



**SUNSHINE COAST REGIONAL DISTRICT
ELECTORAL AREA SERVICES COMMITTEE
AGENDA**

Thursday, June 19, 2025, 9:30 a.m.

**IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.**

Pages

1. CALL TO ORDER	
2. AGENDA	
2.1 Adoption of Agenda	
3. PRESENTATIONS AND DELEGATIONS	
3.1 Re-Membering Youth Student Delegation: Natalie Gerum, Maggie-Rose Hershler, Phoenix Thompson and Lucia Pelly Regarding Re-Membering Youth: Reflections on Community and Youth Engagement in the OCP	
4. REPORTS	
4.1 ReMembering Youth Project Engagement Summary Report – Official Community Plan Renewal - <i>Senior Planner</i> Rural Planning Services (Voting - A, B, D, E, F)	3
4.2 Official Community Plan Renewal Project Status Report #5 - June 2025 - <i>Manager, Planning and Development and Planner II</i> Rural Planning Services (Voting - A, B, D, E, F)	57
4.3 LCRB Lounge Area Endorsement and Special Event Area Endorsement Application Referral (REF00007) – Foragers Meadery at 801 Leek Road (Electoral Area D) - <i>Senior Planner and Planning Technician II</i> Electoral Area D - Rural Planning Services (Voting - A, B, D, E, F)	62
4.4 Development Variance Permit DVP00113 (3024 Green Way) - Electoral Area D - <i>Planning Technician III</i> Electoral Area D - Rural Planning Services (Voting - A, B, D, E, F)	102
4.5 Development Variance Permit DVP00114 (8653 Redrooffs Road) - Electoral Area B - <i>Planning Technician III</i> Electoral Area B - Rural Planning Services (Voting - A, B, D, E, F)	112
4.6 Frontage Waiver FRW00026 (2061 Twin Creeks Road) - Electoral Area F - <i>Planner II</i> Electoral Area F - Rural Planning Services (Voting - A, B, D, E, F)	132

- 4.7 Frontage Waiver FRW00017 (13685 Lee Road) - Electoral Area A 137
- *Planner II*
Electoral Area A - Rural Planning Services (Voting - A, B, D, E, F)
- 4.8 Electoral Area D Advisory Planning Commission Meeting Minutes of April 29, 2025 142
Electoral Area D - Rural Planning Services (Voting - A, B, D, E, F)
- 4.9 Electoral Area E Advisory Planning Commission Meeting Minutes of April 29, 2025 145
Electoral Area E - Rural Planning Services (Voting - A, B, D, E, F)
- 4.10 Electoral Area F Advisory Planning Commission Meeting Minutes of April 29, 2025 152
Electoral Area F - Rural Planning Services (Voting - A, B, D, E, F)
- 4.11 Electoral Area A Advisory Planning Commission Meeting Minutes of May 5, 2025 156
Electoral Area A - Rural Planning Services (Voting - A, B, D, E, F)
- 4.12 Electoral Area B Advisory Planning Commission Meeting Minutes of May 6, 2025 162
Electoral Area B - Rural Planning Services (Voting - A, B, D, E, F)
- 4.13 Ports Monitors (POMO) Committee Meeting Minutes of May 7, 2025 168
Ports Services (Voting - B, D, E, F)

5. **COMMUNICATIONS**

6. **MOTIONS**

7. **NEW BUSINESS**

8. **IN CAMERA**

THAT the public be excluded from attendance at the meeting in accordance with Section 90(1)(a) and (e) of the Community Charter - "personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality" and "the acquisition, disposition or expropriation of land or improvements..."

9. **ADJOURNMENT**



Staff Report For Information

TO: Electoral Area Services Committee – June 19, 2025
AUTHOR: Julie Clark, Senior Planner
SUBJECT: **ReMembering Youth Engagement Summary Report –
Official Community Plan Renewal**

OVERVIEW

Purpose of Report:

The purpose of this report is to share a summary of the feedback received from high school students on the Sunshine Coast regarding their hopes and ideas for the future of the region. This report provides information on the engagement process and a summary of feedback received to inform the Official Community Plan (OCP) Renewal project.

This report is for information. No staff recommendation accompanies this report and Committee action is not required.

BACKGROUND

The SCRD Board adopted the following resolution on March 14, 2024:

077/24 **Recommendation No. 2** *Partnership Agreement with BC Healthy Communities Wellbeing Initiative – OCP Renewal*

THAT the report titled Partnership Agreement with BC Healthy Communities Wellbeing Initiative – OCP Renewal be received for information;

AND THAT the delegated authorities be authorized to enter into a Partnership Agreement with BC Healthy Communities Wellbeing Initiative for Sunshine Coast Re-Membering Youth.

DISCUSSION

In May 2024, the Sunshine Coast Regional District (SCRD) received a grant from Vancouver Coastal Health (VCH), via BC Healthy Communities to engage high school students in a collaboratively designed experiential learning project about belonging – an important element mental health and wellbeing. The project results provide information useful to, amongst other initiatives, Official Community Plan renewal.

Current Status of Youth Belonging

Many young people on the Sunshine Coast feel that they don't belong: just 32% of the region's respondents in the [Youth Development Instrument \(YDI\)](#) report from [2022-2023](#) expressed feeling well-connected to their community. This is below the provincial average of 40%. These respondents - of whom 23% are black, indigenous, people of colour (BIPOC), 29% are two-spirit, lesbian, gay, bisexual, transgender, queer, intersex, and additional people who identify as part of sexual and gender diverse communities (2SLGBTQIA+), and 34% self-report a

mental health condition – represent the diversity of youth who collectively experience isolation on the Sunshine Coast. According to Vancouver Coastal Health, a [sense of belonging is a critical protective factor](#) for youth mental health and well-being.-being.

Why Belonging Matters

Belonging is influenced, in part, by how local governments design and connect communities, which is directed by the policies set out in Official Community Plans and Zoning Bylaws. Youth are typically an underrepresented demographic in local planning processes, yet their generation is set to inherit the outcomes of current growth and land use planning decisions. This awareness, the YDI statistics and the timing of all local governments renewing Official Community Plans sparked questions about how we could work together across agencies to improve belonging, mental health and wellbeing, community engagement process and feedback at an influential time of developing new Official Community Plans.

Project Design

The project was designed to give local high school students opportunities to share their ideas, values, and vision for the future of the Sunshine Coast, and participate in engaged civic learning in exchange for high school course credits, while building a better sense of belonging. Initially piloted in the Spring of 2024, the main project ran through the 2024- 2025 school year, building on the success of the pilot sessions.

This initiative also focused on:

- Promoting youth engagement and input in land use planning.
- Integrating themes of belonging and mental health into planning decisions.
- Supporting place-based learning and engagement.
- Building cross-sector relationships and community capacity.

The youth engagement activities were met with strong interest and high levels of participation from students and teachers.

ENGAGEMENT SUMMARY

The project involved a series of workshops and activities designed to encourage meaningful discussions, experiential learning and gathering feedback about the future of the Sunshine Coast.

- Approximately **190 students in grades 8 through 12** were involved in the project from Elphinstone and Chatelech Secondary Schools.
- Participating students represent **15% of the combined student population** of the schools.
- **11 workshops were facilitated** by the project team over the course of the school year
- There was an approximate total of **475 interactions with students** – measured by the number of students attending each workshop.

See **Attachment A** for the complete Engagement Report.

NEXT STEPS

The insights gathered will be:

- Validated with participating youth (June 2025)
- Shared with partner organizations and internal SCRD divisions
- Included as input in the OCP Renewal process.
- Shared with community groups that provide services to youth

This input will help create a vision for the future of the region that is inclusive of youth perspectives.

FINANCIAL IMPLICATIONS

The youth engagement activities were funded through a BC Healthy Communities grant.

STRATEGIC PLAN IMPLICATIONS

N/A

COMMUNICATIONS

Internal: This report will be shared with SCRD divisions providing services that affect youth.

External: This staff report and Engagement Summary Report will be published on the Let’s Talk OCP Renewal page for public review. A one-page summary is planned in addition, after final validation with students.

SUMMARY AND CONCLUSION

- A total of 190 students from Chatelech and Elphinstone high schools participated in a series of workshops and activities throughout the school year of 2024-2025. The project was designed to:
 - Connect students with local leaders who are planning for the future of the Sunshine Coast
 - Engage students in local civic land use planning learning, aligned with the curriculum for their grade level
 - Students were engaged in interactive classroom sessions and field trips that facilitated learning and gathered feedback to inform the OCP Renewal process
 - Sense of place, belonging and mental health aspects of land use planning were integrated
 - Youth Development Instrument data were used in the development of sessions
 - The project was grant funded, collaboratively designed and delivered
- For further information, please refer to Attachment A for the full engagement report

ATTACHMENT(S):

A – Engagement Summary Report

Reviewed by:			
Manager	X - J. Jackson	Finance	
GM	X - S. Gagnon X - I. Hall	Legislative	
CAO	X - T.Perreault	Communications	X – A. Buckley



ReMembering Youth

Official Community Plan Youth Consultation on the Sunshine Coast

Engagement Summary Report

Sunshine Coast Regional District

June 2025



1. Introduction

In May 2024, the Sunshine Coast Regional District (SCRD) received a grant from Vancouver Coastal Health (VCH) via BC Healthy Communities (BCHC) to test an engagement approach aimed at fostering youth civic engagement and belonging, during Official Community Plan Renewal. This project idea grew from awareness across multiple sectors on the Sunshine Coast:

- 1) Sunshine Coast youth mental health statistics related to belonging, as reported through the [Youth Development Instrument](#), are low;
- 2) Aspects of belonging and wellbeing are shaped by land use planning decisions;
- 3) Sunshine Coast communities are spread out and so are the (rural) youth who live there
- 4) Youth are rarely specifically engaged in current or future land use planning discussions

We were curious: What would happen if youth were involved in the planning process? How could participation benefit youth and their sense of belonging? How could youth participation benefit the community planning process and resulting community policies?

The project created opportunities to explore these questions with youth, through community-engaged learning that was designed to also gather local high school student’s ideas, values, and vision for the future of the Sunshine Coast. In doing so, students participated in civic learning in exchange for high school course credits. Initially piloted in the Spring of 2024, the main project ran through the 2024- 2025 school year, building on the success of the pilot sessions.



This report provides an overview of the engagement project and a summary of youth feedback to be included for feedback in the OCP Renewal project and shared with Local Governments, Nations, School District 46 and other agencies doing future planning work related to youth, belonging and land use planning.

1.1. Project Overview

Teachers from the three high schools on the Sunshine Coast were invited to participate in a collaborative project called ReMembering Youth. Teachers at Elphinstone and Chatelech Secondary Schools accepted the invitation to take part. Through this collaboration, youth were able to engage directly with the planning process, sharing their visions and concerns for the future of the region.

The project offered a unique opportunity for students to engage with SCR D Community Planners and VCH Healthy Public Policy staff, while learning about land-use planning, civic processes, belonging and community engagement strategies. The feedback gathered will be included in the engagement results for the OCP Renewal project, informing the development of the OCP. Importantly, the project can also be a template for future initiatives to integrate youth perspective into community planning.

2. Project Partners

This project was made possible through the collaboration of various organizations and disciplines. The following partners played a crucial role in the success of the youth consultation:

- Elphinstone Secondary School – Teachers Zack Cavasin and Maya Sanders
- Chatelech Secondary School – Teachers Constantine Kudaba and Gillian Aube
- Vancouver Coastal Health – Sally McBride, Senior Policy Lead, Healthy Public Policy Unit, Funding Partner
- Sunshine Coast Regional District – Planners Julie Clark and Alana Wittman
- Contracted Youth Engagement Facilitator – Natalie Gerum
- BC Healthy Communities: Funding partner

Through the collective efforts of these partners, the project successfully engaged youth in a meaningful way, providing a new opportunity for students to learn and for their feedback to shape the future of the Sunshine Coast.

3. Engagement Purpose & Objectives

The purpose of the youth engagement was to gather meaningful feedback from high school students on their vision for the future of the Sunshine Coast, their values and their sense of belonging. Specifically, the objectives of the engagement included:

- Collecting youth input on the vision and values for the future of the region, identifying key opportunities and challenges from their perspective.
- Building youth awareness of civic processes, particularly around land-use planning and community development.
- Providing a space for youth to share what they love about their community and what they feel could be improved or changed.
- Using the feedback to inform the OCP Renewal project, ensuring that the voices of young citizens are included in the planning and decision-making processes.

3.1. Youth Engagement Design

The engagement process was collaboratively designed by SCRD, VCH, and a contracted youth engagement facilitator. The team worked together to ensure the youth engagement was meaningful, inclusive, engaging, and meeting core curriculum needs for student learning. A series of workshops were designed to spark discussions around the future of the Sunshine Coast, focusing on key areas such as community values, sustainability, and land-use planning.

4. Workshops

Collaboration with teachers played an essential role in the project's success. Teachers supported the facilitation of workshops and encouraged students to actively participate in



Workshop Content	Elphinstone	Chatelech
<p>Workshop 1 –Finding Place & Belonging This session focused on how young people define their sense of place and belonging on the Sunshine Coast. <i>“What do you love about the Sunshine Coast? Name a place where you feel like you belong”</i> Answers to these questions were captured by student writing.</p>	✓	✓
<p>Field Trip – Land-Based Learning –learning experience with Talaysay Tours A hands-on learning experience that allowed students to connect with the land and explore the region’s cultural and natural history. Experiential learning, while listening for values that guide indigenous communities in their places.</p>	✓	✓
<p>Workshop 2 – Vision, values, and civic engagement Students discussed the values and visions that should guide the region’s future development and how they can influence decision-making. Results were captured through student writing and by facilitators.</p>	✓	✓
<p>Workshop 3 – Making Places Better Participants shared their ideas on how to improve local communities and create spaces that reflect their values. Following the interactive learning opportunity, they were given \$60 and 60 minutes to go make their community better. A report back session followed. <i>What was easy, what was hard?</i> Facilitated discussion about how decisions are made about complexities of place-making and decision making to improve our places.</p>	✓	✓
<p>Workshop 4 – Learning about Data & Policy Students were introduced to Youth Development Instrument data collected through School District 46* about student well being. The data selected was from their previous school years. This was used to facilitate a data-driven exploration of policy issues that impact youth, with a focus on land use, community development, mental health and well being. Answers to specific policy questions were captured through student writing.</p>	✓	*
<p>Workshop 5 – Data Validation & Next Steps Students reviewed a summary of the themes that emerged from the feedback they provided. Did we hear you right? What would you add or change?</p>	*	✓

* school scheduling did not allow for this session to be delivered.

Notes on the similarities and differences of workshop scheduling at each school:

School scheduling and fall weather, including multiple atmospheric rivers, played a role in determining which workshops could be delivered and when. The size of the group at Elphinstone was larger than the group at Chatelech which also influenced how and when some workshops were delivered. More feedback was collected from Elphinstone Secondary students, as there were both larger student numbers and a larger number of sessions with students.

5. Summary of Comments Received

Feedback received from youth was insightful and reflected their deep connection to the community. Common themes included a desire for sustainability, inclusivity, and the preservation of the natural environment.

A detailed list of the comments received is included in **Appendix A**.

5.1. Values

Ten key **value** themes were identified based on the frequency and significance of specific words and ideas across all submissions. The values reflect the aspirations and concerns of youth in shaping the future of the Sunshine Coast community and environment.

For Elphinstone students, there is emphasis on values such as **kindness, respect, inclusivity, and sustainability**. The repetition of these values throughout the activities indicate that these values are seen as essential for fostering a community that is fair, safe, caring, socially just and environmentally responsible.

For Chatelech students, the overarching themes of **respect, safety, and sustainability** emerged as primary values. Additionally, values related to community cohesion, inclusivity, and the need for a fair and equal society stood out as essential concerns. These reflections demonstrate that youth are deeply interested in a future that balances environmental preservation with social equity and inclusiveness.

5.1.1. Elphinstone Secondary – Key Values

37 student submissions from grades eight, nine, and 12, collected over two workshops.

1. Respect - Respect was mentioned repeatedly across submissions, emphasizing the importance of mutual regard and understanding in community interactions. This is a fundamental value for fostering a positive, inclusive, and harmonious community.

2. Kindness and Compassion - Many responses emphasized kindness, compassion, and helping others. These values reflect a community ethos of care, empathy, and support, which are vital for building a strong, connected, and resilient region.

3. Inclusivity, Diversity, and Acceptance - The desire for inclusivity and acceptance was a recurring theme, indicating that the youth envision a future where everyone feels valued,

regardless of background, identity, or ability. This suggests a need for policies that promote diversity and social equity.

4. Environmental Sustainability and Preservation - Environmental concerns, including protecting the forest, ocean, and watersheds, were highlighted in many responses. The youth demonstrated a strong desire to ensure the health and longevity of natural ecosystems, signaling a priority for sustainable development and conservation efforts.

5. Community and Collaboration - Several submissions referenced the importance of coming together, collaborating, and fostering a sense of community. These themes suggest the value of collective action in addressing local challenges and shaping a shared future.

6. Health, Safety, and Security - Youth expressed concerns around safety, particularly regarding the security of students and community members. This suggests that creating safe spaces for all, particularly vulnerable groups, should be a key focus of community planning.

7. Peace and Love - The recurring call for peace and love highlights the importance of non-violence, understanding, and harmony. This reflects a desire for a peaceful, supportive environment where conflict is minimized, and positive relationships are prioritized.

8. Equality and Social Justice - The importance of equality was mentioned in many submissions, advocating for fairness and justice in how people are treated, as well as equal access to opportunities and resources. This theme calls for policies that promote social equity and address systemic inequalities.

9. Freedom of Expression - Many students voiced a desire for freedom of expression, underscoring the importance of allowing diverse voices and perspectives in community decision-making. This could guide future engagement processes, ensuring that youth and all community members can freely express their opinions.

10. Accessibility and Affordability - Issues related to access, such as affordable living and transportation, were also brought up. This suggests a need for policies that address economic and infrastructural challenges, ensuring that all community members, especially youth, have equitable access to resources.

5.1.2. Chatelech Secondary – Key Values

29 student submissions from grades eight, nine, and ten, collected over one workshop.

1. **Respect and Inclusivity** - Many submissions highlighted the importance of respect for all individuals, regardless of age, background, or identity. Youth emphasized the need for inclusivity, where everyone feels valued and heard.

2. **Safety and Health** - The community's well-being is a top priority for youth, with numerous mentions of safety and health in the feedback. This includes both physical safety and a broader sense of emotional and mental well-being.
3. **Sustainability** - There was strong support for environmental sustainability, including the preservation of natural spaces and a focus on long-term ecological health. Many students expressed a desire for actions that protect nature while ensuring the community's growth.
4. **Equity and Equality** - The values of equity and equality were prominent throughout the submissions. Youth want equal opportunities for all community members, regardless of their socio-economic status, gender, or ethnicity.
5. **Connection and Community** - The importance of building stronger connections within the community was frequently mentioned. Students expressed a desire for spaces and activities that foster a sense of belonging and community cohesion.
6. **Diversity and Inclusion** - Youth emphasized diversity as a key value, advocating for a society where different cultures, perspectives, and backgrounds are celebrated and embraced. This theme aligns closely with the desire for inclusion and respect for all.
7. **Empathy and Compassion** - Empathy and compassion were repeatedly noted as essential qualities that should guide interactions within the community. This reflects a broader value of mutual care and understanding.
8. **Freedom and Autonomy** - Several submissions pointed to the importance of freedom, particularly in terms of personal expression, freedom of speech, and the ability to make choices about one's future.



9. **Responsibility and Integrity** - Youth voiced the importance of responsibility in both individual actions and the community's governance. Integrity and honesty were also highlighted as fundamental values for maintaining trust and transparency.
10. **Opportunity and Jobs**- Many students spoke about the need for more opportunities for youth in terms of jobs, education, and personal growth. They also expressed a desire for the region to foster economic prosperity, providing pathways for success for all members of the community.

5.2. Vision

"What is your vision for the Sunshine Coast 20 years from now?"

Students were asked to imagine and describe their vision for the Sunshine Coast in 10-20 years. Sixty-two vision statements were collected, many of which reflected the values above and the desire for more youth friendly spaces and activities.

5.2.1. Elphinstone Secondary – Vision

36 submissions from Elphinstone students were collected in response to the vision question. The following are some responses from the students:

- *"Please preserve the forest, oceans, beaches, and other places that make the Sunshine Coast the Sunshine Coast. Give youth more opportunities to learn, play, and have fun. Make an affordable place to live so that I can live here after I graduate."*
- *"More teen-based activities. Better transit. Better pay. More jobs. Better and cheaper housing. Better academic learning. Less homelessness."*
- *"More nature, more affordable housing, more alternative ways of schooling, nature-based learning, affordable groceries, access to community."*
- *"More reliable transit! More activities for teens! Cheaper housing."*
- *"A nature-based community. No light pollution. Cheaper housing. As much protected land as possible. Less tourists. Closer community. Laser tag. Clean harbor. No yachts. Walking and biking paths."*
- *"My vision for this community is affordable housing and food, clean forests and oceans, teenager friendly activities, and better condition sports fields."*

5.2.2. Chatelech Secondary – Vision

26 visions were collected from Chatelech students in response to the vision question. The following are some responses from the students:

- *"In 20 years, I hope that there are more resources for struggling parents including more childcare and more low-income houses. In 20 years, I would also like to see more places to eat as well as more things to do for teens within the community."*
- *"I would like to see nature still be as present as it is now because it is my favorite part of the Sunshine Coast."*

- *"My vision for the future has: affordable housing, lots of healthy forests with trails, better education system, build up instead of out (high rises) but not that many, more sports programs, more forests than there are now, and free ferry passes."*
- *"In 20 years, I hope the Sunshine Coast will no longer be under the spell of harmful and life altering narcotics. As a teen, the opportunities for these topics to keep creeping into my life expand at an alarming rate."*

5.3. What Youth Love About the Sunshine Coast

Thirty-two submissions from **Elphinstone** students were collected in response to the question "What do you love about the Sunshine Coast?" The following are the top five themes that emerged:

1. Nature and the Outdoors

Students expressed a deep love for the natural beauty and wildlife surrounding them, including forests, beaches, mountains, and lakes. They appreciate being able to easily connect with nature on a daily basis.

- *"You're always either surrounded by trees, mountains, or beaches."*
- *"I love the trees that surround my house."*
- *"All the forests and wildlife."*
- *"Being so close to nature, to the elk, the bears, the coyotes."*

2. Beaches and the Ocean

The accessibility and beauty of the beaches and ocean are central to what students love about living on the Sunshine Coast. Many students enjoy walking, hiking, and spending time by the water.

- *"Being close to the beach."*
- *"The easy access to the beach and ocean."*
- *"The ocean and the sunsets."*

3. Community Connections

Students value the tight-knit, small-town/community feel. Many students mentioned how connected the community is, with a sense of everyone knowing each other.

- *"I love how tight the community is and how connected everyone is."*
- *"I love that everyone knows each other."*

4. Peaceful, Quiet, and Safe

Many students enjoy the tranquil and safe environment of the Sunshine Coast, which offers a contrast to busy city life.

- *"I like that I live in a secluded area."*
- *"I love the quietness, the beach, and the forests."*
- *"I love how small it is because lots of people know everyone."*

5. Recreation

Students highlighted their love for local events, strong sports culture, and variety of outdoor activities available. They value the sense of community that comes from attending events like sports games, community gatherings, local festivals and opportunities to connect with nature and enjoy the region's landscape.

- *"The sports community is very important."*
- *"The outdoor education for young people."*
- *"Good mountain biking trails."*

5.4. Questions About The Future

Elphinstone students engaged in a workshop focused on high-level policy questions related to Official Community Plan (OCP) Renewal. Students provided policy insights, offering feedback on issues that matter most to them, from enhancing public transportation options to ensuring environmental sustainability. The following section summarizes the key themes that emerged through their responses.

Transportation

Q1: What are the most important things you would like to have within walking distance in your neighbourhood?

- **Public Transportation:** Strong emphasis on making public transportation more accessible from all homes. Students mentioned the need to increase the frequency of buses, to provide more bus stops, increase safety for transit users and make transit more family-friendly.
- **Recreational Amenities:** Desire for sports facilities (e.g., skate parks, basketball courts, pools) and fun attractions (e.g., shopping, bowling, arcades) for socializing.
- **Essential Services and Stores:** Desire for more stores (e.g., clothing, groceries) and healthcare services (e.g., hospitals, clinics).

Q2: What forms of transportation need to be improved to make them more viable options for journeys in the region?

- **Public Transit:** Increasing bus frequency and establishing more bus routes were the key priorities for students.
- **Pedestrian Safety:** Improving pedestrian and cyclist safety by adding more crosswalks and enhancing safety at intersections, were key priorities. Many students talked to staff about the recent pedestrian death at the Poplars Estates mobile home park bus stop.
- **Walking and Biking Infrastructure:** There is strong support for more walking paths and biking trails to key destinations (e.g., recreation centres, schools, beaches).

Equity and Belonging

Q1: What needs to happen to support young people in finding a sense of belonging and connection on the Sunshine Coast?

- **More Youth-Friendly Spaces:** Youth want to have access to more free, welcoming spaces for teens to gather for structured and unstructured activities.
- **Inclusive Community Spaces:** Students want more community programs, youth councils, and spaces for socializing with inclusivity for all, including people with disabilities.
- **Support for Affordable Housing:** Students expressed uncertainty and fear about having to leave the Sunshine Coast when they graduate or are adults due to the lack of affordable housing options.
- **Addressing Drugs Issue:** A desire for stricter controls on vaping and drugs to create a safer and healthier environment for youth and young adults.

Parks, Recreation and Activities

Q1: What existing parks, trails, or recreational facilities do you value the most? Why?

- **Natural Spaces:** High value placed on parks and trails with natural elements, such as forests (e.g., Soames, Elphinstone), beaches, and lakes.
- **Sports and Community Centres:** Popularity of local community hubs like the Sechelt Pool, Gibsons Arena, and the Coast Gravity Park for activities like skating, biking, and swimming.
- **Outdoor Recreation:** Appreciation for diverse recreational spaces like Porpoise Bay for camping and Sprockids Park for biking.

Q2: What types of new parks, trails, or recreational spaces would you like to see in your community?

- **Expanded Sports Facilities:** Interest in more sports fields, skate/bike parks, cross country ski trails, and improved fitness gyms.

- **Unique Attractions:** Suggestions for a variety of spaces, including an outdoor concert venue and a floating water park.
- **Youth-Oriented Spaces:** Desire for more teen-centric hangout spots, arcades, and places to socialize.

Climate and Environment

Q1: What natural habitats or ecosystems do you feel are most at risk and should be prioritized for protection?

- **Forests and Water Systems:** Concern about the loss of forests due to logging and the desire to protect creeks, rivers, and watersheds.
- **Ocean and Beaches:** Strong desire to protect beaches, the ocean, and the local drinking water sources from pollution and development.

Q2: What actions should we take to adapt to warmer, wetter, wilder weather?

- **Environmental Protection:** Strong support for actions like protecting tree canopies, restoring streams, and improving regulations for development in sensitive ecosystems.
- **Student Suggestions:** Suggestions included larger building setbacks, and community-driven environmental actions like recycling parties and beach cleanups.

6. Next Steps

The feedback gathered during the youth consultation will be used to inform the ongoing OCP Renewal process. The input from youth will help shape the vision and priorities for the region's future, ensuring that young people's voices are considered in the decision-making process.

The project wrap up phase includes two main focus areas:

- 1) **Students:** A visit with participating students at each Elphinstone and Chatelech to share the results and validate the findings. Did we hear you right? What is missing from this summary? These events will also serve as an opportunity to share information on how youth can stay involved in the OCP Renewal project.
- 2) **Staff:** A meeting will be held for senior staff from SCRD, Vancouver Coastal Health and SD 46 to share results, process reflection and celebrate the collaborative opportunities and outcomes this project achieved.

Chatelech Highschool

OCP Update – Remembering Youth Project

TRANSCRIPTION DATE: December 11, 2024

Purpose: Collect youth vision and values for the future of the Sunshine Coast

- Document includes transcription from youth feedback AND an analysis of the feedback.

1. Community Values – Youth Feedback

Submission 1: I envision the Sunshine Coast having more housing and job opportunities for people who choose to move here. I hope that the community is still very welcoming and inclusive.

Submission 2: I envision more activities for youth, such as better sports fields/track, more conservation of nature, and a better water plan. I hope in 20 years we are still a small community, still have lots of nature, and more resources for homeless people and parents.

Submission 3:

- Social awareness.
- Love.
- Respect.
- Understanding.
- Patience.
- Connection.
- Honesty.
- Equity.
- Kindness.
- Accessibility.
- Diversity.
- Passion.
- Empathy.
- Listening skills.
- Perseverance.
- Employment.

Submission 4:

- Respect for all age groups.
- Equity for everyone.
- Personal awareness.
- Accessibility for all.
- A sustainable community.

- Diversity.

Submission:

- Safety.
- Respect.
- Health.
- Inclusion.
- Equality.
- Integrity.

Submission 6:

- Safety.
- Inclusion.
- Connection.
- Diversity.
- Nature.
- Accessibility.
- Fun.
- Respect.
- Energy.
- Health.
- Integrity.

Submission 7:

- Safety.
- Respect.
- Communication.
- Connection.
- Diversity.
- Inclusion.
- Integrity.
- Equity.

Submission 8:

- Respect.
- Freedom.
- Equal opportunity.
- Economic prosperity.
- Responsibility.
- Sustainability.

Submission 9:

- Respect.
- Compassion.
- Equity.
- Integrity.
- Empathy.
- Responsibility.
- Kindness.
- Health.
- Inclusivity.
- Open mindedness.
- Honesty.
- Courage.
- Passion.
- Love.
- Leadership.
- Understanding.
- Strength.
- Connection.
- Sustainability.
- Appreciation

Submission 10:

- Kindness.
- Equality.
- Gratitude.
- Calmness.

Submission 11:

- Effort.
- Kindness.
- Respect.
- Equity.
- Diversity.
- Community.
- Listening
- Courage.
- Strength.
- Vision.
- Resilience.
- Self-awareness.
- Empowerment.
- Confidence.

- Humility.
- Innovation.
- Passion.

Submission 12:

- Honesty.
- Community strength.
- Respect.
- Empathy.
- Bravery.
- Intelligence.
- Engagement.

Submission 13:

- Health.
- Respect.
- Compassion.
- Safety.
- Integrity.
- Responsibility.
- Empathy.
- Equality.
- Love.
- Diversity.
- Sustainability.
- Kindness.
- Courage.
- Inclusivity.
- Happiness.
- Perseverance.

Submission 14:

- Respect.
- Responsibility.
- Connection.
- Leadership.
- Equality.
- Sustainability.
- Awareness.
- Empathy.
- Compassion.
- Integrity.

- Effort.
- Action.
- Inclusion.
- Kindness.
- Honesty.
- Persistence.
- Happiness.
- Health.
- Communication.
- Resilience.
- Love.

Submission 15:

- safety.
- Community.
- Inclusion.
- Equity.
- Freedom.
- Integrity.

Submission 16:

- Respect.
- Equity.
- Equality.
- Safety and health.
- Accessibility.
- Integrity.

Submission 17:

- Safety.
- Respect.
- Inclusion.
- Diversity.
- Accessibility.
- Communication.
- Connection.
- Integrity
- Health
- Fun
- sustainability.
- Equality.

Submission 18:

- Respect.
- Sustainability.
- Connection.
- Safety.
- Community.

Submission 19:

- Respect.
- Sustainability.
- Accessibility.
- Community.
- Inclusive.
- Fun.
- Connection.
- Health and safety.

Submission 20:

- Health.
- Safety.
- Respect.
- Equality.
- Fun.
- Sustainability.

Submission 21:

- Trust.
- Communication.
- Inclusivity.
- Respect.
- Equality.
- Kindness.

Submission 22:

- Respect.
- Communication.
- Equality.
- Empathy.
- Trust.
- Relationships.
- Sustainability.
- Gratitude.
- Growth.

Submission 23:

- Communication.
- Trust.
- Equality.
- Empathy.
- Respect.
- Growth.

Submission 24:

- Connection.
- Respect.
- Trust.
- Gratitude.
- Sustainability.
- Empathy.
- Equality.

Submission 25:

- Communication.
- Equality.
- Respect.
- Sustainability.
- Trusting.
- Growth.

Submission 26:

- Respect.
- Responsibility.
- Care.
- Empathy.
- Connection.
- Inclusivity.

Submission 27:

- Sustainability.
- Responsibility.
- Consideration.
- Equality.
- Trust.
- Respect.
- Kindness.
- Care.

