

SUNSHINE COAST REGIONAL DISTRICT

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

Monday, January 26, 2026, 5:45 pm

RECOMMENDATIONS FROM THE AREA A 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	Gordon Littlejohn (virtual)
	Members	Jay O’Keeffe Peter Jones Catherine McEachern Sean McAllistair (virtual) Michelle Cunningham (virtual) Bob Fielding (virtual) Tom Silvey (virtual)
ALSO PRESENT:	Electoral Area A Director	Leonard Lee (Non-voting Board Liaison)
	General Manager, Planning & Dev. SCRD Recorder	Ian Hall Vicki Dobbyn
REGRETS:	Members	Jane McOuat Farrer Dennis Burnham

CALL TO ORDER 5:45 p.m.

ELECTION OF CHAIR Gordon Littlejohn was acclaimed as Chair.

AGENDA The agenda was adopted as presented.

MINUTES

The following minutes were accepted as circulated:

- Egmont/Pender Harbour (Area A) APC Minutes of September 22, 2025

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of September 22, 2025

- Roberts Creek (Area D) APC Minutes of September 22, 2025
- Elphinstone (Area E) APC Minutes of September 23 and November 25, 2025
- West Howe Sound (Area F) APC Minutes of September 23 and November 25, 2025

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

Update on BC Timber Sales Operating Plan Referral

Staff continue to engage with BCTS in advance of upcoming (expected this quarter) new operating plan referral. It is anticipated that the new operating plan will be referred to APCs. 2025 APC comments were forwarded to BCTS so we will see in the new operating plan if there was any impact from these comments.

REPORTS

Official Community Plan Renewal Project Update

Key points of discussion:

- There was an interactive workshop for APCs as well as public engagement in Phase 1. Phase 2 runs until the end of March. There will be an APC Orientation on February 20 that will include information about the OCP Renewal Project, and there will be an OCP workshop in mid March for APCs. There will be a third round of engagement that will bring forth proposals.
- Members asked what the SCRD is presenting to the community for their comment in Phase 2. The aim is to look at land uses and where growth might fit. Two big inputs are technical work and what we heard in Phase 1 of community engagement. Staff has worked to identify locations that will work considering technical issues and servicing requirements.
- An example of an organizational framework is using land use classifications, for example, in Area A there are protected areas, resources areas, and large lot residential with agricultural uses.
- We heard that some people want to live near the commercial area in Madeira Park.
- The housing needs report calls for 3,000 additional units (the total for all the rural areas).
- There is a capacity of approximately 8,000 additional units, but it doesn't mean we have the service capacity or finances to reach this number. About two hundred building permits are issued per year now.
- It is recommended that there be outreach to the Boards of the community associations in Area A.
- What is the infrastructure burden and what are the tax implications of more development? For example, what is the typical response time for fire department? What is the tipping point of going from a volunteer to a staffed fire department?
- Concern was expressed that reliance on some of the unverified Technical Reports in the OCP review would not be helpful at this point.
- There are concerns with the housing report as it doesn't specify what kind of housing and income levels are recommended for the needed housing units. The housing needs report only addresses market and non-market, but doesn't describe types of housing and affordability.
- Is the SCRD considering building infrastructure such as waste water treatment? There is an

initiative by the public to explore this in Madeira Park.

- What will be asked of public in Phase 2? The questions will relate to growth allocation opportunities, and what types of land uses go where.
- Can we service wastewater with small scale septic with pump out?
- There is concern about the outflow to the ocean with current systems.

Advisory Planning Commissions (APC) Operations Model – Implementation Plan

Key points of discussion:

- It will be great to have meetings in Pender Harbour as it will increase community engagement.
- They have appreciated the staff support at meetings.
- Given the need for ordering equipment the new model probably won't start until April.

DIRECTOR'S REPORT The Director's report was received.

NEXT MEETING February 23, 2026

ADJOURNMENT 6:46 p.m.