

SUNSHINE COAST REGIONAL DISTRICT

**AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION**

Tuesday, January 27, 2026, 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	Ken Worsnop Terry Hind Byron Roehrl (virtual) Sue Fitchell (virtual) Taylor Shepard (virtual)
ALSO PRESENT:	Electoral Area F Director	Kate Stamford (virtual) (Non-voting Board liaison)
	Electoral Area F Alternate Director	Ian Winn (virtual) (Non-voting Board liaison)
	General Manager, Planning and Dev. SCRD Recorder	Ian Hall Vicki Dobbyn
ABSENT:	Members	Tim Rockford Roan Blake

CALL TO ORDER 7:00 p.m.

ELECTION OF CHAIR Miyuki Shinkai was acclaimed as Chair.

AGENDA The agenda was adopted as presented.

MINUTES

The following minutes were accepted as circulated:

- West Howe Sound (Area F) APC Minutes of November 25, 2025

The following minutes were received for information:

- Elphinstone (Area E) APC Minutes of November 25, 2025

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

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 within the next 90 days.

REPORTS

CRN00164 Provincial Referral for Bayview Fibre Corp. Marine Foreshore Lease

Key Points of Discussion:

- It would be good to have more communication between the tenant and their neighbours.
- There is agreement with the SCRD comments particularly regarding a buffer.
- Marine traffic should be considered.
- There are currently 3 subleases with the SCRD, 2 to the south of shaded polygon on page 16, currently held by Bayview Fibre. To the south is Amix, who runs the barge terminal and have publicly expressed interest in running a ship salvage operation. Further to the south is a long-standing Sunshine Coast log processing outfit.
- The SCRD and the province are working with sub-lessees on a coordinated approach.
- Revenue from the lease will decrease.
- Are there other opportunities for public input?
- Director Stamford offered to reach out to the Biosphere Region Initiative to see if they have had an opportunity for input.
- GM Hall can ask provincial representatives if there will be an opportunity for input and what the timeline is.
- There is concern about impact of debris management on recreational users, particularly kayakers
- Alternate Director Winn offered to arrange for an educational tour of the West Howe Sound Industrial Corridor.

Recommendation No. 1 *CRN00164 Provincial Referral for Bayview Fibre Corp. Marine Foreshore Lease*

The Area A APC members support the staff recommendations (#2 and #3 on page 9 of the agenda package) that a monitoring plan be included to track and manage potential impacts on known environmental values, meeting both provincial and Department of Fisheries and Oceans expectations, and that the potential to re-site the northwest boundary of the proposed tenure at least 100 metres from the mouths of McNair and Dakota Creeks be explored. If re-siting is not feasible, that appropriate mitigation and monitoring measures be established to manage risks to fish habitat and estuarine processes, and further recommend that there is a plan for activity as far away from the estuary as possible.

Addressing Community Concerns Related to Unsightly Refuse on Private Property

Key Points of Discussion:

- Regulations were inadvertently deleted, and now the Board has chosen to re-instate regulations with some revisions. A draft amendment will come to the APC in an upcoming meeting.
- It doesn't apply to all zonings, such as industrial. It shouldn't apply to ALR. It is more relevant to high density areas.
- It is a subjective matter

Official Community Plan Renewal Project Update

Key points of discussion:

- Phase 1 of community engagement is complete. Phase 2 is beginning and will go to the end of March. There will be an APC orientation session on February 20 with information on the OCP Renewal Process, and a deep dive at an OCP workshop in March,
- There is a lot of overlap between the climate focus of the OCP renewal process and technical watershed issues brought forward by the Roberts Creek Community Association.
- There is a lot of information on the "Let's Talk" page of the SCRCD website.

Advisory Planning Commissions (APC) Operations Model – Implementation Plan

Key points of discussion:

- Langdale Elementary School would also be a good location for meetings.
- Members were in support of the plan.

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

NEXT MEETING February 24, 2026

ADJOURNMENT 8:22 p.m.