- Equality.
- Inclusion.
- Freedom.
- Education.

Submission 27:

- Responsibility.
- Kindness.
- Inclusivity.
- Respect.
- Consideration.
- Safety.
- Cooperation.

Submission 28:

- Respect.
- Equity.
- Consideration.
- Care.
- Sustainability.
- Safety.
- Trust.
- Kindness.
- Cooperation.
- Inclusion.

Submission 29:

- Respect.
- Consideration.
- Sustainability.
- Kindness.
- Equality.
- Cooperation.
- Freedom of speech.
- Inclusivity.
- Trust.
- Safety.
- Care.

ANALYSIS OF COMMUNITY VALUES

DRAFT Key Themes (Values)

Ten key themes were chosen based on the frequency and significance of specific words and ideas across all submissions. The overarching themes of **respect**, **safety**, and **sustainability** emerged as primary values for the youth. Additionally, values related to community cohesion, inclusivity, and the need for a fair and equal society stood out as essential concerns. These reflections demonstrate that youth are deeply interested in a future that includes environmental preservation, social equity and inclusiveness.

1. Respect and Inclusivity

Many submissions highlighted the importance of **respect** for all individuals, regardless of age, background, or identity. Youth emphasized the need for inclusivity, where everyone feels valued and heard.

2. Safety and Health

The community's well-being is a top priority for youth, with numerous mentions of **safety** and **health** in the feedback. This includes both physical safety and a broader sense of emotional and mental well-being.

3. Sustainability

There was strong support for environmental **sustainability**, including the preservation of natural spaces and a focus on long-term ecological health. Many students expressed a desire for actions that protect nature while ensuring the community's growth.

4. Equity and Equality

The values of **equity** and **equality** were prominent throughout the submissions. Youth want equal opportunities for all community members, regardless of their socio-economic status, gender, or ethnicity.

5. Connection and Community

The importance of building stronger **connections** within the community was frequently mentioned. Students expressed a desire for spaces and activities that foster a sense of belonging and community cohesion.

6. Diversity and Inclusion

Youth emphasized **diversity** as a key value, advocating for a society where different cultures, perspectives, and backgrounds are celebrated and embraced. This theme aligns closely with the desire for **inclusion** and respect for all.

7. Empathy and Compassion

Empathy and **compassion** were repeatedly noted as essential qualities that should guide interactions within the community. This reflects a broader value of mutual care and understanding.

8. Freedom and Autonomy

Several submissions pointed to the importance of **freedom**, particularly in terms of personal expression, freedom of speech, and the ability to make choices about one's future.

9. Responsibility and Integrity

Youth voiced the importance of **responsibility** in both individual actions and the community's governance. Integrity and **honesty** were also highlighted as fundamental values for maintaining trust and transparency.

10. Opportunity and Prosperity

Many students spoke about the need for **more opportunities** for youth in terms of jobs, education, and personal growth. They also expressed a desire for the region to foster **economic prosperity**, providing pathways for success for all members of the community.

Most Frequently Used Words:

1. Respect
2. Equality / Equity
3. Sustainability
4. Inclusion
5. Safety
6. Health
7. Kindness
8. Connection
9. Integrity
10. Empathy

2. Community Vision – Youth Feedback

Submission 1: In 20 years I hope that there is more resources for struggling parents including more childcare and more low income houses. In 20 years I would also like to see more places to eat as well as more things to do for teens within the community.

Submission 2:

- More activities for all ages
- Public transit
- Nature staying ingrained within our culture
- More or equal indigenous representation
- Mental health resources
- Effective ways of dealing with our droughts
- More housing for those who don't have it and more shelters
- More ways for people to pursue their passion

Submission 3: In 10 to 20 years I would like to see an improvement in the school system, community centres, and sports fields. If I have a kid, I would like for them to have a safe and inclusive community. I want the community to be sustainable and have a lot of opportunities for my kid. Whether I am talking about schooling or sports, I want the community to encourage everyone and be respectful and responsible within the community.

Submission 4:

- Better health care
- Better water plan
- More affordable housing
- More turf fields
- Public transit
- More things for youth
- Well lit parks and soccer fields
- Tracks for track and field

Submission 5: I hope in 20 years the coast would put more money into infrastructure like parks and tourism. I hope the coast becomes a safe place with more resources for parents and other people.

Submission 6: In 20 years I envision the coast being/having built:

- better education (more advanced courses)
- More activities (sports, arts, dance, other)
- More bus accessibility
- Youth ferry passes
- Better hospitals/clinics

- More controlled drug use
- More shelters women and homeless shelters.

Submission 7:

- More mental health resources
- Better education and opportunities
- More transportation
- Free transportation and ferries
- More/cheaper fun activities for youth
- More assistance for parents
- Lower housing prices
- Better health options
- More sports options
- Inclusive.

Submission 8: More things for youth to do:

- More clothing stores
- More opportunities for young adults to do stuff they love.

Submission 9: Affordable housing

Submission 10:

- Entertainment
- Affordable housing!!!
- More organic and local food

Submission 11:

- Cooperative community
- Supportive town
- More diversity
- Friendlier town
- Inclusive community.

Submission 12:

- More affordable housing such as townhouses and condos
- Flexible environments for schools
- More activities
- Greener environment
- Affordable groceries
- More jobs
- More transit
- Entertainment
- Be more sustainable

- Respect/empathetic community.

Submission 13:

- More affordable housing.
- Better entertainment.
- More jobs.
- Respect for the community.
- More bus routes.
- More housing for homeless people.
- Better clothing for youth.

Submission 14:

- More low income housing.
- Less addiction in the community.
- More activities for youth.
- A more empathetic community.
- Clothing options for youth.

Submission 15: In 20 years I hope the Sunshine Coast will were no longer be under the spell of harmful and life altering narcotics. As a teen, the opportunities for these topics to keep creeping into my life expand at an alarming rate.

Submission 16:

- Better health care
- Better water plan.
- More things for youth.
- Well lit parks.
- Better and more affordable housing.
- More budget for libraries.
- Nature.
- A better education system.
- Better school supplies.
- Rehab facilities.
- More sports period more transportation.
- More jobs.
- More clothing stores for youth.

Submission 17:

- Better water plan.
- Better healthcare.
- More things for youth to do.
- Better housing / more housing.
- Better rehab for people who want it.

- Nature.
- Better education.

Submission 18: I would like to see nature still be as present as it is now because it is my favorite part of the Sunshine Coast.

Submission 19:

- Free ferry passes.
- More sports.
- More activities for teens.
- Better stores for shopping
- Better bus routes. More often bus routes.
- Further educational opportunities (AP classes, university classes, etc.).

Submission 20:

- Better housing prices.
- Water system to prevent drought.
- Homeless facilities.
- Protect forest.
- Bike lanes.
- Facilities for youth.
- Highway to Squamish.
- More sports.
- Better education.
- Lower taxes.
- Food options.
- Free ferry passes.

Submission 21: My vision for the sunshine coast includes affordable housing, better transportation systems, more sports, homeless centres, drop taxes, and lower food prices.

Submission 22: My vision for the future has:

- Affordable housing
- lots of healthy forests with trails
- better education system
- build up instead of out (high rises) but not that many.
- More sports programs.
- More forests than there are now.
- Free ferry passes.
-

Submission 23:

- Bridge!!!

- Affordable cost of living.
- Salt water to fresh water converter.
- Care facilities for homelessness.
- Strict crime punishment.
- High rises.
- Lower taxes.
- Better education.

Submission 24: In 20 years, I hope to see a community that all people enjoy being in or enjoy going to. I hope that in the future we have many more inclusive aspects of all things including education, extracurricular activities, transportation, and community events. I also want to see more healthy and support opportunities for kids and adults. This can mean more homeless shelters, better hospitals, more mental health resources, physical help resources and drug abuse shelters. I also want to see more eco friendly and coast-based community. Also more youth opportunities and activities. I also hope there are more transportation access opportunities like free bus passes and free ferry passes for youth.

Submission 25:

- More sustainable community.
- Safe!
- More housing with limited sprawl (build up).
- Value nature in our community.
- Conserve forests and oceans.
- Bike lanes.
- Promote small businesses.
- More community gardens.
- Affordable living.
- Better roads.
- Good resources so there is less need to go into the city.
- High rises.

Submission 26:

- Have more housing.
- Be a kinder town.
- Better job options.
- More fun town for youth.
- Better use of clean energy.
- More flexible school programming options.
- A less polluted town.
- More diverse culture.
- Better bus routes.

Remembering Youth – Official Community Plan (OCP) Update Project

School: Elphinstone Secondary School

Workshop 4: Data Safari and OCP Policy Questions

Transcription Date: December 11, 2024

What: Poster / sticky note student comments transcribed

Transportation

Question 1 (Post-it note) - What are the most important things you would like to have within walking distance in your neighbourhood?

- More routes for buses
- more bus stops
- make public transportation more safe
- walking paths
- pool
- Mike's ice cream, bus, drive, bike.
- Lake
- ice rink
- pool (HUGE!)
- indoor pool with wave rider
- basketball courts
- water park
- more buses
- better crosswalks
- lights at Poplars bus stop
- more buses
- free transportation for everyone
- proper mall
- indoor skate park
- a bookstore with really good graphic novels!

- McDonald's
- Costco or Walmart
- Make public transit more family and kid friendly and safe
- Amusement park
- DoorDash
- better mall
- stores and shops
- skate park
- bike lanes
- Starbucks
- Golf/ mini putt
- mountain bike and skills park
- Chick-fil-A
- Walmart
- Hospital
- Clinic
- grocery store
- Target
- A work working bus that goes via north only shows use once every 2 hours on a good day.

Question 2 - What forms of transportation need to be improved to make them more viable options for journeys in the region? Use the dots provided, select your top 3:

- Provide walking paths and biking trails to key destinations
- Provide more dedicated cycling routes (bike on shoulder or separate trails and paths)
- Increase the frequency of transit services along existing bus routes
- Establish new bus routes
- Provide more watercraft access points
- Improve road surfaces and intersections
- Add more crosswalks and pedestrian protections at key intersections
- Other (use a sticky note)

Equity and Belonging

Question 1 (Post-it note) - What needs to happen to support young people in finding a sense of belonging and connection on the Sunshine Coast?

- Better stores.
- Ban vaping.
- Ban drugs!
- Go karts and milkshakes.
- Better mall with closing stores like Sephora, TNA, Ardens, and etc.
- Affordable places.
- Less homelessness.
- More community things that are free.
- More clubs and activities.
- More buses!
- More buses.
- Youth council. Quiet clubs (clubs for every quiet activity). Bookstore with some educational books on LGBT+ things and other cultures.
- Entertainment places affordable for everyone.
- Ban vaping.
- Get beds in schools.
- More teen hangout spots.
- More youth programs and activities.
- A more comforting places with friends for free.
- More stores for shopping.
- more buses.
- More malls with more stores such as Ardines, Sephora, and Pandora.
- Places with activities that include people with disabilities.
- More clothing stores.
- More places to hang out.
- More bus hours.
- Bigger malls with more shopping stores.
- Ban hard drugs,
- More activities for teens.
- more free hang out spots.
- Ban vaping.
- Affordable housing so people can afford to live here.
- Football team.
- Three-day weekends because it gives youth time to do other things.
- Drug ecosystem. A clean supply is necessary for survival.
- More spaces to hang out.

- Laser tag so you can make good friends.
- More school activities to build a sense of community and closeness.
- More youth team-based activities.
- Bean chairs in rec centres.
- More bean bag chairs solve problems.
- We need to allocate budget towards housing even though the first home bonus is great the average housing prices are still insane and when it comes to renting we need to set max rent prices and cap it for citizens of the Sunshine Coast to prevent an unaffordable renting move. This will add stability to the working class of the Sunshine Coast which the Coast has always lacked. Only to non residents of the Coast we need to add a resident priority policy this will help prevent people who grew up here from being forced to move.

Parks, Recreation and Activities

Question 1 (Post-it note) – What existing parks, trails, or recreational facilities do you value the most? Why?

- Soames because of lots of ancient trees.
- The Sechelt pool because it is a good activity place for all ages.
- B&K for biking, walking, camping, ATV, and horseback riding.
- Sprockids Park for biking and walking.
- Gibsons and Area Community Centre (GACC) for skating and gym.
- Porpoise Bay for camping, beach, and walking.
- Porpoise Bay
- Mount Elphinstone
- Tetrahedron Provincial Park
- Soames
- B&K.
- Hockey.
- 3D printer big enough to print a human size statue.
- Gyms.
- Skate park in Gibsons.
- Forest service roads.
- Brothers park.
- Coast Gravity Park.
- Tetrahedron Provincial Park.

- Pool.
- movie theatre.
- Gray Creek.
- Tetrahedron Provincial Park.
- Inside basketball court.
- Bigger pool with huge water slide.
- Skating rink.
- Sechelt Pool.
- Library.
- Community centre.
- Community centre.
- Elphinstone Mountain trails.
- Basketball.
- Pools.

Question 2 (Post-it note) - What types of new parks, trails, or recreational spaces would you like to see in your community? Where?

- Soccer fields.
- Pool, arena, gym, indoor fields in one area!
- More new trails.
- More trails.
- More mountain bike and skills parks with jumps.
- A better cinema.
- More places for sports.
- More parks.
- Parks near rivers.
- Parks with statues.
- Parks built to last a long time.
- Bean bag chairs in parks.
- Natural Hot Springs.
- Outdoor movie theatre.
- Outdoor concert venue.
- Retail row.
- Skate Park with a roof.
- Upgrade movie theatre.
- Campsites.

- Arcade.
- HANGOUTS.
- Better skate rink in Gibsons and Sechelt.
- Floating water park.
- Roller coasters.
- Upgrade movie theatre!!
- Better ski trails.
- Bigger gym.
- Better hang out places (variety of places).
- More bookstores with graphic novels!
- Better Gibsons pool.
- More hockey stuff.

Climate and Environment

Question 1 (Post-it note) - What natural habitats or ecosystems do you feel are most at risk and should be prioritized for protection?

- Forests, Cliff Gilker
- creeks and rivers
- Elphinstone trail
- Elphinstone Mountain
- Forests that are being torn down for housing
- aquatic animals
- creeks and watersheds
- our beaches and oceans
- our aquifer
- Trails and hike paths.
- All forests – Port Mellon forests, “Elphinstone crossing” development needs to STOP.
- We need clear water and beaches!
- Oceans
- drinking water source
- nature
- schools
- beaches
- Forested due to logging

- Ocean
- make sure people do not pollute our beaches.
- More local employment for hydro workers.
- Trees
- Chapman Creek
- Ocean
- soil and rivers
- ocean
- underground power lines
- underground power lines.

Question 2 - What actions should we take to adapt to warmer, wetter, wilder weather?

Use the sticky dots provided, select your top 3:

- restore and/or enhance our streams
- protection tree canopy
- collaborate with other levels of government on climate issues
- Improve regulations for building in sensitive ecosystems
- create guidelines for landscaping and stormwater management
- Other (use a sticky note)

Responses to “other”:

- Actual underground basements
- Watershed protection
- Larger building setbacks
- Better clothing
- learn to love the rain
- better stores
- recycling parties
- beach and ocean trash cleanups
- polar bears
- take steps to reduce environmental impact
- Better protection for hydro
- Stream relief.
- Forests in general and ocean because of the First Nations.

Elphinstone Highschool

OCP Update – Remembering Youth Project

Transcription Date: October 18, 2024

Purpose: Student responses to the question “what do you love about the Sunshine Coast?”

Submissions: “What do you love about the Sunshine Coast?”

Submission 1: I love the clean water, the lovely events, and stores.

Submission 2: I love the nature. I love the way that I can always smell the sea. I love that I can walk to my best friends house and bike to school.

Submission 3: Close to beaches, ocean, and lakes. Sports community is very important and the way the community comes together to show support for our local teams. For example my brothers hockey community here came to wish him good luck this year on his journey in ULS prep in Kelowna BC for hockey. Support sports!

Submission 4: Nature and outdoors. Beach. Small town. Forest. Dog friendly community.

Submission 5: Connection to nature. Cheap prices. No traffic jams. Affordable housing.

Submission 6: The connection to nature.

Submission 7: What I love about where I live is there isn't a ton of natural disasters. I love how small it is because lots of people know everyone.

Submission 8: The nature and Coast Academy of Dance.

Submission 9: I love the trees that surround my house. They're beautiful! I like that I live in secluded area as to not be bothered by cars and all that.

Submission 10: The landscape an environment (beaches and forests). Small town. The community. Animals.

Submission 11: I love how on the Sunshine Coast you're always either surrounded by trees, mountains, or beaches.

Submission 12: Living on the coast and being here and seeing as all these beautiful people I know is such a privilege. Being able to have an amazing aquifer, being so close to nature, to the elk, the bears, the coyotes, getting to eat food from off the land, gathering groups like this who are coming in and giving us the opportunity to learn and know about what's happening in our community and how we can be part of solutions we want to be part of.

Submission 13: What I love about where I live is all the forests and wildlife. I love how close and accessible the ocean is. I love how connected the community is.

Submission 14: What I love about my community is all the outdoor education for young people because this makes them build connections with land and places and want to protect it when they are older. I love how kind everyone is and I love that everyone knows each other.

Submission 15: What I love about Gibsons is the beach the beaches and oceans, nature and forests, wildlife, quietness, marina, and how close everything is.

Submission 16: The people and nature.

Submission 17: The easy access to the beach and ocean. The view is taken for granted.

Submission 18: I love how tight the community is and how connected everyone is. I love all the forests and how you can drive and be really close to mountains and go on many hikes.

Submission 19: The climate and weather near the water.

Submission 20: Trees.

Submission 21: hockey, friends, and the gym.

Submission 22: It's safe to walk in the dark. There is a beach. There is lots of nice walks. Not much homeless people.

Submission 23: Being close to the beach. Nice to walk. Family and friends.

Submission 24: The ocean and the sunsets.

Submission 25: Creeks with salmon. Good mountain biking trails. Old growth forests. Small communities.

Submission 26: I like that everyone knows each other.

Submission 27: My friends and the beaches.

Submission 28: The nature.

Submission 29: I love the beaches and the forests and that it's not a city.

Submission 30: Beaches and lakes.

Submission 31: I love the quietness, the beach, and the forests.

Submission 32: I love the scenery like the beaches and my friends and people I have met here.

ANALYSIS OF WHAT STUDENTS LOVE ABOUT THE SC

Top 5 themes:

1. Nature and the Outdoors

Students expressed a deep love for the natural beauty surrounding them, including forests, beaches, mountains, and lakes. They appreciate being able to easily connect with nature on a daily basis.

- *"You're always either surrounded by trees, mountains, or beaches."*
- *"I love the trees that surround my house."*
- *"All the forests and wildlife."*

2. Beaches and the Ocean

The accessibility and beauty of the beaches and ocean are central to what students love about living on the Sunshine Coast. Many students enjoy walking, hiking, and spending time by the water.

- *"Being close to the beach."*
- *"The easy access to the beach and ocean."*
- *"The ocean and the sunsets."*

3. Community Connections

Students value the tight-knit, small-town atmosphere, where people know each other and there is a strong sense of belonging. They appreciate the supportive and friendly nature of their community.

- *"I love how tight the community is and how connected everyone is."*
- *"I love that everyone knows each other."*
- *"The people and nature."*

4. Peaceful and Quiet Environment

The students enjoy the peaceful and quiet environment of the Sunshine Coast, which offers a contrast to busy city life. The absence of heavy traffic and noise is seen as a major advantage.

- *"I like that I live in a secluded area."*
- *"I love the quietness, the beach, and the forests."*

5. Outdoor Activities and Recreation

Students highlighted the variety of outdoor activities available, such as hiking, mountain biking, and outdoor education programs. These opportunities help them connect with nature and enjoy the region's landscape.

- *"The outdoor education for young people."*
- *"Good mountain biking trails."*

Elphinstone Highschool

OCP Update – Remembering Youth Project

Transcription Date: October 18, 2024

Purpose: Collect youth vision and values for the future of the Sunshine Coast

- Document includes transcription from youth feedback AND an analysis of the feedback.

1. Community Values – Youth Feedback

Submission 1:

- Safety.
- Helping the less fortunate.
- Community.
- Peace.
- Kindness.
- Love.
- Clean

Submission 2:

- keeping the forest and ocean clean.
- Kindness and respect.
- Sustainability.
- Collaboration.
- Positivity.
- Equality.
- Communication.
- Peace.

Submission 3:

- Respect.
- Kindness.
- Understanding.
- Nature.
- Community acceptance.
- No skyscrapers.
- Preservation.
- Ocean and forest health.
- More protected areas.

Submission 4:

- Being thankful.
- Kindness.
- Coming together to help.

Submission 5:

- Thankful.
- Including.
- Nice.

Submission 6:

- Respect. Inclusion.
- Contribution.
- Thoughtfulness.
- Fairness.
- Kindness.
- Caring for our surroundings.
- Helping.
- Responsibility.
- Welcoming environment.

Submission 7:

- Freedom of expression and action.
- Preservation of nature.
- Sense of community.
- Acceptance.

Submission 8:

- Respect.
- Cultural diversity.
- Protect the environment.
- Peace.
- Kindness.
- Creative.

Submission 9:

- Respect.
- Kindness.

Submission 10:

- Respect.
- Kindness.

- Generosity.
- Inclusion.

Submission 11:

- kindness.
- Respect.
- Accessibility.

Submission 12:

- safety
- Peace.
- Coming together to help.
- Kindness.
- Being thankful.
- Love.
- Happiness.

Submission 13:

- acceptance.
- Compassion.
- Equality.
- Accountability.
- Respect for everyone.
- Preserving nature.

Submission 14:

- All people are equal.
- Trust.
- Welcoming environment.
- Safety for students.
- Kindness.
- Support.
- Helping hands.
- Love and peace.
- More available resources.

Submission 15:

- Respect.
- Kindness.
- Generosity.
- Inclusion.

Submission 16:

- Gratitude.
- Empathy.
- Collaboration.
- Respect.
- Sustainability.
- Care / kindness.
- Restoration.
- Preservation.
- Communication.

Submission 17:

- Protecting all growth forests and keeping them clean.
- Patience with our community.
- Having kindness.
- Sustainability.
- Restoring our lands.
- Collaboration.
- Empathy.
- Accessibility.

Submission 18:

- Respect.
- Compassion.
- Kindness.
- Trust.
- Inclusivity.

Submission 19:

- Respect.
- Inclusive.
- Optimism.
- Kindness.
- Contribution.
- Creativity.
- Accessibility.
- Honesty.
- Trust.
- Opportunity.

Submission 20:

- Respect.
- Love.

- Kindness.
- Contribution.
- Inclusivity.
- Care for nature.
- Optimism.
- Accessibility.
- Opportunity.
- Knowledge.
- Trust.

Submission 21:

- Thankful.
- Including.
- Kind / Nice.

Submission 22:

- Growth.
- Kindness.
- Respect.
- Inclusivity.
- Trust.

Submission 23: Take care of the environment!

Submission 24:

- Equality.
- Peace and love.
- Open mindedness.
- Volunteering and helping the needy.

Submission 25:

- Open hearts and minds.
- Respect.
- Peace.
- Listening to ideas and voices. Everyone has a voice.
- Giving back and generosity.
- Education.
- Accessibility.
- Affordability.
- Protecting our earth.
- Sustainability.
- Land based education.

Submission 26:

- Respect.
- Clean up the oceans and forests.
- Kindness.
- Sustainability.
- Friendliness.
- Collaboration.
- Equality.

Submission 27:

- Acceptance.
- Listening.
- Community.
- More apple trees.

Submission 28:

- Watershed protection.
- The environment.
- Salmon.

Submission 29:

- Thankful.
- Fun.
- Respect.
- People and family.

Submission 30:

- Kindness.
- Respect.
- Trust.
- Love.
- True.
- Leader.

Submission 31: More food. Better food.

Submission 32:

- Respect.
- Kindness.
- Compassion.
- Growth.
- Inclusivity.

Submission 33:

- Better malls.
- Better education, school, and school computers.

Submission 34: Honesty.**Submission 35:** More bus stops on Pratt Road.**Submission 36:**

- Unity.
- Affordable living.
- Inclusivity.
- Welcoming environment.

Submission 37:

- Listen to everyone in the community and allow big discussions.
- Freedom to express opinion.

ANALYSIS OF COMMUNITY VALUES

DRAFT Key Themes (Values)

Ten key themes were identified based on the frequency and consistency with which they appeared across submissions. They reflect the aspirations and concerns of youth in shaping their future environment and community. The repetition of values such as **kindness**, **respect**, **inclusivity**, and **sustainability** indicate that these values are seen as essential for creating a future that is both socially just and environmentally responsible.

1. Respect

Respect was mentioned repeatedly across submissions, emphasizing the importance of mutual regard and understanding in community interactions. Student conversation suggested this a fundamental value for fostering a positive, inclusive, and harmonious community.

2. Kindness and Compassion

Many responses emphasized kindness, compassion, and helping others. These values reflect a community ethos of care, empathy, and support, which are vital for building a strong, connected, and resilient region.

3. Inclusivity, Diversity, and Acceptance

The desire for inclusivity and acceptance was a recurring theme, indicating that the youth envision a future where everyone feels valued, regardless of background, identity, or ability- signally a priority for community plans that enable diversity and social equity.

4. Environmental Sustainability and Preservation

Environmental concerns, including protecting the forest, ocean, and watersheds, were highlighted in many responses. The youth demonstrated a strong desire to ensure the health and longevity of natural ecosystems, signaling a priority for sustainable development and conservation efforts.

5. Community and Collaboration

Several submissions referenced the importance of coming together, collaborating, and fostering a sense of community. These themes suggest the value of collective action in addressing local challenges and shaping a shared future.

6. Health, Safety, and Security

Youth expressed concerns around safety, particularly regarding the security of students and community members. This suggests that creating safe spaces for all, particularly vulnerable groups, should be a key focus of community planning.

7. Peace and Love

The recurring call for peace and love highlights the importance of non-violence, understanding, and harmony. This reflects a desire for a peaceful, supportive environment where constructive relationships are prioritized.

8. Equality and Social Justice

The importance of equality was mentioned in many submissions, advocating for fairness and justice in how people are treated, as well as equal access to opportunities and resources. This theme calls for policies that promote social equity and address systemic inequalities.

9. Freedom of Expression

Many students voiced a desire for freedom of expression, underscoring the importance of allowing diverse voices and perspectives in community decision-making. This could guide future engagement processes, ensuring that youth and all community members can freely express their opinions.

10. Accessibility and Affordability

Issues related to access, such as affordable living and transportation, were also brought up. This suggests a need for policies that address economic and infrastructural challenges, ensuring that all community members, especially youth, have equitable access to resources.

Words Used Most Frequently:

- **Kindness** – A core value, mentioned in nearly every submission.
- **Respect** – Another central value, indicating its importance in community relationships.
- **Inclusivity/Acceptance** – Reflects the desire for diversity and an open, welcoming environment.
- **Community** – Several references to the importance of community bonds and collective action.
- **Sustainability/Environment** – Repeated mentions regarding the protection of natural resources and ecosystems.
- **Peace** – A significant emphasis on creating peaceful, harmonious living spaces.
- **Equality** – Focus on fairness and equal treatment for all community members.

2. Community Vision – Youth Feedback

Submission 1: I envision an eco-friendly community. One with cleaner streets and with safer people. I want a community that won't need to worry about better waste management.

Submission 2: More nature, more affordable housing, more alternative ways of schooling, nature based learning, affordable groceries, access to community.

Submission 3:

- Make sports more available (better fields, diamonds, rec centres, gyms, etc.).
- Making the community safer and more accessible for children including less drugs, safer transportation, later streets, making sure kids and students feel safer in our community.
- Making women's products more affordable/easier to get to help when they need quicker/better experiences and feel loved.
- More things for teens to do after school hours.

Submission 4: Improving existing infrastructure (water, hospitals, bus schedule) before building new houses. Cross walks at bus stops on the highway. Laser tag, bowling, and other activities.

Submission 5: Better housing, parks, schools, and malls. Build more mansions. Build a bike lane on the highway and on North Road. More streetlights. Smoother payment on roads. Better bus stops.

Submission 6: More housing that will be cheaper.

Submission 7: Rent going down and gas prices down. Bigger minimum wage. More shopping stores. More things to do like arcade, bowling, adventure parks. Affordable groceries. More job for 13 to 14 year olds other than babysitting and stuff. A place with free woman's products and baby stuff for woman in need. Better woman shelters. A hospital in Gibsons.

Submission 8: More accessible way to get to the waterfront.

Submission 9: More reliable transit! More activities for teens! Cheaper housing. Teenage karaoke bar.

Submission 10: A nature-based community. No light pollution. Cheaper housing. As much protected land as possible. Less tourists. Closer community. Laser tag. Clean harbor. No yachts. Walking and biking paths.

Submission 11: In the future, I hope to see more academic opportunities for young people. I also like to see it become more accessible for teenagers to get jobs. And more affordable housing.

Submission 12: We're using more of the resources we already have. Instead of destroying the land where "The George" is meant to be built we put the money we're using for that development into fixing up those perfectly good abandoned houses. And we're learning how to harvest from the land, instead of tear it down and ruin the life and food forest that reside there. Affordable and available houses are accessible. We're offering more community based events, and decentralizing food banks, soup kitchens, shelters, etc. We're doing much less development. We listen above all too indigenous knowledge writers, the Nations, or this land. We are leaving and protecting the aquifer more.

Submission 13: My vision for this community is affordable housing and food, clean forests and oceans, teenager friendly activities, and better condition sports fields.

Submission 14: My vision for this community is more postsecondary preparation and a university/college built here. Having more affordable food and gas prices. Followed by more affordable housing, since finding places to rent on the coast if you're not financially ready to buy is very limited. Better transportation for people without vehicles or who aren't able to drive, so there is less drunk driving and opportunities for younger generations. More job opportunities for youth. Better built outdoor fields for sports and community activities. Having access to activities after school like gyms rec centres, updated malls, so kids aren't into drugs and alcohol because they aren't entertained by community establishments. Better resources at the Sechelt hospital since there is a large elderly community and being airlifted to a hospital in the city isn't realistic. Better waste management.

Submission 15: Please preserve the forest, oceans, beaches, and other places that make the Sunshine Coast the Sunshine Coast. Give youth more opportunities to learn, play, and have fun. Make an affordable place to live so that I can live here after I graduate.

Submission 16: Better housing for everyone. More safe places for teenagers to go.

Submission 17: We need more activities like casinos, arcade, bowling alley. More sidewalks and crosswalks. Cheaper housing.

Submission 18: My vision for this community is more activities or opportunities for leisure time. A bowling rink or arcade would be nice but also bring so much money. We need to get more advanced courses for postsecondary preparation. Have woman's sanitary products of more available for younger people and teach young people how to maintain hygiene. Try to keep drugs away from the younger kids as long as possible. Teach kids about consent and safe sex!!

Submission 19: My mission for this community is affordable housing and food, more things to do like bowling or different activities, better transit options, higher wages, and butter online courses.

Submission 20: Better housing, paths, teachers, and visionaries.

Submission 21: More crosswalks. Less "art places" around town. More stuff in parks.

submission 22: Skatepark.

Submission 23: More activities for kids/teens like a bowling alley and pool hall.

submission 24: Keeping the ice in all year in one of the rinks.

Submission 25: Good cheap housing.

Submission 26: DoorDash. Uber. Shopping places. Taco Bell. Trampoline Park. Kinder teachers. Better gym.

Submission 27: Turf field, trampoline, better schools.

Submission 28: The streets are clean. More homes that are nicer and cheaper. More teen things. Good pay and inflation lower. Better protection from creeps. Better transit. More crosswalks on Hwy. Update roads and highway. Less drugs and homelessness.

Submission 29: My vision for this community is protection of our watersheds, more parks, and better public transportation. I would also like to see better bike lanes and highway maintenance. Less development.

Submission 30: rent and gas prices should go down.

Submission 31: More teen based activities. Better transit. Better pay. More jobs. Better and cheaper housing. Better academic learning. Less homelessness.

Submission 32: More things to do on weekends.

Submission 33: My vision for the community is more activities for kids to do after school, better transit, and more buses. Better class options for schools.

Submission 34: More activities and more experiences.

Submission 35: My vision for the future includes better sports teams and more opportunity for girls sports. Better pay. Better education in terms of courses an amount of teachers.

Submission 36: More things to do on weekends.



Staff Report For Information

TO: Electoral Area Services Committee – June 19, 2025

AUTHOR: Jonathan Jackson, Manager, Planning & Development
Chris Humphries, Planner 2

SUBJECT: **Official Community Plan (OCP) Renewal Project Update #5 - June 2025**

OVERVIEW

Purpose of Report:

The purpose of this report is to provide an update on the Official Community Plan (OCP) Renewal Project.

