

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

Thursday April 9, 2026, 7:45 pm

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

PRESENT:	Chair	Miyuki Shinkai
	Members	Ken Worsnop (virtual) Terry Hind Marlin Hansen Taylor Shepard (virtual) Jon McMorran (virtual) Byron Roehrl (virtual)
ALSO PRESENT:	Electoral Area F Director	Kate Stamford (virtual) (Non-voting Board liaison)
	GM, Planning and Development SCRD Recorder	Ian Hall Vicki Dobbyn
REGRETS:		Sue Fitchell Tim Rockford Roan Blake

CALL TO ORDER 7:00 p.m.

AGENDA

The agenda was adopted as presented.

MINUTES

The following minutes were accepted as circulated:

- West Howe Sound (Area F) 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
- Elphinstone (Area E) APC Minutes of January 27, 2026

REPORTS

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

Key points of discussion:

- GM Hall introduced the report.
- Ken Worsnop disclosed a conflict of interest as a sub-contractor in post-logging operations.
- When the SCRD reviews this plan, does it consider local industry and economy? BCTS has a mandate for increased local and First Nations economy.
- When blocks go to auction do local contractors have preference? Who does the processing of our timber? Is it offered first to Port Mellon and local sawmills? This is regulated by provincial tendering processes.
- Director Stamford will research the overall economic impact and how it is retained in the local economy.
- In ELPH013 there are a lot of hiking and mountain biking trails and use by kids from Langdale Elementary School. It is the closest forest to Langdale and its more densely populated locations. Logging should be limited to the northern side of the power lines.
- There should be baseline monitoring before harvesting for surface and ground water levels. SCRD is monitoring Langdale Creek.
- BCTS is not obliged to follow the OCPs.

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

The Area F APC supports the proposed recommendations contained in the report.

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

The Area F APC recommends, regarding Block ELPH013:

1. That the southern portion be retained as forest.
2. Those recreational uses, such as hiking and biking by local residents, be considered.
3. That educational uses, particularly by the Langdale Elementary School outdoor program be considered.
4. That fire protection mitigation be considered.
5. That runoff causing road washouts as a result of logging be considered, especially along the bypass which has already had washout issues.
6. That baseline monitoring for ground and surface water occurs before and after logging.

Recommendation No. 3 *BC Timber Sales (BCTS) 2026-2030 Operating Plan Review*

The Area F APC recommends that the Ministry of Transportation and Transit and BCTS coordinate planning to mitigate runoff that impacts local residents.

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

NEXT MEETING May 6, 2026

ADJOURNMENT 8:47 p.m.