

SUNSHINE COAST REGIONAL DISTRICT

**AREA A – EGMONT/PENDER HARBOUR
ADVISORY PLANNING COMMISSION**

Monday, September 22, 2025, 5:45 pm

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

PRESENT:	Chair	Gordon Littlejohn
	Members	Sean McAllistair (virtual) Catherine McEachern (virtual) Michelle Cunnigham (virtual) Bob Fielding (virtual) Tom Silvey (virtual)
ALSO PRESENT:	Electoral Area A Alternate	Christine Alexander (Non-voting Board Liaison)
	Manager, Planning & Development Planning Office Assistant SCRD Recorder	Jonathan Jackson Genieveve Dixon Vicki Dobbyn
REGRETS:	Electoral Area A Director	Leonard Lee (Non-voting Board Liaison)
	Members	Yohan Burega Jane McOuat Farrer Jay O’Keeffe Dennis Burnham

CALL TO ORDER The Chair called the meeting to order at 5:45 pm.

AGENDA The agenda was adopted as presented.

MINUTES

The following minutes were accepted as circulated

- Egmont/Pender Harbour (Area A) APC Minutes of July 28, 2025, with the correction that Alan Skelley is no longer a member.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of July 28, 2025

- Roberts Creek (Area D) APC Minutes of July 29, 2025
- Elphinstone (Area E) APC Minutes of July 29, 2025
- West Howe Sound (Area F) APC Minutes of July 29, 2025

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

Update on BCTS operating plan referral

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

New Development Application report FRW00017, 13685 Lee Rd

At the July 28, 2025 Area A APC Meeting, it was recommended that the application as presented be supported. This APC recommendation was received by the Electoral Area Services Committee at their September 18 meeting where it was recommended that the proposed frontage waiver be approved. If SCRD Board approves the Committee's recommendations, then the applicant would continue to work with SCRD staff and the approving officer at MOTT to finalize the proposed subdivision.

REPORTS

Status Update: Integrating Seven OCPs into One

Staff acknowledged receipt of correspondence from Area A APC member Michelle Cunningham that used AI for a comparative analysis of the seven OCPs. A copy was sent to Area APC members. Staff will take this into consideration.

Manager Jackson introduced the report.

An APC Workshop is planned for October 1, 5:00 to 9:00 pm, in person at the SCRD office. The workshop purpose is to invite all APC members as local context experts to contribute input about their community's unique character, including questions such as: What should be preserved? What should be strengthened? What character considerations can be shared across multiple areas?

Key points of discussion:

- Concerns that Area A is different than the rest of the coast in that the area is not as concerned about increasing density, and has a lot of seasonal residents. There is a great deal of concern over the possibility of losing our voice, so members are looking forward to workshop to address these concerns.
- There are three phases of public engagement. Phase 1 will conclude with the workshop and a report will be issued in November. Phase 2 engagement will run from January through to March and will address where growth will go, specific land use designations, and local area concerns. There will be further public engagement, then a draft OCP is

planned for Fall 2026, then there will further opportunity for feedback. The October 1 workshop will help clarify thoughts at high level, and there will be ongoing communication with APCs.

- Area A hasn't yet determined how it wants to identify its desired characteristics. We are still at an early stage. The last OCP process took a year and a half and went through 8 different drafts. We need to engage our community to find out the community's concerns and issues. How do we draw out the public's views, how does staff help us to do this?
- Why do we want a single OCP? A lot of work went into developing the Area A OCP. One OCP is more efficient in terms of keeping up with legislative requirements. It is better for regional advocacy around issues such as transportation. It will be clearer where there are commonalities and where there are differences. One advantage of one OCP is that the SCRDC doesn't have to respond to housing requirements (Bill 44) by individual areas so can make decisions more strategically as a region
- Critical infrastructure isn't evident as a major area of focus, for example, solid waste. Gaps should be identified, and should be included in implementation framework heading.
- Technical studies will be looking at sensitive environmental areas, fire flow, sewerages, ocean outfall, housing needs and density that would require sewers.
- There is concern about how development permit areas (DPAs) are designated. Do individual property owners have to make application every time? Things are being held up too much.
- The process is not doing a deep dive into DPAs now. Some key things in the implementation plan will consider servicing.
- After the development of one OCP, there will be one zoning bylaw and APCs will be involved in this process as well.

DIRECTOR'S REPORT There was no Director's Report

NEXT MEETING October 27, 2025

ADJOURNMENT 6:45 pm