

SUNSHINE COAST REGIONAL DISTRICT

**EGMONT/PENDER HARBOUR (AREA A)
ADVISORY PLANNING COMMISSION MEETING AGENDA**

Thursday, April 9, 2026 at 6:30 p.m.

IN THE PENDER HARBOUR SECONDARY SCHOOL MULTIPURPOSE ROOM
13639 SUNSHINE COAST HWY, MADEIRA PARK, BC

1. CALL TO ORDER

2. AGENDA

2.1 Adoption of the Agenda

3. MINUTES

- | | | |
|-----|--|-------------|
| 3.1 | Egmont/Pender Harbour (Area A) APC Minutes of January 26, 2026 | Pages 1 - 3 |
| 3.2 | Halfmoon Bay (Area B) APC Minutes of January 26, 2026 | pp 4 - 10 |
| 3.3 | Roberts Creek (Area D) APC Minutes of January 27 & February 23, 2026 | pp 11 - 13 |
| 3.4 | Elphinstone (Area E) APC Minutes of January 27, 2026 | pp 14 - 16 |
| 3.5 | West Howe Sound (Area F) APC Minutes of January 27, 2026 | pp 17 - 19 |

4. BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

5. PRESENTATIONS AND DELEGATIONS

6. REPORTS

- | | | |
|-----|--|------------|
| 6.1 | Development Variance Permit DVP00101 (13-15200 Hallowell Road) | pp 20 - 32 |
| 6.2 | BC Timber Sales (BCTS) 2026 - 2030 Operating Plan Review | pp 33 - 55 |

7. NEW BUSINESS

8. DIRECTORS REPORT

9. NEXT MEETING

10. ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT

**AREA A – EGMONT/PENDER HARBOUR
ADVISORY PLANNING COMMISSION**

Monday, January 26, 2026, 5:45 pm

RECOMMENDATIONS FROM THE AREA A 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	Gordon Littlejohn (virtual)
	Members	Jay O’Keeffe Peter Jones Catherine McEachern Sean McAllistair (virtual) Michelle Cunningham (virtual) Bob Fielding (virtual) Tom Silvey (virtual)
ALSO PRESENT:	Electoral Area A Director	Leonard Lee (Non-voting Board Liaison)
	General Manager, Planning & Dev. SCRD Recorder	Ian Hall Vicki Dobbyn
REGRETS:	Members	Jane McOuat Farrer Dennis Burnham

CALL TO ORDER 5:45 p.m.

ELECTION OF CHAIR Gordon Littlejohn was acclaimed as Chair.

AGENDA The agenda was adopted as presented.

MINUTES

The following minutes were accepted as circulated:

- Egmont/Pender Harbour (Area A) APC Minutes of September 22, 2025

The following minutes were received for information:

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

- Roberts Creek (Area D) APC Minutes of September 22, 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. 2025 APC comments were forwarded to BCTS so we will see in the new operating plan if there was any impact from these comments.

REPORTS

Official Community Plan Renewal Project Update

Key points of discussion:

- There was an interactive workshop for APCs as well as public engagement in Phase 1. Phase 2 runs until the end of March. There will be an APC Orientation on February 20 that will include information about the OCP Renewal Project, and there will be an OCP workshop in mid March for APCs. There will be a third round of engagement that will bring forth proposals.
- Members asked what the SCRD is presenting to the community for their comment in Phase 2. The aim is to look at land uses and where growth might fit. Two big inputs are technical work and what we heard in Phase 1 of community engagement. Staff has worked to identify locations that will work considering technical issues and servicing requirements.
- An example of an organizational framework is using land use classifications, for example, in Area A there are protected areas, resources areas, and large lot residential with agricultural uses.
- We heard that some people want to live near the commercial area in Madeira Park.
- The housing needs report calls for 3,000 additional units (the total for all the rural areas).
- There is a capacity of approximately 8,000 additional units, but it doesn't mean we have the service capacity or finances to reach this number. About two hundred building permits are issued per year now.
- It is recommended that there be outreach to the Boards of the community associations in Area A.
- What is the infrastructure burden and what are the tax implications of more development? For example, what is the typical response time for fire department? What is the tipping point of going from a volunteer to a staffed fire department?
- Concern was expressed that reliance on some of the unverified Technical Reports in the OCP review would not be helpful at this point.
- There are concerns with the housing report as it doesn't specify what kind of housing and income levels are recommended for the needed housing units. The housing needs report only addresses market and non-market, but doesn't describe types of housing and affordability.
- Is the SCRD considering building infrastructure such as waste water treatment? There is an

initiative by the public to explore this in Madeira Park.

- What will be asked of public in Phase 2? The questions will relate to growth allocation opportunities, and what types of land uses go where.
- Can we service wastewater with small scale septic with pump out?
- There is concern about the outflow to the ocean with current systems.

Advisory Planning Commissions (APC) Operations Model – Implementation Plan

Key points of discussion:

- It will be great to have meetings in Pender Harbour as it will increase community engagement.
- They have appreciated the staff support at meetings.
- Given the need for ordering equipment the new model probably won't start until April.

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

NEXT MEETING February 23, 2026

ADJOURNMENT 6:46 p.m.

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.

**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, SEHELDT, 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.

SUNSHINE COAST REGIONAL DISTRICT

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

Tuesday, January 27, 2026, 4:30 pm

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.

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

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.

SUNSHINE COAST REGIONAL DISTRICT

**AREA E - ELPHINSTONE
ADVISORY PLANNING COMMISSION**

Tuesday, January 27, 2025, 5:45 pm

RECOMMENDATIONS FROM THE AREA E 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	Arne Hermann
	Members	Michael Sanderson Laura Macdonald Devin Arndt Clinton McDougall (virtual) Catherine Gray (virtual) Conner Wear (virtual)
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-voting Board Liaison)
	General Manager, Planning and Dev. SCRD Recorder	Ian Hall Vicki Dobbyn
REGRETS:	Members	Ashley St. Clair Nara Brenchley

CALL TO ORDER 5:49 pm.

ELECTION OF CHAIR Arne Hermann was acclaimed as Chair.

ELECTION OF VICE CHAIR Laura Macdonald was acclaimed as Vice Chair.

AGENDA The agenda was adopted as presented

MINUTES

The following minutes were accepted as circulated:

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

The following minutes were received for information:

- West Howe Sound (Area F) 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 new operating plan referral, expected Q1 2026. It is anticipated that the new operating plan will be referred to the APCs within the next 90 days.

REPORTS

Addressing Community Concerns Related to Unsightly Refuse on Private Property

Key Points of Discussion:

- Regulation was inadvertently omitted in updated zoning bylaw so the Board looked at options to re-introduce regulations and decided to reinstate the previous regulations with some revisions. It is likely that a draft Bylaw amendment will show up on the APC agenda in a few months.
- All that is enforceable now in terms of storage of “junk” is unlicensed vehicles.
- Regulations would be enforced by SCRD Bylaw Officers.
- Wording about neighbourhood conformity should be tightened up.
- It is important that fire hazards be identified.
- RAPP (Report all Poachers and Polluters) has jurisdiction for issues on and off private property.
- There will always be an element of subjectivity
- It is clearer to govern hazards and safety rather than “unsightly”
- We should be clear about the objective of the bylaw revision.
- It was noted that there are no fill placement regulations

Official Community Plan Renewal Project Update

Key Points of Discussion:

- The OCP outlines the vision and values and the Zoning Bylaw outlines regulations. We now have 7 OCPs and 2 Zoning Bylaws.
- 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 on the OCP Renewal Project in March for all APCs.
- The focus of this phase of engagement is to see how the vision might lay on the land, and where there may be opportunities and challenges. There will be a lot of community outreach with media tools and user-friendly language.
- It was acknowledged that there is a lot of material but there will be facilitated support to process the information.
- There will be a map of where development could (not will or should) go based on technical reports, servicing capacity, and environmental factors.
- The more we can show examples the better the input will be.

- Will short term rentals be considered as part of this process? There are regulations currently in Bylaws around short term rentals. We have some data on short term rentals because the province has a registry, so this data can be part of the analysis.
- Composition of households should have more details.
- Natural asset inventory on SCRD land includes provincial land. The question of the boundaries of OCPs has yet to be answered.

Advisory Planning Commissions (APC) Operations Model – Implementation

Key points of discussion:

- It is likely that the first meeting under the new model will be in April, so this will mean more timely input to the Electoral Area Services Committee.
- The model would mean that staff would only attend when needed. Staff could attend virtually.
- If agenda items are related to the OCP Renewal process it would be good to have staff there.
- What would be the methodology if members come up with questions during the meeting?
- What works well is consultation between staff and the Chair prior to meeting.
- It would be good to have staff available at end of discussions to answer questions.
- We can require delegations to be in person.
- Timing of meetings under new model is subject to space availability in the various venues.

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

NEXT MEETING February 24, 2026

ADJOURNMENT 6:47 p.m.

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 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.

SUNSHINE COAST REGIONAL DISTRICT STAFF MEMO

TO: Egmont/Pender Harbour Advisory Planning Commission – April 9, 2025

AUTHOR: Nick Copes, Planner II

SUBJECT: Development Variance Permit DVP00101 (13-15200 Hallowell Road) –
Electoral Area A

RECOMMENDATIONS

THAT the report titled Development Variance Permit DVP00101 (13-15200 Hallowell Road) – Electoral Area A be received;

AND THAT the Egmont/Pender Harbour Advisory Planning Commission review and provide recommendation(s) to SCRD Board.

