

SUNSHINE COAST REGIONAL DISTRICT

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

Monday, January 26, 2026, 7:00 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	Suzette Stevenson
	Members	Joshua Van Klinken Barbara Bolding Ann Clancy Kim Dougherty (virtual) Andy Jones-Cox (virtual) Nicole Huska (virtual)
ALSO PRESENT:	Electoral Area B Director	Justine Gabias (Non-voting Board Liaison)
	General Manager, Planning & Dev. SCRD Recorder Public	Ian Hall Vicki Dobbyn 2
REGRETS:	Member	Duncan Smith

CALL TO ORDER 7:00p.m.

ELECTION OF CHAIR Kim Dougherty was acclaimed as Chair.

ELECTION OF VICE CHAIR Suzette Stevenson was acclaimed as Vice Chair and Chaired the meeting.

AGENDA The agenda was adopted as presented with revisions in the order of the agenda items.

MINUTES

The following minutes were accepted as circulated:

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

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 22, 2025
- Roberts Creek (Area D) APC Minutes of September 23, 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.

REPORTS

Advisory Planning Commissions (APC) Operations Model – Implementation Plan

Key points of discussion:

- The first meeting of the new operations model will probably be in April.
- Members would like a review of the model in six months.
- Members would like consideration of an earlier start time or alternating times with Area D.
- It will be the prerogative of the Chair to determine if staff is needed.
- Because some members don't read packages until shortly before meeting it is difficult to give input to Chair as to the need for SCRD staff to attend, or to submit questions in advance.
- For the OCP renewal project it is very helpful to have staff present.
- Staff can also project when technical questions will be asked that would be helpful for them to be present.

Recommendation No. 1 *Advisory Planning Commissions (APC) Operations Model – Implementation Plan*

The Area B APC recommends that staff review their feedback on the new model in six months, noting that the plan has provision that staff monitor the impact of operational changes.

Official Community Plan Renewal Project Update

Key points of discussion:

- The agenda package is to keep you informed, recognizing that the amount of information was substantial. Some members do want to delve into the content of reports.
- With this huge volume of information there is a request to distribute reports as soon as

- possible in the month they are issued, even when there isn't a scheduled meeting.
- We haven't talked about the "meat" of OCP, but rather the framework and process. We would rather talk about topics such as where the hub is, and where should growth be. What will the community hub be? Will we have 1 or 2 or more or none?
 - What will be taken to the community will be streamlined and in plain English so it is meaningful for community engagement, but full reports are available if people are interested. The reports have been accepted as inputs to the process.
 - Some planning assumptions don't work in reality in our community, such as density at the core model, because we are vulnerable to longer supply lines, and most locations aren't walkable to well-paying jobs.
 - There are potential risks with mixed zoning. We need discussion about risks and how to mitigate them.
 - The window looks small for Phase 2.
 - For Phase 2 of community engagement the SCRD will be doing outreach, and organizing workshops to learn how the vision can lay on the land. It will include more online engagement, larger scale workshops, engagement with some experts around housing and climate, and all will be supported by a media campaign.
 - There will be an OPC workshop for all APCs in March, and an orientation for APC members on February 20 which will have OCP information.
 - Members requested that coast builders and businesses be engaged in Phase 2.
 - Questions can be posed directly to staff, by emailing GM Hall (ian.hall@scd.ca) or using "Let's Talk" on the SCRD website.
 - There are questions arising about greenhouse gas targets, fire flow requirements, capacity of infrastructure to add more housing units, and if the new subdivisions will meet the requirements for fire flow.
 - There is hope that there is some kind of structure that people can respond to in the next community engagement.
 - Housing is the most important issue and infrastructure follows, but it is important to also focus on the climate pillar.
 - The timeline is that before the end of July the Board will decide on policy direction for staff to build a draft OCP and draft Zoning Bylaw. Before the election a framework will be developed. There will still be another round of engagement in 2027.
 - Policy frameworks informing the OCP assumptions (such as UBCM Complete Communities, the CleanBC Roadmap to 2030, the BC Climate Action Charter, Homes for People, and Planning Together BC) layer multiple external policy directions which constrain local autonomy, obscure accountability, and divert limited public resources from core community priorities such as housing delivery, infrastructure, services, and economic development.
 - The plan appears to assume increased housing delivery without adequately reflecting how housing is actually built in the region. Most housing is delivered by private builders and small developers operating under market, financing, labour, permitting, and infrastructure constraints. Without a practical understanding of these realities, OCP assumptions around housing supply are not achievable and could result in policies that unintentionally inhibit development rather than enable it.
 - The draft OCP framework does not include a clear economic development or

employment pillar. Prioritizing climate and environmental objectives without an explicit strategy for jobs and local business viability risks undermining long-term community resilience and the tax base required to fund infrastructure and services.

District of Sechelt Community Land Development Analysis Referral

This item was deferred to the next meeting,

Addressing Community Concerns Related to Unsightly Refuse on Private Property

It was noted that this report was for information only so there were no comments.

DIRECTOR'S REPORT Director Gabias will send a video report to members.

NEXT MEETING February 23, 2026

ADJOURNMENT 8:01 p.m.