

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

Tuesday, November 25, 2025, 7:00 pm

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

PRESENT:	Chair	Miyuki Shinkai (virtual)
	Members	Byron Roehrl (virtual) Marlin Hanson (virtual)
ALSO PRESENT:	Electoral Area F Alternate Director GM, Planning and Development SCRD Recorder	Ian Winn Ian Hall Vicki Dobbyn
REGRETS:	Member	Sue Fitchell
ABSENT:	Members	Tim Rockford Roan Blake Jon McMorran

CALL TO ORDER

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

AGENDA

The agenda was adopted as presented.

MINUTES

The following minutes were accepted as circulated:

- West Howe Sound (Area F) APC Minutes of September 23, 2025

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 22, 2025
- Halfmoon Bay (Area B) APC Minutes of September 22, 2025
- Roberts Creek (Area D) APC Minutes of September 23, 2025
- Elphinstone (Area E) APC Minutes of September 23, 2025

REPORTS

Town of Gibsons Official Community Plan Referral to SCRD

Key Points of Discussion:

- General Manager Hall reported that the Town of Gibsons has been working to complete the current version, and have given first reading. They are seeking feedback from the SCRD particularly around areas of collaboration. The feedback in the report has gone to the Town of Gibsons but they are still accepting additional feedback. A public hearing has not been scheduled yet.
- The SCRD OCP is due for completion in early 2027.
- There was a question about the connectivity of the new Langdale well.
- There is ongoing concern about fire services so there is support for fire protection expansion.
- Area F is the gateway to Gibsons and the whole Sunshine Coast, so the Town of Gibsons should support fire protection expansion.
- There is support for a recycling pick up program.
- There is a lack of transportation to Area F. It is a challenge for young people working in the evening in the summer to return home. There is frequent hitchhiking.
- Services for active transportation and bus services are needed in Area F
- Marine Drive needs bike lanes, pedestrian lanes, and speed limit signs
- Parking lots at Langdale are full and people are parking on the road so there is a need for expanded parking lot capacity at the terminal.
- There should be a more mutual way of assisting with water protection and water services.
- Community spaces are great to share with the Town of Gibsons so there should be opportunities to collaborate.
- In Section 3.3 it referred to bike tourism in Section 9 (Economic Development), and it was noted that Area F has a green belt that is a really good resource. It is important to maintain non-auto routes from Area F to Gibsons as they are of benefit as active transportation.
- It was noted that there should be an affordable housing development coordination plan between Area F and the Town of Gibsons because Area F has a lot of potential land, whereas the Town of Gibsons has limited land capacity.
- There is an underlying theme of connectivity between the Town of Gibsons and Area F.
- There are municipal boundaries between the Town of Gibsons and Areas E & F and the Squamish Nation but there are many services that are shared between them. As highlighted in the feedback provided by SCRD staff to the Town of Gibsons, these shared services require a high level of inter-governmental collaboration.
- An understanding of the needs of each of the local governments that must align with the needs of neighbouring jurisdictions must be reflected in all OCPs.
- Nature knows no boundaries so it is important that policies in all the OCPs go through the same rigorous inter-governmental collaboration and alignment

processes that will ensure biodiversity conservation and environmental protection.

- There is a boundary between the Town of Gibsons and Area F but the home address for Area F is Gibsons. We would like to see integration in service by both Area F and the Town of Gibsons and communication about highways and roads. Inter-governmental coordination and planning is appreciated.

DIRECTOR'S REPORT

The Director's Report given by Alternate Director Winn was received.

NEXT MEETING January 27, 2026

ADJOURNMENT 7:30 p.m.