On March 26, 2026, the SCRD Board passed the following resolution:

067/26

Recommendation No. 6 *Development Variance Permit DVP00101 (13-15200 Hallowell Road) – Electoral Area A*

THAT Development Variance Permit DVP00101 application be referred to the Electoral Area A Advisory Planning Commission for consideration.

Staff are referring the attached staff report to the APC for review and comment. Comments from the APC will be summarized in a future report for the Board's consideration of the application.



Staff Report Request for Decision

TO: Electoral Area Services Committee – March 19, 2026
AUTHOR: Nick Copes, Planner II
SUBJECT: **Development Variance Permit DVP00101 (13-15200 Hallowell Road) – Electoral Area A**

OVERVIEW

Purpose of Report:

The purpose of this report is to present a Development Variance Permit application to the Electoral Area Services Committee for consideration and decision.

Recommendation(s):

- (1) THAT Development Variance Permit DVP00101, to allow for the construction of a single unit dwelling on the property located at 13-15200 Hallowell Road, be issued to vary Zoning Bylaw No. 337 as follows:**
 - (a) Section 515 (1)(c) to reduce the setback for a building from the natural boundary of Sakinaw Lake from 20 m to 15 m.**

BACKGROUND

The Sunshine Coast Regional District has received a Development Variance Permit application to vary Zoning Bylaw No. 337, Section 515 (1)(c) to reduce the setback for a building from the natural boundary of Sakinaw Lake from 20 m to 15 m, in order to permit the construction of a single unit dwelling on the property located at 13-15200 Hallowell Road (Attachment A).

Table 1 Application Summary

Applicant:	Peter Schober
Civic Address:	13-15200 Hallowell Road
Legal Description:	DISTRICT LOT 3252 GROUP 1 NEW WESTMINSTER DISTRICT
Electoral Area:	A – Egmont/Pender Harbour
Parcel Area:	122,637.43 m ²
OCP Land Use:	RU1A (Rural Residential A)
Land Use Zone:	Rural Residential A
Application Intent:	To vary the setback to the natural boundary of Sakinaw Lake to allow for the construction of a single unit dwelling

District Lot 3252 is approximately 12.2 Hectares (29 Acres) and contains 39 residential addresses or “lots”, owned by individual shareholders. The number of permitted dwellings is non-conforming as established in 3252 Holdings Ltd. v. Sunshine Coast Regional District; however, other land use regulations including setbacks, height restrictions and development permit areas apply to all new buildings.

DISCUSSION AND ANALYSIS OF OPTIONS

Zoning Bylaw No. 337 contains the following regulation which this application proposes to vary:

515 (1) Notwithstanding any other provision of this bylaw, and for the purpose of flood protection, no building or any part thereof, except a boathouse or wharf located solely on a waterbody, shall be constructed, reconstructed, moved, located or extended within:

(c) 20 metres of the natural boundary of all other lakes (includes Sakinaw Lake);

The Egmont/Pender Harbour Official Community Plan (OCP) contains the following policy (Section 3.2.4):

(m) SCR D may give consideration to additions to existing lakefront dwellings that do not conform to the established lakefront setbacks through a development variance permit application to a maximum floor area of 28 square metres, including deck space, subject to the following considerations:

- i. the addition does not encroach any closer to the lake;*
- ii. the parcel complies with current standards and requirements for a septic disposal system pursuant to the Sewerage System Regulation;*
- iii. a qualified environmental professional in accordance with the Riparian Areas Regulation assesses the proposal, provides recommendations and identifies the streamside protection and enhancement area;*
- iv. a covenant is registered on the title of the property to protect the native vegetation within the Streamside Protection and Enhancement Area (SPEA) and to confirm that the addition is on a one-time-only basis and all future buildings and structures shall meet the setbacks established within the zoning bylaw.*

There is an existing non-conforming dwelling located within the established 15 m Streamside Protection and Enhancement Area (SPEA). Additionally, a development variance permit was issued in 1996 to allow for the addition of a sundeck at a setback of 10.7 m from Sakinaw Lake. It is further noted that there is also a retaining wall located within the SPEA.

The applicant had originally proposed an addition in excess of 28 m² to the existing dwelling which was not supported by staff or the Area A Advisory Planning Commission based on language in the OCP.

Through discussion with the SCR D planning and RAPR staff, the applicant is now proposing to demolish the existing dwelling and deck, approximately two thirds of which is within the SPEA, and reconstruct outside the 15 m SPEA. The area in the SPEA where the current dwelling is located would be restored. It is noted that the existing retaining structure and septic system will remain within the SPEA.

In order to meet the intent of OCP policy 3.2.4 (m), the following rationale is proposed:

- The maximum area of the new dwelling within the 15 – 20 m setback will be limited to 28 m² + credit for the existing footprint of the building (and deck/shed) to be removed
- The submitted site plans indicate the area of removed structures (less than 20 m from the lake) is 56.88 m²
- This results in a **new** building area of 84.88 m² within the 15 – 20 m lake setback.

The applicant's plans (Attachment B) indicate a proposed development with a floor area of 73.88 m² (795 ft²) within the 15 – 20 m setback, below the discussed maximum of 84.88 m². The footprint (ground floor) would be 49 m² (527 ft²) within the setback area, with a second storey of 24.89 m² (268 ft²) within that area.

Applicant Rationale

The applicant provided the following rationale in support of their variance request:

- Building outside of the 20 m setback area is constrained by an internal roadway and powerline.
- The proposed building would result in no shadowing of neighbouring properties or obstruction of views.
- There is an existing driveway and septic system in place.
- Environmental concerns are limited as the area is mostly cleared and serviced by an existing driveway and septic system.

Variance Criteria

Staff have evaluated this application using criteria in SCRD Board Policy 13-6410-6 (Development Variance Permits) as follows:

- 1. The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw;*
 - The 20 m zoning bylaw setback to Sakinaw Lake is greater than the SPEA (in this case)
 - The 20 m setback does not account for many existing non-conforming developments and constrained properties
 - The applicant has worked with staff to meet the intent of the OCP policy
- 2. The variance should not negatively affect adjacent or nearby properties or public lands;*
 - Based on a site visit, the impact to neighbouring properties would be minimal
 - The "lots" in DL 3252 are private and well treed
- 3. The variance should not be considered a precedent, but should be considered as a unique solution to a unique situation or set of circumstances;*
 - The "lot" in question contains restraints including an internal roadway to the north of the development site
 - Additional site constraints include topography, existing trees and a powerline
 - The proposal presented is a unique solution to minimize impact to the SPEA.

4. *The proposed variance represents the best solution for the proposed development after all other options have been considered;*
 - A variance is required for development due to site constraints
 - The proposed solution was developed with SCR and RAPR staff and results in an existing dwelling being removed from the SPEA and the restoration of the SPEA, with the new construction fully outside of the SPEA. The result is an outcome that meets the intent of the OCP policy

5. *The variance should not negatively affect the natural site characteristics or environmental qualities of the property.*
 - The proposal includes removal of an existing building within the SPEA and restoration of the SPEA
 - No new development is proposed within the SPEA
 - The proposal has been accepted by RAPR

Summary

In summary, staff are supportive of the variance for the following reasons:

- The proposal represents an overall improvement to the site conditions, with removal of an existing dwelling within the SPEA and the full restoration of the SPEA.
- The amount of construction within the 15-20m setback meets the spirit and intent of the OCP policy, in that the total floor area within the setback is less than the existing floor area/footprint + the 28m² addition allowed for by the OCP policy.

OPTION 1 - Issue the permit (Recommended Option)

This would permit the proposed development on the property to proceed.

A resolution for this option is presented in the recommendations section of this report and Draft Development Variance Permit (DVP00101) is included as Attachment B.

OPTION 2 – Deny the permit

The zoning bylaw regulation would continue to apply, and new development would be required to comply with the required setback.

A resolution could be adopted as follows:

THAT Development Variance Permit DVP00101 be denied

OPTION 3 – Refer the application to the Area A APC

The APC would discuss the proposed variance in consideration of the Board’s DVP policy and provide a recommendation to the EAS. Further notification is not required with this option.

A resolution could be adopted as follows:

THAT Development Variance Permit DVP00101 be referred to the APC.

FINANCIAL IMPLICATIONS

N/A

STRATEGIC PLAN IMPLICATIONS

N/A

TIMELINE

The development is located within Development Permit Area 4: Riparian Assessment Areas, therefore a development permit is required before building permit issuance. A development permit application has been received and will be issued under delegated authority pending the outcome of the development variance permit application process.



COMMUNICATIONS

This application has been referred to the following internal and external departments and agencies:

Referral Agency	Comments
SCRD Building Division	No concerns with the proposed variance from a BC Building Code perspective.
Egmont Fire Department	No concerns with the proposed variance. Access to the entrance gate should be kept up to date with the Egmont Fire Department.
shíshálh Nation	Request for a Preliminary Field Reconnaissance and RAPR Report. The applicant has indicated that these have been provided to the Nation.
Egmont/Pender Harbour Advisory Planning Commission	This application (old proposal) was referred to the September 25, 2024, Egmont/Pender Harbour Advisory Planning Commission. The APC was not in support of the variance as originally proposed, suggesting the possibility of constructing a new home and removing the existing one, with the new home to comply with both the established SPEA and setbacks in line with OCP policies.
Neighbouring Property Owners/Occupiers	Notifications were mailed on February 24, 2026, to owners and occupiers of properties within 100 m. No comments were received prior to the deadline of March 9 at 12 pm.

