

SUNSHINE COAST REGIONAL DISTRICT

**HALFMOON BAY (AREA B)
ADVISORY PLANNING COMMISSION MEETING AGENDA**

Tuesday, April 7, 2026 at 6:30 p.m.

IN THE COMMUNITY ROOM OF THE SEHELTA AQUATIC CENTRE AT
5500 SHORNCLIFFE AVENUE, SEHELTA, BC

1. CALL TO ORDER

2. AGENDA

2.1 Adoption of the Agenda

3. MINUTES

3.1 Halfmoon Bay (Area B) APC Minutes of February 23, 2026

Pages 1 - 3

4. BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

5. PRESENTATIONS AND DELEGATIONS

6. REPORTS

6.1 BCTS Operating Plan Referral 2026 - 2030

pp 4 - 26

7. NEW BUSINESS

8. DIRECTORS REPORT

9. NEXT MEETING

10. ADJOURNMENT

**SUNSHINE COAST REGIONAL DISTRICT
AREA B – HALFMOON BAY
ADVISORY PLANNING COMMISSION**

Monday, February 23, 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 Members	Kim Dougherty Joshua Van Klinken Ann Clancy Barbara Bolding (virtual) Suzette Stevenson (virtual) Duncan Smith (virtual)
ALSO PRESENT:	General Manager, Planning & Dev. Planner II SCRD Recorder	Ian Hall Chris Humphries Vicki Dobbyn
REGRETS:	Electoral Area B Director	Justine Gabias (Non-voting Board Liaison) Andy Jones-Cox Nicole Huska

CALL TO ORDER 7:12 p.m.

AGENDA

The agenda was adopted as presented with additions under business arising.

MINUTES

The following minutes were accepted as circulated:

- Halfmoon Bay (Area B) APC Minutes of January 26, 2026

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of January 26, 2026
- Roberts Creek (Area D) APC Minutes of January 27, 2026
- Elphinstone (Area E) APC Minutes of January 27, 2026
- West Howe Sound (Area F) APC Minutes of January 27, 2026

REPORTS

District of Sechelt Community Land Development Analysis Referral

Key points of discussion:

- Planner Humphries provided background on the report.

- The proposal for densification in the District of Sechelt area that shares a boundary with Area B is being looked at separately from the SCR D's OCP growth map. Planner Humphries reminded APC members that the SCR D OCP growth suitability map was just the data driven side of our work and that comparing to similar maps from District of Sechelt would be difficult.
- The SCR D staff comments within the subject referral response suggests overlapping areas would be an opportunity to share park space but doesn't address overlap in densification.
- It is suggested we can look at this boundary area issue at the OCP workshop on March 3.
- Section 1.1 in Attachment A related to water implications should be strengthened and be more specific related to both potable and wastewater.
- There should be consideration of the increase in seasonal population.
- There are water supply concerns particularly in the summer, but for some areas the bigger concern is wastewater.
- It was noted that there were no comments in Section 1.2 Solid Waste.
- It was noted that a vertical land fill agreement waste was recently approved.
- There is concern, for both environmental reasons and capacity with increased growth, about the potential for an alternative solid waste site in Area B.
- Members would like to see comments on collaboration on solid waste.

Recommendation No. 1 *District of Sechelt Community Land Development Analysis Referral*

The Area B APC recommended that the District of Sechelt growth map be available with the Area B growth map so there is the ability to look at them together in considering growth in the border area noting that if there is not time to look at this at the March 3 workshop, APC members would like to do so at a later date.

Recommendation No. 2 *District of Sechelt Community Land Development Analysis Referral*

The Area B APC recommend that due to concerns about potable and wastewater wording in Section 1.1 of Attachment A, Summary of Referral Comments from SCR D Staff, of the District of Sechelt Community Land Development Analysis Report Referral be strengthened with wording that is more specific about topics for collaboration.

Recommendation No. 3 *District of Sechelt Community Land Development Analysis Referral*

The Area B APC recommended that the wording in Section 2.2 of Attachment A, Summary of Referral Comments from SCR D Staff, of the District of Sechelt Community Land Development Analysis Report Referral "Supportive of increased housing and commercial/services density around existing transit routes to maximize transit route services" be revised to read "Supportive of transit routes that are strategically aligned to enable and reinforce increased housing and commercial/service density."

Recommendation No. 4 *District of Sechelt Community Land Development Analysis Referral*

The Area B APC recommended that Section 3.1 of Attachment A, Summary of Referral Comments from SCRD Staff, of the District of Sechelt Community Land Development Analysis Report Referral be expanded with reference to Recommendation 1 of the SCRD Regional Growth Framework Phase 3 Report Data Synthesis and Recommendations of January 11, 2023 (<https://letstalk.scrd.ca/growth>) to “support the continued collaboration between Electoral Areas and Incorporated Municipalities in ensuring regional alignment, especially on issues that cross boundaries: ecological integrity and watershed management, aquifer health, affordable housing, infrastructure services, and transportation.” Collaboration in exploring diversity, inclusion, and accessibility in housing is also recommended.

DIRECTOR’S REPORT There was no Director’s Report

NEXT MEETING March 23, 2026

ADJOURNMENT 8:12 p.m.



APC Staff Report Referral Seeking Advice

TO: Electoral Area A, B, D, E and F Advisory Planning Commissions –
April 7, 8 and 9, 2026

AUTHOR: Ian Hall, General Manager, Planning and Development
Sierra Rempel, Strategic Planning Coordinator

SUBJECT: BC Timber Sales (BCTS) 2026 - 2030 Operating Plan Review

OVERVIEW

Purpose of Report:

The purpose of this report is to request advice from SCRD Electoral Area Advisory Planning Commissions (APC) on the 2026-2030 Operating Plan referred to SCRD by BC Timber Sales (BCTS).

A parallel report on this topic will be included on April 16, 2026 Electoral Area Services Committee agenda for consideration by SCRD Directors. The minutes from April 7, 8, 9 APC meetings are expected to be on this same agenda so that Directors can receive your advice at the same time.

APCs could make advisory recommendations to the SCRD Board of Directors that:

- a. Concur and add support for proposed recommendations from staff;
- b. Object to proposed recommendation(s) from staff, with a supporting reason; and/or
- c. Identify different or additional concerns, questions or support to be brought to the attention of BC Timber Sales or the Minister of Forests.

Recommendation(s) Proposed by SCRD Staff:

1. THAT the following comments be provided to BC Timber Sales by May 8, 2026:

- (a) SCRD does not support the proposed harvest area of McNR003, McNR004, McNR006 blocks that are located within a designated community drinking watershed;
- (b) SCRD does not support the proposed harvest area of G043C3ZP, ELPH009, ELPH011, McNR003, McNR004, McNR006 that are upslope and in the same watershed as SCRD assets, without mitigation and monitoring plans that take into account cumulative impacts;
- (c) SCRD suggests that the proposed spring construction time of roadway McNR006 consider peak flow periods that may lead to sedimentation and slope failures downstream;
- (d) The SCRD does not support the proposed harvest area of G052B4R8 and ELPH011 and ELPH013 as it is above a potential recharge area for aquifers used for community drinking water, and where the SCRD Board has directed development of new community groundwater drinking water sources;

- i. SCR D does not support moving forward with these cutblocks until a watershed assessment, including a water balance analysis, is completed and mitigation measures have been undertaken.
- ii. SCR D does not support moving forward with these cutblocks until a hydrogeological study to evaluate potential cumulative impacts on groundwater recharge for users of the Langdale Water System (and future Ch'kw'elhp Well Field Project), and the Sechelt | shíshálh Hospital Well Field Project is completed and mitigation measure are undertaken.

(e) SCR D does not support the logging of ELPH011 because of the potential impact to the surface flow of Langdale Creek;

- i. SCR D is supportive of BCTS initiating water quality and flow monitoring of Langdale Creek and that the data be shared with the SCR D as part of the development of these cut blocks.

