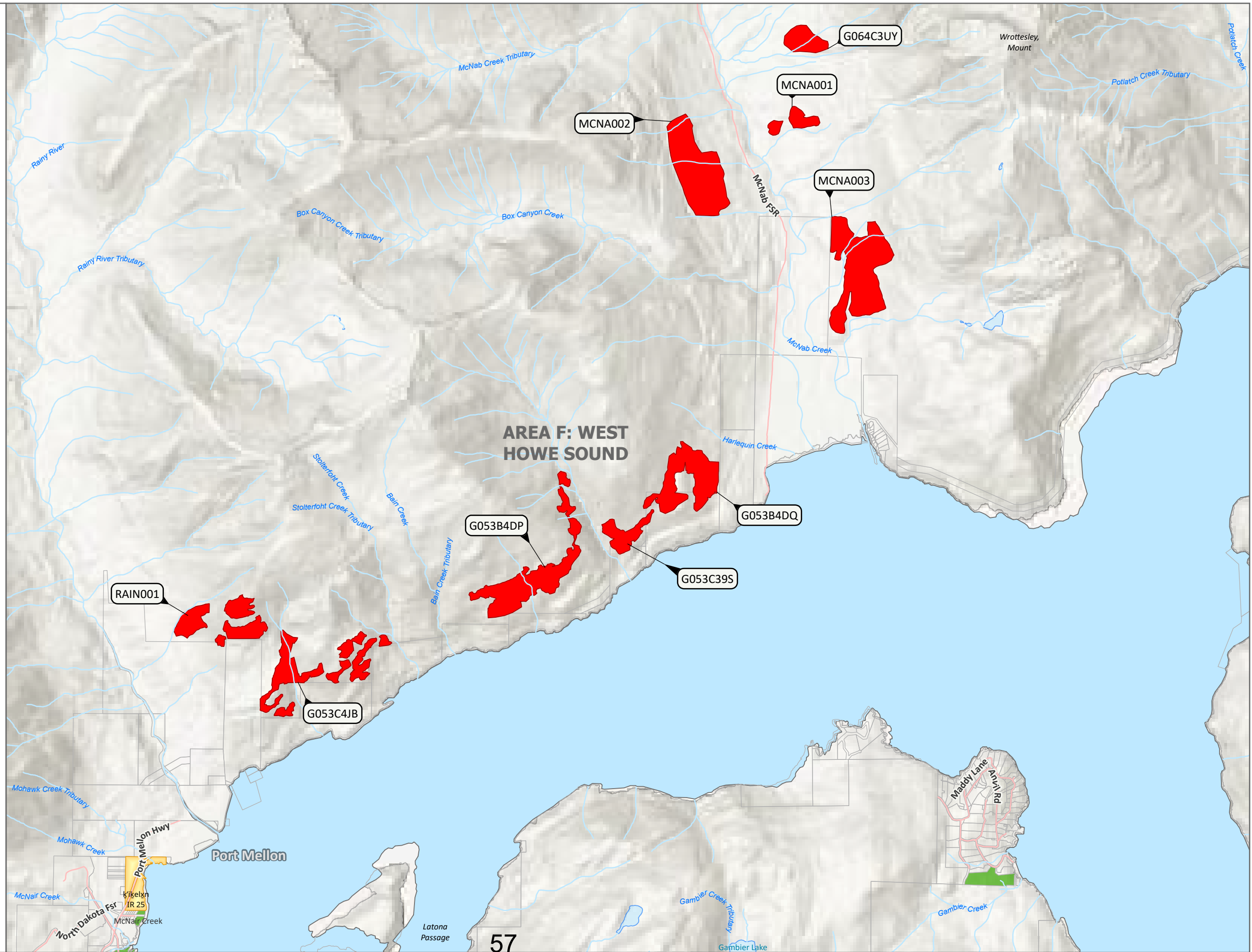
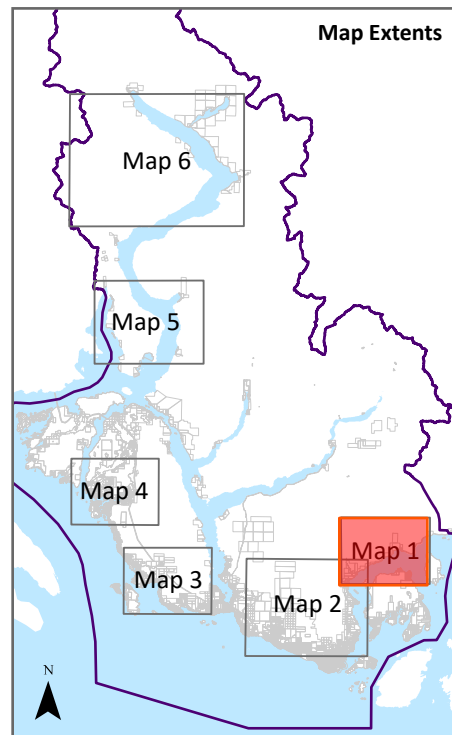
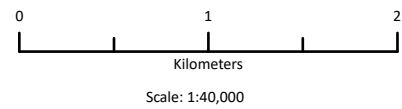
		<p>FEDERAL SPECIES AT RISK: This block partially overlaps with Federal Species at Risk.</p>
SECH004	Slope stability may also be a concern	<p>GROUNDWATER/WELLS SCR D does not have water licences in this area and it is not in a community watershed. Suggest BCTS engage any POD holders who may be impacted</p> <p>OLD GROWTH FOREST PRIORITY DEFERRAL overlaps area that old growth management review flagged as important. OLD GROWTH RECRUITMENT FOREST: overlaps almost entirely and area identified by BC as important for Old Growth recruitment</p> <p>FEDERAL SPECIES AT RISK: This block partially overlaps with Federal Species at Risk.</p>
BRITW003	No comment	<p>OLD GROWTH FOREST PRIORITY DEFERRAL—edge effects</p>
BRITW004	No comment	<p>OLD GROWTH FOREST PRIORITY DEFERRAL partially overlaps area that old growth management review flagged as important. FEDERAL SPECIES AT RISK: This block partially overlaps with Federal Species at Risk.</p>