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522. Those who consider their interests affected may also attend the Electoral Area Services Committee meeting and speak at the call of the Chair.

SUMMARY AND CONCLUSION

The proposed development variance permit would facilitate the construction of a single-unit dwelling. Staff have evaluated the proposal based on the Board’s DVP policy and recommend issuance of the permit.

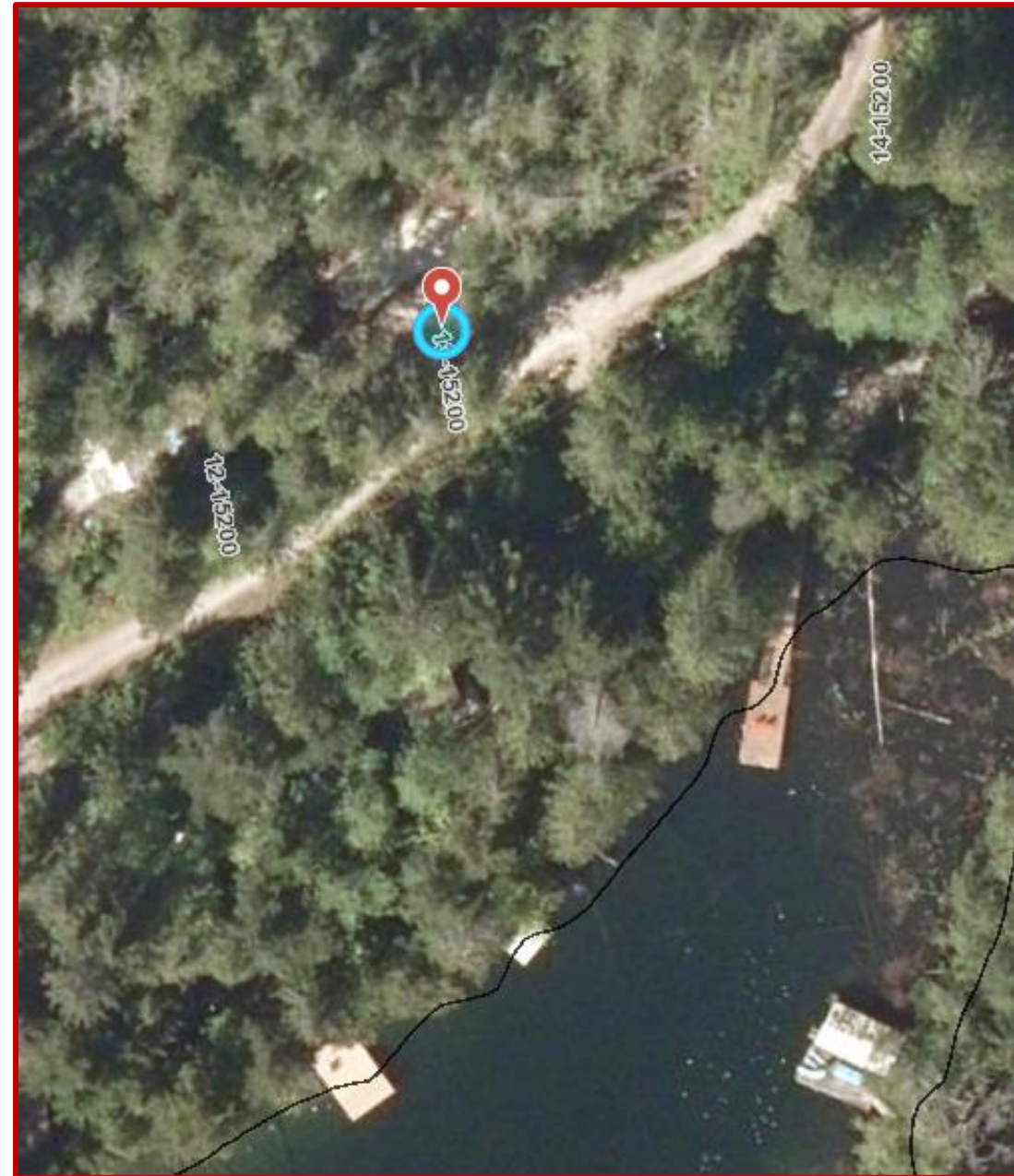
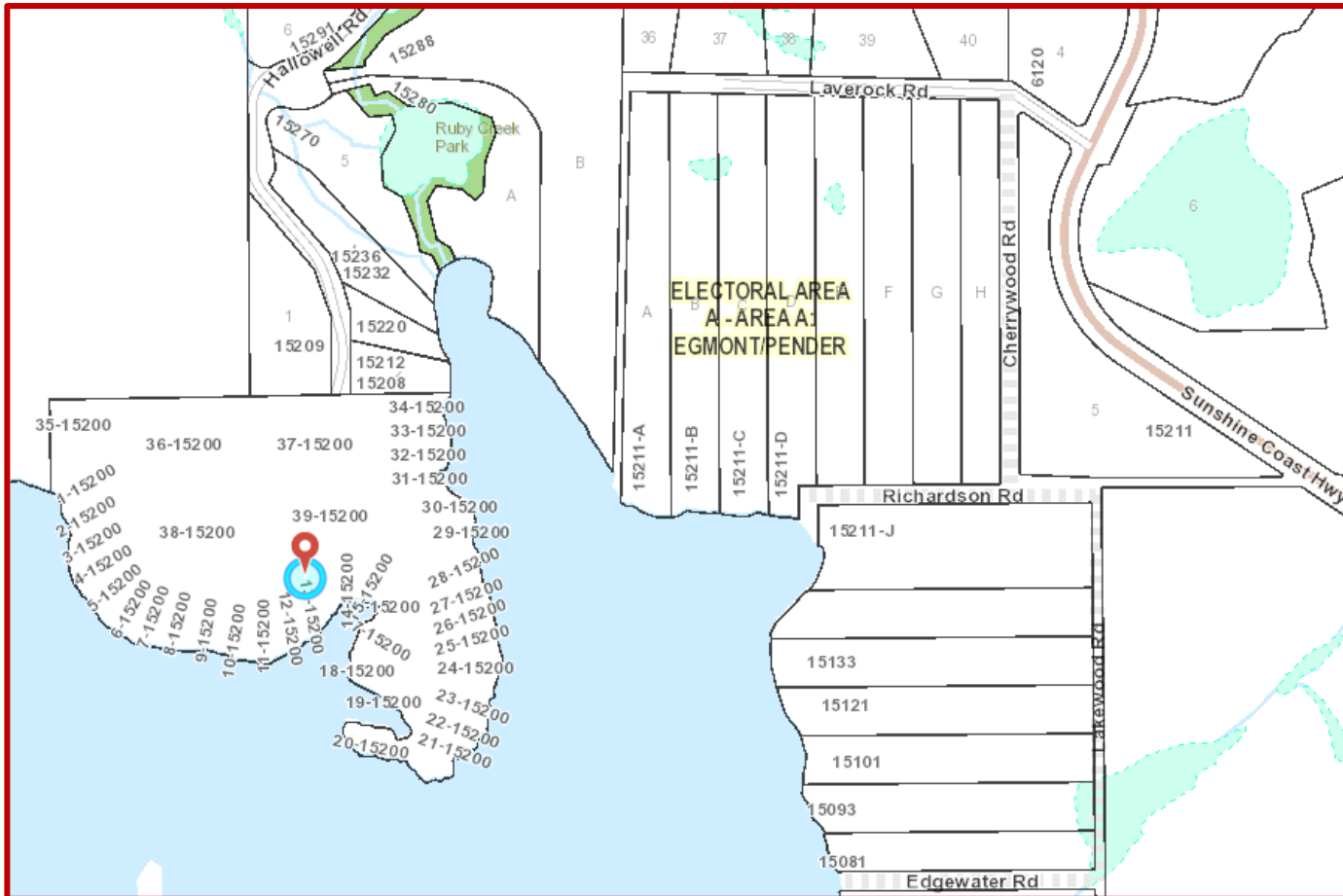
ATTACHMENT(S):

A – Location Map and Ortho Photo

B – Draft Development Variance Permit (DVP00101 including Site Plan and Building Elevations)

Reviewed by:			
Acting Manager	X – K. Jones	Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – T. Perreault		

Location Map and Air Photo





**SUNSHINE COAST REGIONAL DISTRICT
DEVELOPMENT VARIANCE PERMIT
DVP00101**

TO: [Click here to enter text.](#)

ADDRESS:

This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Sunshine Coast Regional District applicable thereto, except those specifically varied or supplemented by this Permit.

This Development Variance Permit applies to those lands within the Sunshine Coast Regional District described below:

Legal Description: DISTRICT LOT 3252 GROUP 1 NEW WESTMINSTER DISTRICT
P.I.D.: 015-886-182
Civic Description: 13-15200 Hallowell Road, Madeira Park, BC

The lands described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part thereof.

This Development Variance Permit is issued pursuant to Section 498 of the *Local Government Act* for the purpose of regulating the siting of buildings and structures on those lands described herein, and *Sunshine Coast Regional District Zoning Bylaw No. 337, 1990* is specifically varied as follows:

- **Section 515 (1) (c) to reduce the setback for a building from the natural boundary of Sakinaw Lake from 20 m to 15 m.**

to allow for the construction of a single unit dwelling.