BACKGROUND

The OCP Renewal project will create a new plan to respond to growth and changes happening in our communities, both now and in the future. Current plans are old, confusing and don't meet today's requirements. A new plan will enable SCRD to provide better service to achieve community goals in a cost-effective way.

A project scope has been endorsed that includes developing one integrated OCP containing two pillars of Housing, and Climate and Environment, supported by one companion Zoning Bylaw. The scope further seeks to meet all legislative requirements and integrate the Regional Growth Baseline Study to inform growth in the rural areas.

DISCUSSION

Project Progress

Phase 1 Engagement June 1st Launch

In preparation for June 1st launch staff and the consultant team finalized the content, look, and feel of communications and engagement materials (based on examples presented to May Electoral Areas Services Committee) for both in-person and virtual opportunities. Specifically, these included:

- **Design of engagement questions** and online questionnaire
- **Update background report**, creation of 2-page summary, posted to Let's Talk
- **Maps**
 - "The Big Map": 8'x4' map for events
 - Online interactive map
- **Display Boards:** 8 information and interactive display boards
- **Postcard Mailout:** Creation, printing and delivery of postcards to addresses in project area

- **Communications Materials:** news releases, advertising, Let's Talk, email invitations
- **Invitations from Chair Toth to First Nation to engage sent**

On June 1, SCRD staff joined by a consultant team member launched Phase 1 engagement at Sunshine Coast Pride Festival at Mission Point Park in Sechelt. Organizers reported the event was attended by over 1,000 people. 67 conversations were conducted generating feedback from a community that has not previously been specifically engaged in OCP renewal work.

ReMembering Youth

- The project team completed the review of feedback from the ReMembering Youth engagement project. The results are included in an engagement summary report on this agenda.

Updates on the Two Pillars

- **Climate and Environment:**
 - Staff continue to work with the consultant team to prepare the components of the Natural Asset Inventory
 - Community-based inputs:
 - [Coastal Douglas Fir Conservation Partnership](#) is preparing a delegation to June 26, 2025 Board meeting to present the results of their pilot project to update the sensitive ecosystem inventory for the Sunshine Coast
 - [The Environmental Law Centre at University of Victoria](#) and the Halfmoon Bay Community Development Forum are preparing a delegation to June 26, 2025 Board to present Green Bylaws Toolkit opportunities on the Sunshine Coast
- **Housing:**
 - Ongoing servicing analysis focused on wastewater, water supply and distribution. This analysis will be updated and shared following the next steps of Fire Flow Action Plan and Water Strategy, then integrated with OCP renewal.
 - Summary information about water and wastewater service areas have been incorporated into display boards to inform engagement participants.

OCP Integration

As a first step toward building an outline of a new OCP, the project team is preparing a review of existing OCPs. This includes a summary of aligned policies, unique policies, compliance with legislation and more. A summary is planned to be presented to July EAS Committee to outline the current degree of alignment and explore how gaps can be addressed.

Budget and Contract

There are no items to report related to project budget or contract.

Engagement and Communications Update

Staff and the consultant team successfully launched Phase 1 community engagement in accordance with the Engagement Plan adopted by the Board in April.

Emerging Issues

The project is on time, on budget, and is anticipated to achieve the Board's directed scope.

Work Plan Outlook for Next Month

- Continue to refine workplans to align with the scope, timeline and engagement strategy.
- Continue to review technical & data analysis for each pillar
- Integrate data from separate projects into the OCP Renewal schedule and workflows: Coastal Flood Mapping, SCRD Water Strategy, Fire Flow Action Plan.
- Schedule meeting #2 with MOTT
- Continue scheduling summer community events and pop-up locations, following the engagement plan
- Pilot test the methods developed for analyzing feedback
- Participate in local government sessions hosted by shíshálh Nation for Land Use Plan
- Support Area Directors as project champions through a planned briefing session/lunch and learn and keeping key messages up to date.
- OCP Integration work

FINANCIAL IMPLICATIONS

N/A

STRATEGIC PLAN IMPLICATIONS

N/A

TIMELINE

The project timeline is on track (Attachment A).

COMMUNICATIONS

In the month ahead, the following communications are planned:

Internal:

- Staff from Infrastructure Services Division, GIS, Parks, Planning, Sustainable Development and Asset Management continue to be involved in consultant-led engagement and analysis work related to each pillar.
- An internal update on engagement plans was provided to SCRD staff, prior to the June launch.
- Design work for Phase 2 engagement begins

External:

Launch communications plan tools for June:

- Send notification/invitation of engagement phase one is underway to share with partner agencies such as Ministry of Transportation and Transit, Vancouver Coastal Health, Sunshine Coast Community Services, School District 46, Sunshine Coast Community Resource Centre and more.
- Send email invitations to participate in OCP Renewal questionnaire to: subscribers on the Let’s Talk page, APC members, and a distribution list of community organizations, associations, agencies and businesses who may have an interest in OCP Renewal – and who have publicly available contact information.
- Social media campaign. “Love where you live” “what is an OCP and why is it important”
- The [OCP Let’s Talk Page](#) is being continually updated as new information becomes available. Recent updates include the updated project timeline, Engagement Plan and a link to the online OCP Renewal project map and survey.
- Track and report on engagement results

SUMMARY AND CONCLUSION

- The OCP Renewal project phase 1 community engagement successfully launched on June 1st.
- Technical analysis work supporting the pillars continues, with the results used to inform and support community engagement.
- First Nations partners received the OCP Renewal project engagement invitation from Chair Toth.
- The ReMembering Youth Engagement project is wrapping up and a summary report is presented to the Committee.

ATTACHMENT(S): A – SCR D OCP Project Timeline

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	
CAO	X – T. Perreault	Communications	X – A. Buckley

OCP Project Timeline

2025-2027 Roadmap



**Official
Community
Plan Update**
www.scrd.ca/2045

Milestone Legend

3 Rounds of Public Engagement

3 APC Meetings

31 EASC Meetings

Engagement Blackouts

Key Tasks

June – Sept 2025
Round 1: Focus on Pillars
Engagement & Communication Activities

January - March 2026
Round 2: Where Should Growth Go?
Engagement & Communication Activities

April - June 2027
Round 3: Feedback on Draft OCP
Engagement & Communication Activities

March 2025
APC Project Preview

September 2026
APC Check in

March 2026
APC Check in

Engagement Phase 1
WE ARE HERE

July 2026
Board Update
Policy direction, maps, and key zoning changes

April - June 2027
Board Review
Draft OCP and Zoning Bylaw

November 2027
Public Hearing
Approval of draft OCP and Zoning Bylaw

2025

2026

2027

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

Election Blackout

March – July 2025
Initial technical analysis on natural assets, water, waste water and transportation

Aug – Dec 2025
Prepare high-level OCP approach, OCP maps, and key zoning changes

Feb – June 2026
Update OCP policy direction, OCP maps, and key zoning changes

Aug – Dec 2026
Prepare first full draft of OCP and zoning bylaw, first technical review

Jan – March 2027
Update draft OCP and zoning bylaw

May – Aug 2027
Update draft OCP and zoning bylaw, second technical review, legal review

Sep – Nov 2027
Final refinements to draft OCP and zoning bylaw



Staff Report

Request for Decision

TO: Electoral Area Services Committee – June 19, 2025

AUTHOR: Sven Koberwitz, Senior Planner
Kirin Lamb, Planning Technician II

SUBJECT: LCRB Lounge Area Endorsement and Special Event Area Endorsement
Application Referral (REF00007) – Foragers Meadery at 801 Leek Road (Electoral Area D)

OVERVIEW

Purpose of Report

The purpose of this report is to present a referral from BC Liquor and Cannabis Regulation Branch (LCRB) regarding an application for a new Lounge Area Endorsement and Special Event Area Endorsement for Foragers Meadery at 801 Leek Road (Electoral Area D).

This report requests Electoral Area Services Committee to accept, reject or provide alternate direction with respect to staff's recommendations as presented below.

Recommendation(s)

- (1) THAT SCRD recommends approval of a Lounge Area Endorsement and Special Event Area Endorsement for Foragers Meadery (REF00007) to the LCRB, subject to:**
 - a) That additional off-street parking provided for special events be temporary and must not interfere with the agricultural productivity of the land;**
 - b) That signage be provided along Leek Road directing patrons to designated parking areas on the property;**
 - c) That no outdoor amplified music be permitted;**
 - d) That a maximum of 10 non-farm special events be permitted per calendar year;**
 - e) That the total combined person capacity of all liquor service areas during a special event be limited to 120 patrons subject to the provision of 27 off-street parking spaces; and**
 - f) That a secondary emergency access be provided from the orchard area to Leek Road.**
-

BACKGROUND

SCRD has received a referral from LCRB concerning an application for a new Lounge Area Endorsement including an outdoor patio and a new Special Event Area Endorsement to be added to the pending Liquor Manufacturer License for Foragers Meadery, located at 801 Leek Road (PID: 009-366-474).

In accordance with the *Liquor Control and Licensing Act* the SCRD is asked to consider the location, person capacity, and hours of liquor service of the establishment, and provide comments or recommendations on the impact of noise on nearby residents and the general impact on the community if the application is approved. As part of the response, the SCRD must also comment on the views of nearby residents and provide a description of the method used to gather those views.

Proposed License

The applicant has established a 257-tree orchard and beehives on the property. Construction of an alcohol production facility, gravel parking lot, and access road was approved by the Agricultural Land Commission (ALC) and SCRD Building Services in March 2025, and is now underway. Approval-In-Principal for a Liquor Manufacturer License with an Onsite Store Endorsement has been provided by the LCRB, with issuance pending inspection of the facility once completed.

The current license application, that is the subject of the LCRB referral and requires local government input, proposes:

- A Lounge Area Endorsement, including an outdoor patio, that would permit the sale and service of liquor for consumption in a designated service area.
- A Special Event Area Endorsement that would permit the sale and service of liquor for consumption within a designated service area during a special event.

If approved, both endorsements would also allow for the sale and service of liquor purchased from another manufacturer, provided the cost to purchase does not exceed 20% of the total value of liquor served in the endorsement area in any given quarter.

DISCUSSION AND ANALYSIS

Location and Context

The 1.4 ha (3.5 ac) property is zoned AG (Agricultural) under SCRD *Zoning Bylaw No. 722* and has a land use designation of Agricultural under the *Roberts Creek Official Community Plan (OCP)*. The property is located within the B.C. Agricultural Land Reserve (ALR) and is subject to the provincial *ALR Use Regulation*.

The property is bounded by Sunshine Coast Highway to the south, Leek Road to the east, Ranch Road to the north, and a similar AG-zoned property to the west. Properties in all directions are also within the ALR.

The property is appropriately zoned for the proposed use and the proposed use aligns with *Roberts Creek OCP* objectives for agriculture. The applicant has demonstrated through an approved non-farm use application to the Agricultural Land Commission (ALC), that they meet all applicable requirements for an alcohol production facility with an auxiliary food and beverage service lounge in the ALR, including the capacity to produce at least 50% of the primary farm product used to produce the alcohol each year.

A summary of applicable SCRD and ALC regulations is provided as Attachment A.

Hours of Liquor Service

	Mon	Tue	Wed	Thu	Fri	Sat	Sun
OPEN	9 a.m.	9 a.m.	9 a.m.				
CLOSE*	9 p.m.	9 p.m.	9 p.m.	9 p.m.	10 p.m.	10 p.m.	9 p.m.

*The establishment must be cleared of patrons within one-half hour after the time stated on the license.

The proposed hours of liquor service align with SCRD Noise Bylaw No. 597 “quiet hours” and are serviced by regular transit along Sunshine Coast Highway. Staff have no concerns with the hours of liquor service as proposed.

It should be noted that the *Farm Practice Protection (Right to Farm) Act* protects normal farm operations from complaints related to nuisance and noise. While the proposed liquor service lounge and patio are not a protected farm use, the manufacturing of alcohol and agritourism events are. This indicates that the expectation of quiet enjoyment of property is more limited with the ALR.

Person Capacity

Service Area	Area	Requested Person Capacity	Recommended Person Capacity
Indoor Lounge	54.6 m ²	30	30
Outdoor Patio	49 m ²	50*	50
Special Event Area	600 m ²	100	40**
Total:		180	120

* The applicant has indicated that typical use of the outdoor patio would be for table service, for which only 30 seats are planned. Occasional use, such as for an event, might include clearing the tables and chairs so that up to 50 persons could stand and mingle.

** During special events, flexibility in the number of patrons in the special event area may be permitted, providing the total number of patrons on the property does not exceed 120.

LCRB will evaluate the proposed person capacity based on occupant load limits, comments and recommendations from local government, the views of the community, and whether the proposed capacity would allow the licensee to effectively control and manage the service area.

The proposal meets SCRD Zoning Bylaw and B.C. Building Code requirements for indoor occupancy. However, neither regulation speaks to occupancy limits for outdoor areas, including patios.

Based on available parking and potential for neighbourhood impacts staff are proposing reduced capacity as further explained below.

Parking

The Zoning Bylaw does not currently include a specific parking standard for alcohol production facilities in the rural context. Applying the most appropriate Zoning Bylaw parking rates, based on specific areas of use within the facility, results in 17 parking spaces, including one accessible parking space, plus one loading space, being required (see table below).

A parking plan is provided in Attachment B.

Area	Use Type	Space/100m2	Floor Area	Spaces Required
Lounge	neighbourhood pub	10	54.6 m2	5
Outdoor Patio	neighbourhood pub	10	49 m2	5
Kitchen	retail/general commercial	4	67.4 m2	3
Tasting Room	retail/general commercial	4	38.5 m2	2
Cellar	manufacturing	1	138 m2	1
Loft	office	2.5	27 m2	1
Total:				17
		Space per Seat	Additional Seats	
Special Event Area	Theatre/Church*	0.25	40	10
Grand Total:				27

* The only use type within Bylaw 722 parking regulations that utilize a parking rate based on occupancy are Theatre and Church. These are used to indicate appropriate parking rates for the additional capacity proposed for the Special Event Area.

The applicant is proposing to provide 19 permanent parking spaces for the building, including the indoor lounge and outdoor patio, which exceeds the SCRD Zoning Bylaw parking requirement of 17 spaces.

For the Special Event Area, the Zoning Bylaw does not currently provide a specific parking standard for outdoor areas, or for alcohol production facilities in the rural context. In general, parking minimums are prescribed in relation to a building’s floor area. Only two use types are prescribed a parking minimum based on number of seats in the Zoning Bylaw; both churches and theatres must provide 0.25 parking spaces per seat. Based on an additional occupancy of 40 persons this would result in 10 additional spaces being required.

The applicant will provide eight temporary parking spaces in the orchard area, bringing the total available off-street parking spaces during an event to 27, which would meet the overall Zoning Bylaw parking requirements as applied by staff (using the most comparable policy available in the Zoning Bylaw) for the building (indoor lounge and outdoor patio) and special event area. The ALC recommends that special event parking be temporary in nature (no gravel or pavement) and should not interfere with the farm’s agricultural productivity.

Staff note that not all visitors and staff may travel by car; the facility is 100 m from the nearest transit stop and the proposed hours of liquor service are serviced by regular transit along Sunshine Coast Highway. The Sunshine Coast is also a destination for bicycle touring.

The impact of noise on nearby residents

The proposed outdoor patio is 49 m² and located centrally on the property. The property measures approximately 91 m (300 ft) by 152 m (500 ft). The property is buffered by Sunshine Coast Highway to the south, Leek Road to the east, Ranch Road to the north, and Leek Creek to the north and west. Neighbouring properties in all directions are also within the ALR.

SCRD has existing regulation in place (*Noise Bylaw No. 597*) to prohibit and enforce against any noise that disturbs the quiet, peace, rest, enjoyment, comfort or convenience of neighbours at any time of day.

The proposed hours of liquor service align with the Noise Bylaw's "quiet hours" which specifically prohibit noise that interrupts or prevents the sleep of a person in the neighbourhood or vicinity.

A summary of Noise Bylaw provisions is provided in Attachment A.

Based on the above, staff do not anticipate significant impacts of noise related to the issuance of a Lounge Area Endorsement including an outdoor patio and Special Event Area Endorsement as proposed. To mitigate any potential impacts of noise on nearby rural residents and in line with other recent LCRB referrals, staff are recommending a restriction on outdoor amplified music.

The general impact on the community if the application is approved

Agriculture

The applicant has demonstrated a clear intent to improve agricultural productivity and establish a conforming farm use on the property.

The establishment of a productive orchard on the property, along with facilities and areas to purchase and enjoy agricultural products on site, aligns with *Roberts Creek OCP* objectives for agricultural land, including to:

- Support and promote small-scale farming as a social, cultural and economic property and ecologically responsible land use in Roberts Creek.
- Facilitate the sale of agricultural products produced in Roberts Creek both on site and at farmers' markets.
- Support a strategy for diversifying and enhancing farm income by creating opportunities for value added activities related to local agriculture without adverse impacts on farming capabilities.

Condition of Leek Road

Staff are aware that Leek Road is in deteriorating condition. Road condition and improvements are under the authority of the Ministry of Transportation and Transit and staff are not aware of any capital projects that would improve the existing intersection with the Sunshine Coast Highway. A Highway Access Permit was issued in 2024 requiring paved driveway access.

The recommendation to reduce the requested capacity considers the condition of Leek Road, however, it is worth noting that farm uses within the ALR can generate increases in vehicle traffic regardless of LCRB licenses.

Staff Recommendations

Staff are recommending a reduction in capacity of the Special Event Area capacity from 100 to 40 to better align with available parking and to mitigate impacts to surrounding neighbourhood.

The intent is to reduce the overall capacity during a special event from the requested 180 to 120. During a special event, flexibility in the number of patrons in the special event area may be permitted provided the total number of patrons on the property does not exceed 120. For example, if only 30 are seated on the outdoor patio and 30 in the lounge, 60 may be present in the special event area.

To mitigate the potential impacts of street parking, staff are recommending that the LCRB license include a provision requiring that:

- That additional parking provided for special events is temporary and shall not interfere with the agricultural productivity of the land;
- That signage is provided along Leek Road directing patrons to designated parking areas on the property; and,
- That a maximum of 10 non-farm special events are permitted per calendar year.

OPTIONS

Option One – Support the Application with Recommended Conditions (Staff Recommendation)

This option would allow the LCRB to continue with its evaluation of the applications for a Lounge Area Endorsement (with patio) and Special Event Area Endorsement and subsequently issue a license with the recommended conditions.

Staff recommend this option.

Option Two – Support the Application with Additional Conditions

This option would allow the LCRB to continue with its evaluation of the applications for a Lounge Area Endorsement and Special Event Area Endorsement and subsequently issue a license with the recommended conditions.

Staff do not recommend this option. Should the Committee choose Option Two, additional conditions could be added to those recommended in Option One.

Option Three – Refer to Advisory Planning Committee (APC)

Given the application complies with all applicable SCRD and ALC regulations, staff are not recommending this option.

The LCRB requires documentation of a resolution within 90 days of SCRD accepting the referral. The deadline for this referral is July 9, 2025. Should the Committee choose Option Three, SCRD staff would request an extension from the LCRB.

Staff Recommendation

Staff do not recommend this option. Should the Committee choose Option Three, a recommendation could be considered, as follows:

THAT the application for a Lounge Area and Special Event Area Endorsement by Foragers Meadery (REF00007) be referred to the Advisory Planning Committee for the purpose of providing information on the application and obtaining comments.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

STRATEGIC PLAN IMPLICATIONS

There are no strategic plan implications associated with this report.

TIMELINE

Figure 1 Application Timeline



COMMUNICATIONS

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

Referral Agency	Comments
SCRD Building Services	No concerns with the current application. SCR D Building Permit BP003575 was issued for construction of an alcohol production facility including a food and beverage service lounge and outdoor patio on March 20, 2025.
Gibsons & District Volunteer Fire Department	Concern with having only one access point to the property. Requests that applicant install a foot path/gate accessible from the southeast corner of the special event area to Leek Road for emergency use. This comment was forwarded to the applicant on May 30, 2025, and the applicant has agreed to implement the recommendation.
RCMP	No comments received.

Public Comments

SCRD mailed a notice to residents and property owners within 200 m of the establishment on May 2, 2025. An advertisement was placed in Coast Reporter to invite public comments on

May 23, 2025. To be included in this report, comments must have been received by 9:00 a.m. on June 5, 2025.

Summary of Public Comments

Nineteen comments were received, with two in favor and seventeen opposed to the application as proposed. Concerns are generally focused on potential impacts to traffic safety and the quiet enjoyment of the neighbourhood.

Most comments cite the poor condition of Leek Road as a major concern. Leek Road is a narrow, sloped gravel road, with no shoulder to accommodate street parking or pedestrians. It is the only egress for residents of Leek, Ranch, Sullivan and Harman Roads. Ongoing issues with potholing and loose gravel at the intersection of Leek Road and Highway 101 create a difficult highway entrance/exit for drivers. Commenters are concerned that the site cannot provide enough parking to support the requested 180-person capacity and fear that patrons will park on the road despite inadequate space to do so. They are further concerned that increased traffic will worsen wear and tear on the road surface.

Most comments also cite concerns around potential for disturbing noise emanating from the proposed Special Event Area and Lounge Patio. Several commenters feel the proposed operating hours, being seven days a week from 9 a.m. until 9-10 p.m., do not align with the family-orientated farming character of the neighbourhood.

SUMMARY AND CONCLUSION

The application by Foragers Meadery for a new Lounge Area Endorsement including an outdoor patio and a new Special Event Area Endorsement to be added to the pending Liquor Manufacturer License is compliant with the zoning bylaw and OCP policies of the SCR. The proposed development also appears to adhere to both ALR and LCRB regulations.

Staff recommend that the SCR recommend approval of the application to the LCRB, subject to conditions in the recommendation.

- ATTACHMENT(S):** A – Regulation Summary
 B – Plans and Drawings
 C – Summary of Public Comments

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	
CAO	X – T. Perreault	Asst. Manager	X – K. Jones

Attachment A – Regulation Summary

ALR Use Regulation

Alcohol Production in the ALR

The use of ALR land for an alcohol production facility and the use of the facility for “ancillary uses” are designated as farm uses and may not be prohibited by a local government enactment except a bylaw under section 552 of the *Local Government Act*, provided:

- a. at least 50% of the primary farm product used to make the alcohol produced each year is harvested from the same property on which the facility is located, or
- b. the agricultural land on which the alcohol production facility is located is more than 2 ha in area and at least 50 % of the primary farm product used to make the alcohol product produced each year is
 - i. harvested from that agricultural land, or
 - ii. both harvested from that agricultural land and received from a farm operation located in British Columbia that provides that primary farm product to the alcohol production facility under a contract having a term of at least 3 years.

“Ancillary uses” means the following activities conducted at an alcohol production facility:

- a. processing, storing and retail sales of an alcohol product produced by the alcohol production facility;
- b. operating a food and beverage service lounge, if the area of the lounge does not exceed 125 m² indoors and 125 m² outdoors;
- c. selling an alcoholic beverage other than one produced by the alcohol production facility, if the alcoholic beverage is intended to be consumed immediately and is sold
 - i. as a single serving in a lounge referred to in paragraph (b), or
 - ii. in a service area under a special event area endorsement endorsed on the licence issued under the *Liquor Control and Licensing Act* for the alcohol production facility;
 - iii. conducting a cooking class, if the class is held in a food premises within the meaning of the Food Premises Regulation that has been constructed, and is being operated, in compliance with that regulation;
- d. gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area under a special event area endorsement referred to in

paragraph (c), and, for this purpose, **section 17 [gathering for an event] does not apply;**

Events in the ALR

Gathering for an event is a permitted non-farm use in the ALR and may not be prohibited by a local government.

Events may include weddings, private parties, corporate retreats, music concerts and concert series, music festivals, film and theatrical presentations, art shows, dance recitals, charitable and political fundraising events, dances, and sports events, etc.

Under Section 17 of the ALR Use Regulation, events in the ALR must meet the following conditions, **except if they are hosted solely within a service area endorsed by a Lounge Area Endorsement or Special Event Area Endorsement** on a Liquor Manufacturer License issued under the Liquor Control and Licensing Act for the alcohol production facility:

- a. the event is conducted on agricultural land that is classified as a farm under the *Assessment Act*
- b. Event facilities including parking must not be permanent (no gravel or paved parking, for example) and must not interfere with the farm's agricultural productivity
- c. All vehicles visiting the farm for an event must be parked on site
- d. no more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event
- e. the event is of no more than 24 hours in duration
- f. no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year.

SCRD Zoning Bylaw 722

Permitted Uses

Food and beverage service lounges auxiliary to an alcohol production facility are permitted within the Agricultural (AG) Zone, subject to:

- Total indoor floor area shall not exceed 100m²
- Maximum indoor seating capacity of 30 patrons
- Maximum outdoor patio area of 50m²

Roberts Creek Official Community Plan

Agriculture Land Use Designation

“As citizens of Roberts Creek, we... affirm that farming is integral to our rural lifestyle and economy. We recognize the importance of agriculture as a food source, an environmental resource, and a contributor to the local economy. We are committed to protecting and increasing where possible the supply of agriculture lands and ensuring the viability of farm operations.”

Objectives

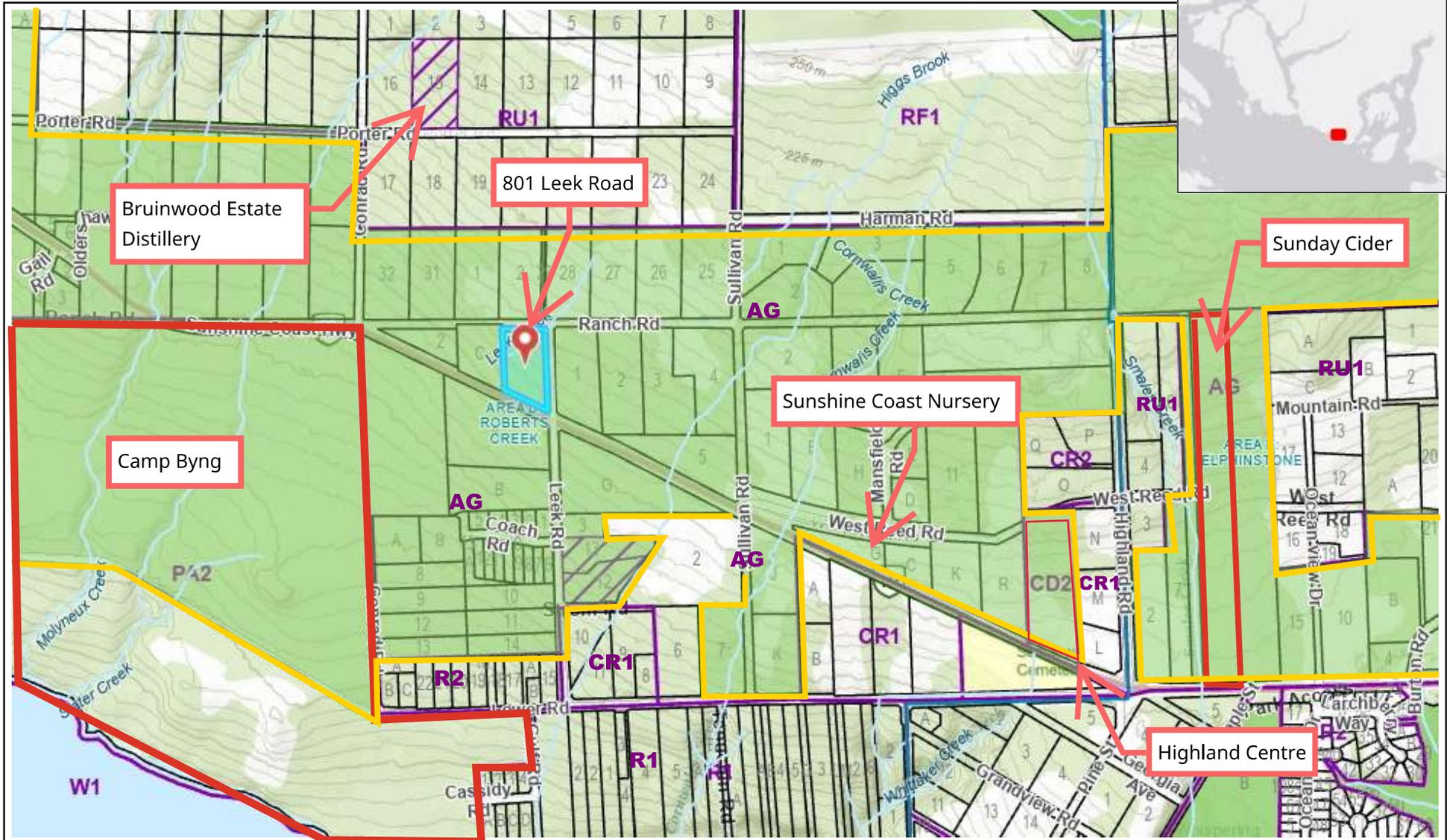
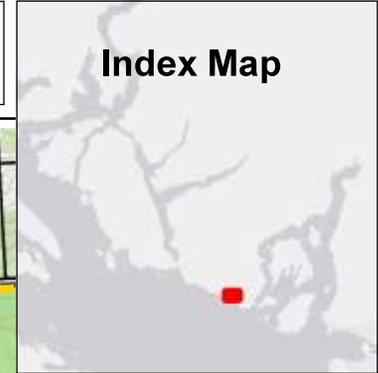
- 9.a Preserve and protect land for agriculture use.
- 9.b Support and promote small-scale farming as a social, cultural and economic priority and an ecologically responsible land use in Roberts Creek.
- 9.c Facilitate the sale of agricultural products produced in Roberts Creek both on site and at farmers’ markets.
- 9.d Support a strategy for diversifying and enhancing farm income by creating opportunities for value added activities related to local agriculture without adverse impacts on farmland capabilities.
- 9.e Minimize conflict between agricultural activity and other uses on adjacent properties regarding the environment
- 9.f Encourage the creation and implementation of a regional agriculture plan that leads to sustainable regional food self-sufficiency.
- 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.

Noise Bylaw

SCRD *Noise Bylaw No. 597* requires that no person, being the owner or occupier of property, shall cause, permit or allow that property to be used so that any noise or sound which emanates from the property disturbs the quiet, peace, rest, enjoyment, comfort or convenience of any person or persons in the neighbourhood or vicinity.

“Quiet Hours”, wherein no person shall cause or permit a noise of any kind which interrupts or prevents sleep of a person in the neighbourhood or vicinity, are before 7 a.m. and after 11 p.m. on any day other than a holiday, or before 9 a.m. and after 11 p.m. on any holiday, except on the night of December 31 and until 1 a.m. on the morning of January 1.

ALR / Zoning Map for 801 Leek Road



596.2 0 298.10 596.2 Meters

This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.