BCTS OP PLAN BLOCKS 2025

Map 1










- BCTS OP Plan Blocks 2025
- Parks
- First Nation Lands
- Parcels
- Electoral Area Outlines
- SCRD Boundary
- Lake
- Road
- Stream

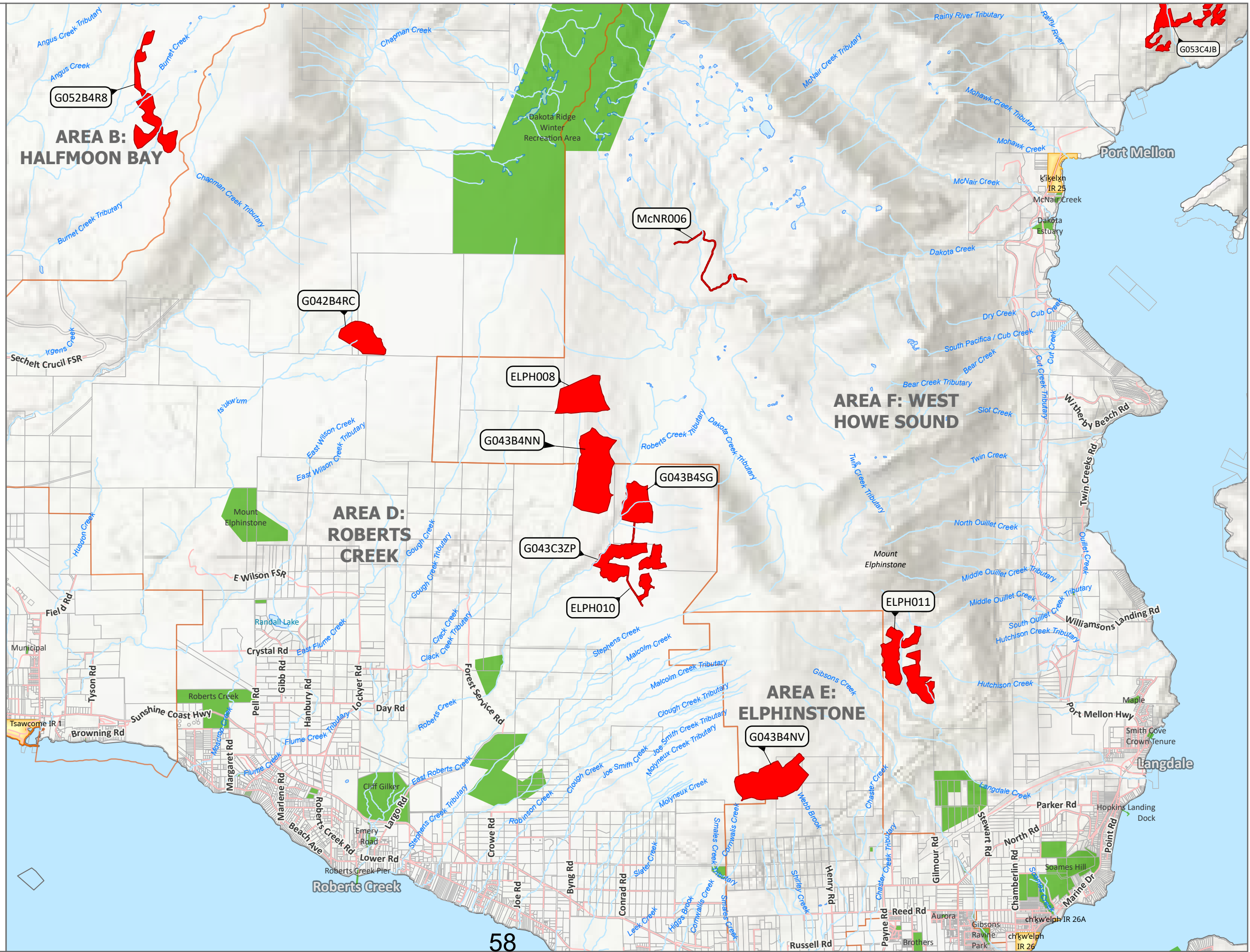
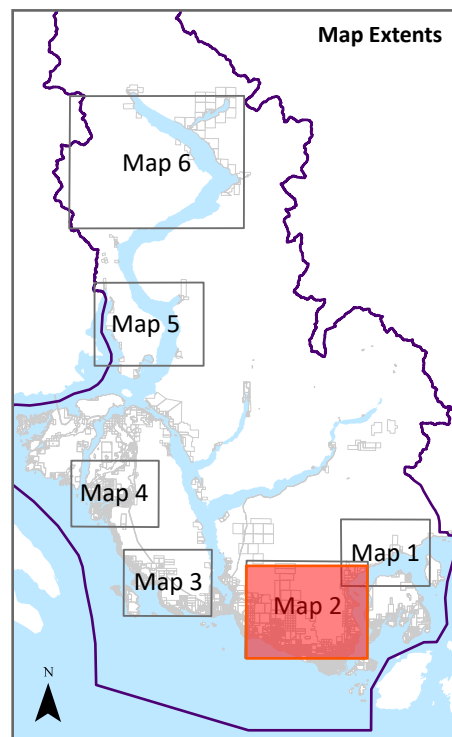
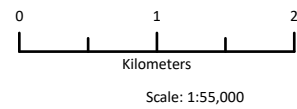




BCTS OP PLAN BLOCKS 2025

Map 2

-  BCTS OP Plan Blocks 2025
-  Parks
-  First Nation Lands
-  Parcels
-  Electoral Area Outlines
-  SCRD Boundary
-  Lake
-  Road
-  Stream