This permit is issued subject to:

- **General conformance with the attached Site Plan**

This Development Variance Permit is not a Building Permit. No construction shall commence without prior written consent of the Building Inspector.

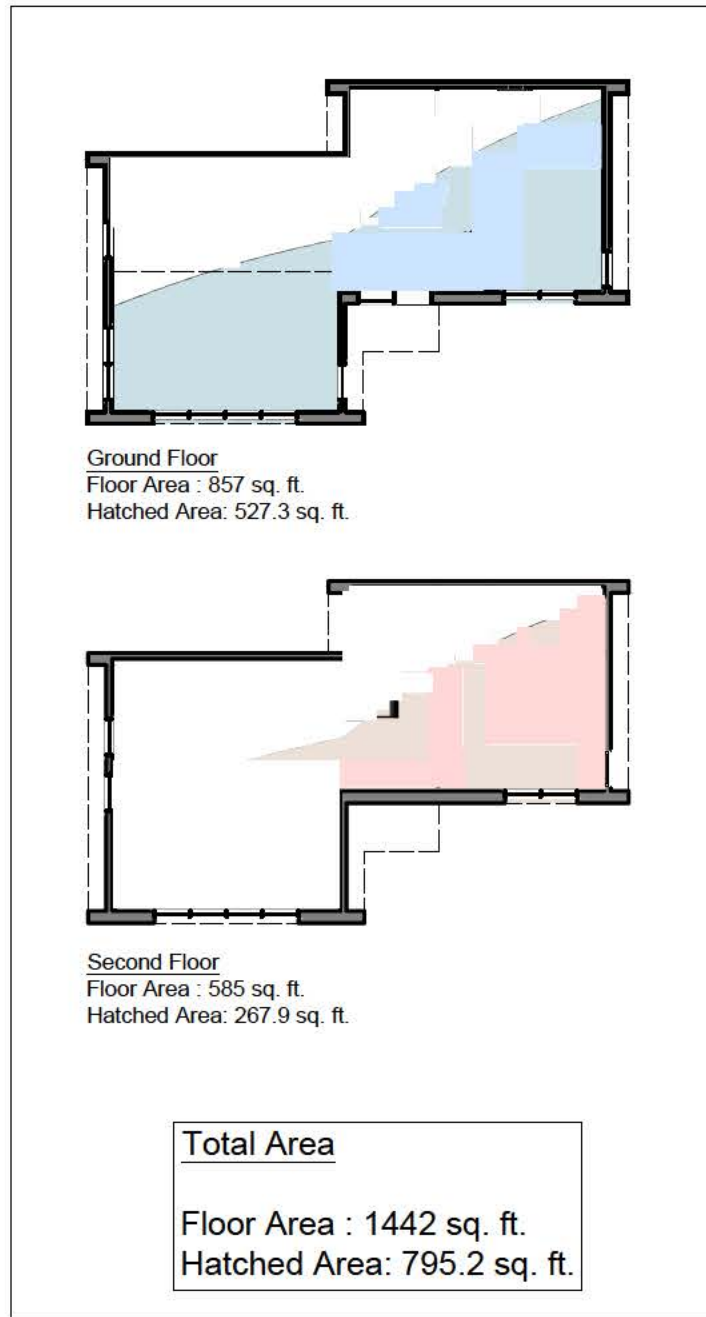
If the Permittee does not commence the development permitted by this Permit within two years of the date of this permit, this Development Variance Permit shall lapse.

Except as specifically provided above, this Development Variance Permit in no way relieves the owner or occupier of the responsibility of adhering to all other legislation of responsible authorities, which may apply to the land.

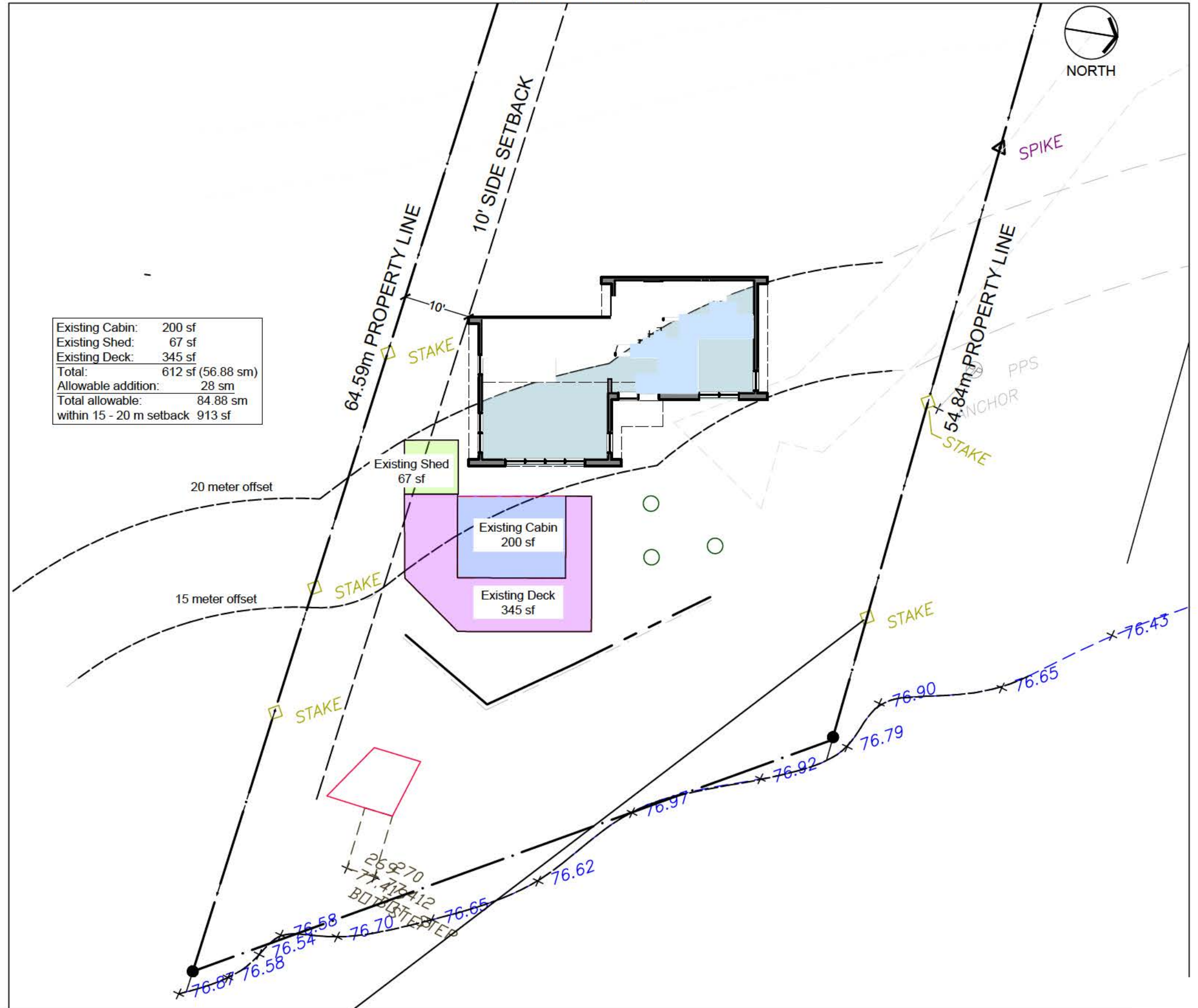
AUTHORIZING RESOLUTION NO. ### PASSED BY THE SUNSHINE COAST REGIONAL DISTRICT BOARD THE ##th DAY OF , ### 2026.

