



SUNSHINE COAST REGIONAL DISTRICT
RECOMMENDATIONS FROM THE ELECTORAL AREA SERVICES COMMITTEE
MEETING

March 19, 2026
IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHLT, B.C.

PRESENT: Chair: K. Stamford, Electoral Area F
Vice-Chair: D. McMahon, Electoral Area E
L. Lee, Electoral Area A
J. Gabias, Electoral Area B
K. Backs, Electoral Area D

ALSO PRESENT: T. Perreault, Chief Administrative Officer
S. Reid, Corporate Officer
S. Gagnon, GM Community Services
I. Hall, GM Planning and Development
J. Huntington, Manager, Parks Services
S. Adams, Parks Planning and Community Development Coordinator
J. Jackson, Manager, Planning and Development
J. Clark, Senior Planner
N. Copes, Planner II
C. Humphries, Planner II
J. Unwin, Planning Technician III
A. O'Brien, Recorder
Public: 25
Media: 1

CALL TO ORDER

The Electoral Area Services Committee meeting was called to order at 1:00 p.m.

AGENDA

Adoption of Agenda

The agenda was adopted as presented.

PRESENTATIONS AND DELEGATIONS

Adriane Carr, Regarding Esperanza Road access to Soames Hill Park

Adriane Carr, property owner of 476 Esperanza Road, presented to the Committee regarding Esperanza Road access to Soames Hill Park.

Recommendation No. 1

The Electoral Area Services Committee recommended that the delegation materials from Adriane Carr, property owner of 476 Esperanza Road, regarding Esperanza Road access to Soames Hill Park be received.

REPORTS**Esperanza Road – Access to Soames Hill Park****Recommendation No. 2**

The Electoral Area Services Committee recommended that the SCRD seek permission from the Ministry of Transportation and Transit to conduct annual road maintenance (once per year), including grading, surfacing materials, drainage/ditching, vegetation management, and dust control on Esperanza Road;

AND THAT the Parks [650] operating budget be used to fund the proposed road maintenance including grading, surfacing materials, drainage/ditching, vegetation management, and dust control on Esperanza Road up to a maximum value of \$6,000 for 2026;

AND FURTHER THAT a budget proposal for the ongoing operating costs associated with once per year road maintenance including grading, surfacing materials, drainage/ditching, vegetation management, and dust control, be brought forward for consideration in the 2027-2031 financial plan.

Director Lee opposed.

Recommendation No. 3

The Electoral Area Services Committee recommended that staff write to the Ministry of Transportation and Transit to request a review of the classification of Esperanza Road, which is currently an unmaintained Public Right of Way.

Proposed Alterations to Coopers Green Hall**Recommendation No. 4**

The Electoral Area Services Committee recommended that the proposed alterations of the Coopers Green Hall be approved as presented in Attachment A, subject to all costs for the proposed construction being the sole responsibility of the Halfmoon Bay Community Association (the "Association"), and contingent upon the Association providing evidence of having the financial and resource capacity to complete the projects;

AND THAT the delegated authorities be authorized to enter into a Construction Agreement with the Association for alterations to the Coopers Green Hall;

AND THAT the Regional District authorize the use of \$65,780 from the remaining Coopers Green Hall Community Donations to the Halfmoon Bay Community Association to support the proposed alterations/repairs to the Coopers Green Hall;

AND FURTHER THAT the 2026-2030 Financial Plan be amended accordingly.

Official Community Plan (OCP) Renewal Project Status Update #10**Recommendation No. 5**

The Electoral Area Services Committee recommended that the report titled Official Community Plan (OCP) Renewal Project Update #10 – March 2026 be received for information.

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

The Chair invited public submissions regarding Development Variance Permit application DVP00101. No public submissions were received.

Recommendation No. 6

The Electoral Area Services Committee recommended that Development Variance Permit DVP00101 application be referred to the Electoral Area A Advisory Planning Commission for consideration.

Development Variance Permit DVP00120 (5012 Gonzales Road) – Electoral Area A

The Chair invited public submissions regarding Development Variance Permit application DVP00120.

Bill Charleton expressed support for Development Variance Permit application DVP00120.

John Elliot expressed support for Development Variance Permit application DVP00120.

Recommendation No. 7

The Electoral Area Services Committee recommended that Development Variance Permit DVP00120 to allow for the replacement of a portable classroom and construction of a new childcare centre on the property located at 5012 Gonzales Road, be issued to vary Zoning Bylaw No. 337 as follows:

(a) Section 517 to reduce the required off-street parking spaces for the replacement Portable classroom under the Assembly, Institutional or Recreation class of use in accordance with Table II, from 19 to 0.