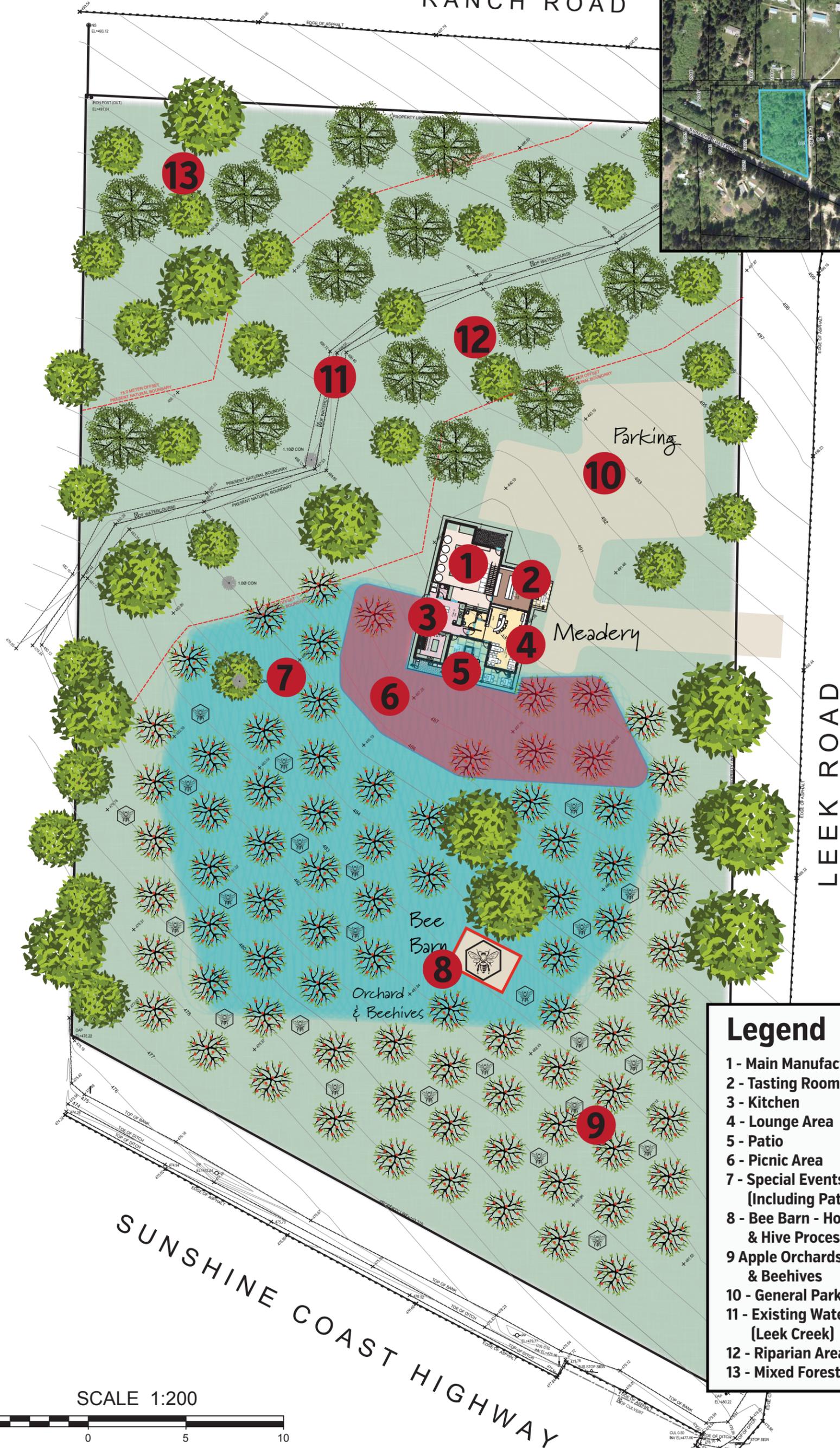
6/13/2025
1: 11,736

Legend

-  Jurisdiction
- Road Names
-  Streams
-  ALC Agricultural Land Reserve
-  Zoning
-  Site Specific Zoning
-  Parcels
-  Unconstructed Roads
-  Golf Courses
- Parks
 -  SCRD Park
 -  REC
 -  Municipal park
 -  Provincial Park
 -  Wharf
 -  Cemetery

Site Plan for Foragers Meadery Inc

RANCH ROAD



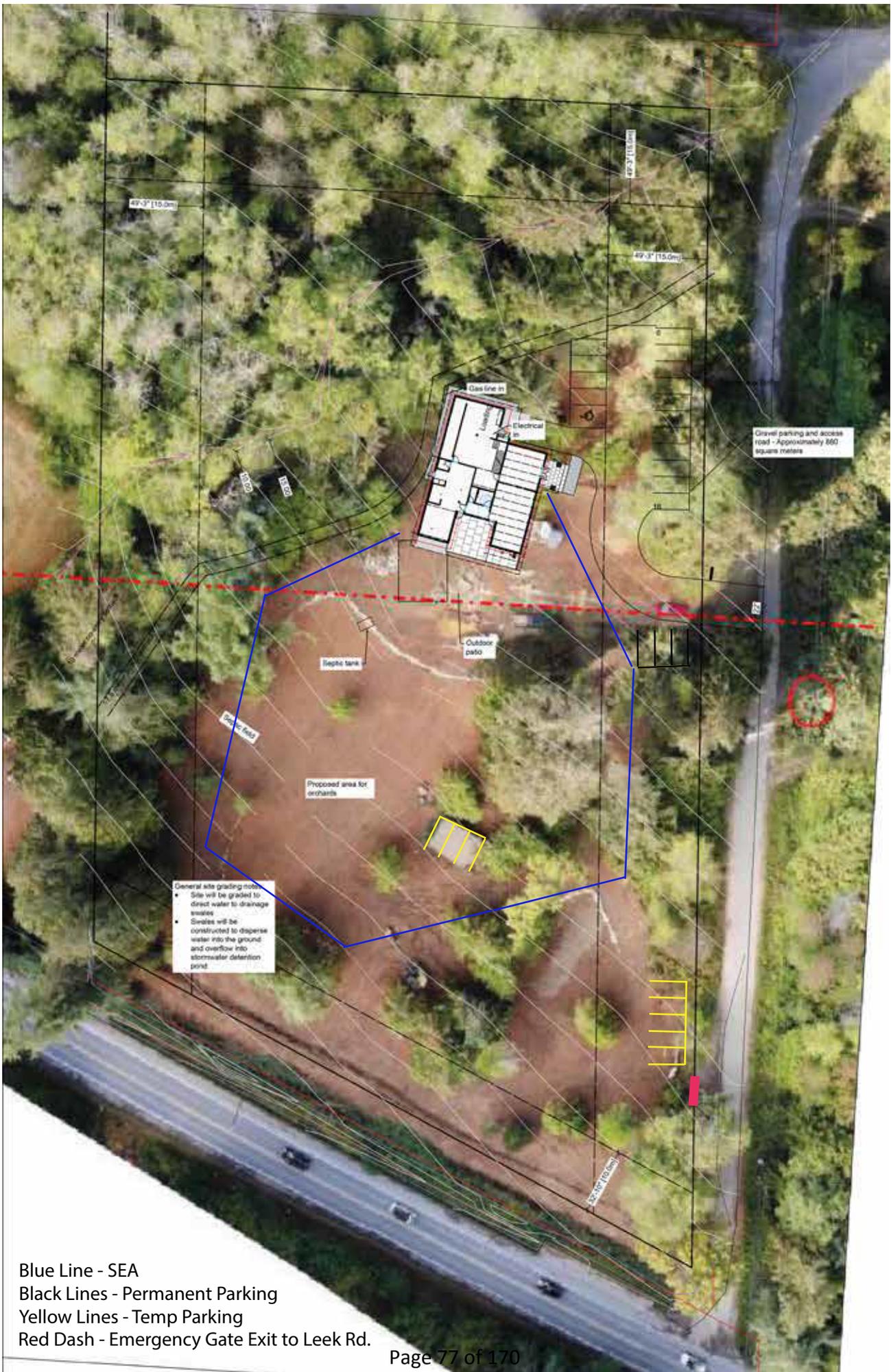
LEEK ROAD

SUNSHINE COAST HIGHWAY

- ### Legend
- 1 - Main Manufacturing Area
 - 2 - Tasting Room
 - 3 - Kitchen
 - 4 - Lounge Area
 - 5 - Patio
 - 6 - Picnic Area
 - 7 - Special Events Area (Including Patio)
 - 8 - Bee Barn - Hone & Hive Processing
 - 9 - Apple Orchards & Beehives
 - 10 - General Parking
 - 11 - Existing Watercourse (Leek Creek)
 - 12 - Riparian Area
 - 13 - Mixed Forest

SCALE 1:200





General site grading notes

- Site will be graded to direct water to drainage swales
- Swales will be constructed to disperse water into the ground and overflow into stormwater detention point

Blue Line - SEA
 Black Lines - Permanent Parking
 Yellow Lines - Temp Parking
 Red Dash - Emergency Gate Exit to Leek Rd.

Attachment C

June 6, 2025

To: Planning Department, SCRD

From: Danise Lofstrom, Foragers Meadery Inc.

Re: Outdoor Patio and Special Events Area Endorsement

Mead is a wine made with honey and Foragers will become the only wine producer on the Sunshine Coast. This unique enterprise will provide tourists another destination when visiting the Sunshine Coast and provide locals with further variety of food and beverages to enjoy.

This Special Event Area Endorsement (SEAE) provides for outdoor consumption of alcohol in a designated area. The BC Liquor Licensing Board has already approved the manufacturing of alcohol, a tasting room, and indoor lounge for consumption within the building and an outdoor picnic area.

Having the SEAE will expand the outdoor area in which alcohol may be served. It will provide the additional means of generating revenue to keep the business viable. It will also put Foragers Meadery on equal footing with other local breweries and cideries to be able to host events.

SCRD bylaws parking requirement is being exceeded by providing 19 permanent spots but we acknowledge the concerns of residents. We are agreeable to providing additional 8 temporary parking spots for use during special events. Creating more spots would need to be balanced with ALR requirements to focus on the land being primarily for farm use. We will also promote the use of public transit taking advantage of the bus stop immediately in front of the property on the highway. The meadery location along the highway will also easily allow for cyclists to visit. We will ensure ample bicycle racks.

Having the option to consume food and drinks outdoors supports Public Health's recommendations for social distancing in the event of any resurgence of community viruses, influenzas or otherwise. Alternatively, in the heat of the summer, our air-conditioned building may be preferred to being outside but we feel it would be important to provide a choice to our patrons.

Foragers Meadery location is adjacent to the highway and both Leek and Ranch roads. This lot was specifically chosen to reduce any noise impact on the community. That being said, we are not intending to being a 'loud' business. Hours are limited to 9:00 am 9:00 pm and 10:00 pm (Fridays and Saturdays) which recognizes that this venue is not intending to become 'a late-night hotspot'. These hours are also well within the current noise bylaw limits.

Instead, Foragers Meadery will focus on offering a serene, upscale experience, being served at a table with a glass of honey wine and plate of food in a park-like setting with a focus on celebrating our connection with local foods and the natural environment.

As current alcohol producers (Bruinwood Estate Distillery) on the Sunshine Coast for the last seven years, we feel the manner in which we conduct our business, and the resulting positive reputation we have garnered, will be continued in this new venture. We look forward to the opportunity to build a vibrant agriculture business, provide opportunities for employment, support fellow Sunshine Coast food producers and to build a community for food and drink lovers.

Warm Regards,

Danise Lofstrom

From: Alice Hanson [REDACTED]
Sent: May 28, 2025 9:00 AM
To: Planning
Cc: AF.Minister@gov.bc.ca; PSSG.Minister@gov.bc.ca; TT.Minister@gov.bc.ca; DeputyMinister.Transportation@gov.bc.ca; ALC.SouthCoast@gov.bc.ca; Kelly Backs; lcrbliquor@gov.bc.ca
Subject: Liquor Manufacturer License Application for Foragers Meadery (801 Leek Road)

Sunshine Coast Regional District
1975 Field Road
Sechelt, BC
V7Z 0A8
Attn: Planning and Development Services

Dear Sir or Madam,

Thank you for the opportunity to provide comments and concerns on the application for a liquor license for Foragers Meadery located at 801 Leek Road.

As property owners and occupants in the neighbourhood we have the following concerns:

- **INADEQUATE PARKING** to accommodate up to 150 participants at events, such as music festivals, private parties, film festivals and weddings, that can last up to 24 hours in duration, not to mention staff parking.
 - vehicles will inevitably park along Leek Rd and beyond, as is demonstrated at Persephone Brewing and Banditry Cider Bar. Leek Road is already too narrow and in poor condition. The intersection at the highway is a traffic hazard in its current state of disrepair. In the interest of public safety, how will this issue be mitigated?
- **UNREASONABLE NOISE LEVELS AND DISTURBANCES** at all hours of the day and night.
- The Liquor Control Board requires the owners to produce at least 50% of the primary farm product (apples and honey) in the first year of production - **NO WAY!!!** We believe this is an unreasonable expectation:

“An apple tree typically takes 3 to 5 years to start producing fruit, depending on whether it's a dwarf or standard size tree. Dwarf apple trees can bear fruit as early as 2-3 years after planting, while standard-sized trees may take 5-8 years”.

For the record, please let it be known, we are very much opposed to allowing this application, as currently submitted, to be approved.

Sincerely,
Alice and Lex Hanson
1919 Porter Road
Roberts Creek, BC V0N 2W5

From: [Ellen White](#)
To: [Planning](#)
Subject: Liquor License Application for Foragers Meadery (801 Leek Road)
Date: May 31, 2025 6:53:32 PM

Good Evening

I am writing with reference to the above application at 801 Leek Road. Whilst we support this local business with its original plans. We have concerns regarding the new proposed license.

My husband and I, live at 1930 Ranch road and along with our neighbors relish our privacy and quietness of Ranch Road. With the proposed application to have special events held here would mean a considerable amount of noise coming from the Meadery. Even though the maximum number of events that can be held per calendar year is 10, this potentially could be every weekend through the summer. Even with the events finishing at 10pm this would still continue through later. Added in, the maximum number of guests can be 150 (how is this going to be monitored), that is a lot of foot and vehicle traffic.

I would love to say, that customers and guests will be respectful of keeping the road clean and tidy, but they are human and unfortunately will not.

We are also concerned about the increased possibility of drink driving, it will happen. With the Leek Road junction already having seen numerous accidents this year, that is going to potentially be increased with more vehicles using this tiny stretch of road.

Leek and Ranch Road are in very poor condition, they cannot keep up with the demand of the local traffic of residents and with construction vehicles already tearing up the roads, the traffic the events license would bring would be a huge wear and tear on the road.

Parking, even though there are parking spaces, cars will park along the road. Again, there is barely room for two vehicles to pass safely past one another already, add customers parking on the road, there will be potentially more accidents. Even with the construction that is currently there, we are already having to make allowances of moving around these vehicles that park on the road whilst working on the site.

There is a lot of wildlife, kids, horses, hikers etc who use this road, as we back onto trails. With increased vehicle traffic, noise, etc, this will all be affected.

Therefore, as the residents of 1930 Ranch Road, we are against having this additional license approved at this time.

Thank you for taking the time to read this and taking us into consideration as residents of this quiet neighborhood.

Ellen and John White

--

Ellen White
ACC Certified Life Coach, ICF
Present Moment, Equine Facilitated Learning

From: [Peter J. Sugden](#)
To: [Planning](#)
Subject: Foragers Meadery - 801 Leek Road
Date: May 31, 2025 9:09:47 PM

Re: 801 Leek Road

Dear SCRD Planning, & Electoral Area Services Committee :

I am a 24-year resident of Roberts Creek, on Coach Road, just off Leek Road. My wife and I are delighted to hear that a honey meadery has applied to open at the corner of Leek and 101 Highway. This will be an excellent addition to the other nearby local gathering spots of Bruinwood Gin/Vodka (to the west), and Sunday Cider (to the east).

The pollinating bees from Foragers Meadery are also greatly welcomed to our fruit trees we have on our property.

While some neighbours have expressed concerns about parking, I think that with the 3.5 acre property which Foragers has, this is something that they will be able to work out for their various events, and we don't expect it will be a burden on the local surrounding community.

It should be noted that there are also bus stops conveniently located right at the corner of Leek & 101, which could theoretically work to reduce the load of traffic in the vicinity of Foragers.

One final point - I am hopeful that Foragers will also be able to offer retail sales of the honey they are producing. I expect this feature would also serve to increase the attractiveness of the operation to the local residents, as honey which is produced locally to people living nearby has extra health benefits in relation to combatting airborne allergies.

Kind regards -

Peter Sugden
2003 Coach Road
Roberts Creek, BC


Jenifer Wells
1952 Ranch Road Roberts Creek BC
June 1, 2025

To Whom It May Concern

We received a letter from the SCRD RE: Liquor Manufacturing License Application for Foragers Meadery (801 Leek Road)

I have many questions and concerns on the application. Under the "Zoning and Land Use" it says "The use of ALR land for an alcohol production facility, including a food and beverage service lounge, is designated as a farm use by the ALC and may not be prohibited by local government" **What does this actually mean? Can anyone who owns ALR land override the regional district?**

It goes on to say "the applicant has demonstrated their capacity to produce at least 50% of the primary farm product used (apples and honey) within the first year of production" How is this possible when an apple tree typically takes 3 to 5 years to start producing fruit and the applicant started planting in the fall of 2024? **How did they get their application approved?**

"Under Special Event Regulations" it says any event that is not an Agri-tourism event is permitted non-farm use in the ALR and must not be prohibited by local government...no more than 150 people, less than 24 hours in duration, 10 events within the year, all vehicles parked on site...events may include weddings, music concerts etc. **Does this mean the SCRD doesn't have a say in any of it? How will it be enforced?**

There is NO way 150 people can park on site. It will be like Persephone Brewing, Banditry Cider and Quality Farm (when they do the Fall Fair) people parked all along the roads. **I would like the number of people allowed reduced, NO PARKING signs in place and vehicles towed away that disobey.**

Leek Road is already TOO narrow and in poor condition due to the high level of traffic and continuing developments. The intersection on the highway is a traffic hazard as is and now we will have people consuming alcohol pulling out onto an already dangerous highway. Leek Road is our only way out should we have a fire situation; it must remain clear. **Leek Road is not maintained now. Will it be fixed and maintained in the future? Will the intersection be properly built?**

We moved here for the peace and quiet. We raised cattle, pigs, ducks, chicken, food and children for 45 years now we want to sit on our deck and listen to the birds not music and party goes and traffic coming up Ranch Road and turning around in our driveway. **I want our quality of life to continue therefore I am very much opposed to allowing this application, as currently submitted to be approved.**

Sincerely

Jenifer Wells

William Wells
1952 Ranch Road Roberts Creek BC
June 1, 2025

Dear Sir or Madam

I hope the LCRB takes a close look at the application for a new Liquor Manufacturer License with endorsements for a Lounge area, Outdoor Patio and Special Event Area for Foragers Meadery located at 801 Leek Road as this will greatly affect my and my neighbours lifestyle which has been a quiet farm life for the past 45 years that we cherish dearly.

This is going to cause even heavier traffic on our only access road (Leek Road) to the highway. Leek Road is already too narrow and difficult to navigate at the best of times just meeting another vehicle let alone when cars are parked on the hill and along Ranch Road (which they will) and turning around in our driveway.

The access getting on and off the highway is completely unacceptable and dangerous because of the excessively steep grade and on-going potholes. If there is congestion at the mailboxes (let alone parked cars) we can't get safely off the highway without the risk of being rear ended.

To top it all off we are now going to be exposed to noise pollution 7 days a week 9 to 9 sometimes 10pm with possibility of 24-hour wedding celebrations with music etc. I think the applicant is asking for too much. This isn't the Fraser Valley or Meritt with large parcels of land to hold these types of events, we are a small neighbourhood and it will have a huge impact on us and our quality of life.

ALR...we have watched and reported thousands of loads of fill (some contaminated) trucked into the ALR land on Harman Road knowing that the ALR rules state that you are not allowed to import or remove any soil on ALR land. If these rules are not obeyed and enforced then what is to stop the applicant from doing as they please.

If this application is permitted it will most likely drive down property values in this area.

I am extremely opposed to this application.

Sincerely

William Wells

From: [Leah Wells](#)
To: [Planning](#); [Kelly Backs](#)
Subject: Liquor Manufacturer License Application for Foragers Meadery 801 Leek road
Date: June 2, 2025 11:54:59 AM

Dear Sir or Madam,

I am writing to voice my strong opposition to the proposed drinking establishment—Foragers Meadery—planned for our rural, agricultural community. As a long-standing resident of Ranch Road, I feel compelled to raise serious concerns about the safety, infrastructure, and integrity of our neighbourhood should this establishment be approved.

Leek Road, the only access route for many families residing on Ranch, Sullivan, Porter, and Harman Roads, is in *very poor condition*. The road surface is disintegrating, it is extremely narrow with no shoulder, and visibility is severely limited at the highway intersection. In winter, this road becomes treacherously icy and is rarely maintained by the SCRd or Highways. Many residents—including myself—have firsthand experience with the danger of sliding down the hill onto the highway. This is not a hypothetical risk; it is a lived reality. The likelihood of a fatality is not *if*—it is *when*. I am also concerned about Leek road being the only evacuation route to the highway in the event of an emergency such as a forest fire.

The addition of a drinking establishment on this already dangerous and overburdened road significantly heightens the risk. Parking issues have already arisen with construction crews who are unable to use the designated 3.5 acres and are instead parking on Leek Road, disrupting traffic flow. When fully operational, the establishment anticipates over 150 guests plus staff. This volume is simply unsustainable for our narrow roadways and inadequate parking infrastructure.

There is also the concern of pedestrian safety. Children regularly walk home from the bus along Leek Road. The presence of a drinking establishment increases the chances of intoxicated drivers using this route—an unacceptable risk for families who moved here for peace, safety, and rural quiet.

We have witnessed similar issues in other communities, such as at Banditry Cider in Gibsons, where cars are frequently parked along road shoulders, creating hazards for motorists, cyclists, and pedestrians alike. Who will enforce parking restrictions or monitor guest capacity at Foragers Meadery? Without active oversight, the burden of enforcement and risk falls on residents.

Additionally, noise is a major concern. Our neighbourhood is quiet and respectful. Residents value the ability to enjoy their property, nature, and peacefulness. Establishments that serve alcohol are notorious for loud noise, especially in the evenings and on weekends. A 9 p.m. noise limit is not early enough, and allowing events to operate any later is entirely inappropriate for a residential, ALR-zoned community.

Finally, I must question why we are allowing commercial drinking establishments to be placed in family-oriented, farming neighbourhoods. My family has lived here since 1980, and our community was built on shared values of land stewardship, privacy, and rural living. This development threatens that legacy.

Please consider the real, tangible safety concerns and the fundamental impact this business will have on our neighbourhood.

Sincerely,

Leah Wells
1921 Porter road, Roberts Creek



Sent from my iPhone

From: [REDACTED]
To: [Planning](#)
Subject: Foragers Meadery (801) Leek Road
Date: June 2, 2025 2:45:53 PM

Dear sirs

I am the owner of 2010 Ranch Road in Roberts Creek, B.C

The letter I received from your office is very upsetting to myself and my neighbours.

There are so many concerns with what this Cidery is proposing. Let's start with the road conditions on both Leek and Ranch. At the best of times 2 vehicles passing each other is very difficult. Add cars parking on the road (and they will) will make things more dangerous than they already are.

Additional traffic on Leek will make access to the highway another hazard. As it is now, getting onto the highway with limited visibility and impatient driver's behind you makes this a horrible situation. Turning onto Leek Road from the highway with half of the road missing has been an ongoing problem for years. Add more cars and alcohol?

HAS ANYONE FROM THE SCRD BEEN OUT TO LOOK AT THE ROAD CONDITIONS ON LEEK AND RANCH ROADS???

The orchard that has been planted has is no possibility of producing 50% of the product required...at least for the next few years which I understand IS a REQUIREMENT. The bees...I can't comment.

Events for up to 24 hours and up to 150 people???. The noise levels from these "Festivals" in no way takes into consideration the surrounding property owners. How is this even being considered?? This is the first time any of the surrounding properties have been included in these "proposals" and will have a direct impact on us. Those of us with Livestock have additional worries with noise issue's from this Cidery hosting these types of events. Again, these "Festivals" will require more parking than this property has available.

This a definite NO from this property owner.

Lori Clewlow
[REDACTED]

Sent from my Galaxy

From: [Cayley A Muir](#)
To: [Planning](#)
Subject: Foragers Meadery (801 Leek Rd) Feedback
Date: June 2, 2025 5:39:39 PM

Hello,

I recently learned of the request for public input regarding the Foragers Meadery proposal for the special event endorsement.

I live on Harman Rd, which can only be accessed via Leek Rd (as well as Ranch and Sullivan Rd). I am thankful that I have a relationship with some of the property owners immediately adjacent to the subject property, as they shared the very detailed letter outlining the proposal and inviting feedback with me. While I do not live immediately adjacent, I believe that those of us who depend solely on Leek Rd should be provided the additional detailed information presented in the letter, had this not been shared with me, only the limited information posted to the SCR D website would be available to me, which doesn't provide meaningful opportunity for input as it's not immediately clear what the implications of the proposal are. All that to say, I hope the SCR D will consider in future sending more detailed letters not only to residents immediately adjacent to any site being impacted, but considering that the broader neighborhood should have critical input and consideration in addition to immediate neighbouring properties.

I have serious concerns about the implications that approval for events up to 150 people will have on parking, and the inevitable fallout onto Leek Rd. Persephone and Banditry cider are both examples of how these events inevitably result in a significant number of vehicles being parked around the neighborhood and on the side of the roads. While I note in the letter (that was not sent to me but kindly shared by my neighborhood friends) that one condition of the license is that all vehicles must be parked on site, Persephone and Banditry have demonstrated that this requirement doesn't get adhered to. I believe the SCR D has a responsibility to assess how realistic it is for these conditions to be met – and in the case of what's proposed, it's unrealistic, and the location of the entrance to the Meadery and condition of Leek Road mean the implications are serious.

Leek Road is already in quite poor condition, including being very narrow and difficult for bi-directional traffic. The addition of this business, events aside, will add even more strain at an already challenging intersection. If vehicles begin to be parked along the road, even just for 10 events per year, this will exacerbate an already challenging situation. The condition of Leek Rd has deteriorated significantly during the construction of the Meadery already, with serious potholes where Leek Rd meets the Sunshine Coast Highway creating hazardous conditions that with the increase in traffic that will come from having this business there, will add even more strain. As this road is the only route in and out for everyone living along Leek, Ranch, Sullivan, and Harman Rd, this is a serious concern. As a 3 acre parcel embedded within a neighbourhood, the property is just not big enough to support events of that scale without

significant disturbance and disruption, no matter how infrequent.

All that to say, the SCRD has a responsibility to mitigate the negative knock on effects of this proposal on the residents and infrastructure, and I do not believe the capacity as proposed is realistic. Furthermore, I believe there is a duty to make more detailed information readily accessible to enable meaningful input from the public, not just a performative posting inviting feedback with none of the details required to understand the implications of what is being proposed.

Thank you for your time and consideration.

Cayley

From: [Andrea wells](#)
To: [Planning](#)
Subject: Application for Foragers Meadery (801 Leek Road)
Date: June 2, 2025 9:08:07 PM

RE: SCRD file: REF00007

LCRB Job: [090900/090852](#)

To whom it may concern,

Allowing this establishment to open will undoubtedly compromise the level of safety and tranquility our community has long cherished.

This business caters to a crowd whose primary activity revolves around drinking—an environment that increases the risks of impaired driving, speeding, and reckless behavior. The newcomers it attracts do not share the same values as those of us who have built our lives here. Families invested in this community for privacy, quiet, and the love of nature and farm life. They came here to raise their children in a safe and wholesome environment, where they can freely explore, ride bikes, and simply be kids. Introducing this establishment disrupts that way of life and threatens the security we have come to depend on.

The safety of our homes, our families, and our entire community is at risk.

Our road is already strained by the increasing number of residents, and adding more congestion will heighten the risk of accidents. It is riddled with potholes, washout areas, and poor visibility—conditions that are dangerous even without additional traffic. Placing a business here would be reckless and irresponsible.

In winter, the road becomes treacherous—an ice rink due to inadequate maintenance. The shoulder of Leek Road serves as a critical buffer when vehicles slide uncontrollably, preventing dangerous accidents at the highway entrance. What happens when patrons of this establishment start parking along this shoulder, blocking our only emergency exit?

Furthermore, local horse trail riding businesses rely on this road. An increase in traffic and unsafe conditions will put their operations at risk, potentially preventing them from offering safe experiences to their customers.

This community was built on a foundation of security, nature, and family values. Allowing this establishment to move in threatens all of that.

The consequences are far-reaching, and the safety of our residents must remain our highest priority.

I Andrea Wells am opposed to allowing this application.

Andrea Wells
Roberts Creek, BC. V0N2W5

3 June 2025

From:
John Devlin
Roberts Creek, Leek Road Complex

To:
Sunshine Coast Regional District Planning and Development Services
1975 Field Road
Sechelt, British Columbia, V7Z 0A8
Planning@scrd.ca

Dear SCRD Planning and Development Services

RE: Liquor Manufacturer License Application for Folgers Meadery (801 Leek Road)
Sunshine Coast Regional District File: REF00007
LCRB Job: 090900 / 090852
SCRD Request for public input dated May 2, 2025

I am writing to express my concerns respecting the Lounge Area Endorsement and Special Event Area Endorsement to the proposed Liquor Manufacturer License described in the request for public input identified above. My concerns relate to traffic on Leek Road, noise issues, and the public consultation process initiated by the SCRD request for public input.

Traffic Concerns

Creation of a lounge and special events area will substantially increase the traffic seeking to enter and exit Leek Road at the intersection with the Sunshine Coast Highway during the hours of operation which are indicated in the proposal to be 9 am to 10 pm seven days per week. These are also the high traffic hours for residents and businesses already making use of the Leek Road / Sunshine Coast Highway intersection.

It is important to appreciate the already high usage of this intersection. There are approximately 30 residential dwellings and/or businesses making use of this intersection at present. There is NO ALTERNATIVE ACCESS OR EGRESS for Leek Road, Ranch Road, Sullivan Road, or Harman Road where these 30 residents and businesses are located. I refer to these roads as the "Leek Road Complex". The only way for residents and businesses located in the Leek Road Complex to travel to or from Gibsons or Sechelt is through the Leek Road/Sunshine Coast Highway intersection. The Leek Road Complex has no through road. Increasing traffic through this intersection by 30 indoor lounge patrons, 50 outdoor patrons and up to 100 special event patrons will substantially increase demands on this intersection.

I wish to stress that other similar brewing businesses in the area do not generate a similar potential inconvenience for local residents. Satellite images (Google Earth Pro) demonstrate that for The Banditry Cidery on Pratt Road there is no residence or business other than the Cidery making use of the parking lot or access roads on site. The dedicated parking lot is the only access to the Cidery for patrons. Other buildings on site have an alternative exit to the east on Mahan Road.

The Sunday Cider located on West Reed Road appears to have one farm operation in proximity to the

Cider sales and consumption area. Thus the use of the intersection of West Reed Road and the Sunshine Coast Highway is almost exclusively for staff and patrons of the brewing and sales operation. At most one local residence is affected by traffic at that intersection. This may be the owner of the business. I do not know.

At the Persephone Brewery there appear to be four adjacent residences that make use of Stewart Road in addition to the brewery staff and patrons. This is a small number. In addition Stewart Road is a through road and has an alternate exit South onto Reed Road. Hence for users there is an alternative should there be any traffic bottleneck for residents seeking to access the Sunshine Coast Highway.

The inconvenience that will be created for residents and business in the Leek Road Complex (Leek, Ranch, Sullivan and Harman Roads) is very substantially higher than that created by the Banditry Cidery, Sunday Cider, or the Persephone Brewery. **In the event of an emergency evacuation this could be a life threatening bottleneck** as Forager Meadery staff and patrons as well as the residents and staff of the other residences and businesses living and working in the Leek complex all seek to exit through a single intersection onto a high speed and very busy section of the Sunshine Coast Highway.

The Leek Road intersection is already a dangerous intersection. Traffic on the Sunshine Coast Highway travels at 80 km/hr. Turning left from Leek Road onto the Sunshine Coast Highway requires a turn across traffic. Hence there must be substantial clearance on the Sunshine Coast Highway in both directions before a left turn can be safely negotiated.

State of Repair of Leek Road

In addition Leek Road up to the site of the proposed meadery entrance is in serious disrepair. The road is partially caved in. This is the result of a deep ditch on the east side of Leek Road which is required to drain water from the upper slope during rain events. At the present time vehicles must pull aside to allow vehicles moving in the opposite direction to pass. At the foot of Leek Road there are large potholes that make it dangerous to turn at speed. In addition in winter the slope of Leek Road is a constant concern if there is any snow, ice or freezing rain. There is high potential for a vehicle to make an uncontrolled slide onto the Sunshine Coast Highway. Safety requires that this intersection be navigated slowly and carefully. This is more difficult when several vehicles are waiting in line behind. I note that for the Banditry Cidery, Sunday Cider, and Persephone Brewery all access roads are on flat ground and do not present a similar danger.

Parking Concerns

It is not clear that the proposed Meadery parking lot will be adequate to hold all cars when the lounge and patio are full or during special events. The proposed parking lot is on a steep slope which will make navigation in the parking lot difficult. When the lot is full or near-full vehicles will be tempted to park on Leek Road, up on Ranch Road, or even on the Sunshine Coast Highway below. Such parking will be inconvenient for local residents and businesses and potentially dangerous. It may make it very difficult for local businesses especially those employing trucks to pass safely.

Noise Concerns

In addition there are noise concerns. In particular music for the lounge and patio and music for special events will be intrusive. Since I am quite distant from the site this will not affect my residence but there are several homes and business much closer to the site of the meadery who will be affected.

