

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

Tuesday, April 7, 2026, 6:30 pm

RECOMMENDATIONS FROM THE AREA B ADVISORY PLANNING COMMISSION MEETING HELD IN THE COMMUNITY ROOM OF THE SEHELTA AQUATIC CENTRE AT 5500 SHORNCLIFFE AVENUE, SEHELTA, B.C.

PRESENT:	Chair Members	Kim Dougherty Joshua Van Klinken Ann Clancy Barbara Bolding Suzette Stevenson Duncan Smith Andy Jones-Cox
ALSO PRESENT:	Electoral Area B Director General Manager, Planning & Dev. SCRD Recorder	Justine Gabias (virtual) (Non-voting Board Liaison) Ian Hall (part, virtual) Genevieve Dixon
REGRETS:	Member	Nicole Huska

CALL TO ORDER 6:38 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 February 23, 2026

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

- The Area B APC would like to see the draft District of Sechelt OCP in comparison to the draft SCR D OCP if available before phase three of public engagement in 2027 to match the borders of Sechelt and the SCR D.

REPORTS

BCTS Operating Plan Referral 2026 – 2030

Key points of discussion:

- Noted the May 8th deadline for comments back to BCTS.

- Discussions included watershed logging and the summarized effects, aquifer recharging, drinking water impacts, carbon sinks, and riparian areas.
- Noted the impacts of water licenses for different creeks.
- Noted Block 003 (Smugglers Cove potential expansion) has been removed from the list.
- Does the SCR D have the opportunity for feedback on Sunshine Coast community forest plans?
- GM Hall noted the SCR D has only received a formal referral once for model changes. Their operating plan is shared publicly online.
- Elphinstone Logging Focus (ELF) has concerns about SCCF (Sunshine Coast Community Forest) cut blocks near Big Tree and Lone Owl.
- The District of Sechelt owns Sunshine Coast Community Forest. Do they review allowable cut blocks as well?
- GM Hall noted the Sunshine Coast Community Forests website has process information available at <https://www.sccf.ca/forest-operations>.
- BCTS responsibility is to follow the law and is held accountable.
- BCTS revenue is for the Province.
- Proposed cut blocks should not be in contradiction within the Halfmoon Bay OCP.

Recommendation No. 1 *BCTS Operating Plan Referral 2026 – 2030*

The Area B APC recommends strengthening of the wording of recommendations in the staff BCTS report, including:

1. (i) on page five: Reword to provide more specifics on the expected buffer to be implemented for all wetlands.
2. (i) on page ten: Reword the following sentence to clarify the intent "Small hidden forested wetlands are important carbon sinks, until exposed to elements and dry out." i.e. that small wetlands near or within proposed blocks which may be hidden could be daylighted during clearing which may cause these important carbon sinks to dry out.
3. (i) on page ten under Financial Implications: Reword the following sentence "the companies that wish to conduct timber harvesting close to watercourses should provide assurance that the existing downstream users will not be negatively impacted." Suggest adding that the companies that wish to conduct timber harvesting close to watercourses should complete the required background studies to accurately project the long-term impact of deforestation on the hydrology of a stream in order to provide assurance that the existing downstream users will not be negatively impacted.

NEW BUSINESS

1. Discussion regarding OCP Project Timeline especially related to next engagement in one year.
 - Public engagement might have been more robust.
 - APCs have reacted to reports.
 - Encouraged by the APC workshop engagement from staff.

- APCs might be better utilized by staff earlier in the process for testing ideas in development.
- Area B APC would appreciate the opportunity for input before the July 26, 2026 draft report goes to the Board for review.

Recommendation No. 2 *Official Community Plan Renewal Project Update*

The Area B APC recommends staff engage more frequently with the Advisory Planning Commissions on the Official Community Plan Renewal Project. The Area B APC would like to see board reports sent for information in 2026 and before phase three public engagement begins.

2. APC monthly meetings/check in via zoom
 - APC members agreed to hold the May 2026 Area B APC meeting virtually.

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

NEXT MEETING May 5, 2026

ADJOURNMENT 7:47 p.m.