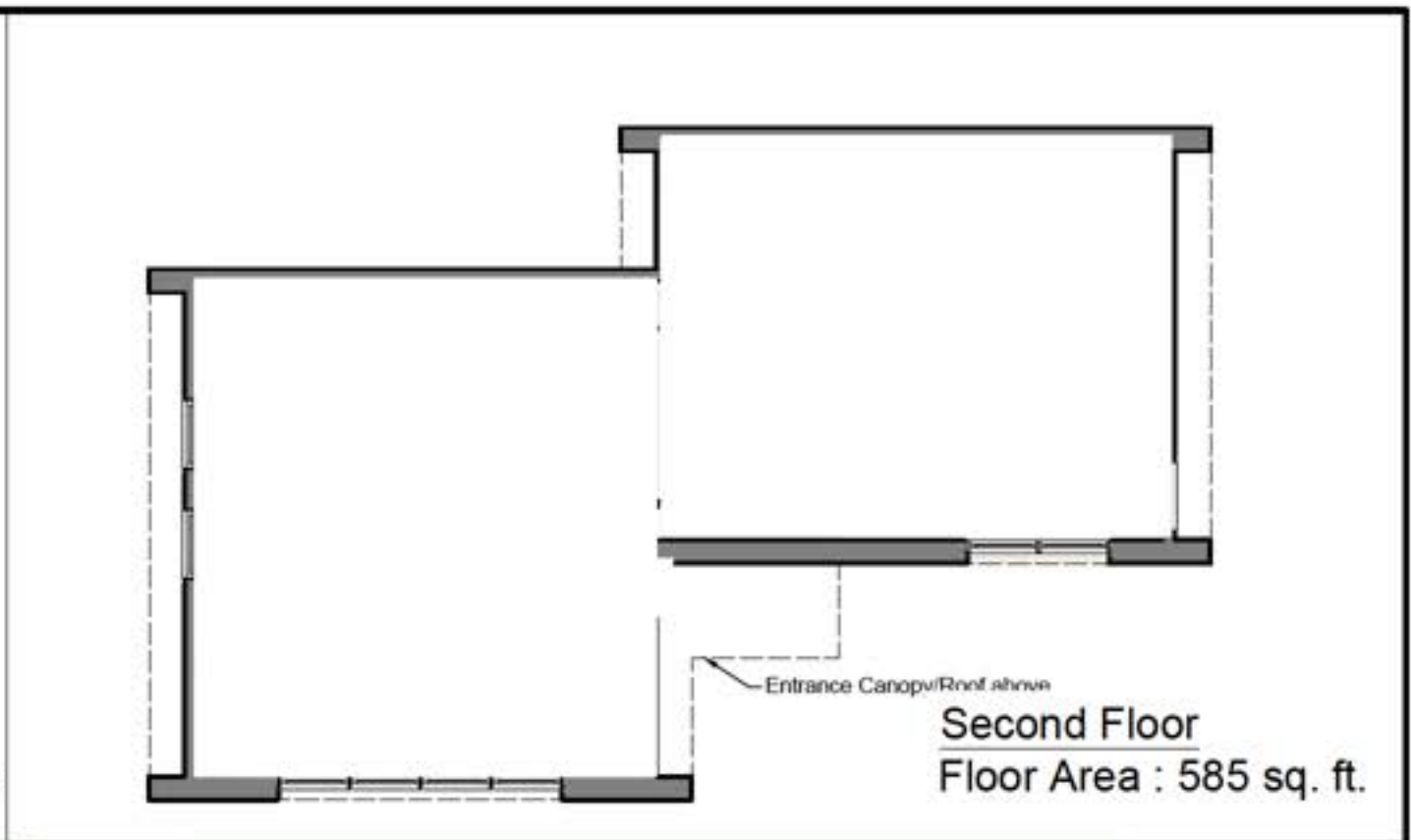
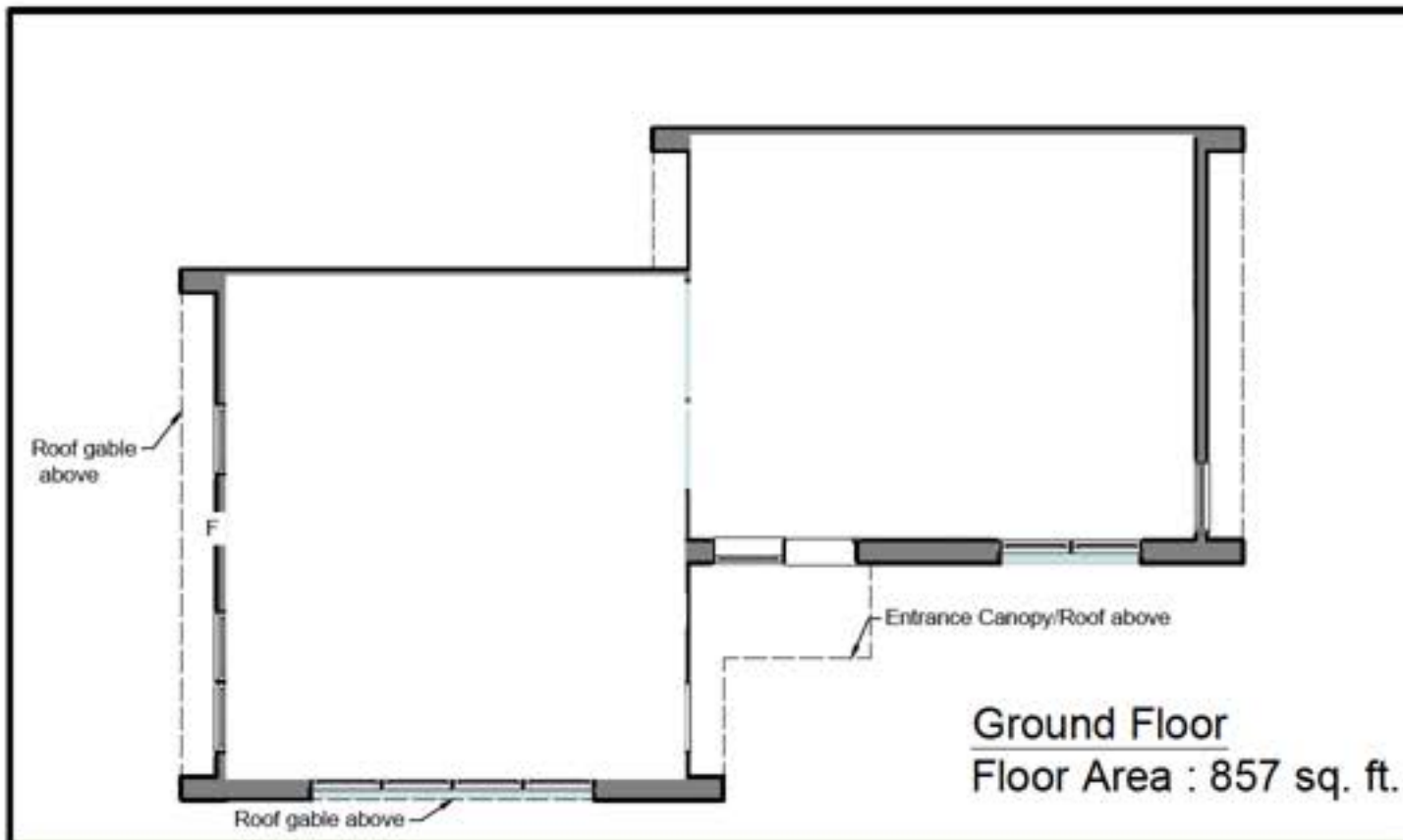
ISSUED THIS ##th DAY OF , 2026.

Sherry Reid, Corporate Officer
SUNSHINE COAST REGIONAL DISTRICT



Existing Cabin:	200 sf
Existing Shed:	67 sf
Existing Deck:	345 sf
Total:	612 sf (56.88 sm)
Allowable addition:	28 sm
Total allowable:	84.88 sm
within 15 - 20 m setback	913 sf





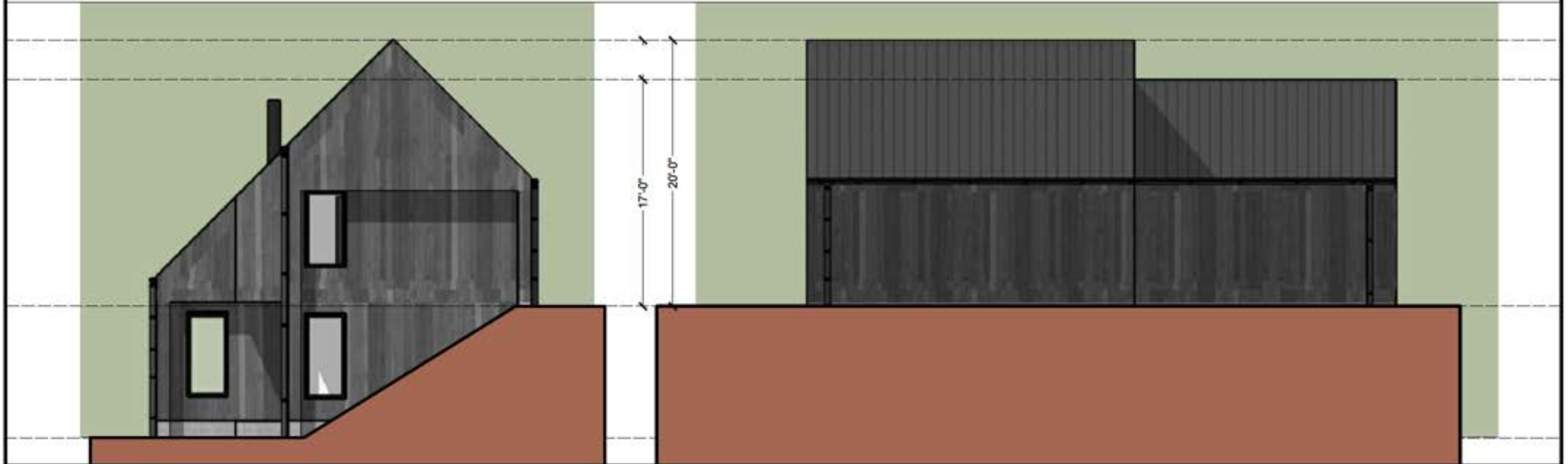
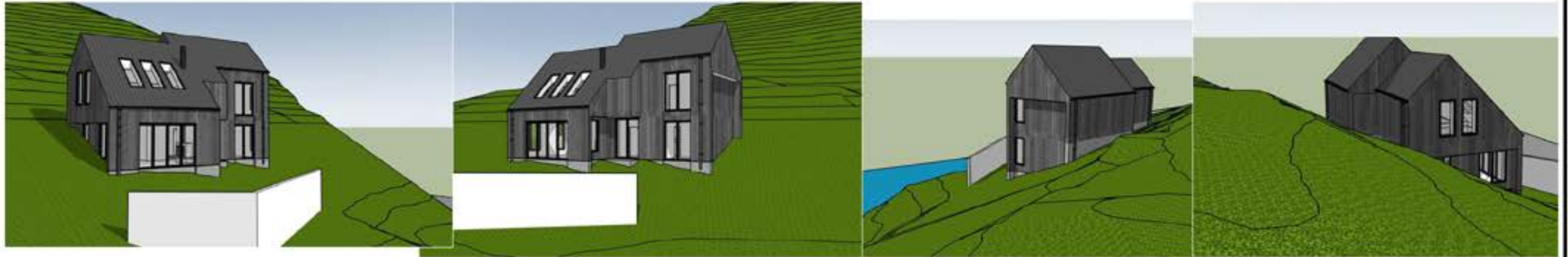
MOBIUS ARCHITECTURE

