

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

Tuesday, September 23, 2025, 7:00 pm

RECOMMENDATIONS FROM THE AREA F 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	Miyuki Shinkai (virtual)
	Members	Byron Roehrl Jon McMorran (virtual)
ALSO PRESENT:	SCRD GM, Manager, Planning and Development SCRD Planning Office Assistant SCRD Recorder	Ian Hall Genevieve Dixon Vicki Dobbyn
REGRETS:		Sue Fitchell Roan Blake Marlin Hanson
ABSENT:		Tim Rockford

CALL TO ORDER

The Chair called the meeting to order at 7:02 pm.

AGENDA

The agenda was adopted as presented with addition of Development Applications Report under Business Arising.

MINUTES

The following minutes were accepted as circulated:

- West Howe Sound (Area F) APC Minutes of July 29, 2025

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of July 28, 2025
- Halfmoon Bay (Area B) APC Minutes of July 28, 2025
- Roberts Creek (Area D) APC Minutes of July 29, 2025
- Elphinstone (Area E) 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. They haven't heard back from BCTS yet but staff are having a follow-up meeting later this week with BCTS on this year's referral response. This may appear again with further updates.

The Chair reported that West Howe Sound Community Association joined with Elphinstone Community Association and sent a letter to BCTS.

Development Applications Report

As a general response to comments/asks from APCs, a report that lists all development approvals is now being produced monthly and is posted on www.scrd.ca/planning, under bulletins. Produced at month end, the target is to upload in first 10 days of the month. A real-time map-based version is under development.

REPORTS

Status Update: Integrating Seven OCPs into One

GM Hall provided an introduction to the report.

There will be a workshop on October 1, 5:00 to 9:00, at the SCRD offices. At the workshop topics for discussion will include what is unique in each area, how to accommodate housing needs, and natural assets.

Key Points of Discussion:

- It seems like a good format for a final OCP.
- The current OCP doesn't address climate change impacts such as flooding. Can this be addressed in the new OCP?
- OCPs must contain statements about greenhouse gas emissions. Some risks such as aquifers can be managed through development permit areas. Other risks can be brought up at workshop.
- Current OCPs don't address droughts and this can be brought up as a risk.
- One of the biggest concerns for Area F is that there is no community space in Langdale. The area needs green space and parks.
- SCRD has initiated a parks review.
- Langdale Elementary is doing a lot of nature programs using the adjacent forest, using active transportation. We had recommended higher density in the neighbourhood of the school but are concerned we would lose this green space.

- Higher density can make more open spaces (forests) available (e.g., development will contribute green space)
- Land near the school is wetland and would be prohibitive to develop.
- This land is now used by mountain bikers to access Sprockids Trails.
- The province has a program using provincial land for community use at nominal cost.
- There is not a lot of focus on indigenous peoples or reconciliation in the current OCP.

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

NEXT MEETING October 28, 2025

ADJOURNMENT 7:37 pm