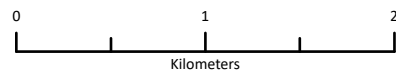




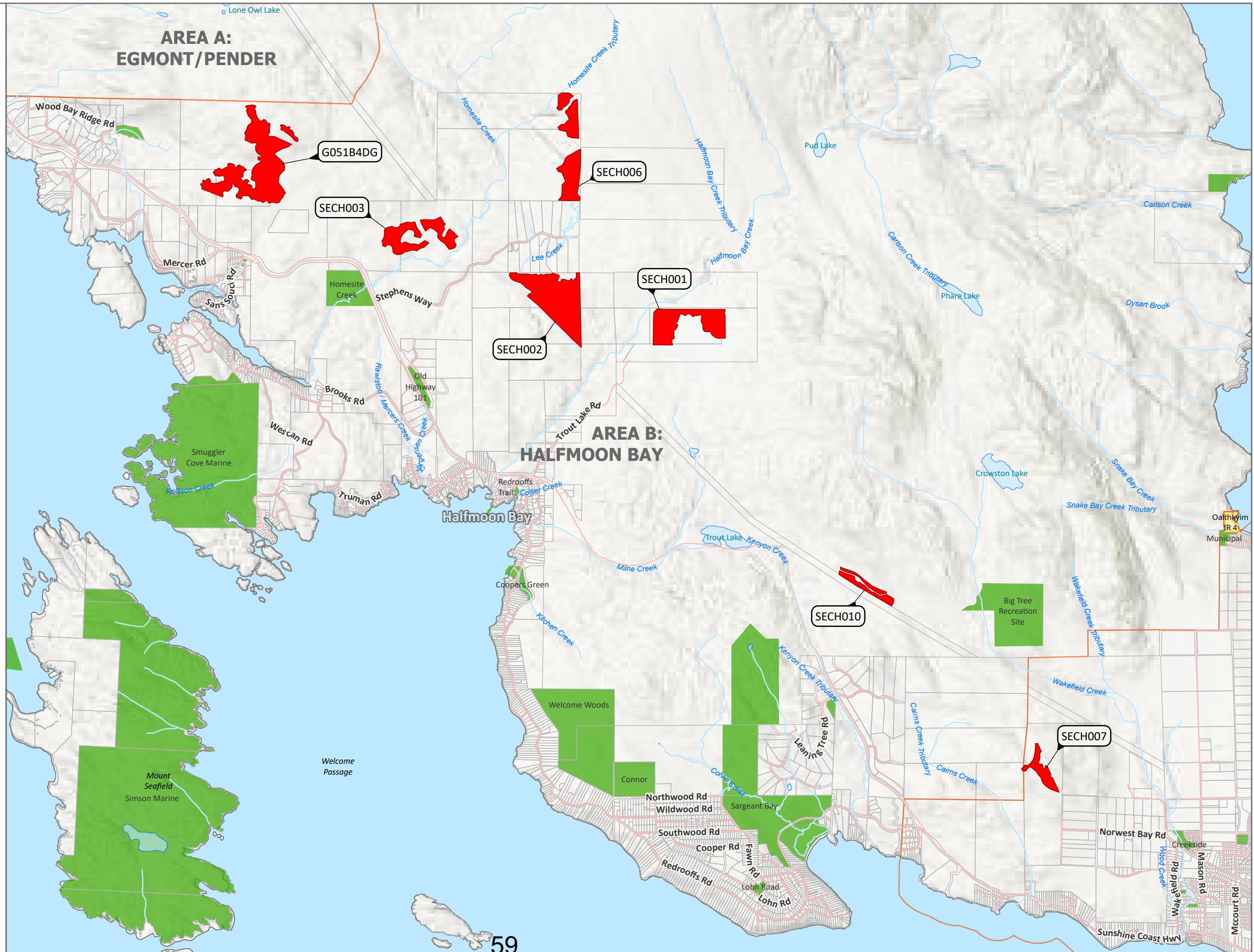
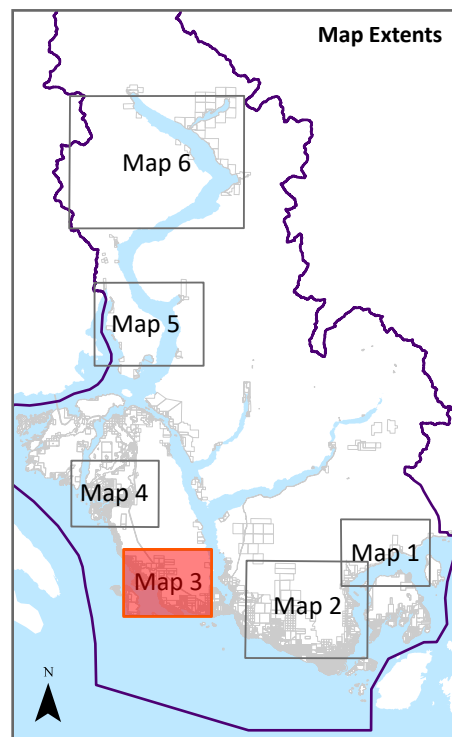
BCTS OP PLAN BLOCKS 2025

