

**SUNSHINE COAST REGIONAL DISTRICT**

**AREA D – ROBERTS CREEK  
ADVISORY PLANNING COMMISSION**

**Tuesday, January 27, 2026, 4:30 pm**

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

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<b>PRESENT:</b>	Chair	Meaghan Hennessy
	Members	Mathew Dickson Chris Glew William Ferguson (virtual) Debbie Mealia (virtual) Kim Baranti (virtual)
<b>ALSO PRESENT:</b>	General Manager, Planning and Dev. SCRD Recorder	Ian Hall Vicki Dobbyn
<b>REGRETS:</b>	Members	Robert Hogg Mark Bodie
<b>ABSENT:</b>	Members	Gerald Rainville

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**CALL TO ORDER** 4:35 p.m.

**ELECTION OF CHAIR** Meaghan Hennessy was acclaimed as Chair

**ELECTION OF VICE CHAIR** William Ferguson was acclaimed Vice Chair

**AGENDA** The agenda was adopted as presented.

**MINUTES**

The following minutes were accepted as circulated:

- Roberts Creek (Area D) 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 July 28, 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 the APCs.

## **REPORTS**

### **District of Sechelt Community Land Development Analysis Referral**

#### **Key points of discussion:**

- Members were pleased to see that climate change was addressed.
- It was noted there was nothing in analysis about solid waste.
- Members liked the SCRCD response.
- There is no deadline for input.

### **Addressing Community Concerns Related to Unsightly Refuse on Private Property**

#### **Key Points of Discussion:**

- The origin of this item came from the complaints received about material on property.
- There was an inadvertent removal of storage of junk regulations and now there is no Bylaw other than regulations about unlicensed vehicles.
- The Board choose the option to re-instate a Bylaw, with revisions.
- The storage of material is a land use issue.
- It would be beneficial to be more specific with some of the concerns and definitions and address how the costs would be covered. Is it just unsightly or is hazardous?
- Potential fire hazards are stumps and stands of alders left from land clearing.
- It might be helpful to have a case example and explain how the bylaw would be utilized.
- The proposed Bylaw amendment may be referred to APC in future.

### **Official Community Plan Renewal Project Update**

#### **Key points of discussion:**

- OCP is the vision and the Zoning Bylaw outlines regulations. We now have seven OCPs and two Zoning Bylaws. The Board has directed staff to draft one OCP and one Zoning Bylaw that is in compliance with current regulations.
- Phase 1 of community engagement is completed and Phase 2 is getting underway and will be completed by the end of March. APC Orientation will take place on February 20 and will provide more background on the renewal process. There will be an in person summative workshop in March for all APCs. The focus of this phase of engagement is to see how the vision might lay on the land.

- There will be an OCP Renewal event in Roberts Creek on February 22 organized by the Community Association.
- It was acknowledged that there is a lot of material but there will be facilitated support to process the information.
- Regarding question #2 on page 37 of the agenda package, it was noted that most interest is in housing, housing density, water capacity, and parks and trails.
- It would be nice to know what areas are potential parks and have information about crown land relative to the watershed.
- The technical memo talks about different land use designations that are likely to be updated.  
The degree of change in land use designations will be actively explored in second phase.
- It was acknowledged that there is a good link of communication presently regarding the OCP Renewal, including "Let's Talk" on the SCR D website. Maps will be public in a couple of weeks.
- Province is pushing housing development and if regional districts update OCPs they must consider housing. Municipalities are required to update OCPs.

### **Advisory Planning Commissions (APC) Operations Model – Implementation Plan**

#### **Key points of discussion:**

- Where will technical support come from?
- Digital etiquette training is a good idea
- It is likely that the first meeting of the new model will be in the first week of April.

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

**NEXT MEETING** February 24, 2026

**ADJOURNMENT** 5:36 p.m.