Public Consultation Process Concerns

Finally I wish to question the public consultation process that has been followed in relation to this

development. Although I live in the Leek Road Complex, pass through the Leek Road intersection every day, and have no alternate access to or egress from my home to the Sunshine Coast Highway I did not receive a copy of the letter soliciting public comments. I also did not receive any letter concerning public comments on the earlier proposal for the Liquor Manufacturing License Application. Hence this entire project has developed without consultation with at least some and perhaps many directly affected residents and businesses. I only received a copy of the invitation for public comment at the end of May from a concerned neighbour. That was roughly one month after the letter was released. This is a major oversight on the part of the BC Liquor and Cannabis Regulation Branch and the SCRD Planning and Development Services. A more encompassing conversation over this proposal is warranted. I observe with frustration that the construction of the Foragers Meadery building is underway and appears to already factor in the inclusion of a lounge area. This implies that approval of the Lounge Area Endorsement has been anticipated by the developers but has proceeded without adequate public consultation. Denial of this endorsement may have unfortunate financial implications for the developers. However, this should not be a justification for approval of this application.

While I am pleased to see the orchard developed and I believe the liquor manufacturing operation can be reasonably approved, I am strongly opposed to the Lounge Area and Special Events Area Endorsements. They are unsafe extensions of the initial proposal for an orchard and manufactory.

Thank you for your attention to these concerns.

Yours truly,
John Devlin
V0N 2W5

cc. SCRD Area D Director, Roberts Creek: kelly.backs@scrd.ca
Liquor and Cannabis Regulation Branch: LCRBLiquor@gov.bc.ca
Hon. Mike Farnworth, Ministry of Transportation and Infrastructure: TT.Minister@gov.bc.ca
Agricultural Land Commission: ALC.SouthCoast@gov.bc.ca

From: [Darlene Langlois](#)
To: [Planning](#)
Subject: Letter of support for Foragers Meadery
Date: June 3, 2025 9:59:56 AM

I wish to provide a letter of support for Foragers Meadery's request for the lounge area and special events area endorsements. It will be a great location to enjoy a drink and to participate in special events.

I have watched the owners spend considerable time and effort to convert an overgrown area within the ALR to a peaceful farm with bees and apple trees. I believe that Foragers will attract both tourists and locals since it will be the only winery on the Sunshine Coast. Special events will provide opportunities for an enhanced experience.

I am looking forward to enjoying a relaxed and enjoyable afternoon on their tranquil property.

Darlene Langlois
Roberts Creek, V0N 2W6

From: [neeldred](#)
To: [Planning](#)
Subject: Foragers Meadery (801 Leek Road)
Date: June 3, 2025 5:17:47 PM

SCRD

I am concerned about the proposed Foragers Meadery at 801 Leek Rd. My biggest concern is with the lack of upkeep on Leek Rd. In my opinion Leek Rd. is already a concern to enter and exit the main highway. With the condition of the road at the bottom, it is difficult to either pull onto or exit the main highway. In my opinion it is an accident waiting to happen.

Also I am concerned about parking. The designated parking space won't even come close to the area at

Persephone Brewing or Banditry Cider and they both have many cars parked off site. Leek Rd. is already

too narrow without cars parked along the side.

Noise is also a concern. Sound travels up and having worked in bars for a number of years, I know how loud it can

be with bands and possibly roudy patrons. I'm pretty sure there would be complaints.

Please consider the residents concerns.

Nanette Eldred
2022 Ranch Rd.

From: [Chris Hill](#)
To: [Planning](#)
Subject: Foragers leaders inc
Date: June 3, 2025 7:22:17 PM

I am a resident on Ranch road ,I am concerned that if there is overflow parking on the side of leek road it could make navigation of two way traffic difficult as leek road is not very wide and not in good shape at the bottom.

Chris Hill

Sent from my iPhone

Re- Liquor Manufacturer License Application for Foragers Meadery 801 Leek Road,
Roberts Creek

I live right across the road from 801 Leek Road

My biggest concern is the type of Liquor License applied for 9-9 7 days a week and 10 events a year for even longer hours. This would be a business run everyday and every evening in a very rural area.

Noise ,amplified music 7 days a week, Outdoor eating areas

Parking - Leek Road is a very narrow road in bad shape. Access to highway ,with extra traffic would also be a problem. Lots of accidents occur at this intersection.

This application would also affect real estate values.

Diane Arsenault
VON 2W5

Diane Arsenault *June 3/2025*
Page 96 of 170

RECEIVED
JUN 04 2025
S.C.R.D.

From: [Carol Ann Glover](#)
To: [Planning](#)
Cc: [Kelly Backs](#); [Mark Bailey](#); [Hon. Randene Neill](#); DevelopmentServices.MetroVancouver@gov.bc.ca
Subject: Comment re: Liquor Manufacturer License Application for Foragers Meadery (801 Leek Road)
Date: June 4, 2025 12:34:51 PM

To: Planning Department, SCR D, Sechelt, BC
CC: Kelly Backs, Director, Roberts Creek
Mark Bailey, Chair, RCOCP
Hon Randene Neill, MLA Powell River-Sunshine Coast
MOTT, Sechelt Office

RE: Liquor Manufacturer License Application for Foragers Meadery (801 Leek Road)

I wish to make two requirements before a licence is issued for this project:

1) A main goal of the Roberts Creek OCP is “To establish a buffer of natural treed vegetation along the Sunshine Coast Highway” (Section 17, Objective 17k), and “...all commercial and industrial development and small scale commercial and industrial activity along the Sunshine Coast Highway corridor is not permitted” (Section 7, Objective 7b).

Thus, I ask that **any trees presently on the highway frontage of the property be left in place, and more trees be planted to help screen the commercial activity on the property.**

2) Since the Meadery will be accessed off the Sunshine Coast Highway, and cars travelling from West to East will have to make a **left turn off the highway**, a left-turn lane should be installed before a collision or death occurs, not after; a left-turn lane such as at the Sunshine Coast Cemetery and WoodCreek Park, **not** a huge intersection like at Orange/Joe Rd.

Sincerely,
Carolann Glover
V0N2W6

Stelk'aya, territory of Squamish First Nation, xwesam aka Roberts Creek

From: [Arad Jalali](#)
To: [Planning](#)
Subject: Foragers Meadery
Date: June 5, 2025 9:00:14 AM

Good morning,

It has come to our attention that one of our neighbors wants to open up a meadery on upper Leek Road. The following is a list of concerns from our family that lives on Ranch Road.

1. Our number one concern is parking. We don't believe that there is enough parking on the property to allow for enough vehicles to park. Assuming there will be 150 people on the premises for a party and people carpool to two people per car, would need about 24,000 sq ft of parking space. It doesn't look as though they have provided that much space on their property, so we are worried that people will park on Leek Road and Ranch Road.

2. Our road is already quite narrow and it's hard for two cars to pass each other. We can't imagine that there will be enough room if people start parking on the side of the road. The road condition is also very poor at the start of the highway. There's many potholes and the shoulders are quite narrow, so it would add an extra hazard for residents traveling up and down Leek Road to access the highway.

3. We also have horses that walk up and down Leek and Ranch Roads from Farm Ventures. The extra traffic and parking on the road would definitely add a hazard to those horses and riders.

Arad Jalali
V0N 2W5

From: [Burns Matkin](#)
To: [Planning](#)
Subject: Proposed Foragers Meadery Concerns
Date: June 5, 2025 9:54:45 AM

SCRD:

The planned Foragers Meadery. They are proposing at times 150 guests. Generally, I don't have a concern for businesses as they are totally necessary. However in this case there are problems that need to be resolved.

150 seems like an excessive number. However, if the developer is willing to pay for turn lanes on the highway with light, a complete street from the highway to Ranch including the Ranch T portion. This means curbs, maintenance, paying, road lines, proper ditches, parking and width.

The hours of operation would be til 9 PM M-Thurs. and 11 on Weekends. If that we done, I'd have no problems with the development. If not, Leek and Ranch are already disasters as far as roads go, the corner at Sullivan is gone and we don't need traffic jams at the Hwy. and the Hwy doesn't need more people trying to get on the highway from a side road. The Harmon subdivision has already strained what we have.

I drove by today, June 5th and they were pouring concrete. The number of workers parked on the road almost filled the road from Ranch to the mailbox cutting the road down to one lane traffic. That is a problem if this occurs during operational business hours.

Also, the road is not really maintained by anyone, it is a mess. Highways doesn't have a regular schedule and plowing and salting are done by locals because they can't wait 2 or 3 weeks for the Govt. These homes up here don't use water, sewer and barely garbage and roads. Any additional pressure on the existing non-infrastructure will probably collapse the entire area. And... everyone still pays high taxes.

So, it has to get better for all, or not at all.

Burns

1920 Porter

To: Planning Department, SCRCD, Sechelt, BC

CC: Kelly Backs, Director, Roberts Creek

Mark Bailey, Chair, RCOCP

Hon Randene Neill, MLA Powell River-Sunshine Coast

MOTT, Sechelt Office

RE: Liquor Manufacturer License Application for Foragers Meadery (801 Leek Road)

I wish to make two requirements before a licence is issued for this project:

1) A main goal of the Roberts Creek OCP is “To establish a buffer of natural treed vegetation along the Sunshine Coast Highway” (Section 17, Objective 17k), and “...all commercial and industrial development and small scale commercial and industrial activity along the Sunshine Coast Highway corridor is not permitted” (Section 7, Objective 7b).

Thus, I ask that **any trees presently on the highway frontage of the property be left in place, and more trees be planted to help screen the commercial activity on the property.**

2) Since the Meadery will be accessed off the Sunshine Coast Highway, and cars travelling from West to East will have to make a **left turn off the highway**, a left-turn lane should be installed before a collision or death occurs, not after; a left-turn lane such as at the Sunshine Coast Cemetery and Woodcreek Park, **not** a huge intersection like at Orange/Joe Rd.

Sincerely,

Brett McGillivray

V0N2W6

June 2, 2025

TO: SCRD Planning and Development

RE: REF00007 – LCRB Referral for Foragers Meadery (801 Leek Road)

To Whom It May Concern,

To me it seems we have too many drunks on the road already. I have lived here for over 30 years and Leek Road has always been a joke, not passable when it snows or freezes. We have only started getting plowed since the new housing on Harmon Road but my part of Ranch Road is not. Highway Department says not enough houses. We are all sick of the potholes that do not get fixed.

Since work has started on this project, we have had more pavement wrecked and not fixed in over a year. I am in one of the better locations to see what a joke this proposal is for this location. Mail has already been affected at times. Trying to pass parked cars on the hill is a problem in both directions. As far as noise is concerned, I hope you can handle all the flak that will come with it. You must expect to make a lot in taxes from this business to even think that this location makes sense to anyone.

Yours truly,

Ian Wilson

2022 Ranch Road



Staff Report Request for Decision

TO: Electoral Area Services Committee – June 19, 2025

AUTHOR: Devin Rajala, Planning Technician III

SUBJECT: **Development Variance Permit DVP00113 (3024 Green Way) – Electoral Area D**

OVERVIEW

Purpose of Report:

The purpose of this report is to present Development Variance Permit application DVP00113 to the Electoral Area Services Committee for consideration and decision.

Recommendation(s):

- (1) **THAT Development Variance Permit DVP00113, to facilitate construction of a proposed secondary suite on the property located at 3024 Green Way, be issued to vary Zoning Bylaw No. 722 as follows:**
 - (a) **Section 7.2.4 to increase the maximum parcel coverage for all buildings and structures for lots equal to or greater than 3,500 square meters in the Residential Two (R2) zone from 15% to 24.2%.**

BACKGROUND

The Sunshine Coast Regional District has received a Development Variance Permit application to vary Zoning Bylaw No. 722, Section 7.2.4 to increase the maximum parcel coverage for all buildings and structures in the R2 zone from 15% to 24.2%, to facilitate the construction of a secondary suite.

Table 1: Application Summary

Applicant:	Trudi Dening/Steve Christian
Civic Address:	3024 Green Way
Legal Description:	STRATA LOT 1 BLOCK A DISTRICT LOT 809 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9441, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V, PID: 008-737-568
Electoral Area:	D – Roberts Creek
Parcel Area:	4,306 m ²
OCP Land Use:	Residential C/Village Amenity Density Bonus Area
Land Use Zone:	R2 (Residential Two)
Application Intent:	To increase the maximum parcel coverage for all buildings and structures from 15% to 24.2% to allow for the construction of a secondary suite.

DISCUSSION AND ANALYSIS OF OPTIONS

The applicant is seeking to build an addition to an existing single-unit dwelling, involving construction of a secondary suite with a total floor area of 54.8 m². The proposal relates to the southernmost of the two single-unit dwellings that are presently constructed on the property. The total parcel coverage for all buildings and structures including the new secondary suite, is proposed to be 24.2%.

Zoning Bylaw No. 722 contains the following regulation:

7.2.4 Parcel Coverage

The maximum permitted parcel coverage of all buildings and structures shall be as follows:

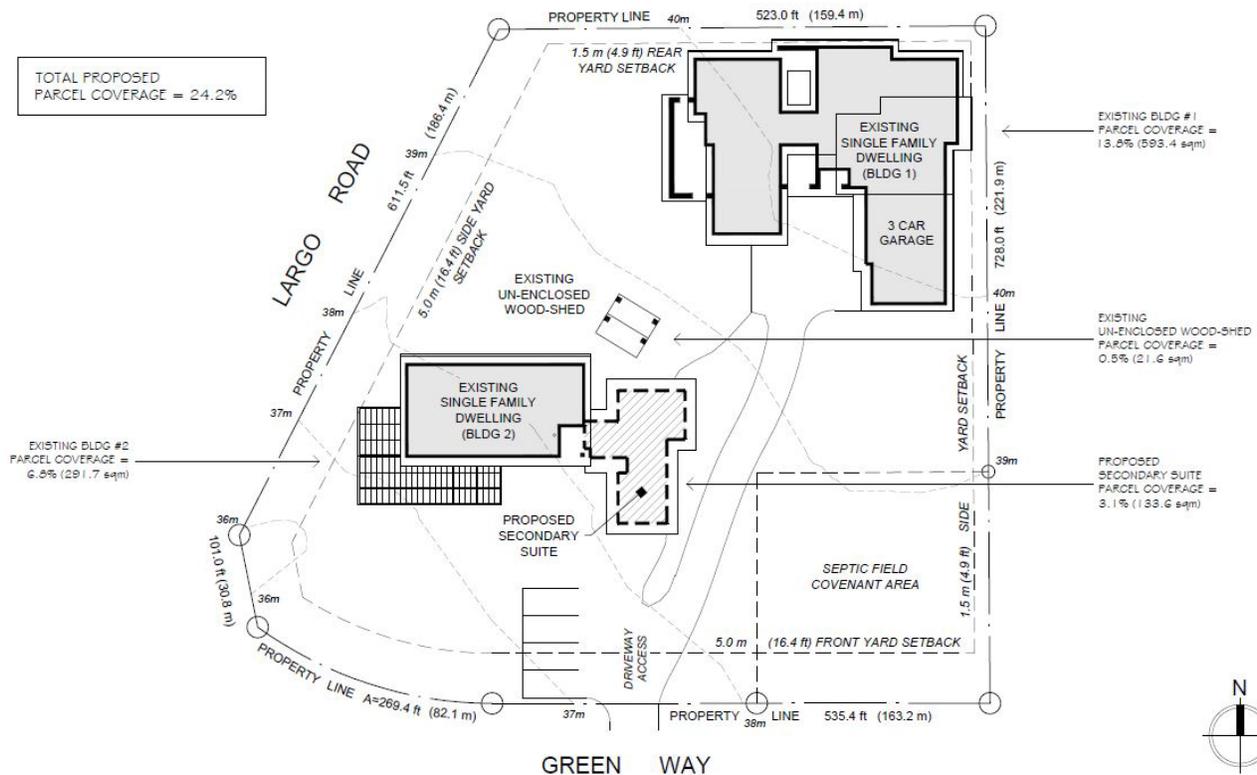
Table 2: Section 7.2.4 Bylaw No. 722

Parcel Area	Parcel Coverage
< 3500 m ²	35%
≥ 3500 m ²	15%

Zoning Bylaw 722 provides parcel coverage regulation for all buildings and structures on Residential Two zoned lots. Parcels with an area greater than or equal to 3,500 m² are permitted a maximum parcel coverage of 15%.

Figure 1 shows the site plan for the proposed secondary suite, as well as other structures on the property and their parcel coverage. The total proposed floor area for the secondary suite is 54.8 m². The total parcel coverage proposed for the secondary suite is 138.4 m², which in addition to total floor area includes an 8.19 m² mechanical room, 20.9 m² exterior wall area and 54.48 m² in roof overhang area. In total the parcel coverage for all buildings, existing and proposed would be 1,040.3 m² (24.2%).

Figure 1: Total parcel coverage (including proposed secondary suite)



Applicant Rationale

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

- The existing homes were designed and constructed under the former Bylaw No. 310 when total parcel coverage of all lots in the R2 zone was 35% regardless of parcel area. Building design was calculated at the time to allow for future building construction on the property.
- The secondary suite would provide additional long-term housing in the community within proximity to bus transportation and other community amenities.
- The development is low-profile, with private access and the integration of a berm, designed to have minimal impact on neighbouring properties.

Variance Criteria

Staff have evaluated this application using SCRD Board Policy 13-6410-6 (Development Variance Permits) as criteria 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 intent of the parcel coverage requirement is to control the density and intensity of development on a property. The regulation is meant to provide a balance between low density residential development and open space.

Maximum parcel coverage is split by a 3,500 m² parcel area threshold. Lots under 3,500 m² are permitted a total parcel coverage of 35%, while lots greater than or equal to 3,500 m² are permitted a total parcel coverage of 15%.

Though this is a requirement in the Zoning Bylaw to ensure larger lots in general have lower parcel coverages, it is noted that, for example a 3,500 m² lot would allow for a parcel coverage of 1,225 m². whereas the subject lot of 4,306 m² (806 m² over the 3,500 m² cutoff), is limited to 646 m². In this case a 1,040.3 m² is proposed. Given the proposed parcel coverage would be permitted for a smaller lot under 3,500 m², staff feel the requested variance is reasonable. It is noted that outside of this specific application this element of the Zoning Bylaw may require further consideration as part of a review of parcel coverage requirements within zones

It is further noted that the existing single unit dwelling was designed for the future phase 2 addition of a secondary suite when maximum parcel coverage for all R-2 lots (Bylaw No. 310) was 35%.

2. *The variance should not negatively affect adjacent or nearby properties or public lands;*

The applicant has designed the single-storey secondary suite in a manner that will have limited impact on neighbouring properties. Suite access has been designed to be reached via a front entrance in the middle of the lot, not bordering any neighbouring properties.

The proposed development also includes the incorporation of a berm on the east side of the secondary suite to minimize any noise or disturbances to the property directly to the east.

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 variance is not a precedent but rather an effort to harmonize the previously planned phased development with a bylaw update which resulted in a 20% decrease to the property's maximum parcel coverage allotment. The entire phased development including a future secondary suite was planned under the assumption that the lot's parcel coverage would remain at 35%. As noted above, this parcel coverage element of the Zoning Bylaw may require further consideration as part of a review of parcel coverage requirements within zones, which may include a more tiered approach.

4. *The proposed variance represents the best solution for the proposed development after all other options have been considered; and*

Given the existing development on the property, the applicant does not have any other feasible options to construct a secondary suite. The proposed location at grade would enable accessibility for family members to age in place. Additionally, the proposed secondary suite's entrance and overall location enhances privacy from neighboring properties and public lands.

5. *The variance should not negatively affect the natural site characteristics or environmental qualities of the property.*

The proposed secondary suite is at ground level on gravel surfacing and therefore does not negatively affect any natural site characteristics. The proposed roof is a green/living roof that will enhance stormwater mitigation through an increase in permeable surface area.

Summary

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

- The reduction in parcel coverage for a lot once it exceeds 3,500 m² means that in this case if this property was 3,500 m², the proposed parcel coverage for this property would be 1,225 m² (35%). Given this lot of 4,306 m² is proposing a parcel coverage of 1,040.3 m² (24.1%) is proposed, the request is seen as reasonable.
- The location and design of the suite on the property is not seen as having any negative impact on neighbouring lands or on the environment.

DISCUSSION AND ANALYSIS OF OPTIONS

OPTION 1 – Issue the permit. (Recommended Option)

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

OPTION 2 – Deny the permit.

The zoning bylaw regulation would continue to apply, and the construction of the secondary suite would not be allowed.

OPTION 3 – Refer the application to the Area D 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.

FINANCIAL IMPLICATIONS

N/A

STRATEGIC PLAN IMPLICATIONS

N/A

TIMELINE



COMMUNICATIONS

Internal:

Referral Agency	Comments
SCRD Building Division	There are no comments from SCR D Building.
Roberts Creek Fire Department	Roberts Creek Fire Department has no comments on the proposed secondary suite.

External:

Referral Agency	Comments
shísháih Nation	Comments not received at time of report writing.
Neighbouring Property Owners/Occupiers	Notifications to surrounding properties were completed in accordance with Section 499 of the <i>Local Government Act</i> and the Sunshine Coast Regional District Bylaw No. 522. Notifications were mailed on May 23, 2025, to owners and occupiers of properties within a 50 m radius of the subject property. No comments were received prior to the deadline of 12pm on June 9, 2025.

SUMMARY AND CONCLUSION

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

ATTACHMENT(S):

A – Location Map and Air Photo

B – Draft Development Variance Permit (including Site Plan and Floor Plans)

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	
CAO	X – T. Perreault	Assistant Manager	X – K. Jones

Location Map and Air Photo:





**SUNSHINE COAST REGIONAL DISTRICT
DEVELOPMENT VARIANCE PERMIT
DVP00113**

TO: Trudi Diening
ADDRESS: 3024 Green Way
Roberts Creek, BC
V0N 2W4

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: STRATA LOT 2 BLOCK A DISTRICT LOT 809 GROUP 1
NEW WESTMINSTER DISTRICT STRATA PLAN EPS9441
TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
FORM V

P.I.D.: 031-964-770

Civic Description: 3024 Green Way, Roberts Creek, 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 the construction of a secondary suite on those lands described herein, and Sunshine Coast Regional District (Electoral Area D) Zoning Bylaw No. 722, is specifically varied as follows:

To vary the maximum parcel coverage of all buildings and structures, as required in Section 7.2.4 of Zoning Bylaw No. 722, from 15% to 24.2%.

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 (2) years of the date of this permit, this Development Variance Permit shall lapse.

This Development Variance Permit is issued subject to compliance with the following terms and conditions:

GENERAL CONDITIONS:

- (1) The proposed development must adhere to the design specified in the drawings prepared by Second Nature Designs, attached to and forming part of this permit as Attachment B and dated April 23, 2025.

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.

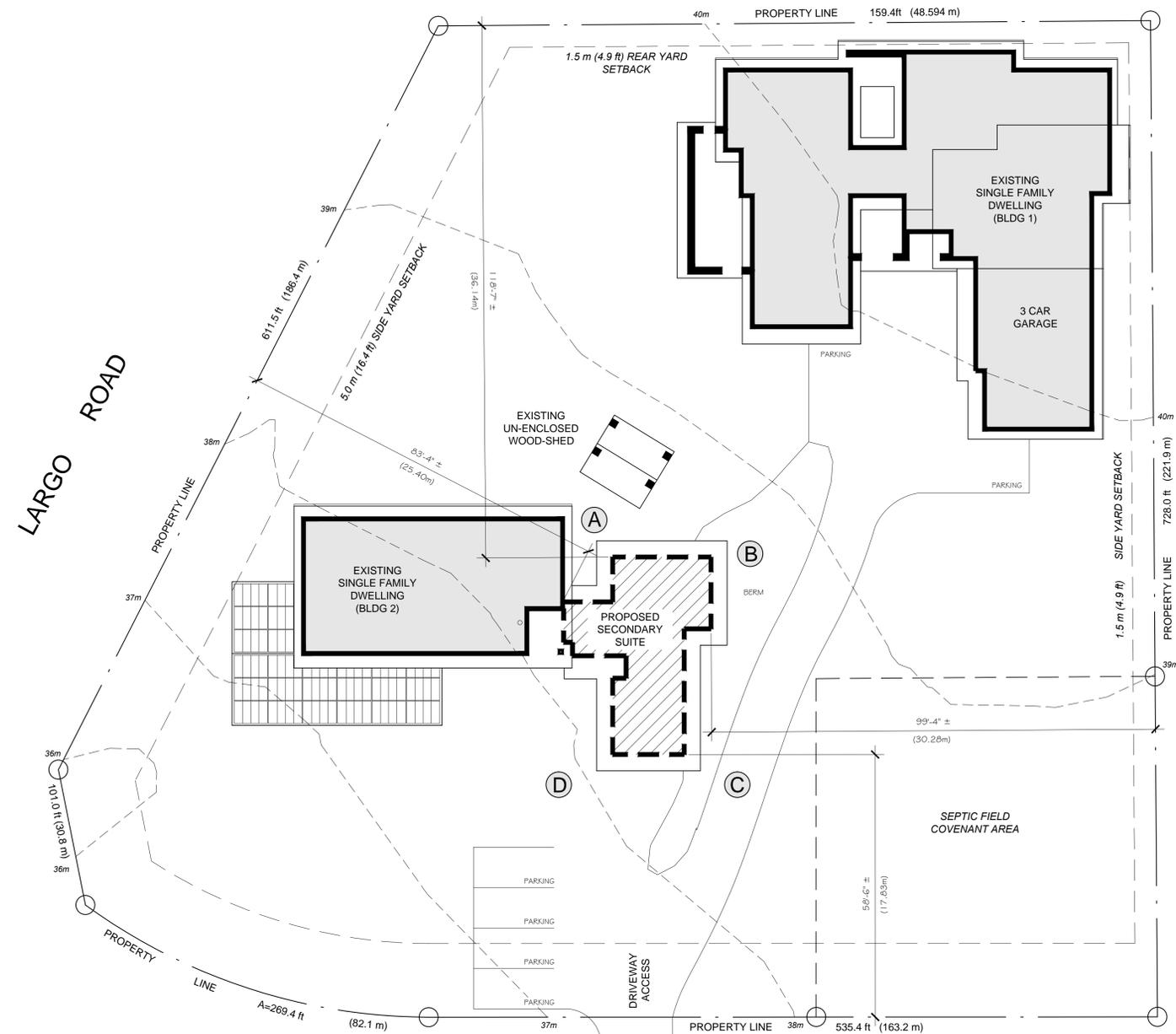
AUTHORIZING RESOLUTION NO. ### PASSED BY THE SUNSHINE COAST REGIONAL DISTRICT BOARD THE ##TH DAY OF MONTH, YEAR.

ISSUED THIS ##TH DAY OF MONTH, YEAR.

Sherry Reid, Corporate Officer
SUNSHINE COAST REGIONAL DISTRICT

Legal Description

Lot 2
Block A, D.L. 809
Plan EPS9441



SITE

1/16" = 1'-0"

GREEN WAY

PROJECT SUMMARY TABLE:

PARCEL AREA = 46,350 sqft (4,306 sqm)

PARCEL COVERAGE DATA:

Note: includes roof areas & gutters

Existing Single Family Dwellings:
Building #1 = 6,387 sqft (593.4 sqm)
Building #2 = 3,140 sqft (291.7 sqm)

Existing Un-enclosed Auxiliary Structure:
Wood-shed = 232 sqft (21.6 sqm)

Total Existing Parcel Coverage = 9,759 sqft (906.7 sqm)

Proposed Secondary Suite:
Connected to Building #2 = 1,438 sqft (133.6 sqm)

Total Proposed Parcel Coverage = 11,197 sqft (1,040.3 sqm)

ALLOWABLE:
Parcel Coverage (%) = 15.0%
EXISTING:
Parcel Coverage (%) = 21.0%

PROPOSED:
Secondary Suite Parcel Coverage (%) = 3.1%
Total Parcel Coverage (%) = 24.2%

GROSS FLOOR AREA DATA:

Building #1 GFA:
Main = 3,172.0 sqft (294.7 sqm)
Upper = 768.0 sqft (71.3 sqm)
Garage = 907.0 sqft (84.3 sqm)
5.1.3.2 exemption = -484.4 sqft (-45.0 sqm)
TOTAL Bldg #1 GFA = 4,362.6 sqft (405.3 sqm)

Building #2 GFA:
Main = 1,548.0 sqft (143.8 sqm)
Greenhouse = 953.0 sqft (88.5 sqm)
TOTAL Bldg #2 GFA = 2,501.0 sqft (232.3 sqm)

Proposed Secondary Suite GFA:
Connected to Building #2 = 590.5 sqft (54.8 sqm)

BUILDING HEIGHT DATA:

Building #2:
Existing Bldg Height = 18.3 ft (5.6 m)

Proposed Secondary Suite:
Height of Proposed Addition = 10.3 ft (3.1 m)

AVERAGE GRADE CALCULATIONS:

NATURAL GRADE @ 4 CORNERS:

Node A = 38.4m
Node B = 38.7m
Node C = 38.1m
Node D = 38.3m
TOTAL = 153.5m

CALCULATION = 153.5m / 4
(total of Nodes) / (# Nodes)

AVERAGE NATURAL GRADE = 38.4m

FINISHED GRADE @ 4 CORNERS:

Node A = 37.8m
Node B = 39.3m
Node C = 39.3m
Node D = 37.8m
TOTAL = 154.2m

CALCULATION = 154.2m / 4
(total of Nodes) / (# Nodes)

AVERAGE FINISHED GRADE = 38.6m

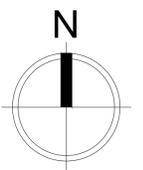
Second Nature Designs

PO Box 27
Roberts Creek, B.C.
V0N 2W0

Phone (604) 989-1808
steve@secondnaturedesigns.ca

Date:
March 3rd, 2025
Site plan & data issued for DVP application
April 23rd
North property line updated

THIS DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL VERIFY
ALL DIMENSIONS, DATUMS AND ELEVATIONS
PRIOR TO COMMENCEMENT OF WORK.
ANY ERRORS OR OMISSIONS SHALL BE
REPORTED AT ONCE TO THE DESIGNER.



Project:

Title:
SITE & DATA

Scale: As Shown

Drawn: S. Christian

Sheet #: **A01**



Staff Report Request for Decision

TO: Electoral Area Services Committee – June 19, 2025

AUTHOR: Devin Rajala, Planning Technician III

SUBJECT: **Development Variance Permit DVP00114 (8653 Redrooffs Road) – Electoral Area B**

OVERVIEW

Purpose of Report:

The purpose of this report is to provide the Development Variance Permit application DVP00114 to the Electoral Area Services Committee for consideration and decision.

Recommendation(s):

- (1) **THAT Development Variance Permit DVP00114, to allow for the reconstruction of a deck on the property located at 8653 Redrooffs Road, be issued to vary Zoning Bylaw No. 722 as follows:**
 - (a) **Section 5.16.1 to reduce the minimum setback for all buildings and structures from the natural boundary of the ocean from 15 m to 6 m.**

BACKGROUND

The Sunshine Coast Regional District has received a Development Variance Permit application to vary Zoning Bylaw No. 722, Section 5.16.1 (a) to reduce the setback from the natural boundary of the ocean from 15 m to 6m. The intent of the application is to allow for the completion of a partially constructed deck.

Table 1: Application Summary

Applicant:	Landon Dix/Trinity Rowles
Civic Address:	8653 Redrooffs Road
Legal Description:	LOT 8 BLOCK 3 DISTRICT LOT 1427 PLAN 7134, PID: 010-765-441
Electoral Area:	B – Halfmoon Bay
Parcel Area:	2,010 m ²
OCP Land Use:	Residential C
Land Use Zone:	R1 (Residential One)
Application Intent:	To reduce the required setback from the natural boundary of the ocean from 15 m to 6 m to allow for the reconstruction of a deck.

DISCUSSION AND ANALYSIS OF OPTIONS

The applicant is seeking retroactive approval to continue the reconstruction a deck on the property at 8653 Redrooffs Road.