2102 0000-0000 A A 1/4" EQ. 1'
Project NO CL PN D D Scale

15200 Hallowell Road, Sakinaw Lake
PLANS/ ELEVATIONS

0 December 17, 2025
Rev Date

A2
Drawing NO



MOBIUS ARCHITECTURE

2102 0000-0000 A A 1/4" EQ. 1'
 Project NO CL PN D D Scale

15200 Hallowell Road, Sakinaw Lake
 ELEVATIONS

Title

0 December 17, 2025
 Rev Date

A3
 Drawing NO



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, Sḱwxwú7mesh 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 SCRD 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

SCRD will respond to BCTS by May 8, 2026.

COMMUNICATIONS

Internal: SCRD’s review of the 2026-2030 BCTS Operating Plan included communications and technical review from SCRD’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

SCRD conducted a review of the 2026-2030 BCTS Operating Plan. SCRD does not support proposed cut blocks for harvest in areas that may have an impact to community drinking water, are immediately upstream from SCRD assets, proximal to SCRD 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 SCRDR does not utilize Aquifer 555 for community drinking water, it may impact residents with private wells. SCRDR 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 SCRDR 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 SCRDR will be obligated to maintain flows in Langdale Creek, which the altering of landcover upstream may impact. • SCRDR 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. • SCRDR 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 SCRDR 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 SCRDR 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 SCRDR 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

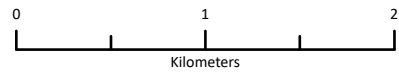
- There are a number of quotes that were pulled but are specific to DPAs and development, and may not be as relevant to this except insofar as they demonstrate a commitment to watershed/forest protection when it comes to residential/commercial/industrial development
- There is also considerable discussion 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

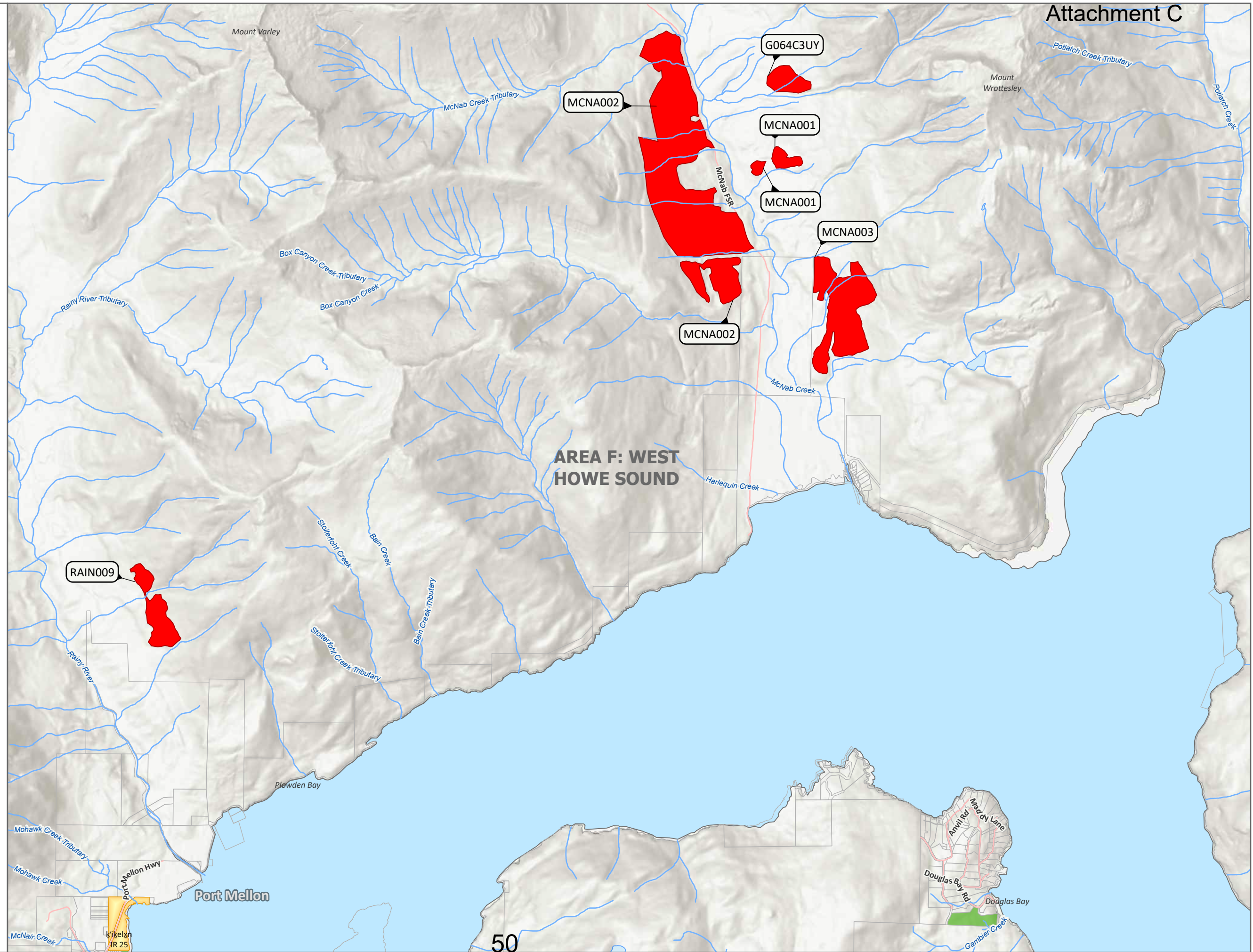
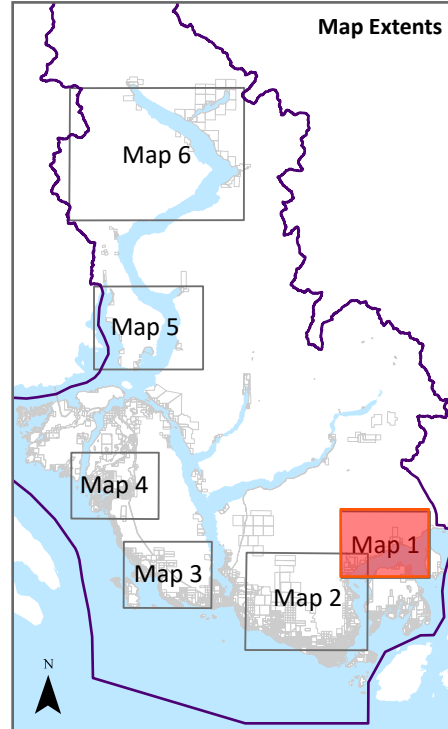
Map 1

