

SUNSHINE COAST REGIONAL DISTRICT

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

Thursday April 9, 2026, 6:30 pm

RECOMMENDATIONS FROM THE AREA A ADVISORY PLANNING COMMISSION MEETING HELD IN THE MULTIPURPOSE ROOM OF THE PENDER HARBOUR SECONDARY SCHOOL, 13639 SUNSHINE COAST HIGHWAY, MADEIRA PARK, B.C.

PRESENT:	Chair Members	Gordon Littlejohn (virtual) Jay O'Keeffe Peter Jones Catherine McEachern Sean McAllistair Bob Fielding Tom Silvey Jane McQuat Farrer
ALSO PRESENT:	Electoral Area A Director Manager, Planning & Development Applicant, DVP0010 SCRD Recorder	Leonard Lee (Non-voting Board Liaison) Jonathan Jackson Peter Schober Autumn O'Brien
REGRETS:	Members	Dennis Burnham Michelle Cunningham

CALL TO ORDER 6:32 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

The following minutes were accepted as circulated:

- Egmont/Pender Harbour (Area A) APC Minutes of January 26, 2026

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of January 26, 2026
- Roberts Creek (Area D) APC Minutes of January 27, 2026 & February 23, 2026
- Elphinstone (Area E) APC Minutes of January 27, 2026
- West Howe Sound (Area F) APC Minutes of January 27, 2026

Discussion:

Suggestion for Advisory Planning Commission meeting minutes to clearly state if discussion comments are made by APC members or by staff. This will help to avoid confusion about who is making the comment.

Manager Jackson will share this feedback with the APC minute takers to ensure consistency.

PRESENTATIONS AND DELEGATIONS

The Chair invited the applicant for DVP00101 to provide comments regarding the application.

Peter Schober, applicant DVP00101 provided comments regarding the changes made in the development variance application since the last time it was brought before the APC. The applicant has modified the proposed development and the existing cabin and deck will be removed.

REPORTS

Development Variance Permit DVP00101 (13-15200 Hallowell Road)

Key points of discussion:

- The Chair asked for clarification around the variance requested.
- It was clarified that the variance requested is from 20m to 15m (Sakinaw Lake) as shown on the DVP site plan drawings included in the agenda package.
- The members discussed the differences between what is being proposed in this application versus the last time it came before the APC.
- The applicant explained the location of the road and hydro lines in relation to where the new cabin is proposed to be built.
- Member comment regarding the OCP policy for setbacks to Sakinaw Lake for additions, which specifies a maximum additional floor area of 28 square meters. Concern was expressed that (1) the subject application was not dealing with an addition, but to a variance required for entirely new construction (so OCP Policy 3.2.4(m) would not apply) and (2) the staff report refers to an unprecedented approach allowing additional square footage based upon the amount of building floor area removed from the specified SPEA zone.
- Manager Jackson clarified that the footprint of the new building will be constructed outside of the 15m SPEA to Sakinaw Lake.
- Member expressed concern that this may create a precedent for interpretation of OCP Policy 3.2.4(m).
- Manager Jackson noted that the OCP policy may need to be clearer around the criteria to be considered a new build in relation to the SPEA. This will be noted by staff for consideration as part of the OCP renewal project.
- Member question regarding the steepness of the slope.
- The applicant stated that it will be a two-storey building and the septic field will be up the road.

- Member question regarding the power service to the property.
- The applicant stated that there is a road right-of-way beside the property and the power pole and line that services the existing cabin are located there.
- Member asked if the applicant plans to build a deck.
- The applicant stated that a deck is not needed as there is a flat area near the top of the retaining wall.
- Member asked how the 15m SPEA was determined.
- The applicant clarified that the QEP report submitted to the Planning department determined the 15m SPEA.
- Manager Jackson noted that QEP reports analyze the property and in relation to its location on Sakinaw Lake or Ruby Lake, the SPEA can be 15m or 20m.
- The Chair asked if this property is located within a Development Permit Area and if the 30m assessment area is applicable in this case.
- Manager Jackson stated that the property is within DPA 4 – Riparian Assessment Area and that the RAPR regulations apply.
- The applicant stated that the RAPR report has been submitted to the Planning department.
- Manager Jackson noted that RAPR reports are reviewed prior to issuance of the Development Variance Permit and are valid for 5 years.
- The applicant confirmed that the shed that is encroaching in the setback will be removed.
- Member asked for clarification regarding the septic system remaining within the SPEA. *The staff report needs to be corrected to note that it is only the septic tanks within the SPEA and not the septic field, which is located up the road.
- The Chair asked for clarification on why there is no easement and road on the subdivision plan.
- The applicant stated that there is no easement on the road and that the road was built before the subdivision. There are agreements between each property owner that has access to the road.
- Manager Jackson stated that in some historical cases a road was built before a subdivision.