Zoning Bylaw No. 722 contains the following regulation:

5.16.1 No, building or structure or any part thereof, except a boathouse located within an inter-tidal zone or within the I13 Zone, shall be constructed, reconstructed, moved, located or extended within:

a) 15 m of the natural boundary of the ocean

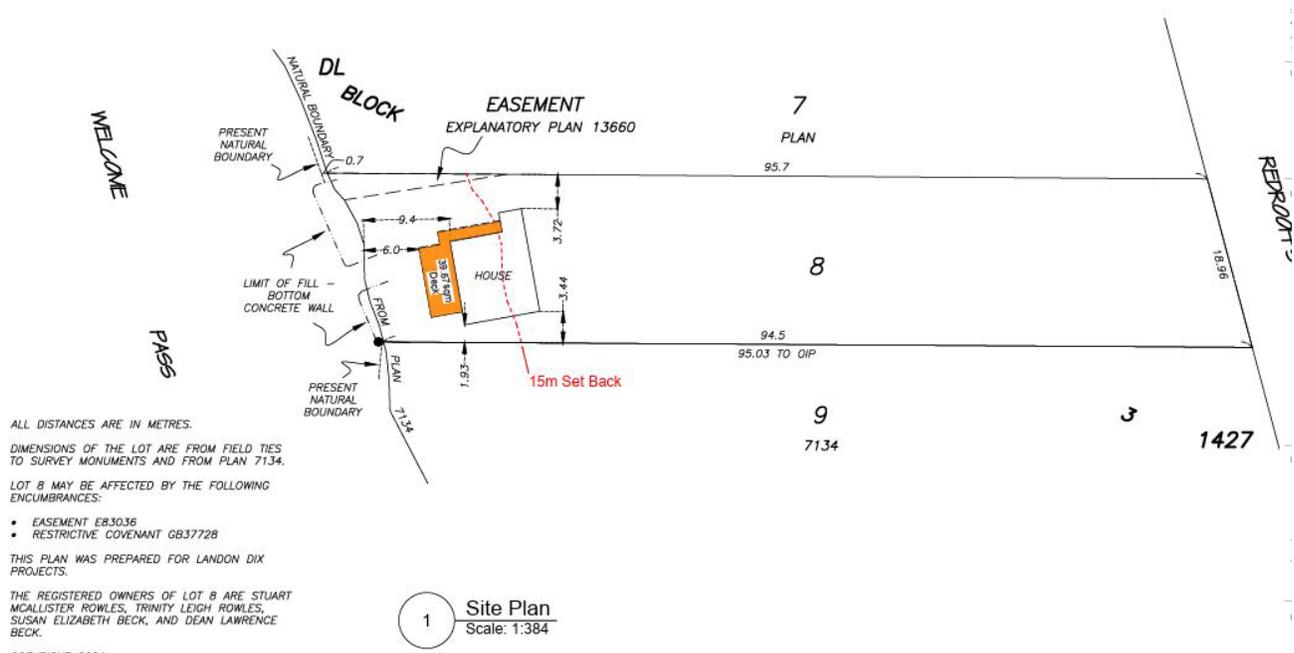
The setback requirement from the natural boundary of the ocean is intended to address matters associated with sea-level rise and the environmental interface with the shoreline.

The parcel is 2,010 m² and the western (rear) property line borders the ocean. The parcel currently contains an existing single unit dwelling, and the applicant is seeking approval for the reconstruction of a new deck near the rear (shoreline) property line.

Reconstruction of a new deck near the location of the former deck had already begun but was halted in December 2024 by a stop work order issued by the Sunshine Coast Regional District. The applicant is now seeking retroactive approval to vary the bylaw requirement to complete the reconstruction of the deck.

Figure 1 shows the site plan for 8653 Redrooffs Road. The plan conveys the location of the new deck (shaded in orange) relative to the 15m setback line natural boundary setback line, which is delineated by a red line.

Figure 1: Site Plan (8653 Redrooffs Road)



Applicant Rationale

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

- The existing deck on the property was replaced due to significant safety concerns. The previous structure had deteriorated over time and no longer met the current building code standards.
- The primary intention of the deck replacement is to maintain the deck at the same overall footprint and size as it had been for generations, while ensuring it is safe and structurally sound for continued use.
- During the reconstruction process, the corners of the deck were squared off. This design adjustment was made to simplify construction, reduce costs, and improve structural efficiency. The orthophoto in Attachment A shows the original deck footprint and Attachment B shows the reconstructed deck footprint with Attachment C showing current context photos.

Variance Criteria

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 intent of the 15-metre setback from the natural boundary of the ocean is to address sea level rise, as well as enhance environmental protection.

The reconstruction of the deck appears to generally match the dimensions of the former deck and is being built in the same location. The deck remains elevated, and the applicant states that supporting posts and footings have been placed in the same locations as the original structure. No new land alteration occurred as part of the rebuild, and the applicant has stated that the new deck does not encroach any further towards the ocean setback than the former deck did, with the exception of the squared-off corners

2. *The variance should not negatively affect adjacent or nearby properties or public lands;*

Except for the deck's squared-off corners, it is proposed to match the setback of the former deck from the present natural boundary, as such, this would have minimal impact on neighbouring properties.

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 proposed development should not be considered to set a precedent given that the deck is situated in the same location as the former existing non-conforming deck. The majority of the legal non-conforming as to siting dwelling unit is located within 15 m of the natural boundary of the ocean, as such, without fully rebuilding the dwelling outside of the setback area, any replacement of the formerly failing deck structure would have required a variance to the bylaw regulation.

4. *The proposed variance represents the best solution for the proposed development after all other options have been considered; and*

The proposed variance to allow for the reconstruction of the deck represents the best solution for the following reasons:

- The primary intention was to maintain the deck with approximately the same overall footprint and floor area as the former deck, while ensuring it was safe and structurally sound for continued use.
- No new land alteration has occurred as part of the deck reconstruction, and with the exception of the portion that has been squared-off there is no increase in encroachment to the natural boundary of the ocean.
- The deck remains elevated, and based on information provided by the applicant, all supporting posts and footings were placed in the same locations as the original structure.

5. *The variance should not negatively affect the natural site characteristics or environmental qualities of the property.*

As there is only minimal increase to the structure's footprint and the reconstruction avoids any new land alteration, the variance should limit any negative impacts on the properties natural site characteristics or environmental qualities.

Summary

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

- The reconstruction of the deck has been constructed in the same location as the previously decaying deck, and it would appear that new supporting posts and footings have been placed in the same locations as the original structure.
- When compared to the former deck, no new land alteration has occurred as part of the deck reconstruction, and only a minor increase in footprint is proposed by the squaring-off of the deck, which would slightly increase the extent of the encroachment within the setback to natural boundary of the ocean..
- The location of the existing non-conforming home renders any repairs or rebuilds for the purpose of safety non-compliant with the setback regulation.

DISCUSSION AND ANALYSIS OF OPTIONS

OPTION 1 - Issue the permit. (Recommended Option)

This would permit the reconstruction of the new deck on the property to proceed.

OPTION 2 - Deny the permit.

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

OPTION 3 - Refer the application to the Area B 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.

FINANCIAL IMPLICATIONS

N/A

STRATEGIC PLAN IMPLICATIONS

N/A

TIMELINE



COMMUNICATIONS

Internal:

Referral Agency	Comments
SCRD Building Division	There are no life/safety concerns noted by the Building Division. If the DVP is approved a subsequent BP will be required for the scope of work, including the portion of the upper deck that has been modified.
Halfmoon Bay Fire Department	This set back does not affect any fire protection, fire extension or department access and there are no concerns at this time.

External:

Referral Agency	Comments
shíshálh Nation	Due to the high concentration of recorded and unrecorded archaeological sites in the area, the shíshálh Nation requests a Preliminary Field Reconnaissance (PFR) archaeological survey for this application prior to any further ground disturbing development at this property. The shíshálh Nation strongly recommends an assessment by a Registered Professional Biologist (RPBio) to examine potential impacts prior to any further development within this sensitive location.
Neighbouring Property Owners/Occupiers	Notifications to surrounding properties were completed in accordance with Section 499 of the <i>Local Government Act</i> and the Sunshine Coast Regional District Bylaw No. 522. Notifications were mailed on May 23, 2025, to owners and occupiers of properties within a 50 m radius of the subject property. Comments received prior to the deadline of June 9 th at 12 pm are attached.

SUMMARY AND CONCLUSION

The proposed development variance permit would facilitate the reconstruction of a deck on an existing 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 Air Photo
- B – Draft Development Variance Permit (including Site Plan)
- C – Site Photos
- D – Neighbour Comments

Reviewed by:			
Manager	X - J. Jackson	Finance	
GM	X - I. Hall	Legislative	
CAO	X - T. Perreault	Assistant Manager	X - K. Jones

Location Map and Air Photo:





**SUNSHINE COAST REGIONAL DISTRICT
DEVELOPMENT VARIANCE PERMIT
DVP00114**

TO: Landon Dix
ADDRESS: 8700 Redrooffs Road
Halfmoon Bay, BC
V7Z 1Y1

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: LOT 8 BLOCK 3 DISTRICT LOT 1427 PLAN 7134
P.I.D.: 010-765-441
Civic Description: 8653 Redrooffs Road, Halfmoon Bay, 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 the reconstruction of a deck on those lands described herein, and Sunshine Coast Regional District (Electoral Area B) Zoning Bylaw No. 722 is specifically varied as follows:

To vary the minimum setback, as required in Section 5.16.1 (a) of Zoning Bylaw 722, from 15 m to 6 m.

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 (2) years of the date of this permit, this Development Variance Permit shall lapse.

This Development Variance Permit is issued subject to compliance with the following terms and conditions:

GENERAL CONDITIONS:

- (1) The proposed development must adhere to the design specified in the drawings prepared by Landon Dix Projects Ltd., attached to and forming part of this permit as Attachment B and dated December 23, 2024.

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 MONTH, YEAR.

ISSUED THIS ##TH DAY OF MONTH, YEAR.

Sherry Reid, Corporate Officer
SUNSHINE COAST REGIONAL DISTRICT



Landon Dix
Projects Ltd.

Copyright Reserved:
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Date: 2024.12.23

Landon Dix Projects Ltd. Contact:
8700 Redrooffs Rd Halfmoon Bay, BC V7Z 1B1, Canada
projects@landondix.com 604.307.2324 www.landondix.com

Issue: Issue Date:

Project
Rowles / Beck

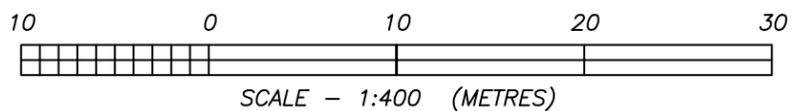
Address
8653 Redrooffs Rd, Halfmoon Bay, BC

Drawing
Site Plan

Sheet

A.100

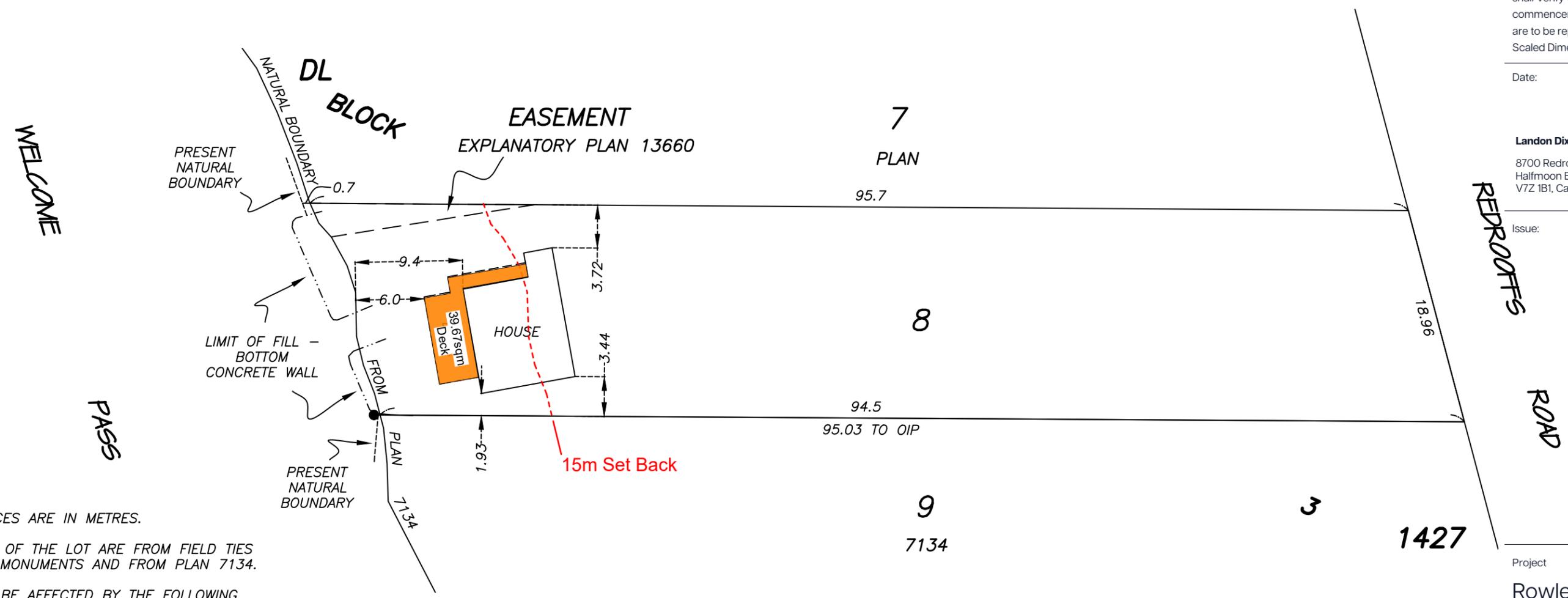
SITE PLAN OF PART OF LOT 8 BLOCK 3 DISTRICT LOT 1427 PLAN 7134



LOCATION: 8653 REDROOFFS ROAD, HALFMOON BAY, BC
PID: 010-765-441

NOTE:

- DENOTES A STANDARD IRON POST FOUND.



ALL DISTANCES ARE IN METRES.

DIMENSIONS OF THE LOT ARE FROM FIELD TIES TO SURVEY MONUMENTS AND FROM PLAN 7134.

LOT 8 MAY BE AFFECTED BY THE FOLLOWING ENCUMBRANCES:

- EASEMENT E83036
- RESTRICTIVE COVENANT GB37728

THIS PLAN WAS PREPARED FOR LANDON DIX PROJECTS.

THE REGISTERED OWNERS OF LOT 8 ARE STUART MCALLISTER ROWLES, TRINITY LEIGH ROWLES, SUSAN ELIZABETH BECK, AND DEAN LAWRENCE BECK.

COPYRIGHT 2024.

1 Site Plan
Scale: 1:384



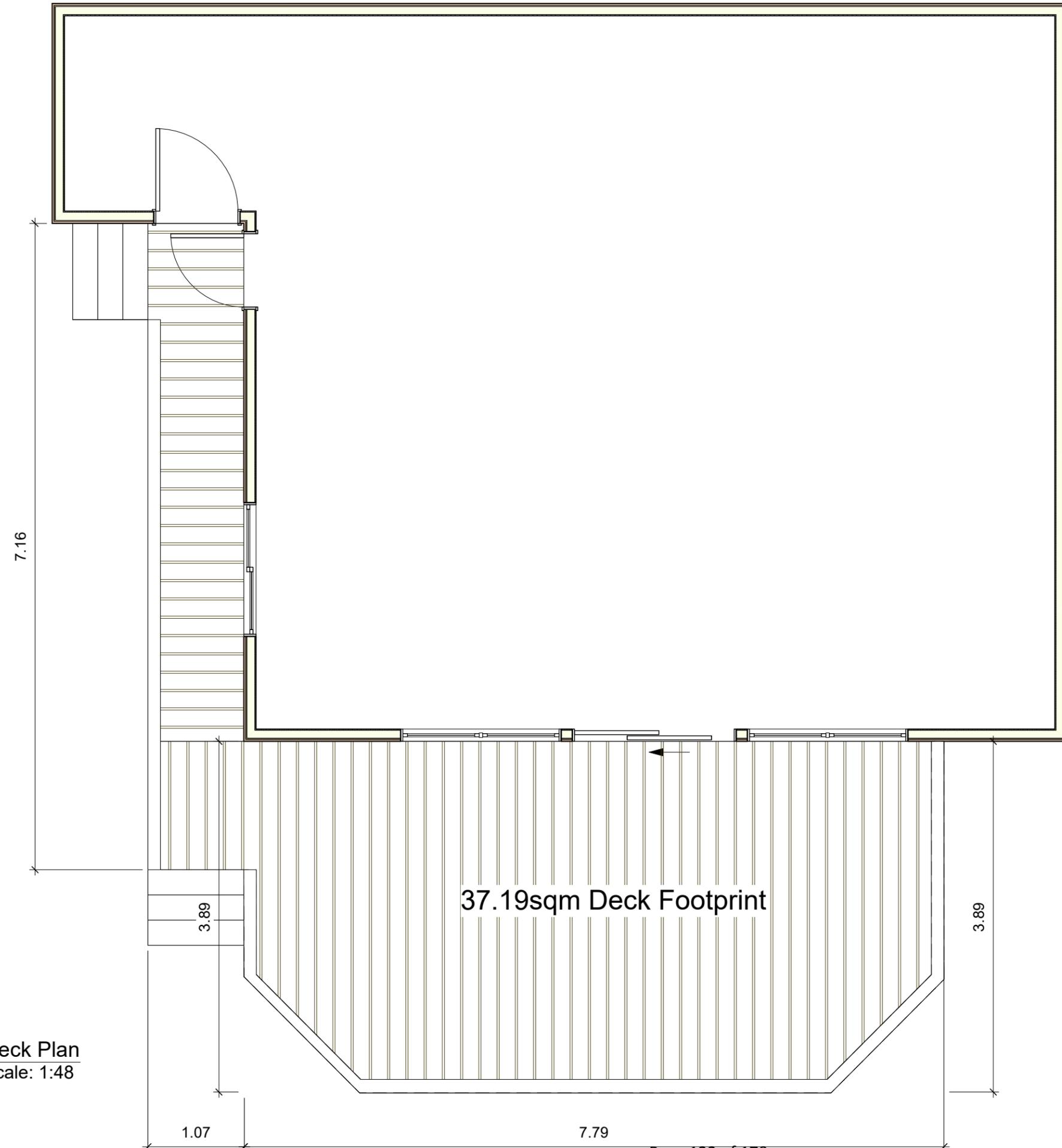
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Date: 2024.12.23

Landon Dix Projects Ltd. Contact

8700 Redrooffs Rd Halfmoon Bay, BC V7Z 1B1, Canada
projects@landondix.com 604.307.2324 www.landondix.com

Issue: Issue Date:



1 Deck Plan
Scale: 1:48

37.19sqm Deck Footprint

Project
Rowles / Beck

Address
8653 Redrooffs Rd, Halfmoon Bay, BC

Drawing
Deck Plan Existing

Sheet

A.001



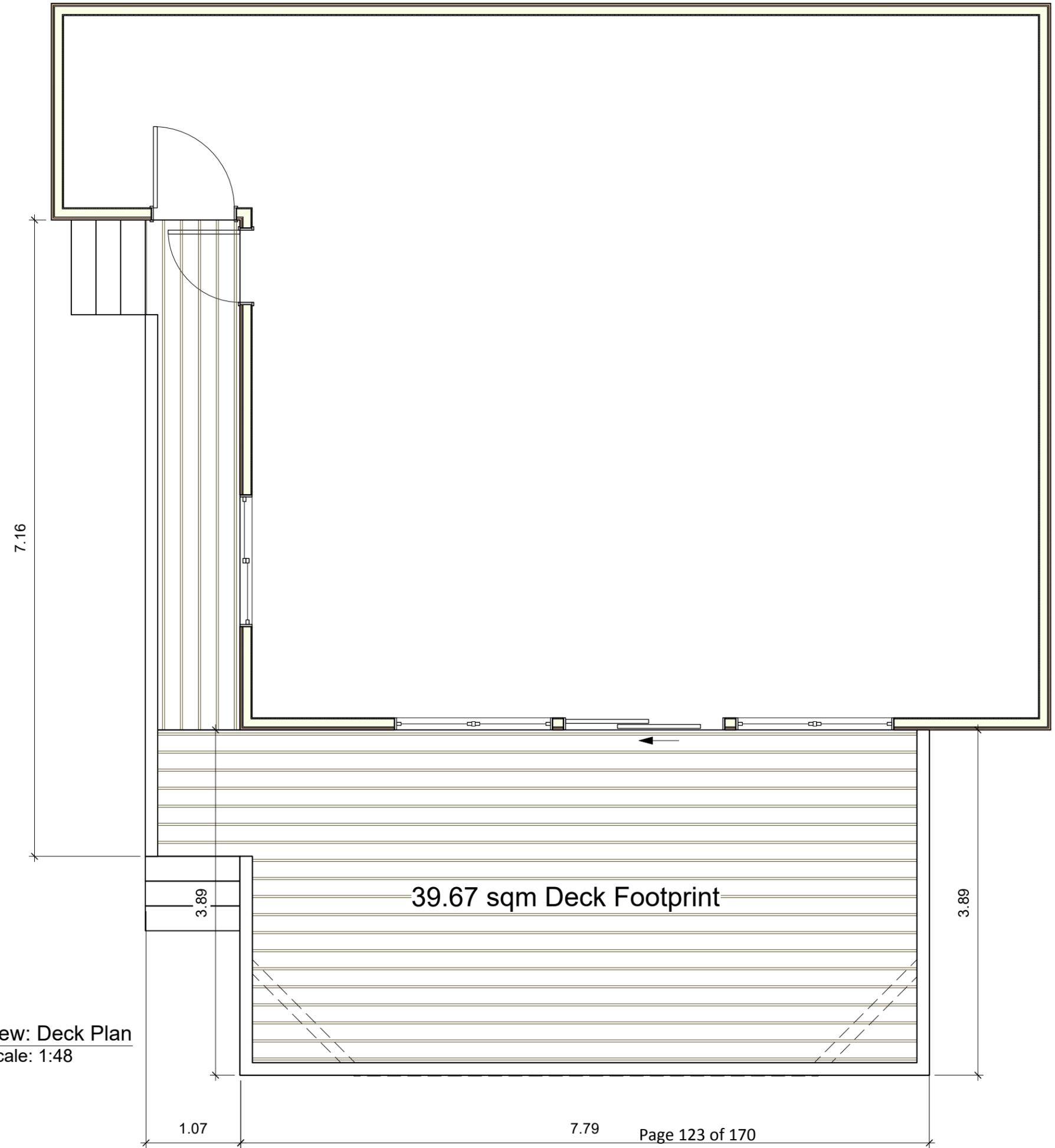
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Date: 2024.12.23

Landon Dix Projects Ltd. Contact:

8700 Redrooffs Rd projects@landondix.com
Halfmoon Bay, BC 604.307.2324
V7Z 1B1, Canada www.landondix.com

Issue: Issue Date:



1 New: Deck Plan
Scale: 1:48

1.07

7.79

3.89

39.67 sqm Deck Footprint

3.89

Project
Rowles / Beck

Address
8653 Redrooffs Rd, Halfmoon Bay, BC

Drawing
Deck Plan-New

Sheet
A.002

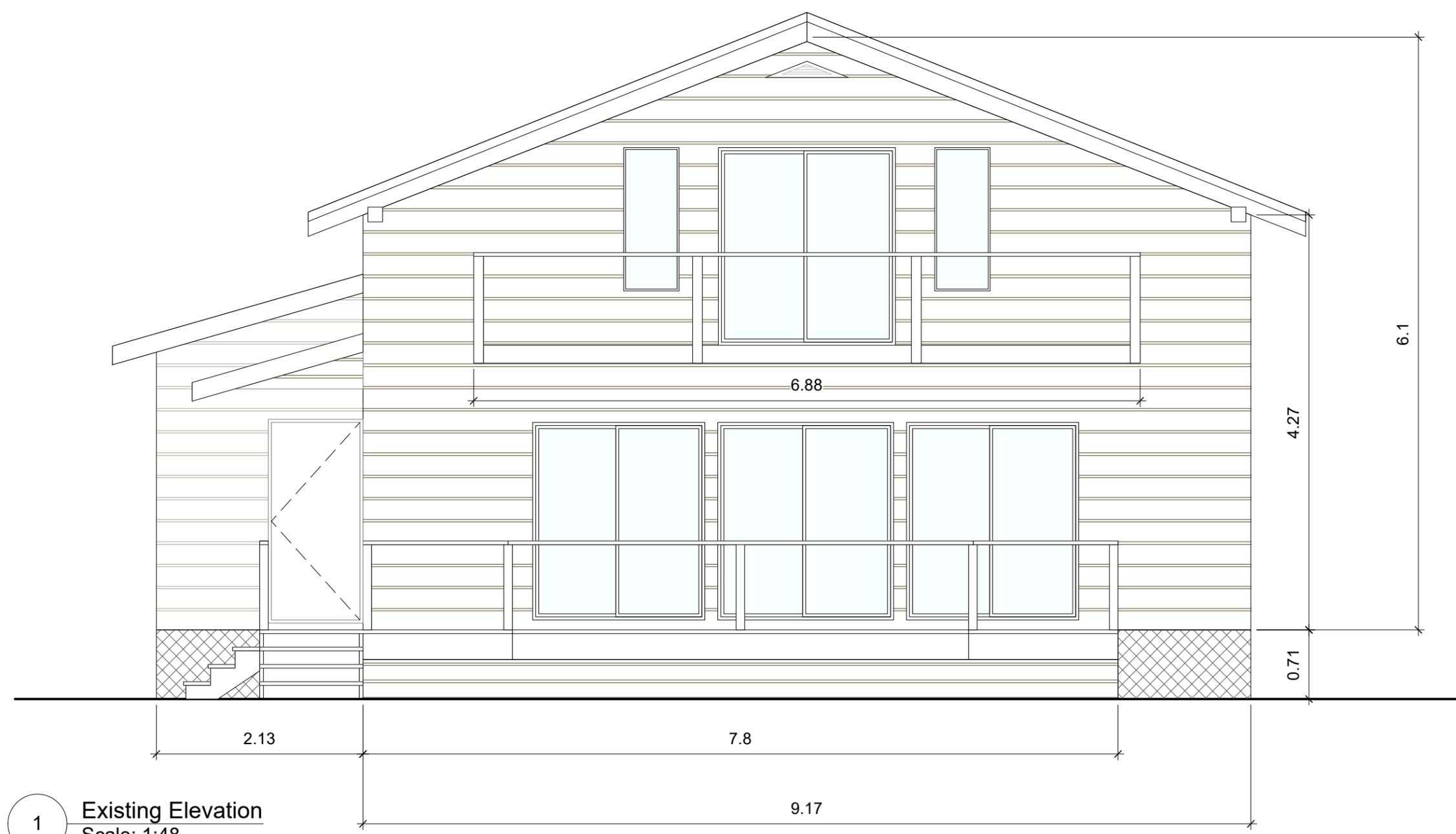


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Date: 2024.12.23

Landon Dix Projects Ltd. Contact
8700 Redrooffs Rd Halfmoon Bay, BC V7Z 1B1, Canada
projects@landondix.com 604.307.2324 www.landondix.com

Issue: Issue Date:



1 Existing Elevation
Scale: 1:48

Project
Rowles / Beck

Address
8653 Redrooffs Rd, Halfmoon Bay, BC

Drawing
Existing Elevation

Sheet



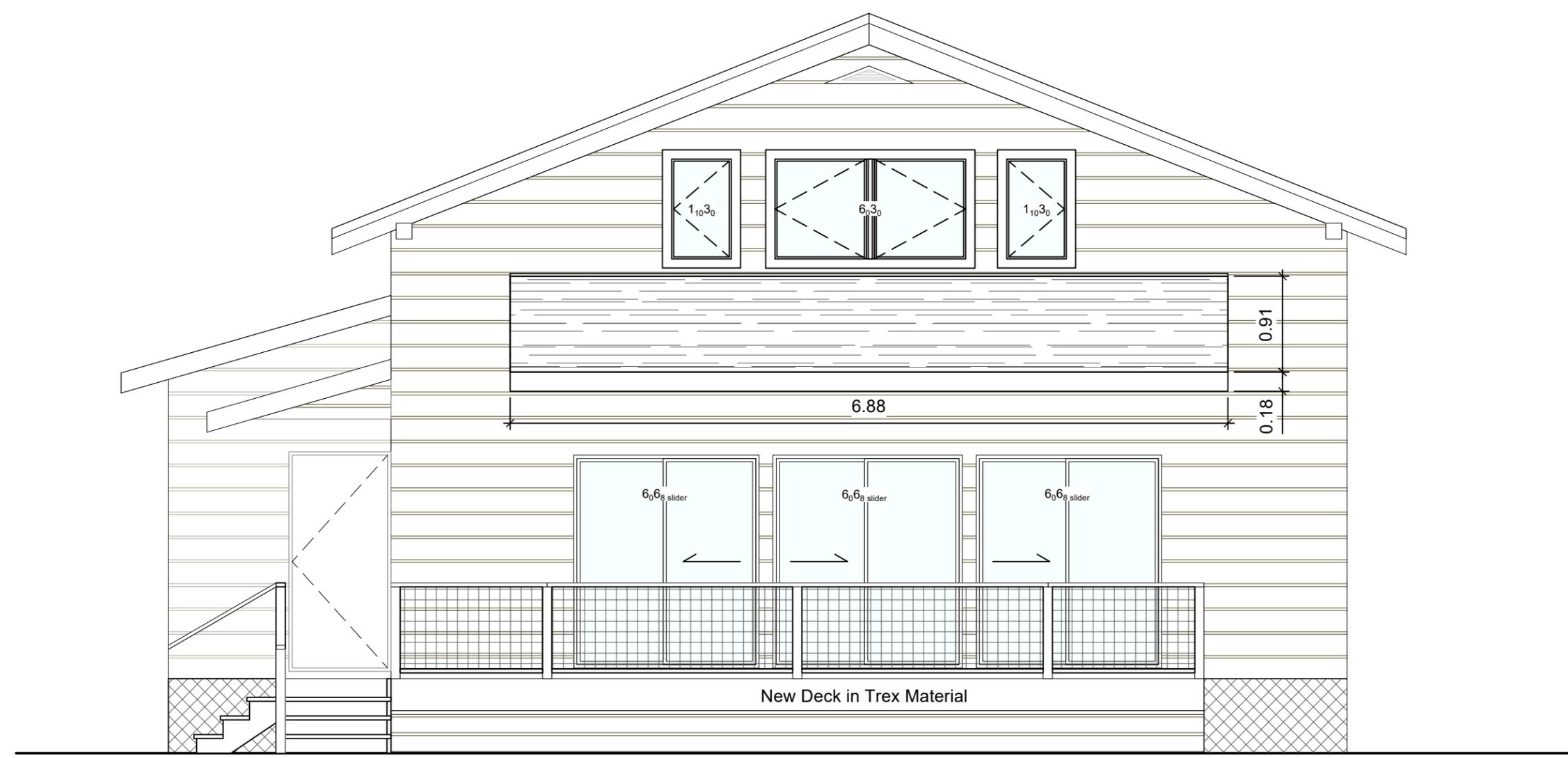
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Date: 2024.12.23

Landon Dix Projects Ltd. Contact:

8700 Redrooffs Rd Halfmoon Bay, BC V7Z 1B1, Canada
 projects@landondix.com 604.307.2324 www.landondix.com

Issue: Issue Date:



1 Proposed Elevation
 Scale: 1:48

Project
 Rowles / Beck

Address
 8653 Redrooffs Rd, Halfmoon Bay, BC

Drawing
 Proposed Elevation

Sheet

Site Photos:ك



From: [Lawrence Dill](#)
To: [Planning](#)
Cc: [Stuart Rowles](#); [Landon Dix](#)
Subject: Development Variance Permit DVP00114 (8653 Redrooffs Rd)
Date: June 3, 2025 9:02:13 AM

As the immediate next door neighbour, I am writing to advise you that we have no concerns regarding the position of this deck and we support the Development Variance Permit application.

Sincerely,

Lawrence Dill, 8649 Redrooffs Rd

Tel [REDACTED]

From: [David Barnes](#)
To: [Planning](#)
Cc: [Stuart Rowles](#) DVP00114
Subject: June 3, 2025 11:33:45 AM
Date:

Hi Devin Rajala,

My name is David Barnes I have a home located at 8663 Redrooffs Road Halfmoon Bay

I am writing today to offer my complete support in favour of the Variance Permit application DVP00114

Thank You

David Barnes


Please note my updated email address

From: [REDACTED]
To: [Planning](#)
Cc: [Stuart Rowles \(Stu\)](#)
Subject: Development Variance Permit DVP00114
Date: June 3, 2025 2:54:56 PM

To: SCRD Planning Department,
Subject: Development Variance Permit DVP00114 (8653 Redrooffs Rd)

As a neighbour of Stuart Rowles at 8653 Redrooffs Road, I am writing to advise you that we have no concerns regarding the position of this deck and we support the Development Variance Permit application.

Sincerely,
Jack Irwin
8639 Redrooffs Road

From: [J Humphrey](#)
To: [Planning](#)
Cc: [Stuart Rowles](#); [Landon Dix](#); [Neil McAllister](#); [Wendy McAllister](#)
Subject: DVP00114 for 8653 Redrooffs Road
Date: June 3, 2025 4:05:37 PM

As immediate neighbours of this property, this email confirms our support for the placement of the reconstructed deck and the application for a Development Variance Permit.