(f) SCR D suggests that the monitoring of Roberts Creek be expanded to include flow monitoring and requests to receive results of the ongoing water quality monitoring related to G043C3ZP if harvesting occurs;

(g) SCR D would like to stay informed of the future development for wildfire resiliency cuttings and post-harvest fuel treatment for ELPH013, SECH004, SECH008, as it is close proximity to residential development;

(h) The proposed harvest area of SECH004, SECH008, MCNA002, ELPH009, overlaps with old-growth priority deferral or old-growth recruitment forest, and SCR D advises that harvest design should exclude and extensively buffer these areas;

(i) SCR D requests that, in alignment with objectives and policies set in Official Community Plans, BCTS conduct a survey of wetlands and ponds near or within proposed blocks and consider buffering all wetlands regardless of size and share results with SCR D for future planning;

2. **AND THAT this report be referred to shíshálh Nation, Sḵwxwú7mesh Nation, the District of Sechelt and the Town of Gibsons;**
3. **AND FURTHER THAT SCR D write a letter to the Minister of Forests to advocate for the recommendations included in this report.**

BACKGROUND

BC Timber Sales (BCTS) is a Provincial Corporation that is responsible for harvesting approximately 20% of British Columbia’s Annual Allowable Cut and operates under the legislative and regulatory frameworks of the *Forest Act*, *the Forest Range and Practices Act*, *the Wildfire Act*, *BCTS Regulation* and the *Wildfire Regulation*.

SCRD receives an annual referral for [BC Timber Sales’ \(BCTS\) 5-year Operating Plan](#). BCTS shares proposed harvesting and road building activities to interested parties in order to receive comment on and understand stakeholder interests in advance of anticipated auctioning of the blocks for harvesting by others.

SCRD and BCTS staff have met multiple times in the past six months to more clearly outline expectations for the referral process and understand organizational mandates. In 2025, BCTS changed the way referral information was shared with interested parties, which impacted SCRDR’s ability to process the referral in a timely and efficient way. Over the past six months, BCTS has integrated SCRDR’s requests for improved information sharing and provided a more comprehensive referral package, including interactive maps, MS Excel and mapping files, and met with staff to review and discuss each of the newly proposed or changed cut blocks.

SCRD received the 2026-2030 Operating Plan from BCTS on February 2, 2026. SCRDR and BCTS have a [Communications Protocol](#) which prescribes SCRDR response within 90 days, making the deadline for response May 8, 2026.

This year’s referral contained 9 new blocks and 6 previously-referred blocks that had minor or material changes and thus triggered additional review. This report provides analysis of the Operating Plan, and recommendations for SCRDR response.

The BCTS operating plan and interactive map can be [viewed online](#) by the public and interested parties. This public information sharing was one of SCRDR’s requests last year.

Please see SCRDR webpage link <https://www.scrd.ca/bcts-logging> for background information about BCTS, SCRDR’s role in responding to annual Operating Plan referrals and past referral responses.

METHODS FOR ANALYSIS

The methods for SCRDR’s review of BCTS 2026-2030 Operating plan are:

Spatial Analysis: SCRDR’s reviewed the proposed cut blocks proximity to SCRDR service areas, assets and community interests (as identified in Official Community Plans) such as natural assets that support climate and ecological resilience, and non-SCRDR drinking water supply. Current OCP policy statements are included in Attachment B. OCPs are currently being renewed. Community input on forestry, resource management and environmental (including watershed) management has been received and will be considered as part of developing policy proposals.

Potential Impact review: A review of potential impacts is provided across SCRD departments to consider the blocks with proximity to SCRD services, assets or community interests, which informed the recommendations of this report. The internal technical review team included staff from utility services, capital projects, parks, emergency management, GIS and planning.

Summary of Analysis: SCRD staff have prepared a summary of the spatial analysis and potential impacts to SCRD services, community interests, presented by electoral area in Attachment A. A review of relevant OCP policy statements is included in Attachment B.

Draft Recommendations: From the analysis summary, proposed recommendations are presented below, grouped by area of concern. Several blocks repeat across recommendations as there are multiple concerns with those blocks.

Blocks that were referred in previous years and that did not undergo changes or additional engineering are not commented on within this report.

New blocks provided in this stage of the operating plan have not yet been refined to account for stewardship values such as riparian, hydrological risk, species-at-risk, terrain stability hazards and windthrow. In regular course of planning and designing the blocks, SCRD understands that BCTS assesses each block for stewardship values and completes the necessary reports and amends the block boundaries and designs accordingly.

DISCUSSION

Surface Water

The (Provincial) definition of Community Watersheds includes watersheds where surface water licences are present for the purpose of human consumption by a licensed waterworks and does not include groundwater drinking water supply or aquifer recharge zones.

As a surface water licence holder and community water purveyor, the SCRD is responsible to provide safe, clean drinking water. Historically, the SCRD does not support logging blocks that are proposed in Community Watersheds.

The management of watersheds and riparian features fall within the practice of professional forestry, and therefore BCTS must manage risks to hydrologic function of watersheds and impacts to riparian areas.

Groundwater

Many aquifers on the Coast are yet to be fully analyzed, making the exact impacts from change of land cover unknown. For example, there may be hydraulic connectivity between some surface and groundwater water sources in the region. Changes to water infiltration as a result of logging are complex and differ depending on the hydrogeology of the site and may take years before impacts are actualized.

Analysing and protecting groundwater recharge areas is of critical importance to protecting community drinking water supply. The SCRD is increasing its reliance on groundwater resources for the provision of drinking water in the Region, as it looks to diversify water sources for the Chapman Water System. SCRD has major capital projects underway at the Langdale Well Field project (Aquifer 552) and Sechelt | shíshálh Hospital Well Field (Aquifer 564). Additionally, SCRD recognizes the many residents who do not have access to SCRD Water Systems, and who rely on

private wells and surface water diversion for drinking water.

Management of groundwater falls outside the legislation of forestry development, and thus, BCTS' mandate does not include the analysis or monitoring of impacts to groundwater. SCRD has previously not supported logging in areas of potential groundwater recharge areas for aquifers used for community drinking water.

Stormwater

While SCRD does not have a stormwater management service, changes to stormwater dynamics and hydrological regimes can impact SCRD services and assets downstream, both public and private. SCRD Official Community Plans (OCPs) and Development Permit Areas (DPAs) identify many of the creeks in this area as at risk for debris flows, ravine instability and slope hazards. Logging on steep slopes, in headwaters areas, and above developed communities can increase these risks. Current policy statements related to these impacts can be found in Attachment B.

Examples from recent years include road washouts from Clack Creek at Day Road and infrastructure damage at Cliff Gilker Park and Chaster House.

Community Interests: Official Community Plans

Current SCRD OCPs include many values, objectives and policy directions that rely on intact watersheds, the ecosystem services of older forests, wetlands and the protection of environmentally sensitive areas. These values and community priorities are related to water stewardship, environmental protection, climate resilience and sustainable development. Logging within these OCP areas is at odds with many of these objectives and could undermine these values. These are outlined further in Attachment B.

Community Interests - Old-growth Forests

Old Growth recruitment forest and priority deferral forests are provincially defined conservation category developed through the work of the Technical Advisory Panel (TAP), which was commissioned by the Province to identify and map the most ecologically significant old-growth ecosystems.

Logging or causing nearby disturbance of these areas undermines the purpose of these designations and disrupts the ecological values these areas hold (such as carbon storage, hydrological regimes and forest fire resilience). SCRD OCPs emphasize the protection of environmentally sensitive areas and the maintenance of watershed integrity for the purpose of climate adaptation and responsible land-use planning across the region.

BCTS has been directed by the Province to avoid developments in “old-growth priority deferral areas.” The SCRD understands that further site planning of the proposed cutblocks will be amended to avoid harvesting in priority deferral areas. However, the forward-looking strategy of “old-growth recruitment forest,” where not established in a legal Old Growth Management Area, is addressed through the planning process on a site-by-site basis and is still eligible to be harvested. The SCRD has previously not supported harvesting of old-growth recruitment forest.