The Area A APC considered the staff report and made the following recommendation:

Recommendation No. 1 *Development Variance Permit DVP00101 (13-15200 Hallowell Road)*

The Area A APC recommended that Development Variance Permit DVP00101 (13-15200 Hallowell Road) be approved as per the staff recommendation.

BC Timber Sales (BCTS) 2026 – 2030 Operating Plan Review

Key points of discussion:

- It was noted that most of the blocks are located in Area A again for this Operating Plan.
- There is concern with not being informed about what years the blocks will be harvested.

- Concern with not being provided with more information about the slopes and impacts on viewscapes.
- An aerial photograph would be helpful to determine where the creeks are located within the blocks.
- Members find it hard to comment on the Operating Plan without more detailed information.
- Concerns for the blocks in Jervis Inlet are as follows:
 - Deserted Bay and Patrick Point area have already been logged on and off for a few years. This is First Nations territory so their approval is needed.
 - There is already a mine in the area so this would be an additional industrial activity that would have an impact on eco-tourism.
 - A local eco-tourism company has expressed concern regarding the block near Harmony Islands (GRAN003).
 - Concern about the proximity to cabins near GRAN009 near Dark Cove. There were higher up areas near this block recently logged.
 - Almost all of the cut blocks are adjacent to areas that were recently logged within a few years. It doesn't allow for much time for trees to regenerate. There are no fuel abatement considerations.
 - Concern that there may be spawning creeks near the proposed blocks in the MTPR001, 002 and 003 area. Potato Creek, North of Deserted Bay is a main tributary to many smaller creeks in that area.
 - Blocks BRTE002, 003, 004 and 005 are seemingly located right up to the edge of Crabapple Creek on west side of the inlet.
 - The blocks near Malibu and Patrick Point will have an impact on tourism and the boating industry who use these waters on the journey to Desolation Sound and Princess Louisa Inlet.
 - There is no information provided on how the remotely located blocks are going to be accessed and logged? Will they be using existing roads, creating new roads or heli-logging?
 - Blocks might be located to existing recently logged areas to utilize the roads or infrastructure already in place.
 - A member is hearing direct concerns from eco-tourism contractors in the areas of Hotham Sound and Jervis Inlet. The impact of logging on the views, landscape and site lines should be considered by BCTS when they create their block boundaries.
 - Concern around the wood waste debris that accumulates in the water due to heli-logging and forestry activities near the waterfront.
 - BCTS is working with First Nations on these cutblocks therefore their concerns will be considered.
 - Suggestion that the wood from these cut blocks be harvested and milled on the Sunshine Coast. This might be a more favourable option for BCTS operations and help the local economy at the same time.
- Members agreed that ground water and surface water impacts need to be considered by BCTS and emphasized the importance of doing studies to show the impacts on water levels near logging sites.
- There are no SCRD comments about preserving the intact forest for tourism.

- Members who live near SECH005 and SECH008 commented that these areas have been heavily logged, as long as 10 years ago and as recently as 2 years ago. There has been an impact on the ground water supply in this area for farming.
- There is no mention on the impact of logging on food foraging and mushroom harvesting.
- APC members noted in a previous meeting that they wanted to receive more information on the history of adjacent blocks that have been logged and if there are fuel management plans to deal with the burn piles that have been left in the blocks after logging is finished.
- Concern over the wildfire risk that these burn piles create in a remote/rural area.
- Concern that the storage of water is not planned for in BCTS operations. There should be pressure for BCTS to look at ground water more seriously. Members support staff's recommendations on the topic of water.
- Members would like to include "spawning streams" to staff recommendation 1. (i) about wetlands and ponds.
- The economic development impact on tourism should be considered.
- Consideration should be given for economic prosperity of the Sunshine Coast.
- Concerns about the blocks that are near Sakinaw Lake (SECH004 and SECH008) and the proximity to homes.
- A member noted that the homes in this area are under consideration for being including in the Pender Harbour Fire Protection District. There could be benefits if a road was constructed so that emergency vehicles could access this area for fire protection purposes.
- BCTS should contact the fire department regarding these blocks as the homes in the area are water access only.

The Area A APC considered the staff report and made the following recommendation:

Recommendation No. 2 *BC Timber Sales (BCTS) 2026 – 2030 Operating Plan Review*

The Area A APC concurs and adds support for the proposed recommendations from staff and identified additional concerns as noted in discussion portion of the minutes noted above.

NEW BUSINESS

The Chair asked for an update on the status of the OCP renewal project.

Manager Jackson provided an update regarding the completion of Phase 2 Engagement. There will be reports to future EAS committees regarding the results of engagement. Phase 3 will start post-election and will include draft policies for APCs to review and comment.

APC members discussed their thoughts and personal experience with the public and APC specific engagement events. Some members feel they have not been informed enough about the project and would like more opportunities to be included. It was suggested that staff find more ways to engage APC members formally and informally, especially in the Egmont area.

Staff will take these comments back to the OCP renewal project team for awareness.

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

NEXT MEETING May 4, 2026

ADJOURNMENT 8:09 p.m.