Sincerely,

Janet Humphrey ([REDACTED])
Neil McAllister
Wendy McAllister

Lot 7, 8657 Redrooffs Road

Sent from my iPhone

From: "Martin Jenkins" [REDACTED]
Date: Wed, 4 Jun 2025 14:42:12 0700
To: planning@scrd.ca, [REDACTED]
Subject: Development Variance Permit 8653 Redrooffs Road, #DVP00114

To Whom it may concern,

I write to support granting of a variance to allow the owners of the property at 8653 Redrooffs to replace their previous deck with a new deck and to install the skirt roof in place of the old upper floor deck.

I live on the same beach, have inspected the construction, and have no problem with the project.

Upkeep of balconies and decks that are aged and becoming unsafe should be supported.

I am fully in favour of granting the variance.

Marty Jenkins

[REDACTED]



Staff Report Request for Decision

TO: Electoral Area Services Committee – June 19, 2025
AUTHOR: Nick Copes, Planner II
SUBJECT: Frontage Waiver FRW00026 (2061 Twin Creeks Road) – Electoral Area F

OVERVIEW

Purpose of Report:

The purpose of this report is to present for consideration and decision a request for a frontage waiver to the Electoral Area Services Committee in relation to a 3-lot subdivision at 2061 Twin Creeks Road.

Recommendation(s):

- (1) THAT proposed Lot 3 be exempt from the 10% minimum parcel frontage on a highway required by Section 512 of the *Local Government Act* to facilitate the proposed three-lot subdivision of 2061 Twin Creeks Road/2170 Port Mellon Highway.**

BACKGROUND

The SCR D has received a Frontage Waiver application in relation to a 3-lot subdivision at 2061 Twin Creeks Road/2170 Port Mellon Highway in West Howe Sound.

Section 512 of the *Local Government Act* requires that all new parcels fronting a highway have at least 10 percent of the perimeter fronting a highway unless a local government waives the requirement. Proposed Lot 3 does not meet the 10% perimeter road frontage requirement and, therefore, the applicant is requesting that the SCR D consider waiving the road frontage requirement to permit the proposed subdivision.

Table 1 Application Summary

Applicant:	Lucas Chamberlain
Civic Address:	2061 Twin Creeks Road
Legal Description:	District Lot 4455 Group 1 New Westminster District
Electoral Area:	F – West Howe Sound
Parcel Area:	16 HA (2061 Twin Creeks Road)
OCP Land Use:	Mobile Home Park/Agricultural
Land Use Zone:	RM3 (Residential Multiple Three)/ AG (Agricultural)
Application Intent:	To consider a frontage waiver for proposed lot 3.

DISCUSSION AND ANALYSIS OF OPTIONS

As illustrated in Attachment B, the applicant is proposing a 3-lot subdivision of 2 parent parcels, 2061 Twin Creeks Road and 2170 Port Mellon Highway. The parcel at 2061 Twin Creeks Road is proposed to be subdivided in half along the boundary of the Agricultural Land Reserve (ALR). One half of the parcel would be combined with 2170 Port Mellon Highway, which would become part of the Langdale Heights RV Park and Mobile Home Park property. The other half of 2061 Twin Creeks Road, which is in the ALR, is proposed to be subdivided into two lots.

Proposed Lot 3, which would be accessed by a MOTT right of way directly off Twin Creeks Road, would have 10 m of highway frontage, which equates to approximately 1.8% of frontage, well below the 10% required. Proposed Lot 3 has an existing single-unit dwelling located on it, which is to be retained as part of the subdivision, with access provided from Twin Creeks Road.

Of note, Proposed Lot 2 does not have any highway frontage and would be accessed by an easement through Proposed Lot 1 and the construction of a bridge crossing over Middle Ouillet creek. As the parcel does not front a highway, a frontage waiver is not required. In considering the subdivision, the Approving Officer must grant relief from Section 75 of the *Land Title Act*, which requires reasonable highway access for subdivision. Proposed Lot 1 (Langdale Heights RV Park and Mobile Home Park) has an existing access off Port Mellon Highway, which is to remain unchanged.

Review Criteria

Per Provincial guidance in the review of frontage waivers, staff have evaluated the application as follows.

1. *That the frontage offered is adequate to provide the required access*

There is an existing suitable access at the southeast corner of proposed Lot 3 from Twin Creeks Road, which would not change as part of the subdivision.

2. *That the terrain is suitable for access where that frontage is provided*

The grades at the southeast corner of proposed Lot 3 at Twin Creeks Road, where the access to proposed Lot 3 will be located, are suitable for access and currently provides access to this portion of the property.

3. *That the lot contains an adequate building envelope*

Proposed Lot 3 is of a size that would allow for an adequate building envelope and currently has an existing dwelling located on it that is to remain.

4. *Whether the proposed parcel has further subdivision potential that will not be realized due to the limited frontage*

Further subdivision of the parcels is not envisaged.

Based on the above, staff are recommending approval of the frontage waiver request.

OPTION 1 – Approve the frontage waiver (Recommended Option)

This would allow subdivision of the property to proceed, subject to other conditions being met. Staff recommend this option. Should the Committee choose to go with Option 1, a recommendation has been provided in the Overview section on page one of the report.

OPTION 2 – Deny the frontage waiver

The subdivision would not be able to proceed, unless the layout is modified to meet frontage requirements. Should the Committee choose to go with Option 2, a recommendation could be considered, as follows:

THAT Frontage Waiver FRW00026 be denied.

FINANCIAL IMPLICATIONS

N/A

STRATEGIC PLAN IMPLICATIONS

N/A

TIMELINE

The subdivision application may proceed to final approval once all conditions from various agencies have been met.



COMMUNICATIONS

N/A

SUMMARY AND CONCLUSION

Waiving of the 10% perimeter frontage requirement for one of the proposed three lots is required to allow subdivision to proceed according to the proposed plan. Staff have reviewed the frontage waiver application against relevant review criteria and recommend approval.

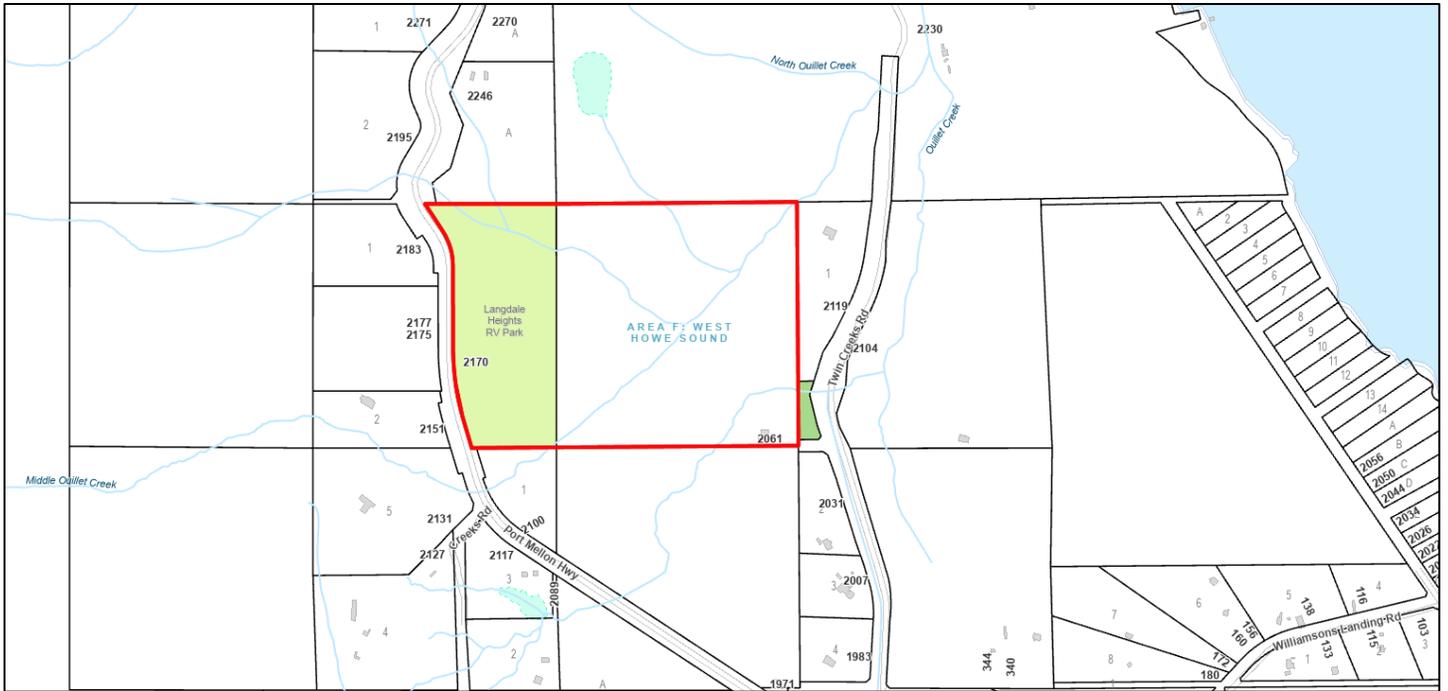
ATTACHMENT(S):

A – Location Map and Air Photo

B – Subdivision Plan

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	
CAO	X – T. Perreault	Assistant Manager	X – K. Jones

Location Map



Air Photo (2024)





Staff Report Request for Decision

TO: Electoral Area Services Committee – June 19, 2025
AUTHOR: Nick Copes, Planner II
SUBJECT: Frontage Waiver FRW00017 (13685 Lee Road) – Electoral Area A

OVERVIEW

Purpose of Report:

The purpose of this report is to present for consideration and decision a request for a frontage waiver to the Electoral Area Services Committee in relation to an 8-lot subdivision at 13685 Lee Road.

Recommendation(s):

- (1) **THAT Proposed Lot 6 be exempt from the 10% minimum parcel frontage on a highway required by Section 512 of the *Local Government Act* to facilitate the proposed eight-lot subdivision of 13685 Lee Road.**

BACKGROUND

The SCRDC has received a Frontage Waiver application in relation to an 8-lot subdivision at 13685 Lee Road in Garden Bay.

Section 512 of the *Local Government Act* requires that all new parcels fronting a highway have at least 10 percent of the perimeter fronting a highway unless a local government waives the requirement. Proposed Lot 6 does not meet the 10% perimeter road frontage requirement and, therefore, the applicant is requesting that the SCRDC consider waiving the road frontage requirement to permit the proposed subdivision.

Table 1 Application Summary

Applicant:	Mike Stewart
Civic Address:	13685 Lee Road
Legal Description:	LOT 31 DISTRICT LOTS 3921 AND 3922 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP23871
Electoral Area:	A – Egmont/Pender Harbour
Parcel Area:	26.4 HA
OCP Land Use:	Rural Residential A
Land Use Zone:	RU1 (Rural Residential)
Application Intent:	To consider a frontage waiver for proposed Lot 6.

DISCUSSION AND ANALYSIS OF OPTIONS

As illustrated in Attachment B, the applicant is proposing an 8-lot subdivision of the parent parcel, 13685 Lee Road. All proposed lots would have frontage on Lee Road. Due to the large size and perimeter of the remainder (proposed Lot 6), a frontage waiver is required. The applicant has stated that Proposed Lot 6 would have a frontage of 3%.

Review Criteria

Per Provincial guidance in the review of frontage waivers, staff have evaluated the application as follows.

1. *That the frontage offered is adequate to provide the required access*

The frontage along Lee Road for proposed Lot 6 is in a specific location to allow the best access for future road development based on grades

2. *That the terrain suitable for access where that frontage is provided*

The terrain at the location of the frontage is suitable for developing an access road.

3. *That the lot contains an adequate building envelope*

Proposed Lot 6 contains building 2 large building envelopes shown in dashed lines on the survey plan.

4. *Whether the proposed parcel has further subdivision potential that will not be realized due to the limited frontage*

The location and width of the frontage would allow for a future road dedication and future subdivision potential of Proposed Lot 6 (not part of the current subdivision application).

In review of the wider subdivision, the following is noted

- The proposed layout allows all other lots to meet the frontage requirement
- The proposed lot layout was developed to ensure appropriate driveway access to all lots per MOTT requirements

Based on the above, staff are recommending approval of the frontage waiver request.

OPTION 1 – Approve the frontage waiver (Recommended Option)

This would allow subdivision of the property to proceed, subject to other conditions being met. Staff recommend this option. Should the Committee choose to go with Option 1, a recommendation has been provided in the Overview section on page one of the report.

OPTION 2 – Deny the frontage waiver

The subdivision would not be able to proceed, unless the layout is modified to meet frontage requirements. Should the Committee choose to go with Option 2, a recommendation could be considered, as follows:

THAT Frontage Waiver FRW00017 be denied.

FINANCIAL IMPLICATIONS

N/A

STRATEGIC PLAN IMPLICATIONS

N/A

TIMELINE

The subdivision application may proceed to final approval once all conditions from various agencies have been met.



COMMUNICATIONS

N/A

SUMMARY AND CONCLUSION

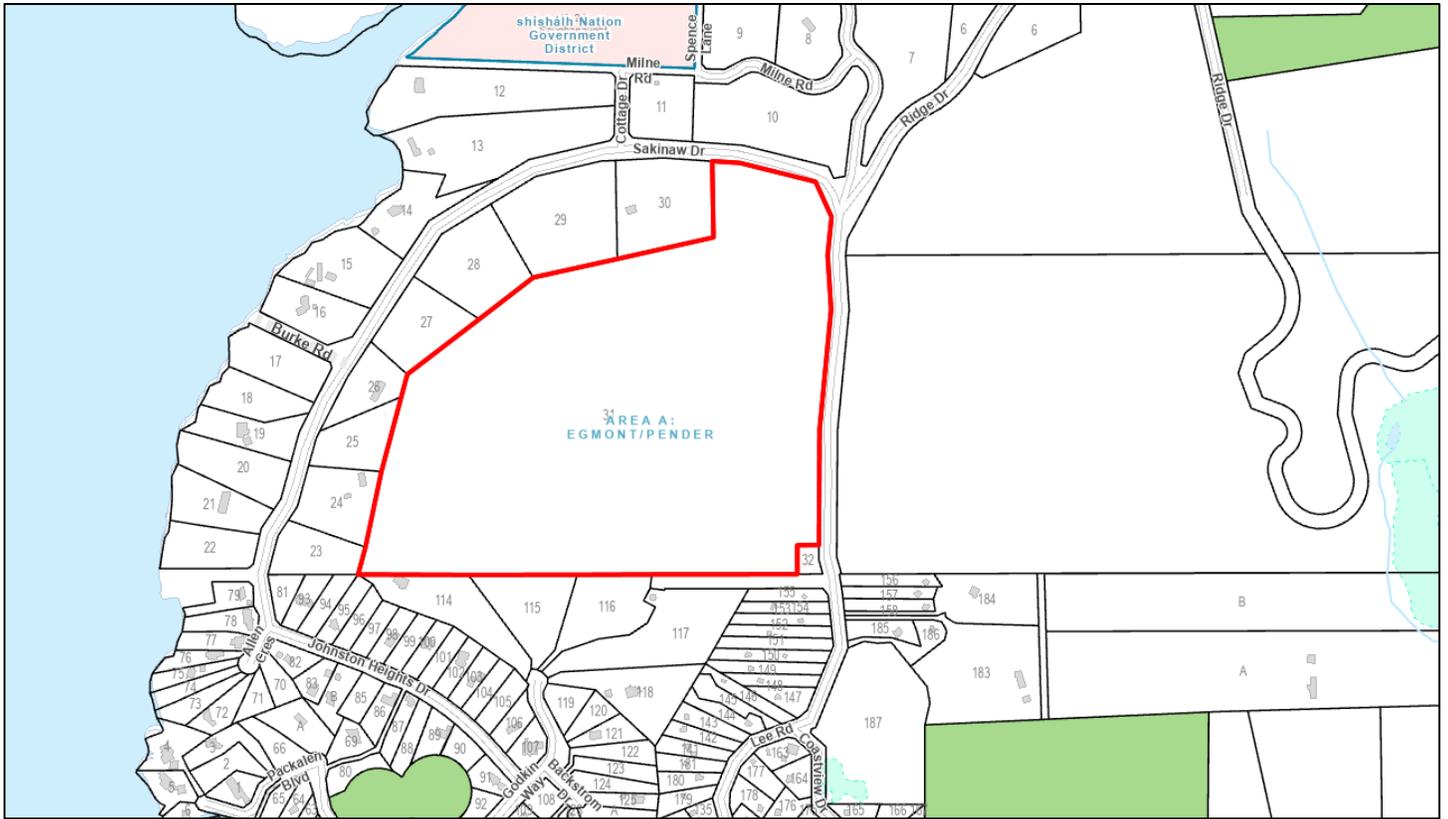
Waiving of the 10% perimeter frontage requirement for one of the proposed eight lots is required to allow subdivision to proceed according to the proposed plan. Staff have reviewed the frontage waiver application against relevant review criteria and recommend approval.

ATTACHMENT(S):

- A – Location Map and Air Photo
- B – Subdivision Plan

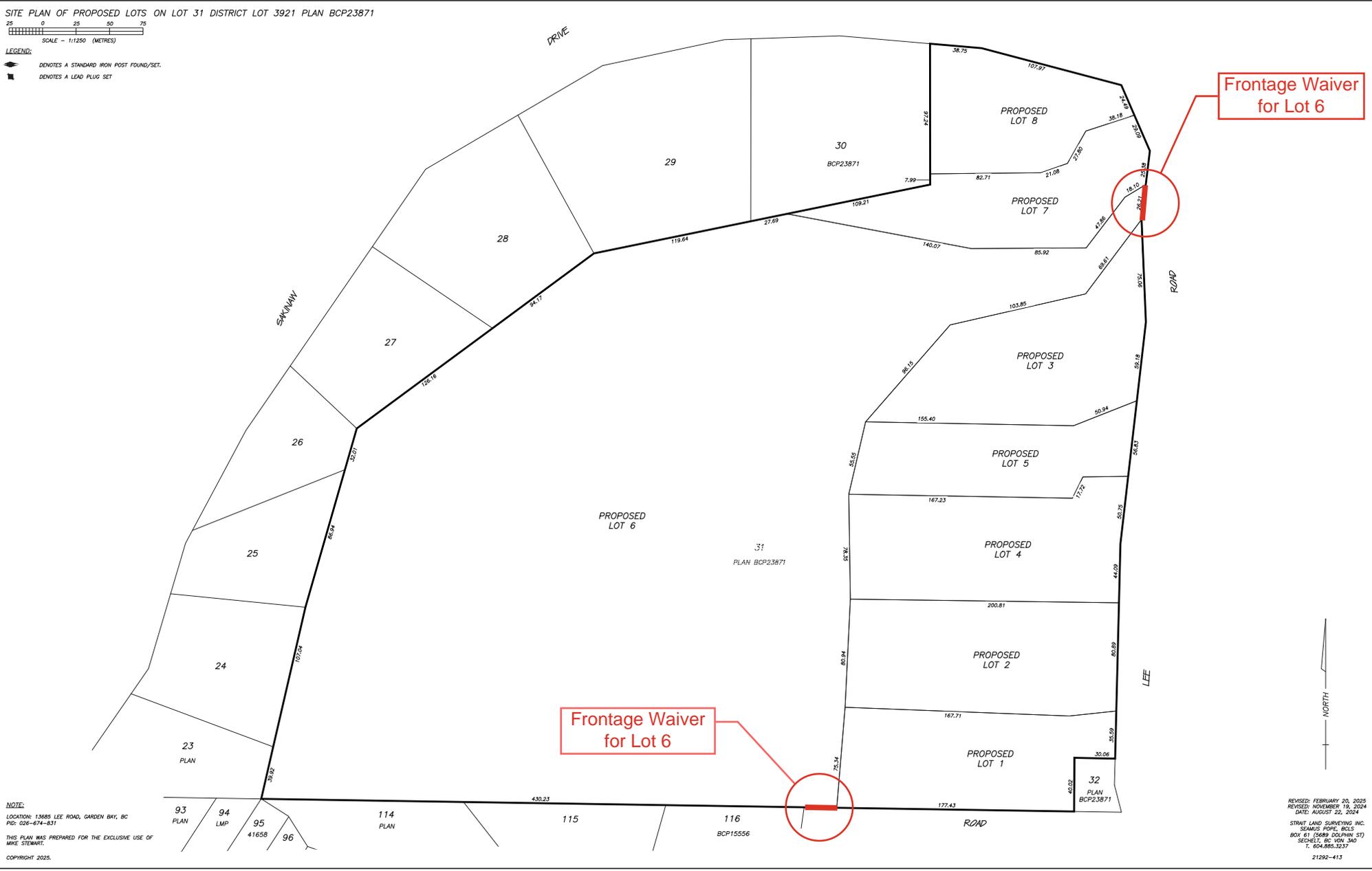
Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	
CAO	X – T. Perreault	Assistant Manager	X – K. Jones

Location Map



Air Photo





SUNSHINE COAST REGIONAL DISTRICT

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

Tuesday, April 29, 2025, 4:30pm

RECOMMENDATIONS FROM THE AREA D ADVISORY PLANNING COMMISSION MEETING HELD IN THE CEDARROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	Mike Allegretti
	Members	Meghan Hennessy Chris Glew William Ferguson Gerald Rainville (virtual) Caroline Tarneaud (virtual)
ALSO PRESENT:	Electoral Area D Director	Kelly Backs (Non-voting Board Liaison)
	Electoral Area D Alt. Director	Mary Lou Hardy (virtual) (non-voting Alternate Director)
	SCRD Recorders	Vicki Dobbyn, Office Asst. Jennifer Mackenzie, Office Asst.
	SCRD Planning Staff	Ian Hall, General Manager Jonathan Jackson, Manager Julie Clark, Senior Planner Genevieve Dixon, Office Asst.
	SCRD Staff	Sherry Reid, Corporate Officer Kristi Wiebe, Deputy Corp. Officer
REGRETS:		Lesley-Anne Staats
ABSENT:		Robert Hogg James Budd

1. VOLUNTEER HEALTH AND SAFETY BRIEFING

General Manager Hall gave a health and safety orientation supported by a PowerPoint presentation.

2. ELECTION OF CHAIR AND VICE CHAIR

Mike Allegretti was declared chair of the Area D APC.

3. CALL TO ORDER The meeting was called to order at 4:30 p.m.

4. AGENDA

It was moved and seconded to adopt the agenda. Carried

5. MINUTES

It was moved and seconded to approve the following minutes as circulated:

Area D APC Meeting Minutes of December 16, 2024 Carried

It was moved and seconded to receive the following minutes for information:

- Egmont/Pender Harbour (Area A) APC Minutes of November 27, 2024
- Elphinstone (Area E) APC Minutes of November 26, 2024
- West Howe Sound (Area F) APC Minutes of November 26, 2024

Carried

6. REPORTS

Housing Needs Report; Official Community Plan (OCP) Renewal Project Scope and Timeline Update

Manager Jackson reviewed the Housing Needs Report and OCP Update in relation to the expectations of the APC and included the following points:

- These reports were distributed for information only.
- There is a legislative requirement to update the Housing Needs Report every five years.
- The OCP report covers policy considerations and is based on the two pillars of Housing and Environment/Climate, and is informed by the integrated regional growth strategy.
- The Planning Department will continue to send updates to the APCs for feedback, and there will be three milestone check-ins.
- By having one OCP, housing growth can be better planned and measured, and it will allow planning to determine the type of housing the region needs.
- APCs can provide more insight into what is happening specifically in our local areas.

Keys Points of Discussion:

- Director Backs relies on the APC for how we want to see land use in Roberts Creek.
- A concern was raised regarding developing housing for people now living in tents without also providing the necessary support services.
 - The SCR D does not have a housing function. It is up to developers to create housing aligned with the OCP's, and zoning bylaw regulations.
- A concern was raised regarding protection of the natural environment, when these topics will arise.
 - We have the housing needs report but when will there be a separate report on the environment
 - It is important to decide what areas to protect.
- Having one OCP will help determine the overall strategy for topics such as transportation, recreation, and protected areas.

- A request was made for a list of assets that are under the purview of the SCRD
 - It would be helpful to have information on the status of assets including the life cycle of halls and parks, and costs to maintain them.
- The SCRD secured grant funding to repair bridges at Cliff Gilker Park.
- APC asked: How much of what is said in the OCP has influence on Crown land?
 - Staff answer: Having one OCP will help to create a unified voice in advocacy around Crown land with senior government.
- SCRD is working on a natural asset report.
- It would be useful to know the value of the natural assets.
- shíshálh Nation is also doing land use planning in relation to natural assets and Crown land and working on an inventory of assets with the Natural Assets Initiative.
- Gibsons and Sechelt also going through the OCP renewal process.
- APC asked: In the current Area D OCP there is a request that the province create a Mount Elphinstone Park. Will the new OCP make statements to the Provincial government?
 - Staff answer: There can be pieces of advocacy in the OCP such as statements about community aspiration and how we prioritize issues.
- There is a fear that if all areas come under one OCP, we will be tied into growth patterns of other areas. Can this be avoided?
 - Staff reply: It is the SCRD intention to have an outline of one integrated OCP completed by the end of the year. Local area sections or chapters are an example of how specific policies for each area will be included. The specific format of how local policies will be included is a Board decision that is not yet made.

7. NEXT MEETING TBD

8. ADJOURNMENT 5:45 p.m.

SUNSHINE COAST REGIONAL DISTRICT

**AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION**

Tuesday, April 29, 2025, 5:45 p.m.

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	Michael Sanderson
	Members	Arne Hermann Nara Brenchley Catherine Grey Clinton McDougall (virtual) Devin Arndt (virtual) Ashley St. Clair (virtual)
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-voting Board Liaison)
	SCRD Planning Staff	Ian Hall, GM, Planning & Development Jonathan Jackson, Manager, Planning Julie Clark, Senior Planner Sven Koberwitz, Senior Planner Genevieve Dixon, Office Asst.
	SCRD Staff	Sherry Reid, Corporate Officer Kristi Wiebe, Deputy Corp. Officer
	SCRD Recorders	Vicki Dobbyn, Office Asst. Jennifer Mackenzie, Office Asst.
	Public	2 (virtual)
REGRETS:	Members	Mary Degan
ABSENT:	Members	Lynda Chamberlin Laura Macdonald

VOLUNTEER HEALTH AND SAFETY BRIEFING

GM Hall gave a health and safety orientation supported by a PowerPoint presentation.

ELECTION OF CHAIR AND VICE CHAIR

Election of the Chair was deferred to the next meeting.

Michael Sanderson was acclaimed as Vice Chair

CALL TO ORDER 5:45 p.m.

AGENDA

The agenda was adopted as presented.

MINUTES

The following minutes were received for information:

- Elphinstone (Area E) APC Minutes of November 26, 2024
- Egmont/Pender Harbour (Area A) APC Minutes of November 27, 2024
- Roberts Creek (Area D) APC Minutes of December 16, 2024
- West Howe Sound (Area F) APC Minutes of November 26, 2024

REPORTS**Rezoning Application for Lot D Chaster Road (BYL00052)**

Senior Planner Koberwitz introduced the application for 16 lots with reduced lot size to allow for 50% open space or park, and strata-septic system.

Key Points of Discussion:

- APC noted that a resident/neighbour of the subdivision to the west of the subject property, addressed the committee.
- Members indicated that they were pleased to see this application. It was comprehensive and provided considerable technical information and reports (Planning, Civil, Traffic, Geotechnical, Septic Assessment, Hydrogeology, Environmental and Tree Assessment) for the APC to review.
- The APC also noted that while MOTT ultimately has the final authority to approve the Subdivision application, members believe they also have a responsibility/obligation to provide referral comments to the SCRD Board on the Rezoning application that also address the proposed Subdivision as it relates to the OCP policy framework and development of the property in its neighbourhood context.
- Members identified the following **positive aspects** of this Rezoning Application:
 - It provides a necessary opportunity for higher density development in alignment with the Housing Needs Report.

- In accordance with the OCP Policy B-3.1 the Cluster Subdivision Design submitted with the rezoning application provides dedication of 50% (1.56 ha/3.85 ac) of the gross property area (3.21 ha/7.93 ac) for public use could be used to provide both community open space, recreation benefit, and protection of a considerable number of the existing trees on the property.
- The proposed smaller (700 m²) strata lots potentially provide greater market choice in the Regional District
- It is well-placed in relation to the elementary school.
- The traffic study showed that traffic will be light.

APC members identified the following **concerns** regarding this Rezoning Application:

- **Septic Field:**

Close proximity of the field in the SW corner to adjacent Grandview Heights properties causes concern for odour issues and impacts to neighbours' quality of life. Additional requirements should be considered, such as higher standards for design, proactive odour mitigation strategies, increased setback distance, and vegetative buffers.

Long term strata maintenance of shared septic field. Who becomes responsible if issues arise in the future? Ensure safeguards are in place. The APC suggests the SCRD consider a rezoning condition requiring a maintenance bond/security from the applicant in a sufficient amount to address future maintenance issues should they arise with the responsible residential strata.

- **Environmental and Community Impacts of Site Clearing & Development:**

Loss of forest connectivity between NE of site and SW of site and public green space, as well as potential for site to be entirely cleared during construction would cause significant distress to neighbours and community members.

Impacts on forest may result in fragmented wildlife habitat. Is it possible to maintain larger, more connected swaths of forest and focus development on lower value ecological areas (i.e. alder stand to the northeast)?

Water retention, stormwater management, and downstream ecosystem impacts. Significant amount of water retention will be lost through forest clearing and drainage ditches to wetland will inevitably cause downstream impacts on sensitive wetland and creek. Impacts should be understood and mitigation required.

- **Parkland:**

Questions arose about what will happen with the parkland. Its designation is up to the SCRD Board, and the SCRD will need to determine its capacity to maintain a park. It's important how the park is developed, and whether vestiges of the

woodland will remain. It should be determined which trees should be retained. The entire open space should have a park dedication which will provide for greater public control over its use.

- **Strata Developments:**

They are infamous for low bid maintenance so it would be better to come under the SCRD.

- **Wildlife:**

Is it possible to have an ecological context for connectivity that takes wildlife into consideration?

- **Traffic:**

Chaster Road is very busy area for traffic, especially before and after school, and this should be taken into consideration because the development is close to the school.

- **Housing Construction:**

It isn't known if the developer is planning to build the houses or just sell the lots.

- **Road Layout:**

What is the rationale for punching the road through to Sunnyside? Road decisions are made by MOTT.

APC members identified the following **key opportunities and recommendations** that they urge staff and the Board to consider to strengthen support for this Rezoning Application and the associated Subdivision Application:

- **Preservation of Ecological Value:** Opportunities exist for the Tree Summary Report (See Note 2) to further guide site planning and lot layout to allow preservation of a greater area of woodland and high value ecological spaces. The report notes there are an estimated 350-400 trees on the property. The site survey provided identifies approximately 35 larger trees within this total. There is no indication in the Report whether the larger trees are significant and are candidates for retention. Further tree assessment is recommended to confirm if there are candidate trees that are significant and can be retained within either the dedicated open spaces or within individual lots.
- The **Tree Summary** (pp 107-114) is not an Arborist's Report, as it notes trees have not been measured, tagged or individually inspected. If trees are not measured, it is not possible to accurately calculate CRZ (Critical Root Zones) or evaluate viability for retention or preservation. A partial sheet of Survey within the whole document shows tree locations of trees over 25cm Diameter at Breast Height (DBH). This information should be used by the Arborist to provide a complete Report.