- 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



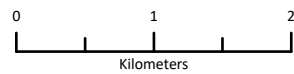
Attachment C



BCTS OP PLAN BLOCKS 2026

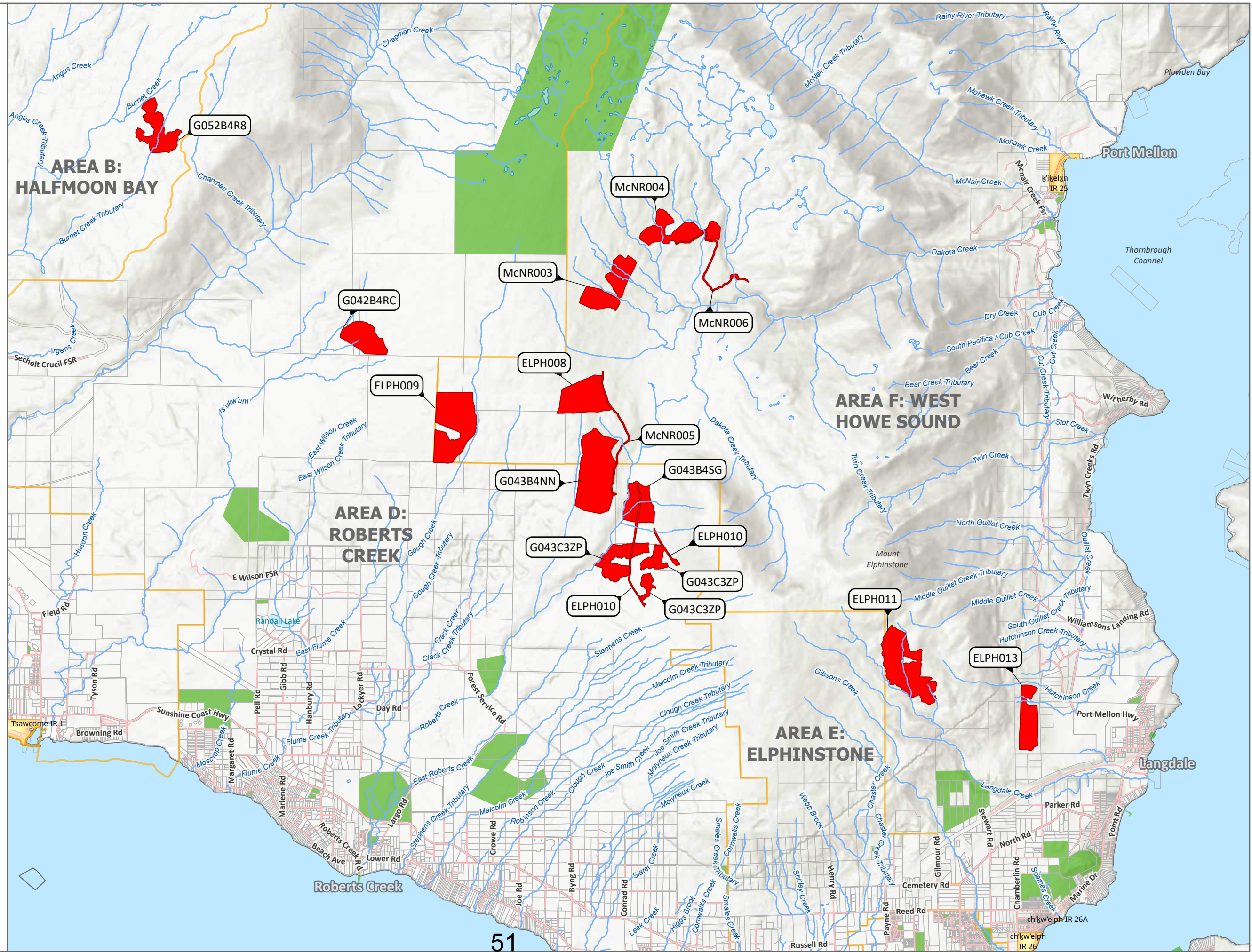
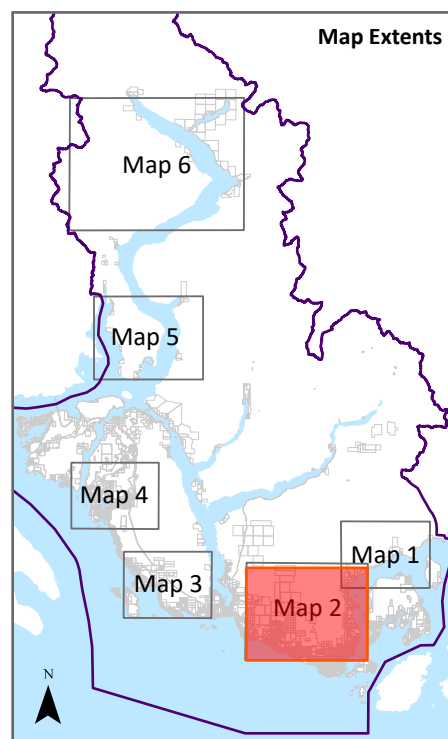
Map 2

- 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

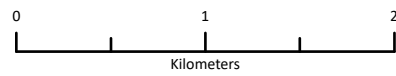




BCTS OP PLAN BLOCKS 2026

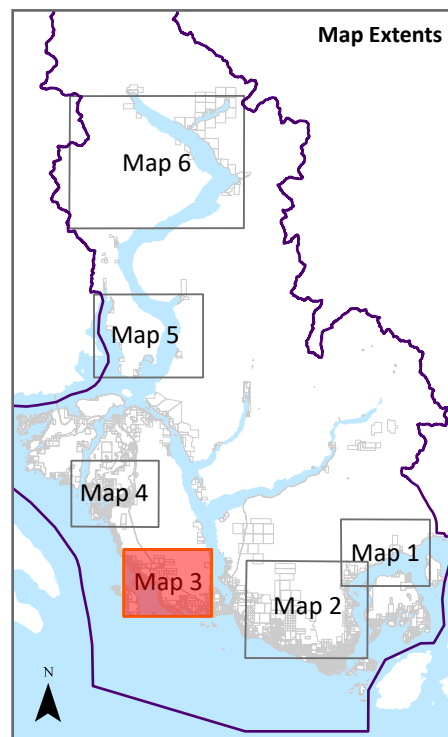
Map 3

- BCTS Op Plan Blocks 2026-2030 (Label: Block ID)
- Parks
- First Nation Lands
- Parcels
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- Road
- Stream



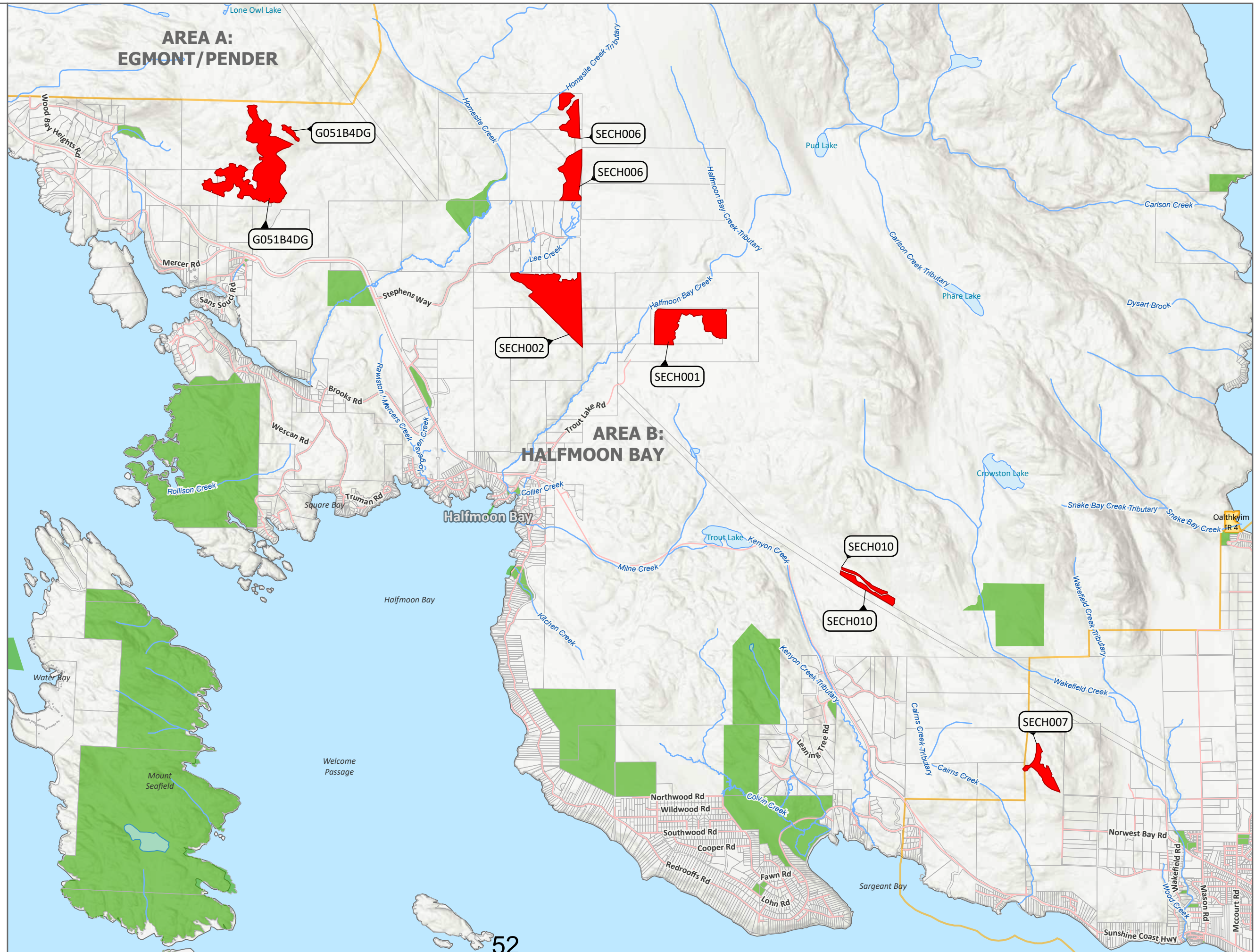
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Map Extents



