

SUNSHINE COAST REGIONAL DISTRICT

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

Monday, September 22, 2025, 5:45 pm

RECOMMENDATIONS FROM THE AREA B 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	Kim Dougherty
	Members	Joshua Van Klinken Suzette Stevenson Andy Jones-Cox Nicole Huska (virtual)
ALSO PRESENT:	Manager, Planning & Development Planning Office Assistant SCRD Recorder	Jonathan Jackson Genevieve Dixon Vicki Dobbyn
REGRETS:	Electoral Area B Director	Justine Gabias (Non-voting Board Liaison) Duncan Smith Barbara Bolding Eleanor Lenz
ABSENT:	Members	Robert Baziuk Alda Grames

CALL TO ORDER

The Chair called the meeting to order at 7:04 pm.

AGENDA

The agenda was adopted as presented.

MINUTES

The following minutes were accepted as circulated:

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

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) 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
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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).

It was noted that regarding Recommendation No. 2 of the Area B APC minutes of July 28 that the wetland is identified as a sensitive ecosystem on the SCRD web mapping site.

REPORTS

Status Update: Integrating Seven OCPs into One

Manager Jackson provided an introduction to the report. This report shows an initial concept of how an integrated OCP can be achieved and is being shared with APCs for information and discussion.

An APC Workshop is planned for October 1 from 5:00 to 9:00 at the SCRD offices. The workshop purpose is to invite all local context advisors (APC members) to contribute insight about their community's unique character considerations, including questions such as: What should be preserved? What should be strengthened? How can we balance growth?

Key points of discussion:

- The strength of the report is that it showed both the commonalities and the differences.
- Area B has the second-newest OCP and some unique traits such as the only area with economic considerations, and the culture and community theme. It is also unique in that it has three community hubs, and the hospital land is part of Area B. It is also very geographically diverse. The technical studies will have information on sea level rise.
- There is a need to highlight what is important to Area B, for example, agriculture, community hubs (under culture and community in report), mobile home designations, reconciliation

- A member suggested changing section headings on page 43 as follows:
 1. Introduction
 2. Community Well Being:
 - Economy, Service and Infrastructure, Access, Reconciliation
 3. Housing
 4. Environmental Stewardship (or Resiliency)
 5. Development Permit Areas
 6. Maps
 7. Implementation
- Discussion about headings and priorities included a debate as to whether numbering implies priority. This could be clarified in the introduction. Points expressed included that staff are the experts in structuring, and that the OCP needs to be specific about priorities because it is ultimately a policy document. The Board has adopted two pillars, environment and housing, so the assumption is that they are equal in importance, and there is also overlap in these areas. All themes will be considered as a whole and will be aligned with legislation.
- Area B wants a section on agriculture but not all aligned with the ALR. If agriculture shows up in the final framework, it would include Area B, and the question is how it is applied. The SCRD will be looking for input on how this is used, such as agricultural uses outside of ALR.
- Engagement of stakeholders includes organizations such as Vancouver Coastal Health, other local governments, community agencies and groups, Ministry of Transportation and Transit, and developers. It was suggested that the SCRD also engage with subject matter experts and if possible, share the list so members can recommend experts who may have been missed.
- Principles or values will come later. When the zoning bylaw is drafted it will be more specific as to intent and conditions.
- Definitions will be very important, such as what is rural character, what is densification, what is recreation. Recreation is bigger than facilities, it includes places to gather. Is there a difference between village core and community hub?
- Regarding crown land issues such as parks and the Douglas fir area, we can have a guiding ask around crown land but we can't impose regulations on crown land.
- One member opposed storm water management being included in the OCP as it would be redundant because storm water management is already a BC Building Code requirement.
- In round 1 of engagement, we've been engaged in process but not content, so how does the SCRD plan to engage us in the future in a more fulsome way? There will be a more formalized engagement plan going to the Board in December.

DIRECTOR'S REPORT There was no Director's Report.

NEXT MEETING October 27, 2025

ADJOURNMENT 8:15 pm