- **Public Trail Connectivity:** Proposed public space should provide a more connected trail network that ties into existing trail connections to the east and west of the property.
- **Water Conservation and Stormwater Management:** Opportunities for on-site water retention, conservation, and stormwater management through landscaping and water collection strategies. There is potential for SCRD to address ongoing regional water concerns through mandated requirements for this proposed new higher density zoning area.
- **Alignment with SCRD Policy Objectives:** Creation of a new higher-density zone by the SCRD offers a precedent-setting opportunity to embed broader SCRD goals, such as the SCRD Community Climate Action Plan (e.g. mandate Step 4 or 5 of the BC Energy Step Code, and Level 2 or higher of the BC Zero Carbon Step Code), biodiversity and habitat protection, community trails/public amenities. If there are opportunities in the new Zoning Bylaw to mandate requirements that align with these objectives, they should be explored by the SCRD now during the creation of a new higher density zone.
- **Community Amenity Contribution:** Can it be reviewed?
- **Current Trail between King and Sunnyside:** It would be good to maintain existing trails between King and Sunnyside.
- **Permeable Surfaces:** Consideration should be given to increasing the number of permeable surfaces in the development.
- **Lot Sizes:**
700 sq. metres is more of an urban size. Need a new regulatory bylaw to accommodate this size. 700 m2 is the minimum considered in the OCP. There should be opportunities to revisit this minimum given the housing needs report and environmental issues. Sewage also informs limits on density.
- **Water Conservation:**
Is there any consideration for Low Water Usage Landscaping and on-site cisterns? Is mandated water collection possible? There is ability to introduce this in bylaw rezoning.
- **Building Scheme** can be developed like a registered covenant. The development does not create a precedent.
- **Development Permit** is required because riparian area encroaches on the lot.
- A group of 30 neighbouring families met to consider this application and give input to the developer. Their priorities are forest retention, trails, wild space, and wildlife. They have been vehemently opposed to the road going through the lot and

would prefer a cul de sac. Members suggest the layout be re-examined to create two cul-de-sacs: North from Chaster and South from Sunnyside with provision for future connection if MOTT determines at some future date that Traffic Warrants require a through road.

- Northeast corner is primarily alder. Is it possible to flip the plan so the alders come down instead of mature trees?
- Retaining trees is complicated due to climate change, so we need to be realistic about what we can retain and preserve.
- This development is an opportunity to reduce carbon emissions by requiring heat pumps for heating and cooling.
- Suggestion of buffer zone between Chaster Road and the two most northern lots, and a similar buffer between Grandview and the lot on the west side of septic field. This would preserve more forest. Applicant should consider looking at re-design to provide greater buffers, particularly from Grandview subdivision.
- Tree Summary should be highlighted. Consideration should be given to expanding into a full Arborist Report to identify significant trees to be retained and/or replaced.
- Timeline for rezoning is that there will be a public information meeting and then first and second reading. It is likely that the public information meeting will be in May or June, followed by first and second readings in the summer.
- A public open house will be required.
- If it is the SCRD Board's decision that this application will be referred again to the APC. If it is referred back to the APC it would likely be in September.
- Layout is still preliminary and subject to change.
- The reporting back mechanism for consultation to MOTT is that the application goes to first and second reading, and MOTT responds to the referral. Much of MOTT's decision-making relies on its long-term transportation plan that emphasizes connectivity.

Recommendation No. 1 *Rezoning Application for Lot D Chaster Road (BYL00052)*

THAT support for this application be general, subject to consideration of and further consultation on items identified in Key Points of Discussion, including but not exclusively related to:

- retention of trees, forested areas and trails in the public space
- stormwater management and downstream impacts

- septic system odour mitigation and wastewater management
- increased impacts of higher density development on neighbouring properties
- opportunities to advance broader SCRD objectives (e.g. climate, water management)
- road allowance
- redesign of lot layout to protect significant trees, provide increased buffers, trail connectivity and possible cul-de-sacs

Housing Needs Report; Official Community Plan (OCP) Renewal Project Scope and Timeline Update

Manager Jackson reviewed the Housing Needs Report and OCP Update in relation to the expectations of the APC and included the following points:

- These reports were distributed for information only.
- There is a legislative requirement to update the Housing Needs Report every five years.
- The OCP report covers policy implications, is based on the two pillars of housing and environment/climate change, and is informed by the integrated regional growth baseline strategy.
- The Planning Department will continue to send updates to the APCs for feedback, and there will be three milestone check-ins.
- By having one OCP, housing growth can be better planned and measured.
- It will allow planning to determine the type of housing the region needs.
- APCs can provide more insight into what is happening specifically in our local areas.
- Information will be available on the OCP website.

DIRECTOR'S REPORT Director's Report was deferred.

NEXT MEETING TBA

ADJOURNMENT 6:55 p.m.

SUNSHINE COAST REGIONAL DISTRICT

**AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION**

Tuesday, April 29, 2025, 7:00pm

RECOMMENDATIONS FROM THE AREA F ADVISORY PLANNING COMMISSION MEETING HELD IN IN THE CEDARROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Acting Chair	Miyuki Shinaki (virtual)
	Members	Roan Blake (virtual) Marlin Hanson (virtual) Jon McMorran (virtual) Byron Roehrl
ALSO PRESENT:	Electoral Area F Director	Kate Stamford (virtual) (Non-voting Board Liaison)
	SCRD Recorders	Vicky Dobbyn Jennifer MacKenzie
	SCRD Staff	
	GM, Planning and Development Corporate Officer	Ian Hall Sherry Reid
	Manager, Planning and Development Senior Planner	Jonathan Jackson Julie Clark
	Deputy Corporate Officer Planning Office Assistant	Kristi Wiebe Genevieve Dixon
REGRETS:	Members	Susan Fitchell
ABSENT:	Members	Tim Rockford Ian Winn

VOLUNTEER HEALTH AND SAFETY MEETING

GM Hall gave a health and safety orientation supported by a PowerPoint presentation.

ELECTION OF CHAIR AND VICE CHAIR

No nominations; Election of Chair and Vice Chair deferred to next meeting.

Miyuki Shinaki was elected as Acting Chair for the purposes of this meeting.

CALL TO ORDER 7:00 p.m.

AGENDA

The agenda was adopted as presented.

MINUTES

The following minutes were received for information:

- West Howe Sound (Area F) APC Minutes of November 26, 2024
- Egmont/Pender Harbour (Area A) APC Minutes of November 27, 2024
- Roberts Creek (Area D) APC Minutes of December 16, 2024
- Elphinstone (Area E) APC Minutes of November 26, 2024

REPORTS

Housing Needs Report (HNR), Official Community Plan (OCP) Renewal Project Scope and Timeline Update.

Manager Jackson reviewed the HNR and OCP Update in relation to the expectations of the APC and included the following points:

- These reports were distributed for information only.
- There is a legislative requirement to update the HNR every five years.
- The OCP report covers policy implications, is based on the two pillars of housing and environment/climate change, and is informed by the integrated regional growth strategy.
- The Planning Department will continue to send updates to the APCs for feedback, and there will be three milestone check-ins.
- By having one OCP, housing growth can be better planned and measured.
- It will allow planning to determine the type of housing the region needs.
- APCs can provide more insight into what is happening specifically in our local areas.

Key Points of Discussion

- A question arose about why there is now one OCP when there were previously three OCPs:
 - One OCP provides a lens as to where the areas are the same, and where they are different;
 - One OCP will help determine the overall strategy for areas such as transportation, recreation, and protected areas;
 - Different areas have different considerations, different concerns;
- A question arose about the purpose of the three milestone check-ins:
 - The full design of the check-ins is not yet complete;
 - They are intended to support the APCs;
- The purpose of the OCP Renewal Project is to meet the needs of the communities;
- The existing OCPs are outdated and do not reflect needs of the communities;
- Communities have changed a lot;
- A question arose about the two timelines noted in the HNR:

- Minor adjustments will be required as it is already behind schedule.
- A question arose about the number of housing units required to meet anticipated needs for the next 5 and 20 years, as set out in the HNR:
 - These numbers are not mandated;
 - They are projected/estimated numbers only, and for SCRD only (the five electoral areas);
 - Does not include District of Sechelt and Town of Gibsons communities;
 - Pace of current housing development does not meet projected needs for the next 5 and 20 years;
- A question arose as to what will happen if there is non-compliance with the HNR:
 - The Province can step in and prescribe the timelines;
- A concern was expressed that the number of housing units required seems quite high:
- Further concerns over water usage and fire protection;
- Each area has different requirements, and each must respond to its own needs:
 - Protected areas;
 - Natural assets;
 - Climate change / environment concerns;
 - Where to invest in infrastructure;
 - Where to build new housing;
- A concern was expressed about transportation and fire protection services:
 - More housing means a need for improved transportation services;
 - Further concern that it is not possible to meet these needs;
 - Ministry of Transportation and Transit (MOTT) will be providing funding for increased services.
 - Staff have begun engagement process with MOTT and have had a positive initial meeting;
- Proposed housing in Langdale – PROS:
 - Close to ferry
 - Highway is under-utilized
 - Thriving industry (ferries, mill)
- Proposed housing in Langdale – CONS:
 - Lack of fire protection
 - Lack of garbage pick-up
 - Propensity for flooding on the road
 - Lack of amenities
- New housing behind the school would be attractive as it is close to the ferry;
- A concern was expressed: would the forested area be sold?
 - Residents are happy to see more housing, but natural asset protection is very important;
- A comment was made about the process for aligning the OCP with zoning;
- Area F OCP is unique in that it is the only OCP with a “true” neighbourhood plan;
- Previous OCP did not have an implementation plan:
 - 200-300 units were proposed around the school, mixed use and park space;
 - No plan for servicing or amenity development;
 - No clarity on how it would be serviced, timing, etc.

- New OCP makes the implementation plan clear;
- Community Feedback: there is not enough water to accommodate the growth;
- A question arose about the number of existing housing units in Area F:
 - o 2021 Census: 1100 units in West Howe Sound;
 - o With the new OCP, the 20 year target is 200-300 more units;
 - o The target numbers do not have to be met exactly:
 - There could be more units in Area F and less units in Area E, for example.

NEXT MEETING TBD

ADJOURNMENT 7:52 pm.

SUNSHINE COAST REGIONAL DISTRICT

AREA A – Pender Harbour/Egmont ADVISORY PLANNING COMMISSION

Monday, May 5, 2025, 4:30pm

RECOMMENDATIONS FROM THE AREA A ADVISORY PLANNING COMMISSION MEETING HELD IN IN THE CEDARROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Acting Chair	Gordon Littlejohn
	Members	Dennis Burnham Michelle Cunningham (virtual) Sean McAllister (virtual) Jay O’Keeffe
ALSO PRESENT:	Electoral Area A Director	Leonard Lee (Non-voting Board Liaison)
	Alternate Director	Christine Alexander (virtual)
	SCRD Recorder	Jennifer MacKenzie
	SCRD Staff	
	GM, Planning and Development	Ian Hall
	Corporate Officer	Sherry Reid
	Manager, Planning & Development	Jonathan Jackson
	Senior Planner	Julie Clark
ABSENT:	Members	Alan Skelley Jane McOuat Farrer Catherine McEachern Yovhan Burega Tom Silvey Bob Fielding

VOLUNTEER HEALTH AND SAFETY MEETING

GM Hall gave a Health and Safety orientation and Respectful Workplace presentation.

ELECTION OF CHAIR AND VICE CHAIR

Election of Chair and Vice Chair deferred to next meeting.

Gordon Littlejohn was appointed Acting Chair for the purposes of this meeting.

CALL TO ORDER The meeting was called to order at 4:39 pm.

AGENDA The agenda was adopted as presented.

MINUTES

The following minutes were received for information:

- Pender Harbour/Egmont (Area A) APC Minutes of November 27, 2024
- Roberts Creek (Area D) APC Minutes of December 16, 2024
- Elphinstone (Area E) APC Minutes of November 26, 2024
- West Howe Sound (Area F) APC Minutes of November 26, 2024

REPORTS

Housing Needs Report (HNR), Official Community Plan (OCP) Renewal Project Scope and Timeline Update.

Manager Jackson reviewed the HNR and OCP Update in relation to the expectations of the APC and included the following points:

- These reports were distributed for information only.
- There is a legislative requirement to update the HNR every five years.
- The OCP report covers policy implications, is based on the two pillars of housing and environment/climate change, and is informed by the integrated regional growth strategy.
- The Planning Department will continue to send updates to the APCs for feedback
- There will be three milestone check-ins:
 - The first check-in will likely be in September after the first round of public engagement.
- By having one OCP, housing growth can be better planned and measured.
- It will allow planning to determine the type of housing the region needs.
- As local context advisors, APCs can provide more insight into what is happening specifically in our local areas.

Key Points of Discussion

- The HNR is long and hard to read and clarity was needed on the percentage and/or number of housing units needed at the 20 year milestone;
- The number of units required at the 5 year milestone is 900+ units, and the number required at the 20 year milestone is 3000+ units;
- One OCP provides a lens as to where the areas are the same, and where they are different;
- One OCP will help determine the overall strategy for areas such as transportation, recreation, and protected areas;
- Different areas have different considerations, different concerns;
- As local context advisors, APC members have knowledge of their specific communities and concerns;
- One OCP can address housing needs across the different electoral areas;
- A question arose about whether the OCP is a “done deal”;
 - Yes, the Board has decided there is to be one OCP and one Zoning Bylaw for

all electoral areas;

- Current APC is not broad enough to handle the requests set out in the reports;
- A request was made to determine Area A "limits":
 - o Staff help will be required to define areas;
 - o Help required to define types of housing required;
 - o Varied needs: unhoused, seniors, affordable, and every other type
- The geography of Area A is complex:
 - o Staff help will be required for this complex discussion;
- Many younger families and/or individuals have moved to the Sunshine Coast within the last 5 years, from Vancouver / Lower Mainland due to housing costs, lack of affordability
 - o Tiny homes are of interest
 - o Too much existing red-tape re: zoning
 - o Zoning issues surrounding RV's, modular homes, and why tiny homes/modular homes cannot be built on acre lots
 - o There is a broad spectrum of housing needs
- We need dense development, and it makes sense to house people in the area, but more people means that a sewer system will be required;
- There has been a surprising drop in subsidized apartments;
- There is concern that we cannot afford rental units and that we need subsidized housing and tiny housing/units;
- A question was asked if there will be funding from the Province for housing for people who are dealing with addictions and mental health;
- The concern is that this is a big population who are not prepared for retirement and will require subsidized housing;
- A concern was raised that we cannot move ahead with tiny units until the Provincial Government agrees to provide funding;
- A concern was raised that it is pointless to talk about the 5-year plan unless there are guarantees on funding;
- A concern was raised there is no mention of the figures for second homes and/or short-term rentals in Madeira Park;
- There are currently 46 short-term rental units, with 1/3 available full-time (approximately 13-14 homes)
- Also missing is the percentage of homes owned by corporations and/or venture capitalists
- There is a concern that those entities are 'taking out' the housing market and common spaces;
- A question was asked about where is a "suitable area" for housing? Concerns include:
 - o Unstable soil
 - o Slopes
 - o Increased density may encroach on to agricultural land
- A question was asked about how the numbers are calculated re: local residents
- The APC will work through the issues as mandated, but the magnitude of work required was noted;
- Staff confirmed that the APC will have the full support of a team of staff, with direct

input from planning

- Area A is ready for density, but there is a concern about who pays;
- The previous plan was successful but dissolved;
- Comments re: OCP:
 - o Area A OCP is the newest on the Sunshine Coast;
 - o The oldest OCP is 29 years old;
 - o All plans have a shelf life;
- Roadblocks should first be identified, such as:
 - o Sewer
 - o Water
- Then formulate a plan for those roadblocks;
- A question was asked about “how does it work” when each APC is working separately on one OCP?
- A suggestion was made that perhaps there could be a workshop where all APC’s work together;
- Area A is a diverse group and should have its own plan, but the Director must back it;
- Pender Harbour is unique, with protected shoreline and lakes;
- A question was asked about if the one OCP is for the “Sunshine Coast” generally, or if it is an “Area A OCP”?
 - o It will be one OCP, with Area A uniqueness built in;
- A comment was made about the Cowichan Valley Regional District, which has one OCP but with multiple, local areas plans built into it – is that the goal here?
 - o Staff: yes; one OCP and one Zoning Bylaw, but with a mechanism for protecting local character, although that mechanism has not yet been defined;
- A concern was raised about how to bring all areas together, to harmonize the separate plans?
- The concern is that Area A is very different from the other areas that are closer to Sechelt and Gibsons;
- Will there be separate plans, but harmonized, to bring together the common parts?
- Most residents in Area A were vacationers who have stayed and retired;
- A concern was raised about there being too much piecemeal bidding for projects and that it will not be unitized for the community re: infrastructure;
- A question was asked about a harmonized plan:
 - o What portions are harmonized or localized?
 - o What is the formula for long-term planning:
 - Sewer
 - Emergency Health Services;
 - Hospital
 - Fire
 - More crew will be required, more training required
 - o It will be important to identify restrictions
- A concern was raised that this may not be doable, the timeline, cost, inability to meet needs, etc.; could be too restrictive;
- A concern was raised about administrative waste, multiple bylaws to consider, too

- many levels of governments to go through;
- More should be spent on infrastructure but the concern is that too much will be spent on administrative costs:
 - o Budgets should be small
 - o Taxes raised?
 - o The less administrative costs, the better
- Some residents do not want to see any change at all, would prefer to remain rural;
- More concerns:
 - o Generational divide;
 - o Zoning issues;
 - o Double bylaws;
 - o It is non-sustainable;
 - o Reduce administrative costs going forward;
- A comment was made about the challenge of incorporated versus unincorporated areas, the level of duplication will be unavoidable;
- Questions about the shíshálh Nation OCP:
 - o Where do we come together?
 - o Is there overlap?
 - o How do we become one OCP?
- shíshálh Nation has a Land Use Plan;
- The information about that plan is just flowing out now;
- Staff will report further once more information is known;
- There will be opportunities to support each other;
- shíshálh Nation was involved in the previous OCP and was very influential;
- It was agreed that Area A should actively engage with shíshálh Nation for this process;
- It was noted that the participants are not quite what they should be;
- There is concern about development into Crown land as there is not enough private land to develop on with water and sewer capabilities;
- Are there designated Agricultural Land Reserves in Area A?
 - o Some do exist.
- Comments about “getting it done”:
 - o How big will it be?
 - o Where do we want density housing?
 - o Where do we want sewer?
- Goals:
 - o It will be a single, user-friendly document;
 - o Less redundancies;
 - o Written in language that is easy to understand;
 - o There will be a policy framework for where similarities and differences exist;
- Some would like to see a summary of the differences between Roberts Creek and Pender Harbour bylaws, for example;
- There is a May 15 Electoral Area Services Committee meeting to talk about future development of the Sunshine Coast;
- There is a background report which includes comparative analysis, OCP’s and zoning, it is relatively short;

- The OCP 30 years ago changed the harbour into a residential area and the community required re-zoning;
 - o There is a concern that this cannot happen again;
- There is a concern that land cannot be purchased first but then have to wait for two years to re-zone to break ground, this does not work;
- There needs to be forethought for future use.

NEXT MEETING TBD

ADJOURNMENT 5:58 pm.

SUNSHINE COAST REGIONAL DISTRICT

**AREA B - HALFMOON BAY
ADVISORY PLANNING COMMISSION**

Tuesday, May 6, 2025, 4:30pm

RECOMMENDATIONS FROM IN THE CEDARROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	Kim Dougherty
	Vice Chair	Suzette Stevenson
	Members	Bob Baziuk Barbara Bolding Alda Grames (virtual) Nicole Huska (virtual) Andy Jones-Cox Duncan Smith Joshua Van Klinken
ALSO PRESENT:	Electoral Area B Director	Justine Gabias (Non-voting Board Liaison)
	SCRD Staff	
	GM Planning & Development Corporate Officer	Ian Hall Sherry Reid
	Manager, Planning & Development Senior Planner	Jonathan Jackson Julie Clark
	Planning Office Assistant SCRD Recorder	Genevieve Dixon Jennifer MacKenzie
ABSENT:	Members	Landon Dix Eleanor Lenz

VOLUNTEER HEALTH AND SAFETY MEETING

GM Hall gave a Health and Safety orientation and Respectful Workplace presentation, supported by a PowerPoint presentation.

ELECTION OF CHAIR AND VICE CHAIR

Nicole Huska and Kim Dougherty were both nominated for Chair. Election was held by way of secret ballot, with Kim Dougherty being elected as Chair.

Suzette Stevenson offered to undertake the role of Vice Chair; the APC accepted this offer and thanked Vice Chair Stevenson for her offer.

CALL TO ORDER 4:55 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of October 22 and 26, 2024
- Egmont/Pender Harbour (Area A) APC Minutes of November 27, 2024
- Roberts Creek (Area D) APC Minutes of December 16, 2024
- Elphinstone (Area E) APC Minutes of November 26, 2024
- West Howe Sound (Area F) APC Minutes of November 26, 2024

REPORTS

Housing Needs Report (HNR), Official Community Plan (OCP) Renewal Project Scope and Timeline Update.

Manager Jackson reviewed the HNR and OCP Update in relation to the expectations of the APC and included the following points:

- These reports were distributed for information only.
- There is a legislative requirement to update the HNR every five years.
- The OCP report covers policy implications, is based on the two pillars of housing and environment/climate change and is informed by the integrated regional growth strategy.
- The Planning Department will continue to send updates to the APCs for feedback
- There will be three milestone check-ins:
 - The first check-in will likely be in September after the first round of public engagement.
- By having one OCP, housing growth can be better planned and measured.
- It will allow planning to determine the type of housing the region needs.
- As local context advisors, APCs can provide more insight into what is happening specifically in our local areas.
- A comment was made that in the Area D (Roberts Creek) Minutes, inconsistencies had been noted in the HNR:
 - What were those inconsistencies?
 - What are the limitations of the HNR?
 - It is unclear what the inconsistencies and/or limitations are.
 - Staff advised that there is no insight beyond what is contained in those Minutes at this time.

- It was noted that the OCPs are between 7 to 30 years old.
- The OCPs are being reviewed with a view to seeking values to hold on to moving forward:

West Howe Sound	2010-2011
Roberts Creek	2012
Halfmoon Bay	2014 (updated)
Pender Harbour/Egmont	2018

Key Points of Discussion:

- The OCP will be the 'top dog' land use/vision document.
- It is "what we want to be" and how to grow.
- There will be one Zoning Bylaw under it.
- One OCP will help determine the overall strategy for areas such as transportation, recreation, and protected areas.
- Different areas have different considerations, different concerns.
- Per the Board, as local context advisors, APC members have knowledge of their specific communities and their concerns.
- This is the single biggest project of the SCRD Planning Department.
- There will be consultants assisting, staff involvement, and community engagement.
- As local context advisors, APCs will be providing the biggest building blocks.
- One OCP can address housing needs across the different electoral areas.

Concerns:

- financial pressure
- aging infrastructure
- conservation

A question arose about the level of engagement expected from APCs:

- Staff advised that there will be three public engagement phases, three milestone check-ins, further referrals, project specifications extend to 2027.
- Information will be provided to APCs, including homework and feedback.
- Information will be shared/exchanged, such as values and vision of APC, questions to consider about neighbourhoods, such as what to change, what should stay the same.
- It is expected that the APCs will provide their thoughts and opinions.
- There will be engagement with other community groups to obtain their feedback.
- There will be technical studies.

OCP Project scope goals:

- It will be a single, user-friendly document.
- Less redundancies.
- Written in language that is clear and easy to understand.
- There will be a policy framework for where similarities and differences exist.
- The HNR has been legislatively mandated.
It will help create a baseline understanding of the various housing needs and an overall look at housing needs as a Province.

- It will look at the nuances of communities and what the needs might be.
 - Must be updated every five years.
- There are 5 and 20 year milestones:
 - The number of units required at the 5 year milestone is 900+ units
 - The number required at the 20 year milestone is 3000+ units.
 - It will look at the types of housing needs, such as young families, affordable housing, housing for seniors.
 - There will be a lot of referrals coming.
 - The issues are complex.
 - There will be three milestone check-ins to support APCs:
 - The first check-in will likely be in September after the first round of public engagement.

A question arose about how staff will address input from multiple APCs into one OCP?

- Staff advised we will find opportunities to be on the same page.
- the OCP will be clear, consistent and easy to use.
- local character of each area will be preserved.

Two pillars of the OCP, Housing and Climate/Environment:

- scope of project
- results of natural asset inventory
- current conditions
- risks
- Staff advised Preliminary results will be provided, together with community engagement.

A question arose about the 50% growth figure, and whether SCRCD can influence the formula for growth:

- The estimate is there will be a doubling of the previous 20 year period.
- The Province needs to plan this based off the prescribed method but can plan for more – i.e. an increase in refugees.
- The Province will have to look at servicing to accommodate growth within the 20 year period.

Infrastructure and roads, water development cost charges, and other development costs relating to firehalls, policing, community centres, transit, etc.

- The plan must show these costs.
- We could see grants from the Province and/or other levels of government, but first these costs must be shown.
- A comment was made about the implementation of building new homes and other initiatives; has the Board taken this into consideration?

A question arose about how to integrate the 30 x 30 plan into the OCP.

- It could be its own initiative.

- What about protected areas and how land is managed?
- The Province and the Sechelt Nation have a Strategic Land Use Plan.
- Information about this Plan is just coming out now and there are upcoming meetings.
- Staff will report further once more information is known.

How to plan for housing, services, transportation and where not to grow.

When focus is largely on environment, but not on all other areas of the community, the most vulnerable in the community can be displaced.

- When thinking of housing, environment and conservation, must also be thinking of the most vulnerable people in our communities.
- An example was given that if the dump only accepts payment by debit card, then we will see an increase in illegal dumping along forest service roads.
- A comment was made that there is a lot of uncertainty, and that the natural asset inventory is an important factor.

How will all APC issues be integrated into one OCP?

Does the District of Sechelt have an OCP?

- The 2023 Regional Growth Baseline directed that each government district use the information contained in the OCP updates.
- Town of Gibsons and District of Sechelt are responsible for their own housing needs, they have their own reports.
- The figure of 3000+ units required is only for rural areas.

A question arose about whether “units” includes RVs and mobile homes?

- What is considered “acceptable forms of housing” is separate from what is contained in the BC Building Code; there are different metrics.
- Previous census data was looked at, but has this data changed since the pandemic?
- It was agreed that conservation and servicing are important when considering housing.
- It was agreed that we need housing, but with responsibility.

A question arose about what is the vision of the OCP and APC?

- What is the new or evolved role of the APC?
- There will be opportunities to clarify what comes to the APC and what does not, and what is the current role and what may change.
- Principle: where local planning has impact.
- Will there be an option to refer? That is Board’s decision.
- Staff reports are planned.
- The three milestone check-ins are not yet designed but will make the most of volunteerism.
- There will be reports referred to APCs for information.
- There will be specific lists of questions for APCs to focus their attention on.

- Staff will be here for support and to answer any questions of the APCs.
- It was confirmed that the APCs can ask questions of the staff reports.
- A comment was made about whether there will be a workshop or opportunity for all APCs to work together?

Can APCs meet without staff present?

- APCs are established by legislation and can meet socially, but APC business must be conducted in a legally convened meeting.
- Some room has been left for the design of the three milestone check-ins.

A question was asked about whether staff have obtained any take-aways or outcomes from the APCs meetings, such as roles and responsibilities/ design

- Staff confirmed that they have an open mind and are encouraging input from APC members.
- This is a new format, not rigid, and we will remain curious, take it step by step.

A comment was made about Area E Elphinstone 2024 HNR and the inaccuracy of the data in the report.

- The formula is prescribed by the Province.
- It relies heavily on Census and BC Assessment data.
- The numbers could be low due to the unhoused population and increase in RVs.
- Page 12 of the HNR reports on findings and limitations identified.
- In looking at trends, a lot has changed since 2021.
- APCs can enrich Census data for what is needed, can plan for more, how to deal with community needs and contextualize with the community within legislative requirements.

What about the regular schedule of APC meetings:

- This has not yet been determined as the new meeting model will change the schedule previously used.
- There will be consecutive meetings, on Mondays and Tuesdays.
- There will be end of workday meetings and evening meetings on a rotating schedule.
- A comment was made that a one hour meeting will not be enough time if there is more than one item on the agenda.

NEXT MEETING TBD

ADJOURNMENT 5:58 pm

**SUNSHINE COAST REGIONAL DISTRICT
PORTS MONITORS (POMO) COMMITTEE**

May 7, 2025

MEETING NOTES OF THE PORTS MONITORS (POMO) COMMITTEE HELD IN THE CEDAR ROOM AT
THE SUNSHINE COAST REGIONAL DISTRICT OFFICE AT 1975 FIELD ROAD, SECHELT, BC

PRESENT:	POMO Committee Member (Eastbourne)	Trish Cowley
	POMO Committee Member (Gambier Harbour)	Bruce Pollock (Chair)
	POMO Committee Member (Halkett Bay)	Rob Cocquyt
	POMO Committee Member (Hopkins Landing)	John Rogers
	POMO Committee Member (Keats Landing)	John Richardson
	POMO Committee Member (Vaucroft)	Nicholas Demco
ALSO PRESENT:	SCRD Director, Electoral Area F	K. Stamford (Liaison)
	SCRD GM, Community Services	S. Gagnon
	SCRD Capital Projects, Marine Infrastructure	K. Lafortune
	SCRD Administrative Assistant/Recorder	A. Adam
	Public	0
REGRETS:	POMO Committee Member (Halfmoon Bay)	Rod Smith
	POMO Committee Member (Port Graves)	Andrew Kennedy
	POMO Committee Member (West Bay)	Eric Berger

CALL TO ORDER 2:01 p.m.

ACKNOWLEDGMENT

It was acknowledged that the Ports Monitors (POMO) Committee meeting was held within the traditional territory of the shíshálh and Sk̓wx̓wú7mesh Nations.

ELECTION OF CHAIR

Bruce Pollock, POMO representative for Gambier Harbour, was elected the Chair of the Ports Monitors Committee for 2025.

WELCOME AND INTRODUCTIONS

Roundtable introductions of Ports Monitors (POMO) Committee members, Elected Official Liaisons, and SCR D staff members in attendance.

AGENDA

The agenda was adopted as presented.

MEETING NOTES

The Ports Monitors (POMO) Committee Meeting Notes of December 10, 2024 were received and accepted as presented.

PORTS DIVISION UPDATE

The General Manager, Community Services reviewed the staff report included in the meeting agenda package as Annex B.

Discussion included:

- Welcome to Kyn Lafortune to the role of Capital Project Coordinator, Marine Infrastructure effective March 31, 2025.
- Ports Capital Projects update:
 - Hopkins Landing renovation to start this fall. The Board has approved a new float, which is not in scope for the dock project. The float will be a separate project and may not align with the dock reopening.
 - Keats Landing project is going to tender for construction soon with work anticipated to start in the fall.
 - The 4 projects (Eastbourne, Gambier Harbour, West Bay, Halkett Bay) are still on hold, and will be reviewed and prioritized based on capacity.
- Summerhill is currently working on spring inspections, minor maintenance and previously ordered work.

PORTS MONITORS COMMITTEE MEMBERSHIP UPDATE

Two POMO members (Andrew Kennedy and John Rogers) terms expire before the next meeting. Both Andrew Kennedy and John Rogers agreed to allow their names to stand for another term.

Staff will bring a report to the Board for re-appointment of Andrew Kennedy and John Rogers to the POMO Committee for an additional two-year term.

ROUNDTABLE

Kate-Lousie Stamford, SCRD Director, Electoral Area F

- A resident reached out about West Bay repairs. This has been previously reported to the SCRD.

Bruce Pollock, POMO Committee Member (Gambier Harbour)

- Storm damage this winter. This has been previously reported to the SCRD.
- New Brighton Dock structure – aware this topic is under discussion.

Nicholas Demco, POMO Committee Member (Vaucroft)

- A cleat is missing. This has been previously reported to the SCRD.

Trish Cowley, POMO Committee Member (Eastbourne)

- Report of recent damage of the float not being in place making the ramp hard to use and compromised boat parking on one side, plus damage sustained over the winter. This has been previously reported to the SCRD.

John Richardson, POMO Committee Member (Keats Landing)

- The new ramp when at low tide is very steep and a challenge to navigate for some community members. This topic was raised for awareness when designing the new float for Hopkins Landing.
- The community looks forward to the cement barricades being removed and having full access to the dock again after repairs are completed.

John Rogers, POMO Committee Member (Hopkins Landing)

- Locals are still accessing the dock even after SCRD secures the site.
- Raised concern about comments made that not everyone is in favor of Hopkins Docks repair costs.
- In preparation for constructions, revisited the mooring blocks and if the need to contact residents is required in advance of the project commencing.

The SCRD Ports Division reported that more information on the construction project will be soon and will be shared on the Let's Talk page. If the mooring blocks will impact construction, the project manager will be in touch with the POMO representative to help inform the community.

Rob Cocquyt, POMO Committee Member (Halkett Bay)

- Many wear strips need replacement and there is a sign broken off. This has been previously reported to the SCRD.

Shelley Gagnon, General Manager, Community Services

- Appreciative of POMO members reaching out with concerns or repair requests as it helps staff to action items, when required, in-between bi-annual site inspections.
- A site visit to the Ports will be planned for the Capital Projects Coordinator, Marine Infrastructure, as part of their role. Chair Pollock and Representative Cowley offered to assist with logistics on Gambier and Keats Island.

NEXT MEETING December 2025

ADJOURNMENT 2:44 p.m.