AREA A: EGMONT/PENDER

AREA B: HALFMOON BAY

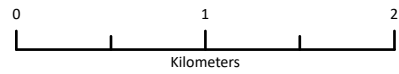




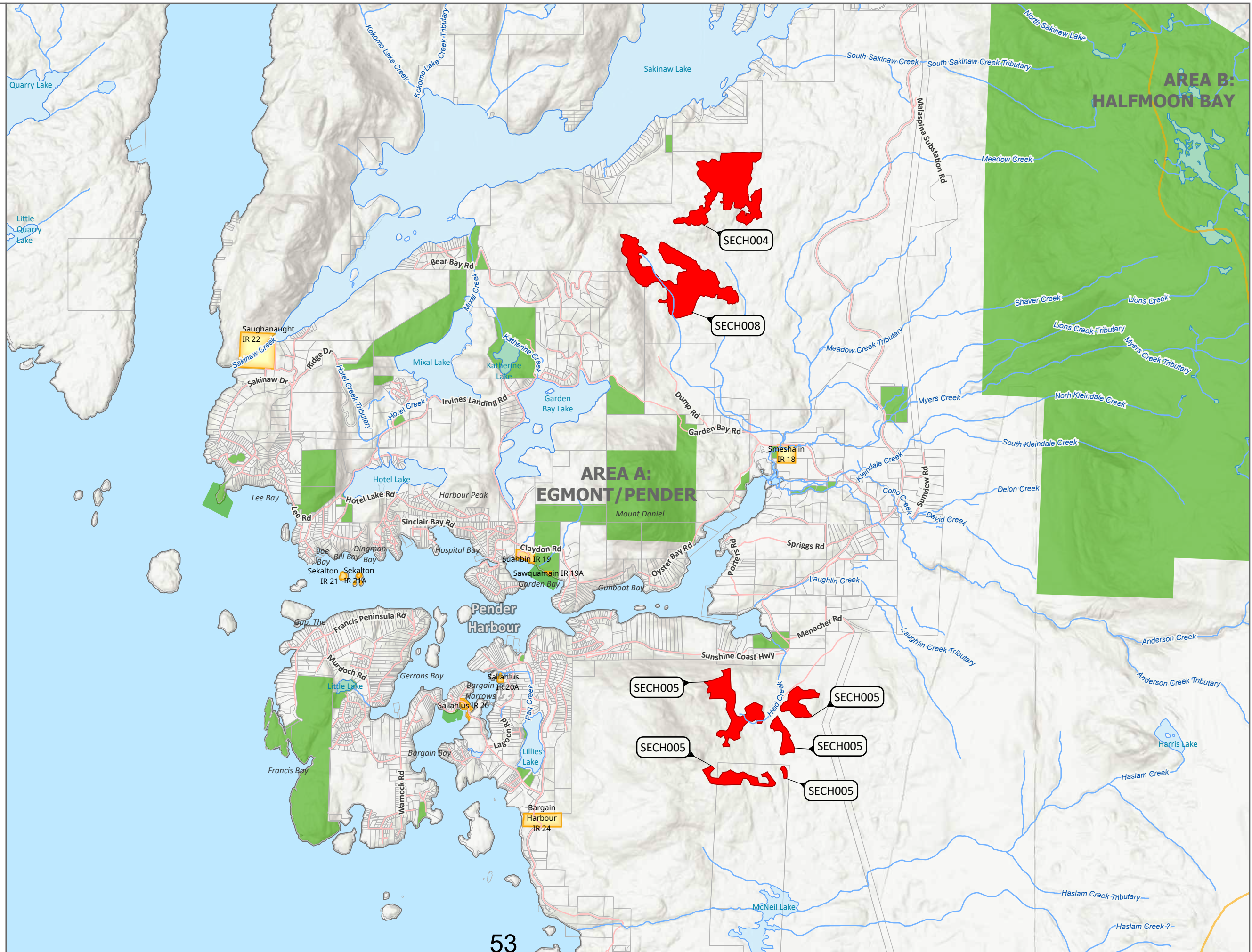
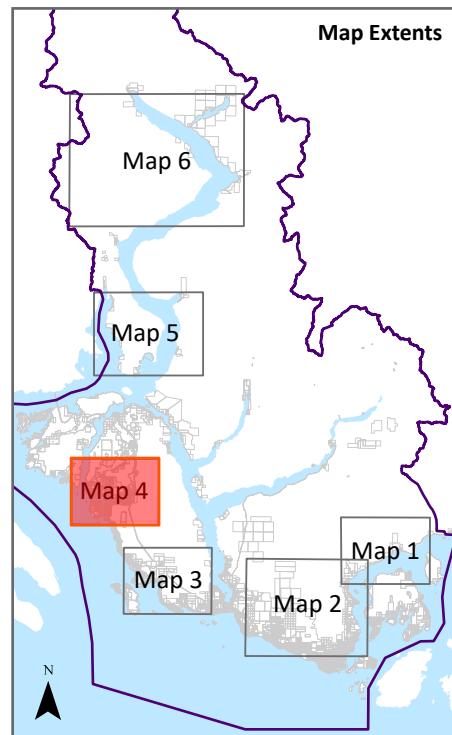
BCTS OP PLAN BLOCKS 2026

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

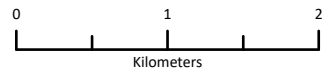




BCTS OP PLAN BLOCKS 2026

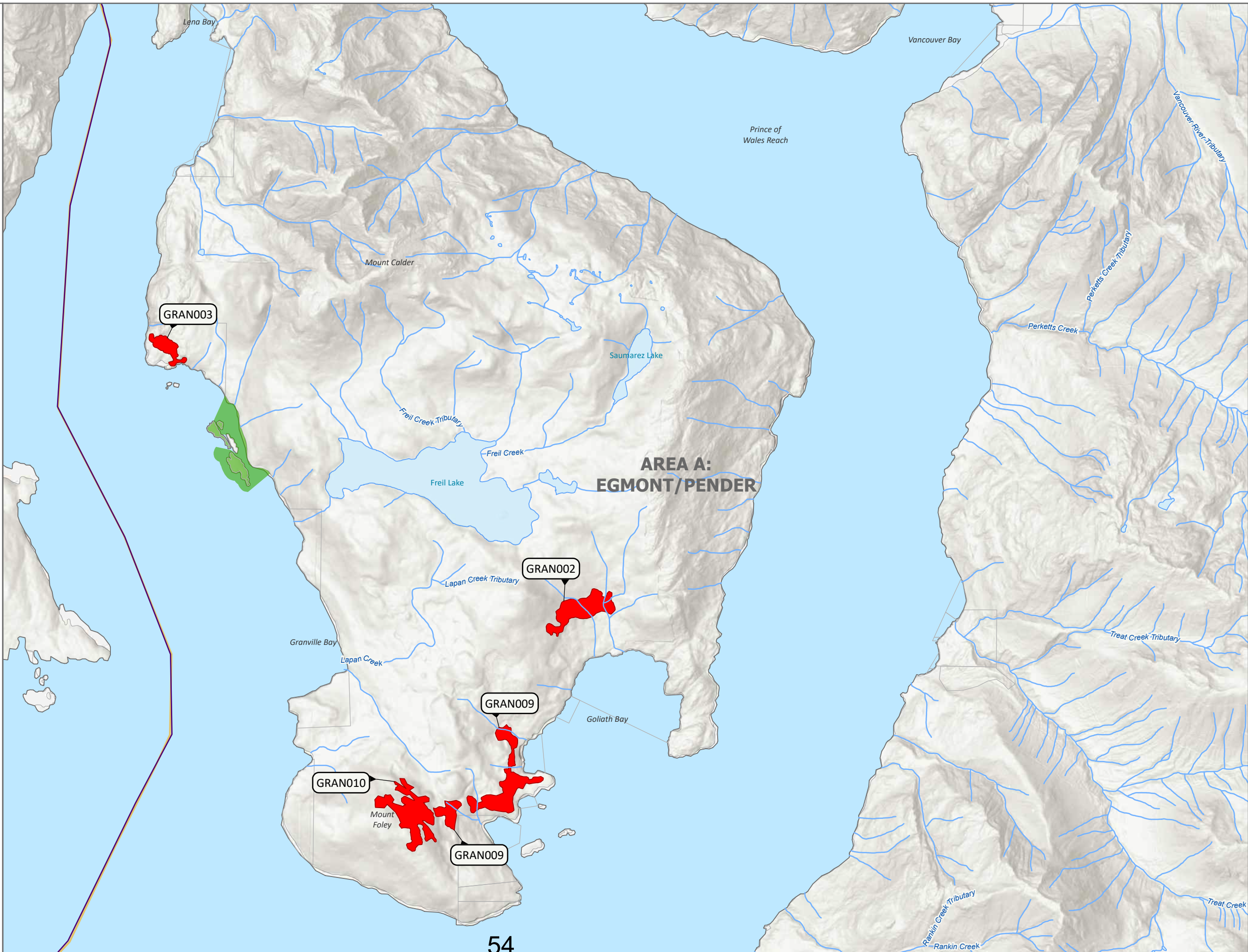
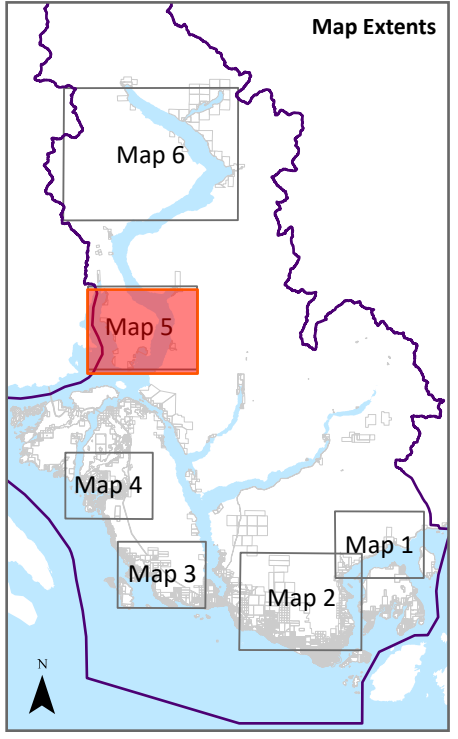
Map 5

- 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

Map Extents

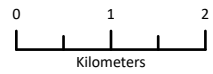




BCTS OP PLAN BLOCKS 2026

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