Proposed recommendations in response to BCTS 2026-2030 Operating Plan

- (a) SCRD does not support the proposed harvest area of McNR003, McNR004, McNR006 blocks that are located within a designated community drinking watershed.**

- (b) SCRCD does not support the proposed harvest area of G043C3ZP, ELPH009, ELPH011, McNR003, McNR004, McNR006 that are upslope and in the same watershed as SCRCD assets, without mitigation and monitoring plans that take into account cumulative impacts.**
- a. **McNR003, McNR004, McNR006** are proposed in the watershed upstream from SCRCD assets of the Dakota Creek Flood Control Berm and Hillside Industrial lands (in addition to being in a community drinking watershed).
 - b. While there are regional benefits to the construction of a forest service road McNR006, it should be balanced with watershed protection.
 - c. **G043C3ZP** and **ELPH011** appear to be proposed in the watershed that drains into Cliff Gilker Park, an SCRCD asset that has experienced significant climate impacts resulting from flooding.
- (c) SCRCD suggests that the proposed spring construction time of roadway McNR006 consider peak flow periods that may lead to sedimentation and slope failures downstream.**
- (d) The SCRCD does not support the proposed harvest area of G052B4R8 and ELPH011 and ELPH013 as it above a potential recharge area for aquifers used for community drinking water, and where the SCRCD Board has directed development of new community groundwater drinking water sources.**
- a. SCRCD does not support moving forward with these cutblocks until a watershed assessment, including a water balance analysis, is completed and mitigation measures have been undertaken.
 - b. SCRCD does not support moving forward with these cutblocks until a hydrogeological study to evaluate potential cumulative impacts on groundwater recharge for users of the Langdale Water System (and future Ch'kw'elhp Well Field Project), and the Sechelt | shíshálh Hospital Well Field Project is completed and mitigation measure are undertaken.
- (e) SCRCD does not support the logging of ELPH011 because of the potential impact to the surface flow of Langdale Creek.**
- a. SCRCD is supportive of BCTS initiating water quality and flow monitoring of Langdale Creek and that the data be shared with the SCRCD as part of the development of these cut blocks.
- (f) SCRCD suggests that the monitoring of Roberts Creek be expanded to include flow monitoring and requests to receive results of the ongoing water quality monitoring related to G043C3ZP if harvesting occurs.**
- (g) SCRCD would like to stay informed of the future development for wildfire resiliency cuttings and post-harvest fuel treatment for ELPH013, SECH004, SECH008, as it is close proximity to residential development.**

Potential Impacts to Community Interests

In addition to review of forestry impacts on SCRD services and assets, SCRD staff reviewed for impacts to noted community interests such as those represented in policy in Official Community Plans, the Community Climate Action Plan and interests such as private property access to drinking water that is not supplied by SCRD. These interests are noted in Attachment A.

(h) The proposed harvest area of SECH004, SECH008, MCNA002, ELPH009, overlaps with old-growth priority deferral or old-growth recruitment forest, and SCRD advises that harvest design should exclude and extensively buffer these areas.

(i) SCRD requests that, in alignment with objectives and policies set in Official Community Plans, BCTS conduct a survey of wetlands and ponds near or within proposed blocks and consider buffering all wetlands regardless of size. The results should be shared with SCRD for future planning.

Wetlands are important areas to Sunshine Coast’s hydrology, ecology and climate resilience. On the Sunshine Coast many small wetlands may be interconnected. Small hidden forested wetlands are important carbon sinks, until exposed to elements and dry out.

Organizational Considerations

As outlined in the July 17, 2025 “2025-2029 Operating Plan Review” report, SCRD staff followed up with BCTS staff to streamline the referral process, which resulted in better quality data and required less SCRD staff hours to review.

FINANCIAL IMPLICATIONS

SCRD is concerned about the short, medium, and long-term financial impacts to residents, local governments, and agencies of the Sunshine Coast because of hydrologic changes (the flow of water: timing, volume, duration) associated with forest harvesting close to local government assets and developed communities. Deforestation may impact projects and assets where SCRD has invested considerable amounts of resources.

There is a significant amount of effort required to accurately project the long-term impact of deforestation on the hydrology of a stream. SCRD does not have mandate, resources or responsibility to fund this work; the companies that wish to conduct timber harvesting close to watercourses should provide assurance that the existing downstream users will not be negatively impacted.

With the 2026-2030 BCTS Operating Plan, SCRD identifies financial concerns related to:

- The project to replace bridges in Cliff Gilker (recently decommissioned due to flooding);
- Protection of SCRD supplied drinking water, including Aquifers 552 (Langdale) and Aquifer 556 (Sechelt) where substantial well projects are underway.
- Stormwater impacts: SCRD asset protection and private property

LEGISLATIVE IMPLICATIONS

SCRD provides a response to the BCTS referred in alignment with its legislative authority and in

areas where SCR D has a duty of responsibility of service provision and the public interest.

STRATEGIC PLAN IMPLICATIONS

This referral response supports the Strategic Focus Area of Water Stewardship in the Board’s 2023 – 2027 Strategic Plan.

TIMELINE

SCR D will respond to BCTS by May 8, 2026.

COMMUNICATIONS

Internal: SCR D’s review of the 2026-2030 BCTS Operating Plan included communications and technical review from SCR D’s Infrastructure Services, Parks, GIS, Emergency Services, Capital Projects and Planning teams.

External: It is recommended that this report be referred to the Town of Gibsons, District of Sechelt, shíshálh and Skwxwú7mesh Nations and the Ministry of Transportation and Transit.

A letter to the Minister of Forests to advocate for the recommendations included in this report is recommended.

SUMMARY AND CONCLUSION

SCR D conducted a review of the 2026-2030 BCTS Operating Plan. SCR D does not support proposed cut blocks for harvest in areas that may have an impact to community drinking water, are immediately upstream from SCR D assets, proximal to SCR D services or overlapping with priority old growth deferral.

ATTACHMENTS

- A – Referral Comment table
- B – Official Community Plan Statements
- C – Maps of new and changed cutblocks

Reviewed by:			
Manager	J. Jackson	Finance	
GM	IS – R. Rosenboom CS – S. Gagnon PD – I. Hall	Legislative	S. Reid
CAO		GIS	

ATTACHMENT A

REFERRAL COMMENTS TABLE

AREA A

BLOCK	SCRD COMMENTS / NOTES
GRAN002	<ul style="list-style-type: none"> Not near any SCRD services /assets
GRAN009	<ul style="list-style-type: none"> Not near any SCRD services /assets
GRAN010	<ul style="list-style-type: none"> Not near any SCRD services /assets
SECH004 Minor changes First referred in 2025 Size remains the same, adjusted areas	<ul style="list-style-type: none"> Wildfire resilience cutting proposed – BCTS is working with a provincial wildfire risk manager to design harvesting plan, SCRD to be kept informed SCRD wants to see fuel treatment plans for the cutblocks after logging Block overlaps with Provincial old-growth ‘priority deferral,’ and is almost fully in recruitment forest areas, should be avoided and adequately buffered Riparian and wetland mapping within the proposed block and should be adequately buffered Overlapping critical habitat for federally-listed species at risk mapping and should be avoided and adequately buffered SCRD staff would like to receive more information on wildfire resilience cutting and review the harvesting plan once available.
SECH008 Material change First referred in 2025	<ul style="list-style-type: none"> Wildfire resilience cutting proposed – BCTS is working with a provincial wildfire risk manager to design harvesting plan. SCRD wants to see fuel treatment plans for the cutblocks after logging Overlaps with Provincial old-growth ‘priority deferral,’ should be avoided and adequately buffered Riparian and wetland mapping within the proposed block, within SCRD Development Permit Area 4 – Stream Riparian Assessment Areas Overlapping critical habitat for federally-listed species at risk, should be avoided and adequately buffered

AREA B

BLOCK	SCRD COMMENTS
G052B4R8 Minor changes	<ul style="list-style-type: none"> Intermediate cut proposed Adjacent to Chapman Community Watershed, potential for edge impacts to neighbouring ecosystem The block is proposed above Aquifers 564, where SCRD Board has directed staff to continue development of a new community drinking water source, Sechelt shishalh Hospital Well Field.

	<ul style="list-style-type: none"> • Changes in land cover could impact aquifer recharge or water quality. • This area would benefit from a groundwater recharge study to fully understand land change impacts to the aquifer. • Chapman Creek is regularly impacted by slides that impact water quality, treatment requirements
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AREA D

BLOCK	SCRD COMMENTS
ELPH011 Minor changes	<ul style="list-style-type: none"> • Clearcut with Reserves • See comments on ELPH013 regarding Ch’kw’elhp Well Field development. • Potential impacts to the Aquifer 552 that SCR D currently uses for water for community consumption, and has drilled two new production wells, applied for expanded water licences and is completing the final engineering design. • A recent Alternate Approval Process passed and the well project is funded and underway (RFP for construction being released in Q2). • Harvest areas set back from tributary of Langdale creek, however, changes in land cover may impact surface flows. • Potential impacts to Sprockids Mountain Bike Park, suggest referral to Coast Mountain Bike Trail Association (CMBTA).
G043C3ZP Minor changes	<ul style="list-style-type: none"> • Partial Harvest proposed • Proposed in the watershed that drains into Cliff Gilker Park, an SCR D asset that has experienced significant climate impacts resulting from flooding. • SCR D Parks project is underway in Cliff Gilker Park to newly construct bridges that were impacted by the 2021 flooding event (\$619,920 SCR D budget, additional \$48,000 agreement with Sunshine Coast Community Forest) • Significant tree retention areas have been added alongside Roberts Creek and throughout the proposed cut block, leave trees have been identified throughout the block • New boundaries around riparian areas. • BCTS has made SCR D aware they are completing water quality monitoring at 3 locations for the past year.