Map 3

- BCTS OP Plan Blocks 2025
- Parks
- First Nation Lands
- Parcels
- Electoral Area Outlines
- SCRD Boundary
- Lake
- Road
- Stream



Scale: 1:40,000

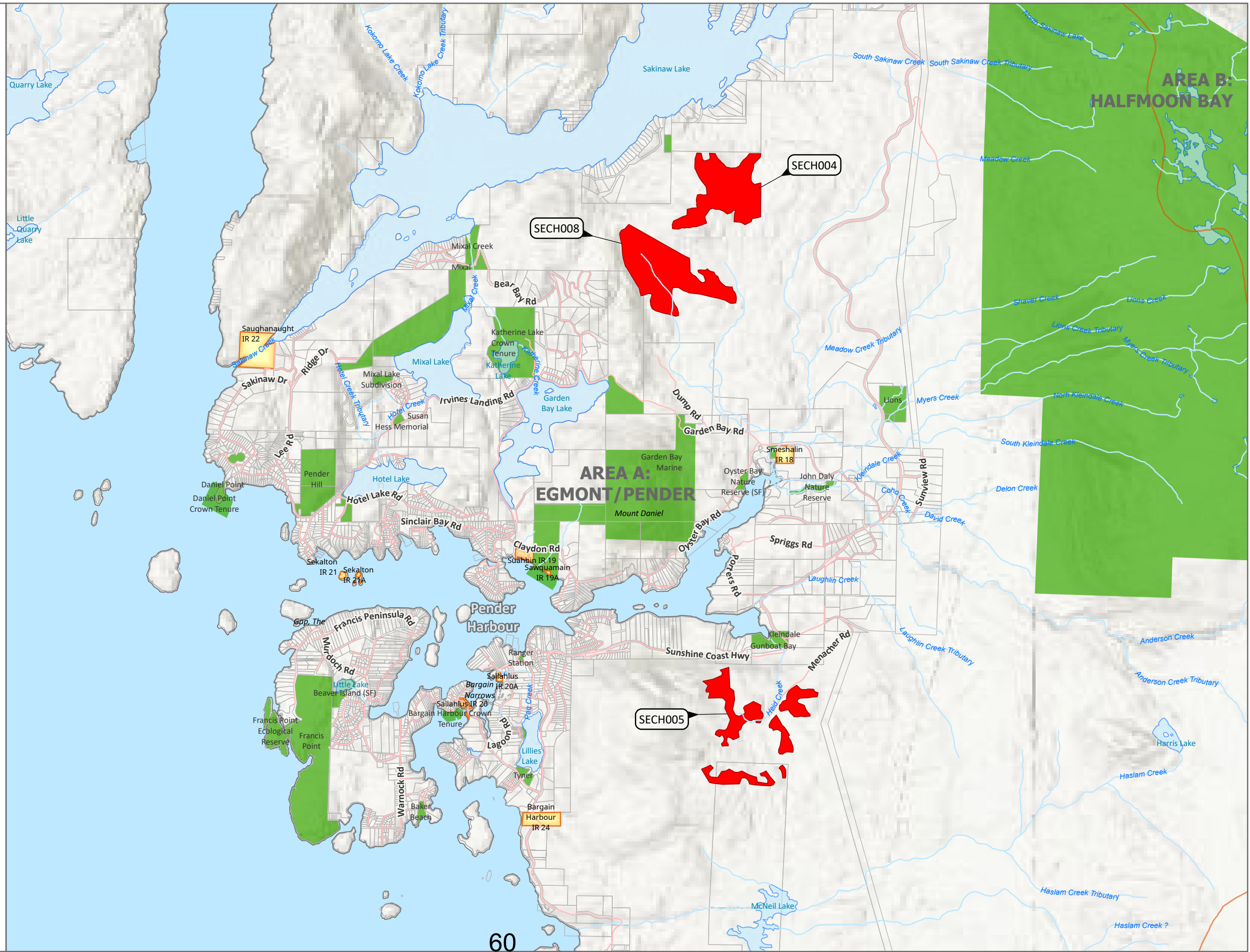
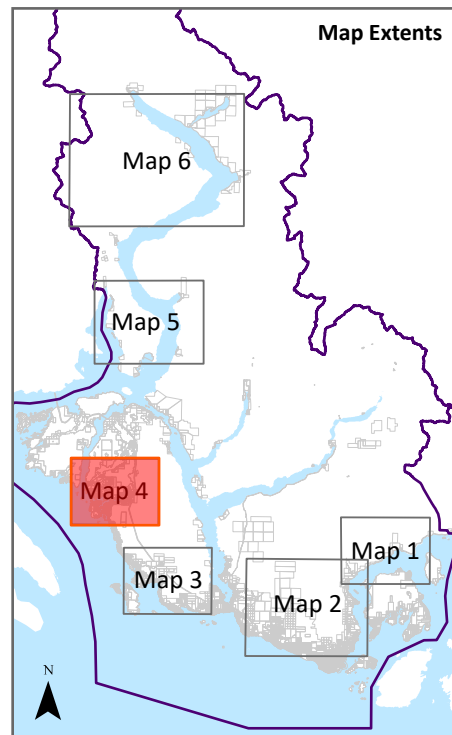
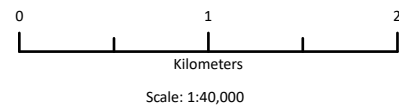




