

SUNSHINE COAST REGIONAL DISTRICT

**AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION**

Thursday, April 9, 2026, 6:30 pm

RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING HELD IN ROOM 109 OF THE GIBSONS AND AREA COMMUNITY CENTRE AT 700 PARK RD., GIBSONS, B.C.

PRESENT:	Chair	Arne Hermann
	Members	Michael Sanderson (virtual) Laura Macdonald Devin Arndt Clinton McDougal (virtual) Conner Wear Ashley St. Clair Nara Brenchley
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-voting Board Liaison)
	Electoral Area E Alternate Director	Fiona Beaty (virtual) (Non-voting Board Liaison)
	GM, Planning and Development	Ian Hall
	SCRD Recorder	Vicki Dobbyn
	Public	2
REGRETS:		Catherine Gray

CALL TO ORDER 6:30 p.m.

AGENDA

The agenda was adopted as presented

MINUTES

The following minutes were accepted as circulated:

- Elphinstone (Area E) APC Minutes of January 27, 2026

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) Minutes of January 26, 2026
- Halfmoon Bay (Area B) Minutes of January 26 & February 23, 2026
- Roberts Creek (Area D) APC Minutes of January 27, 2026
- West Howe Sound (Area F) APC Minutes of January 27, 2026

REPORTS

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

Key Points of Discussion:

- GM Hall explained that through a communications protocol with BCTS, the SCRD receive the five-year operating plan on an annual basis. SCRD analyzes the plan in relation to impact on infrastructure and relation to OCPs.
- APC recommendations will go to the Electoral Area Services Committee next week and to the Board on April 23.
- Members questioned if it is an exercise in futility trying to get values other than timber recognized by the Ministry of Forests.
- There have been some efforts by BCTS to improve the process and be more transparent than last year by providing more information available to the public. There have been examples where BCTS has taken on additional studies at an individual block level. On a more macro level, the province has taken on a number of studies, such as old growth reduction and recruitment.
- BCTS has undertaken hydrology studies to address our complex hydrology in relation to logging in watersheds.
- SCRD is sharing reports and any relevant studies with BCTS.
- Getting input on the record is important.
- It was noted that there is no visual impact assessment.
- It was noted that there is no invasive species management plan that would have pre-emptive consideration, or report on the impact of logging on invasive species spread.
- There is little accountability for ground water, more for surface water.
- It was questioned if the SCRD can undertake what other Regional Districts have done in conducting regional recreational resource surveys, not just for parks, but also for the impact on recreational activities like hiking and biking,
- There is value in understanding the cumulative impact.
- Elphinstone Community Association has received information from an FOI request related to an internal cumulative impact study. This will be distributed to APC members by the Chair
- Gaps in legislation have been identified by the SCRD.
- Is there a mechanism to take legal action for the impact of logging, particularly flooding? There have been private claims that have been successful.
- The staff recommendations in the report were excellent, detailed, and covered concerns of APC members.

Recommendation No. 1 *BC Timber Sales (BCTS) 2026-2030 Operating Plan Review*

The Area E APC supports the recommendations as stated in the report.

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

The Area E APC recommends that the SCR D Board, in its formal response to the BCTS 2026-2030 Operating Plan, remind BCTS of its statutory obligations under the *Forest and Range Practices Act* and its broader duty of care to the environment, culture, and community, specifically:

1. Environmental Stewardship: The requirement to manage and mitigate cumulative impacts on hydrology and sensitive ecosystems, including wetlands, ponds, and old-growth recruitment forests, which are essential to the region's climate resilience.
2. Cultural Integrity: The duty to ensure that harvesting and road-building activities respect the interests and ancestral lands of the shíshálh and Skwxwú7mesh Nations.
3. Community Interest & Assets: The obligation to protect community drinking water sources (both surface and groundwater) and recreational assets, ensuring that industrial operations do not externalize long-term financial or infrastructure risks to local residents.

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

NEXT MEETING May 6, 2026

ADJOURNMENT 7:34 p.m.