AREA F

BLOCK	SCRD COMMENTS
ELPH009	<ul style="list-style-type: none"> • History of increased surface water flows on Clack Creek and Gough Creek. Stormwater concerns and impacts to road infrastructure. • Potential impacts to surface water flows through Cliff Gilker Park (see G043C3ZP comments for more information)

	<ul style="list-style-type: none"> • Surrounding an old growth management area, potential for edge effects. Should be avoided and adequately buffered. • While SCRD does not utilize Aquifer 555 for community drinking water, it may impact residents with private wells. SCRD is concerned that change in land cover may impact groundwater recharge or degrade water quality.
ELPH013	<ul style="list-style-type: none"> • Likely within the groundwater recharge area of Aquifer 552, which is the single water source for the Langdale Water System. • Near Ch'kw'elhp Well field project, likely within future well protection plan area and aquifer recharge area. • In 2025, an Alternative Approval Process was successful, which permits the SCRD to borrow \$13.18 million for the development of the project. The project is underway (drilled two new production wells, applied for expanded water licences and completing the final engineering design). As part of a conditional water licence, it is possible that SCRD will be obligated to maintain flows in Langdale Creek, which the altering of landcover upstream may impact. • SCRD is currently monitoring Langdale Creek to determine if there is evidence of hydraulic connectivity between Langdale Creek and Aquifer 552. Impacts to creek flows caused by change in land-use above may impact this monitoring program. • SCRD wants to see fuel treatment plans for the cutblocks during and after logging, as this site is in close proximity to residential development and Langdale Elementary School. • BCTS could consider wildfire resiliency cutting for this proposed cutblock.
McNR003	<ul style="list-style-type: none"> • In Dakota Community Watershed, which is a designated community drinking watershed. • Near ancient forest priority deferral area, with the potential for edge effects from land clearing • Proposed in the watershed upstream from SCRD assets of the Dakota Creek Flood Control Berm and Hillside Industrial lands • Requires road McNR006 to be completed prior to harvest – see below.
McNR004	<ul style="list-style-type: none"> • In Dakota Community Watershed • Proposed in the watershed upstream from SCRD assets of the Dakota Creek Flood Control Berm and Hillside Industrial lands • Requires road McNR006 to be completed prior to harvest – see below.
McNR006 - Forest Service Road (FSR) clearing	<ul style="list-style-type: none"> • In Dakota Community Watershed • The proposed would connect a route through to the Port Mellon area, meaning that logging trucks would lessen their reliance on Highway. The creation of this secondary egress route could benefit the Sunshine Coast through the added connectivity, and secondary access to the Coast's only deep-water port. • Proposed in the watershed upstream from SCRD assets of the Dakota Creek Flood Control Berm and Hillside Industrial lands

	<ul style="list-style-type: none"> • Construction is proposed to start this spring and plan to connect to McNair FSR Branch 3 to Port Mellon
RAIN009	<ul style="list-style-type: none"> • Not near any SCR D services /assets • SCR D suggests continued communication if material changes occur
MCNA002 – Material Change	<ul style="list-style-type: none"> • Not near any SCR D services /assets • BCTS is proposing an intermediate with 50-70% retention proposed • Overlaps with Provincial old-growth ‘priority deferral’, should be adequately avoided and buffered. • SCR D suggests continued communication if material changes occur

Attachment B

RELEVANT OFFICIAL COMMUNITY PLAN STATEMENTS

Electoral Area F: West Howe Sound

OCP statements

1. Soames Point Environment Objective #1: “To protect the aquifer and surrounding watershed within the Soames Creek ravine.” (p.23)
2. Williamson’s Landing Land Use Objective #5: “To support limited gravel extraction and sustainable forest practices on resource properties.” (p.54)
3. Williamson’s Landing Environment Objective #2: To encourage sustainable forest practices on the Sechelt Provincial Forest lands. (p.59)
4. Grantham’s Landing Environment Objective #1: “To supply high quality clean drinking water from the Granthams & Soames aquifer, while providing for an opportunity to integrate surrounding water systems for only for back-up emergency mutual aid purposes.” (p.14)
5. Grantham’s Landing Environment Objective #2: “To provide an adequate buffer to creek ravines to protect fish species and natural wildlife corridors, and to retain the high quality drinking water supply.” (p.16)
6. Soames Point Infrastructure Objective #1: “To supply high quality clean drinking water from the Granthams & Soames aquifer, while providing for an opportunity to integrate surrounding water systems only for back-up emergency mutual aid purposes.” (p.20)
7. Soames Point Environment Policy #1: “The Soames Creek ravine shall be protected from Shirley Macey Park to the ocean for the purposes of preserving the drinking water quality, mature forest cover, wildlife corridor, and limited recreational opportunities (foot-path).” (p.23)
8. Gateway Environment Objective #2: “To protect the unconsolidated aquifer that provides water supply to the Hopkins Landing Water District.” (p.37)
9. Gateway Environment Policy #1: “An aquifer protection development permit area should be introduced for the industrial area on Stewart Road in order to protect the integrity of the down slope ground water supplies.” (p.37)

Electoral Area E: Elphinstone

OCP statements

- **Section C-2.3: Integrated Stormwater Management Plan Policies**
 - The Regional District should undertake stormwater planning at the watershed level and at the individual development level (see Part C-3: Low-Impact Development Servicing) that takes into account the full spectrum of rainfall events in order to maintain or replicate to the greatest extent possible natural systems, thereby protecting stormwater as a resource for:
 - (a) Groundwater recharge to maintain base flows in streams;
 - (b) Fish, other aquatic species and wildlife;
 - (c) Potable water supplies; and

- (d) Aesthetic and recreational use. (p.77)
- **Section B-1: Local Environment and Development Permit Areas**
 - To protect the natural environment, its ecosystems and biological diversity related to fish and wildlife, forests, watercourses and the marine shore zone. (p.10)

Electoral Area D: Roberts Creek

OCP statements

- Objective 9.g. “Encourage best practices of water management and conservation to minimize the impact on the Regional District’s water and local aquifers, while considering the needs sufficient for agriculture use.” (p.47)
- Objectives 13a.-h (some more relevant than others, emphasis mine for more useful ones) (p.62)
 - **13a To protect watershed areas and the quality of water.**
 - 13b To supply sufficient quality and quantity of Regional District water for domestic consumption, agriculture and fire protection purposes.
 - 13c Water conservation programs and development of related infrastructure are supported.
 - **13d To protect surface and groundwater which are necessary for ecosystem health, independent supply to individual lots and Regional District community water systems.**
 - 13e To avoid zoning changes that result in the depletion of existing wells or springs or water bodies used as water supplies.
 - **13f To avoid the creation of new flooding hazards or the aggravating of existing flood hazards that could result from changes to storm water drainage patterns.**
 - 13g To encourage the Regional District to undertake aquifer mapping.
 - 13h To support a community-driven watershed study.
- Policies 13.8-13.9 (p.63)
 - 13.8 Deforestation is a significant concern and any forestry activity should take into account possible impacts on water quality and supply.
 - 13.9 Community-driven watershed studies to identify "Well-Head Protection Areas" and provide recommendations for management of development within such areas should be undertaken to ensure that the water quality of recharge areas for ground water wells is maintained.
 - i. The studies should consider the impact of forestry activity on both Crown and private land with regard to water quality, supply and flow.
 - ii. The studies should facilitate an innovative community-driven watershed study to examine horizontal rather than vertical movement of water using slowing down devices, such as gabions and swales, to recharge the aquifer as one means of maintaining supply for wells.
 - iii. This will be a non-traditional watershed study to make Roberts Creek an exemplary community watershed/forest harvesting area (i.e. not recommending larger culverts as the solution to controlling flow).