BCTS OP PLAN BLOCKS 2025

Map 4

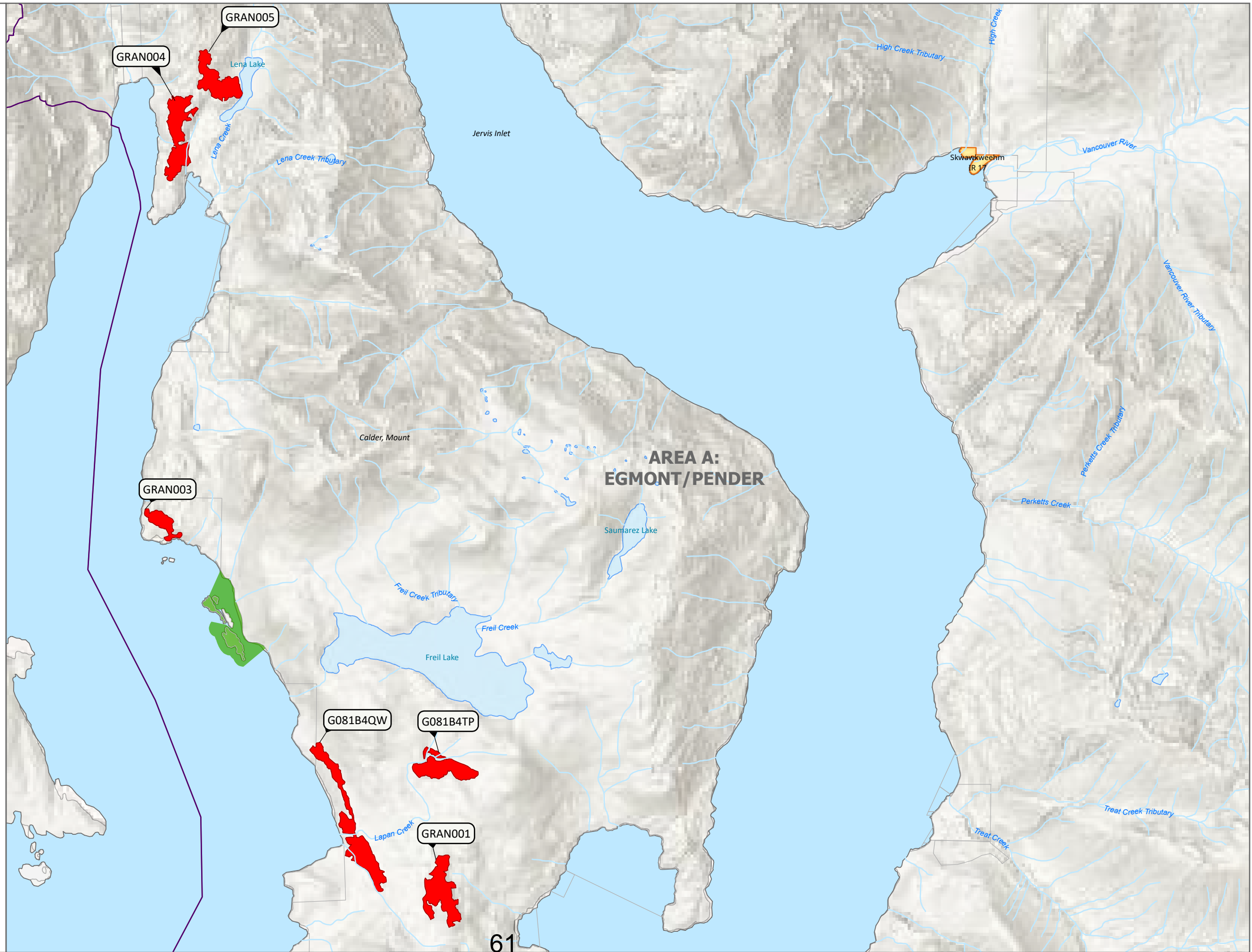
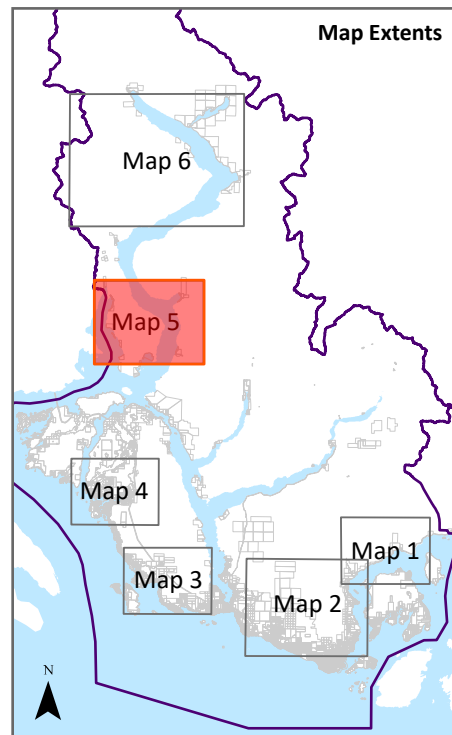
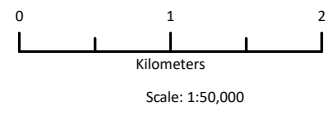
- BCTS OP Plan Blocks 2025
- Parks
- First Nation Lands
- Parcels
- Electoral Area Outlines
- SCRD Boundary
- Lake
- Road
- Stream





**BCTS OP PLAN
BLOCKS 2025**
Map 5

- BCTS OP Plan Blocks 2025
- Parks
- First Nation Lands
- Parcels
- Electoral Area Outlines
- SCRD Boundary
- Lake
- Road
- Stream

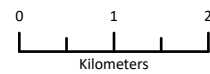




BCTS OP PLAN BLOCKS 2025

Map 6

- BCTS OP Plan Blocks 2025
- Parks
- First Nation Lands
- Parcels
- Electoral Area Outlines
- SCRD Boundary
- Lake
- Road
- Stream



Scale: 1:80,000