- From the Resource and Community Watershed overview section (p.106-107)
 - “Water: increasingly a key issue and frequently associated with climate change. The upland forested areas within the OCP proposed boundary contain much of the Chapman and Grey watersheds as well as with many major creeks and subsidiary streams that require protection and maintenance to allow safe movement of water through residential areas. There is concern that Roberts Creek will need their own source of water in the future. The Technical Report which guides the OCP has suggested that Roberts Creek have a back-up water supply anticipating the effects of climate change and drought. It is also noted that 30% of Roberts Creek residences use well water and changes in upland forest harvesting and clearing for residential dwellings affect the movement of water and the aquifers that support the wells. The shíshálh Nation Strategic Land Use Plan (2007) identifies water as the greatest overall concern.” (p. 106)
 - “Environmental Services: Forest cover on sloped land provides significant services such as erosion control, stream maintenance, water quality and aquifer protection. These services protect the increasingly high-value Roberts Creek waterfront and dense residential areas in the central core as well as public infrastructures. In the past Roberts Creek has experienced log jams creating debris floods, washout of roads and increased water flow as a result of upland changes.” (p.107)
- Objectives 19a-g from the Resource and Community Watershed section (emphasis mine) (p.108-109):
 - **19a To keep as much forest as possible in the watershed area and uplands of the OCP area and beyond for the provision of: a) environmental services such as: a steady quality and quantity of water, carbon sequestering (GHG) benefits, erosion control, flood mitigation and wildlife sanctuaries; b) economic benefits in a sustainable working forest and viable recreational areas, and; c) social, cultural, spiritual, and generational resilience.**
 - **19b To ensure the protection and maintenance of the biological diversity and sustainability of the forest.**
 - **19c To ensure that forest uses are ecologically, economically and socially responsible and balanced.**
 - 19d To encourage the effective involvement of the local community in Forest Management planning by way of meaningful consultation and cooperation with the Province, First Nations and forestry companies in forest lands stewardship.
 - 19e To support the development within the community of value added manufacturing of local forest products.
 - 19f To allow Crown Provincial Forest lands to be used for public education in integrated resource management and holistic, sustainable forestry and to demonstrate the associated economic aspects of forestry.
 - 19g Within Crown Provincial Forest lands to allow for uses, such as outdoor recreation, that are compatible with integrated resource management and holistic forest practices
- Policies 19.5, 19.6, 19.10:

- 19.5 Protection of the Community Watershed is a primary concern of the SCRD and is a key part of the Strategic Land Use Plan for the shíshálh Nation (SLUP), and any activities near the Community Watershed boundary must take this into account. The SLUP sets out the shíshálh Nation’s objectives to protect the Chapman and Gray Creek watersheds and notes the Joint Water Management Agreement signed by the shíshálh Nation and the SCRD.
- 19.6 The Regional District adopted a Source and Assessment Response Plan (SCRD 2012) for the Chapman Creek watershed and it supports the COMMUNITY WATERSHED land use designation and Rural Watershed Protection zoning designation.
- 19.10 Map 1 designates land as COMMUNITY WATERSHED, this is land within the boundary of the Chapman Creek Watershed and is the location for the main water collection and treatment facility that serves the majority of residents on the Sunshine Coast. No resource, commercial or industrial activities shall be permitted within this area. Recreational and environmental based activities that have no negative impact upon the watershed shall be permitted. Restricted watershed use areas may be designated and protected. Residential development is not permitted in this area.

Electoral Area B: Halfmoon Bay

OCP statements

- From the Vision: “We protect and live in harmony with our natural environment and its diverse habitats.” (p.iii)
- From the Goals: “To ensure on-going biodiversity through the protection, restoration and enhancement of plant and animal habitats” (p.iv)
- Objective 6.1: “To protect sensitive habitats and wildlife corridors” (p.12)
- Objective 6.3: “To protect areas of old growth forest.” (p.12)
- Objective 6.6: “To protect our foreshore, creeks and wetlands.” (p.13)
- Objective 6.11: “To preserve natural ecosystem networks on both public and private property.” (p.13)
- Policy 12.14: “Existing deposits of sand and gravel currently being utilized for extraction are included within the Resource designation. Mining and other resource extraction and processing shall not occur within community drinking watersheds and shall only occur at a scale that is suitable for supplying Sunshine Coast needs.” (p.30)
- Objective 12.15: “The SCRD encourages and supports the Ministry of Forests Land and Range to manage the Sechelt Provincial Forest lands in a way that mitigates conflicts and the impact of forestry related activities on other land uses.” (p.30)
- Introduction to Section 25: “The Halfmoon Bay community values the lands and waters throughout Electoral Area B for their natural ecosystem functions, for eco-tourism and recreation opportunities, for future sustainable resource use and extraction and for the benefit of the local community” (p.48)

- Objective 27.1: “To maintain the existing natural flow characteristics of watersheds within the OCP area by taking into account the cumulative impacts of development within the watershed areas.” (p.52)

Electoral Area A: Egmont / Pender Harbour

OCP statements

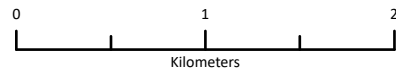
- There are a number of quotes that were pulled but are specific to DPAs and development, and may not be as relevant to this except insofar as they demonstrate a commitment to watershed/forest protection when it comes to residential/commercial/industrial development
- There is also considerable discussion of industrial development and ensuring it does not adversely impact sensitive habitat
- Community Vision: “Our vision is to foster a unified, vibrant, healthy, safe, and diverse community within our unique lake, mountain, and marine coastal landscapes that balances economic opportunities with the natural environment.” (p.4)
- Community Goals: “To protect the quality and quantity of all water sources.” (p.4)
- Objective 2.2.1(f): “To provide adequate protection to the environment as a whole including, air quality and watersheds which contribute to water supplies and overall health of the forests.” (p.12)
- Objective 3.2.3(a): “To protect the quality and quantity of tidal, non-tidal and watercourse areas and groundwater sources and surrounding riparian areas for the purpose of maintaining the natural environment as well as drinking water supply sources.” (p.32)
- Policy 3.2.2: “Restore and protect habitats that support native species of both plants and animals and address threats to biodiversity from invasive species and land development in sensitive areas.” (p.31)
- Policy 3.9.1(a): “To maintain the existing natural flow characteristics of watersheds within the Plan area by taking into account the cumulative impacts of development within the watershed areas.” (p.45)
- Objective 3.9.2(j) – focused on development but potentially relevant: “Development shall not result in the pollution of surface or groundwater supplies. Particular care shall be taken to ensure that there are no detrimental impacts to agricultural land, water wells or streams due to water pollution.” (p.46)



BCTS OP PLAN BLOCKS 2026

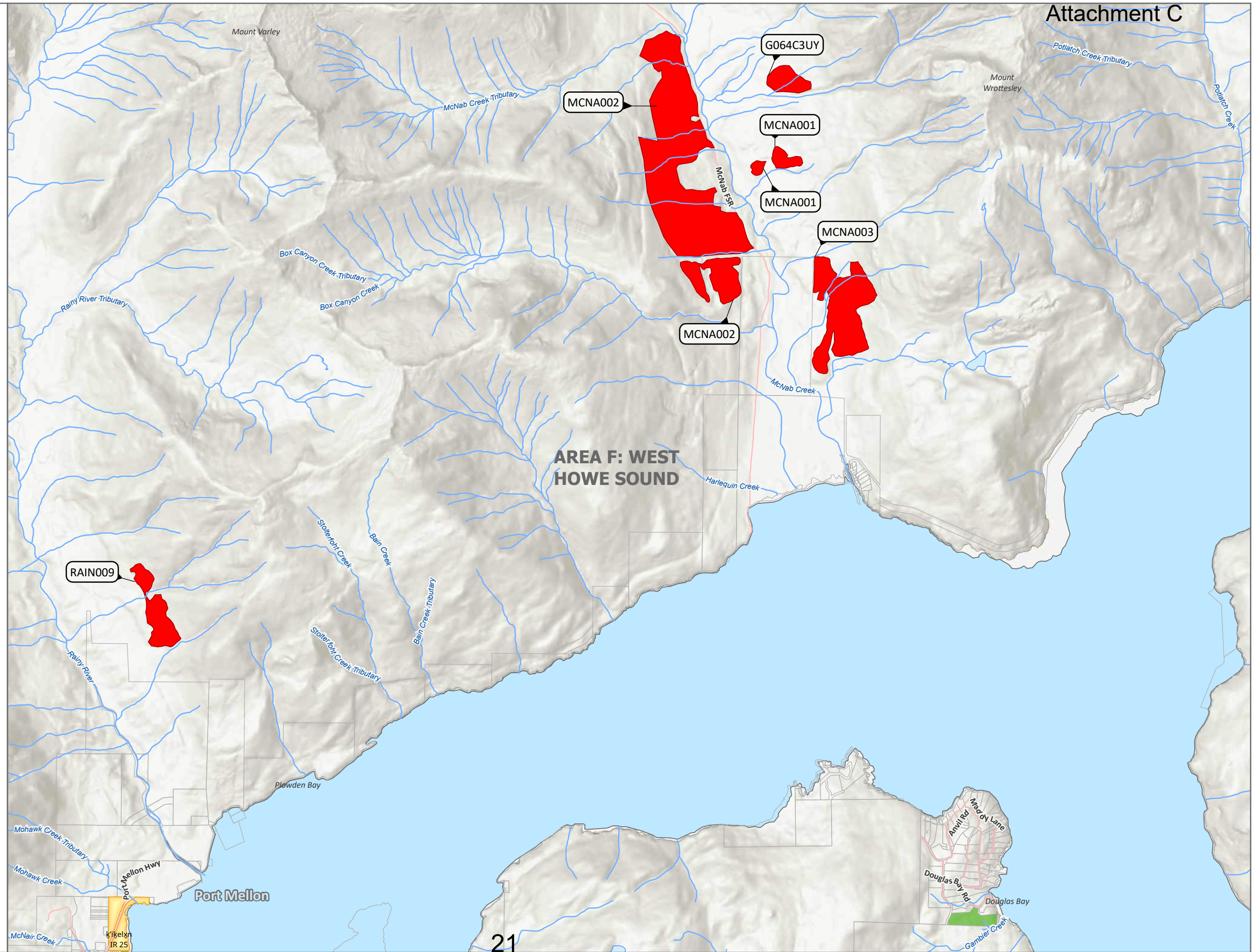
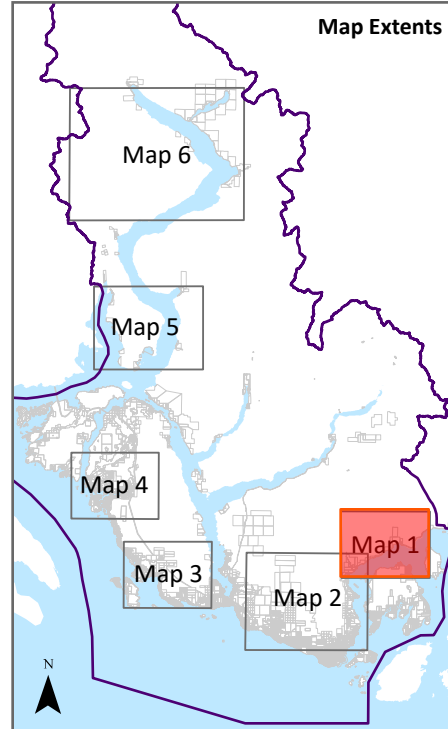
Map 1

- BCTS Op Plan Blocks 2026-2030 (Label: Block ID)
- Parks
- First Nation Lands
- Parcels
- Electoral Area Outlines
- SCRD Boundary
- Lake
- Road
- Stream



Scale: 1:40,000

Map Extents

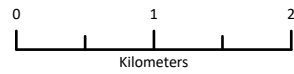




BCTS OP PLAN BLOCKS 2026

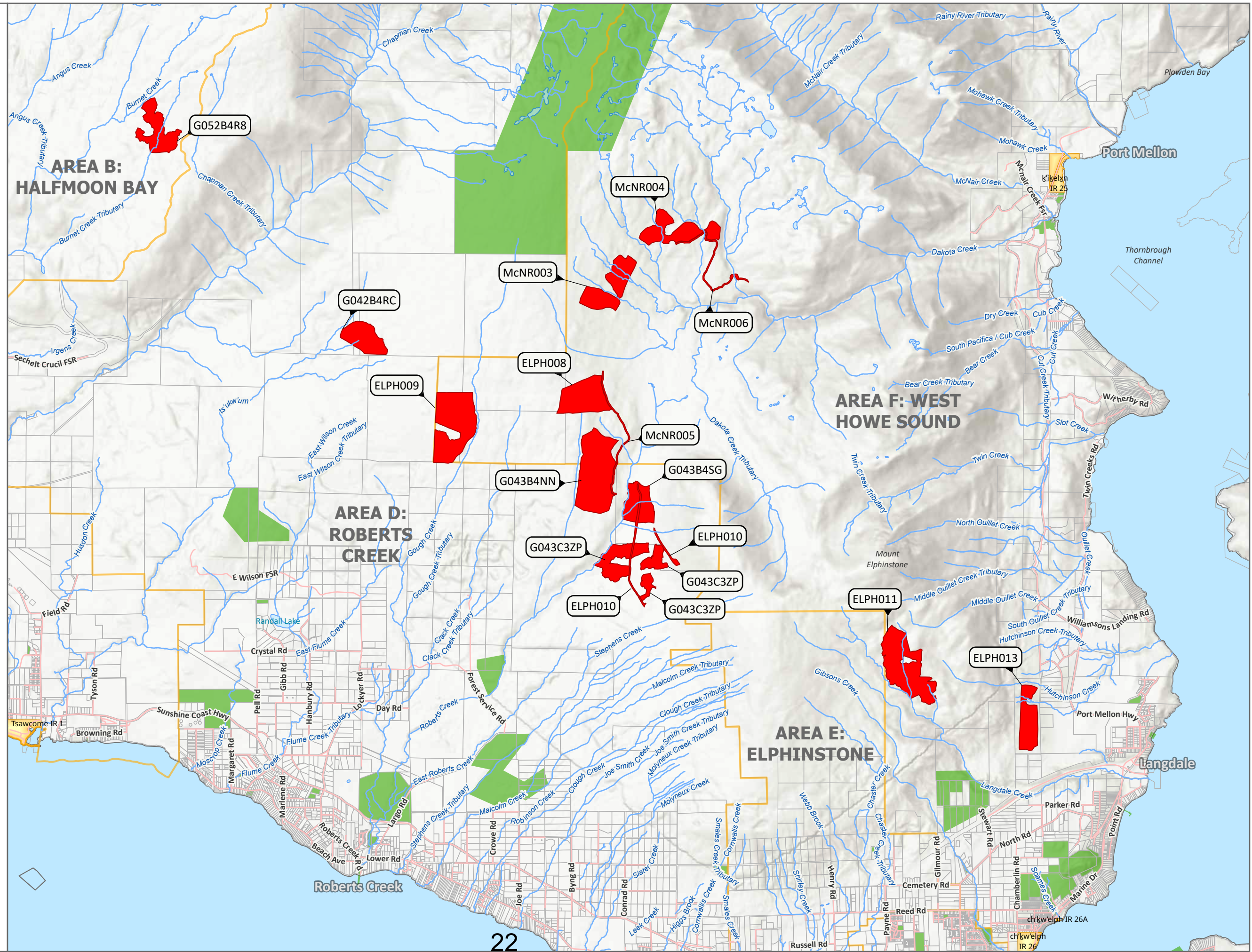
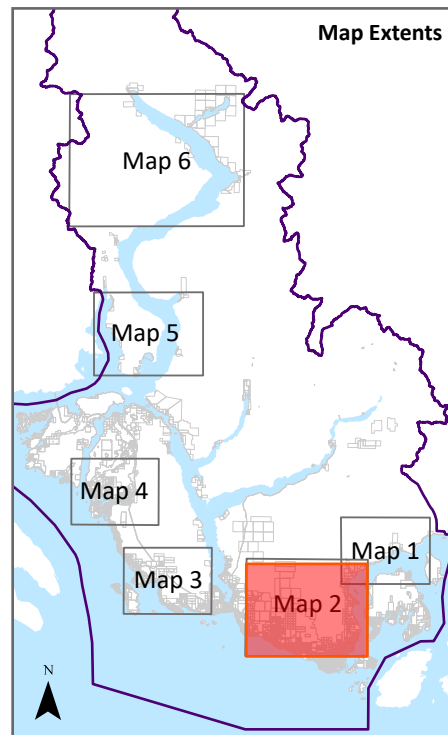
Map 2

- BCTS Op Plan Blocks 2026-2030 (Label: Block ID)
- Parks
- First Nation Lands
- Parcels
- Electoral Area Outlines
- SCR D Boundary
- Lake
- Road
- Stream



Scale: 1:55,000

Map Extents

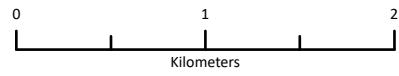




BCTS OP PLAN BLOCKS 2026

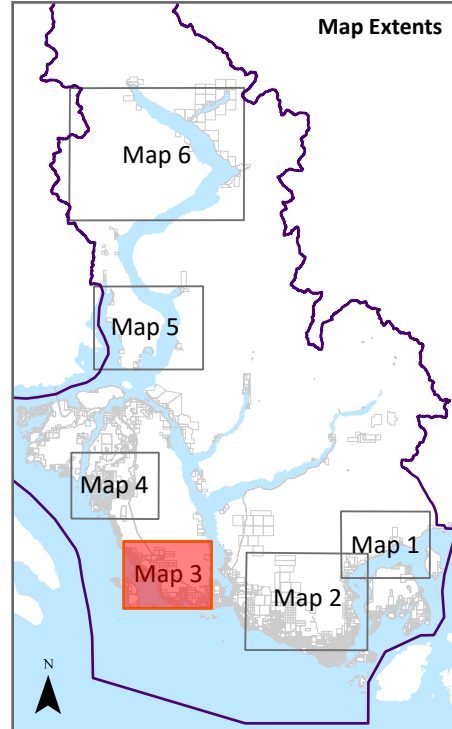
Map 3

- BCTS Op Plan Blocks 2026-2030 (Label: Block ID)
- Parks
- First Nation Lands
- Parcels
- Electoral Area Outlines
- SCR D Boundary
- Lake
- Road
- Stream

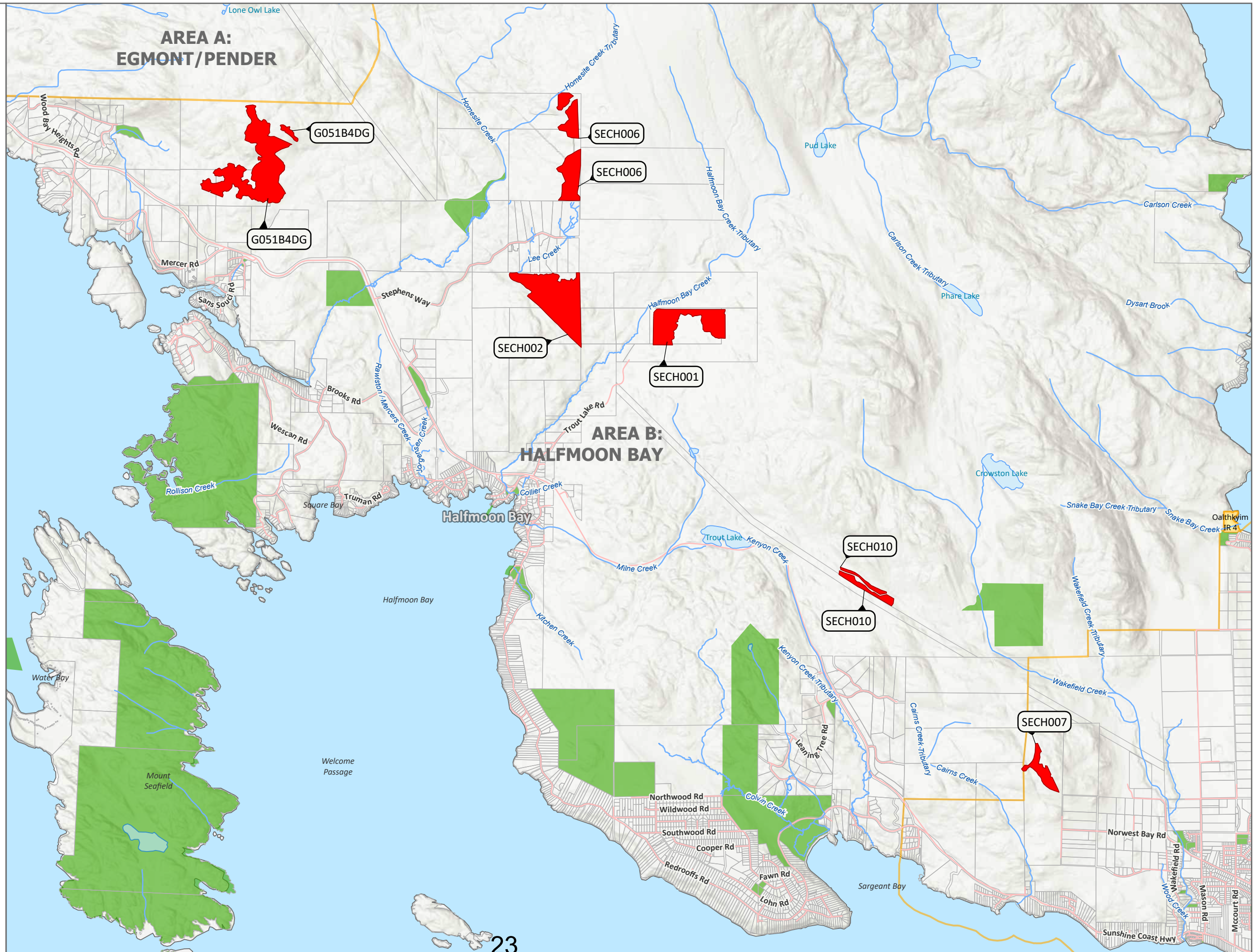


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Map Extents



AREA A: EGMONT/PENDER



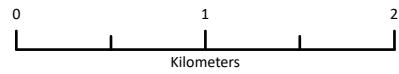
AREA B: HALFMOON BAY



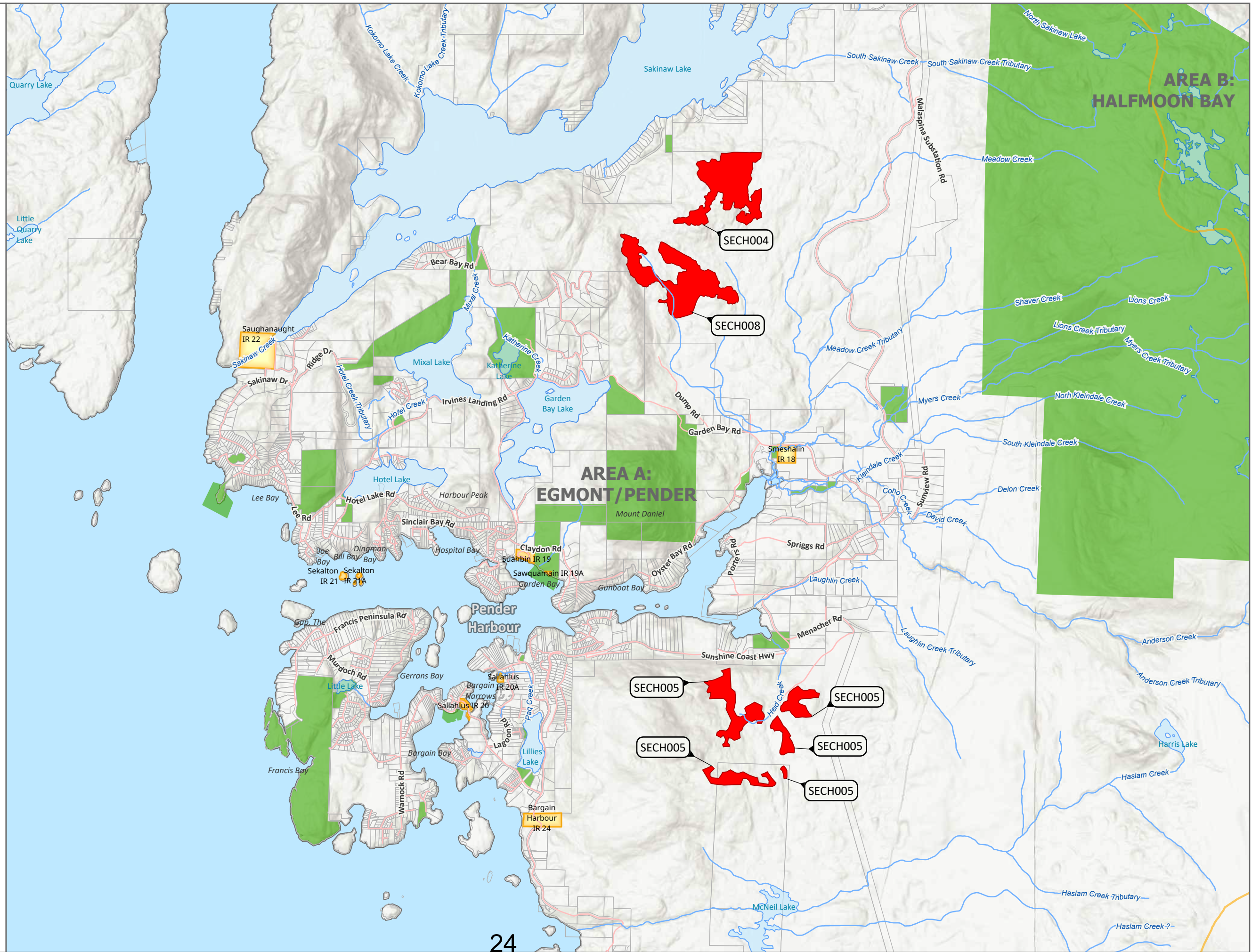
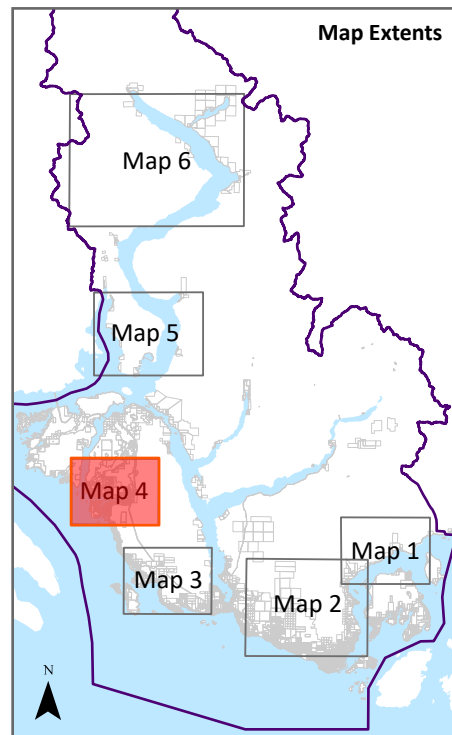
BCTS OP PLAN BLOCKS 2026

Map 4

- BCTS Op Plan Blocks 2026-2030 (Label: Block ID)
- Parks
- First Nation Lands
- Parcels
- Electoral Area Outlines
- SCR D Boundary
- Lake
- Road
- Stream



Scale: 1:40,000

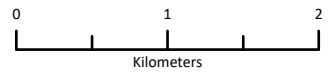




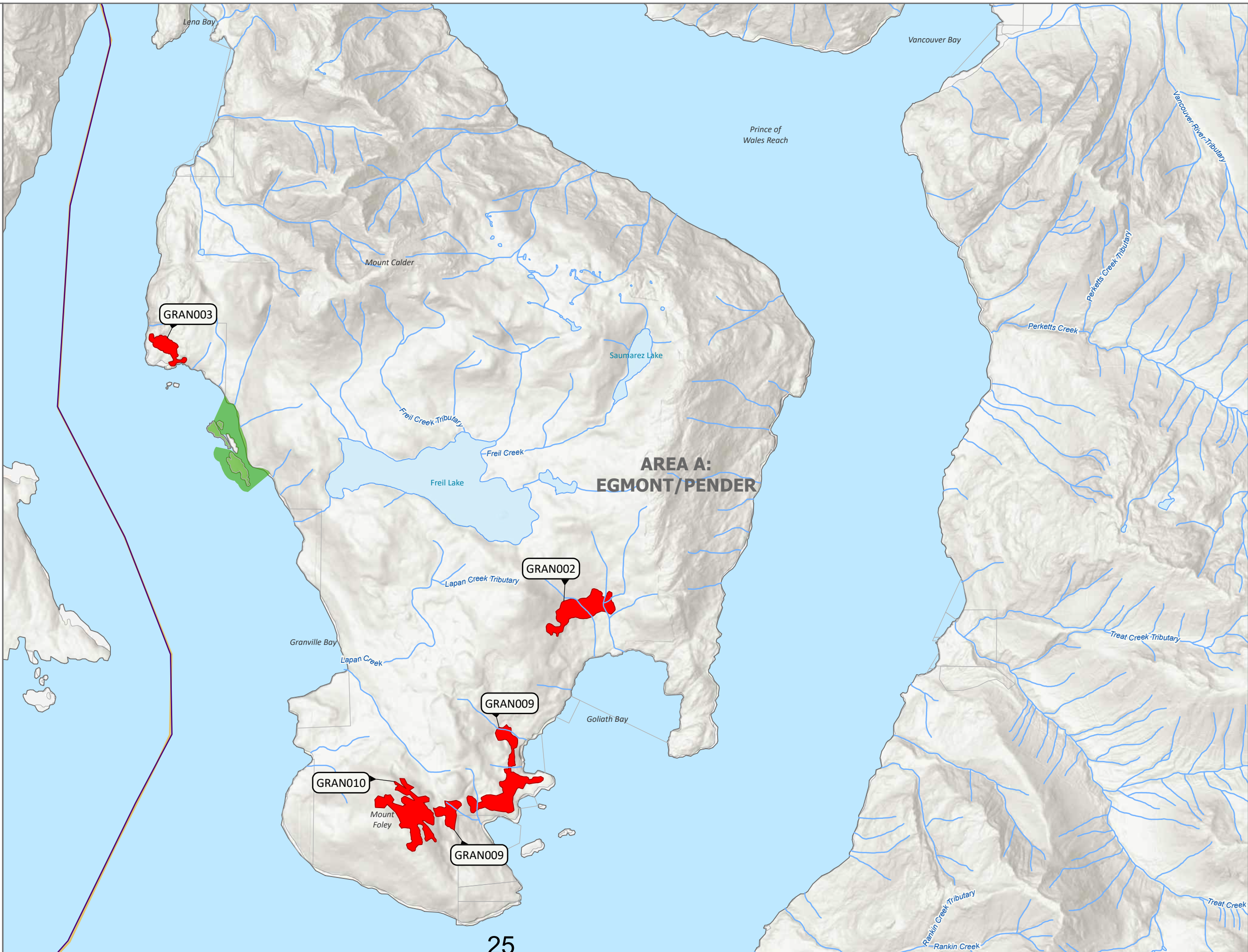
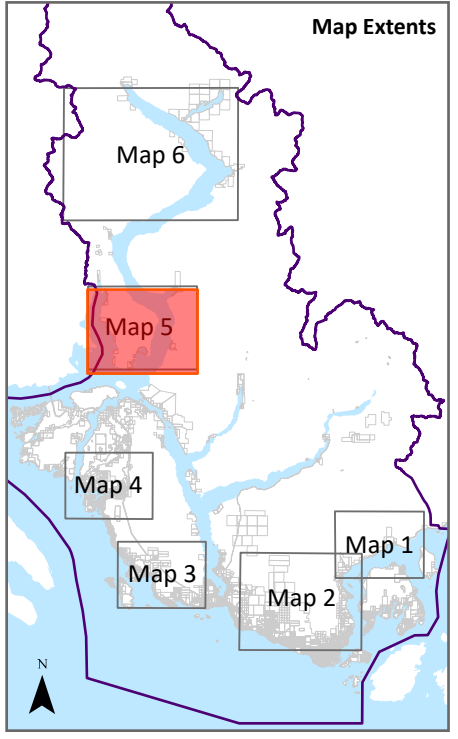
BCTS OP PLAN BLOCKS 2026

Map 5

- BCTS Op Plan Blocks 2026-2030
(Label: Block ID)
- Parks
- First Nation Lands
- Parcels
- Electoral Area Outlines
- SCR D Boundary
- Lake
- Road
- Stream



Scale: 1:50,000

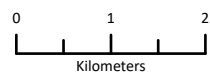




BCTS OP PLAN BLOCKS 2026

Map 6

- BCTS Op Plan Blocks 2026-2030
(Label: Block ID)
- Parks
- First Nation Lands
- Parcels
- Electoral Area Outlines
- SCRD Boundary
- Lake
- Road
- Stream



Scale: 1:80,000