(b) Section 1110.2 to reduce the parking space setback from a property line for the PA1 (Park and Assembly) Zone from 7.5 m to 0 m.

(c) Subject to Ministry of Transportation and Transit approval to locate parking spaces within the road allowance, Section 517 to reduce the required off-street parking spaces for the new Childcare Centre under the Kindergarten and Elementary School class of use in accordance with Table II, from 4 to 0.

Development Variance Permit DVP00123 (3110 Sunshine Coast Highway) – Electoral Area D**Recommendation No. 8**

The Electoral Area Services Committee recommended that Development Variance Permit DVP00123, to allow for the removal of four public access footbridges and construction of two

public access footbridges, crossing over Clack Creek in Cliff Gilker Park, located at 3110 Sunshine Coast Highway, be issued to vary Zoning Bylaw No. 722 as follows:

(a) Section 5.16.1 (b), to reduce the minimum setback of structures from the natural boundary of a creek from 17 m to 0 m, and

(b) Section 5.16.2 (b), to reduce the minimum setback of land alteration from the natural boundary of a creek from 30 m to 0 m.

Agricultural Land Commission Application 106033 (ALR00036) 877 North Road – Electoral Area E

Recommendation No. 9

The Electoral Area Services Committee recommended that Agricultural Land Commission Application 106033 (ALR00036) for approval of placement of fill, be forwarded to the Agricultural Land Commission for review and decision.

Zoning Amendment Bylaw 722.4 for 1747 Storvold Road – Application Withdrawal – Electoral Area F

Recommendation No. 10

The Electoral Area Services Committee recommended that *Zoning Amendment Bylaw 722.4* be abandoned.

Electoral Area B (Halfmoon Bay) Advisory Planning Commission Minutes of February 23, 2026

Recommendation No. 11

The Electoral Area Services Committee recommended that the Electoral Area B Advisory Planning Commission Meeting Minutes of February 23 2026 be received for information;

AND THAT Recommendations Nos. 2, 3 and 4 from the Electoral Area B Advisory Planning Commission Meeting Minutes of February 23, 2026 be adopted and referred to the District of Sechelt as follows:

Recommendation No. 2 *District of Sechelt Community Land Development Analysis Referral*

The Area B APC recommend that due to concerns about potable and wastewater wording in Section 1.1 of Attachment A, Summary of Referral Comments from SCR D Staff, of the District of Sechelt Community Land Development Analysis Report Referral be strengthened with wording that is more specific about topics for collaboration.

Recommendation No. 3 *District of Sechelt Community Land Development Analysis Referral*

The Area B APC recommended that the wording in Section 2.2 of Attachment A, Summary of Referral Comments from SCR D Staff, of the District of Sechelt Community Land Development Analysis Report Referral “Supportive of increased housing and commercial/services density around existing transit routes to maximize transit route services” be revised to read “Supportive of transit routes that are strategically aligned to enable and reinforce increased housing and commercial/service density.”

Recommendation No. 4 *District of Sechelt Community Land Development Analysis Referral*

The Area B APC recommended that Section 3.1 of Attachment A, Summary of Referral Comments from SCR D Staff, of the District of Sechelt Community Land Development Analysis Report Referral be expanded with reference to Recommendation 1 of the SCR D Regional Growth Framework Phase 3 Report Data Synthesis and Recommendations of January 11, 2023 (<https://letstalk.scrd.ca/growth>) to “support the continued collaboration between Electoral Areas and Incorporated Municipalities in ensuring regional alignment, especially on issues that cross boundaries: ecological integrity and watershed management, aquifer health, affordable housing, infrastructure services, and transportation.” Collaboration in exploring diversity, inclusion, and accessibility in housing is also recommended.

COMMUNICATIONS

Ian Mackay, President, Pender Harbour Living Heritage Society dated February 13, 2026

Recommendation No. 12

The Electoral Area Services Committee recommended that the correspondence from Ian Mackay, President, Pender Harbour Living Heritage Society regarding request to use Serendipity building in Madeira Park, dated February 13, 2026 be received for information.

Elphinstone Community Association (ECA) and Ocean Beach Esplanade Neighbourhood Association (OBENA) dated March 2, 2026

Recommendation No. 13

The Electoral Area Services Committee recommended that the correspondence from Elphinstone Community Association (ECA) and Ocean Beach Esplanade Neighbourhood Association (OBENA) regarding proposal for a temporary gangplank footbridge at Chaster House, dated March 2, 2026 be received for information.

Recommendation No. 14

The Electoral Area Services Committee recommended that staff work with the Elphinstone Community Association and the Ocean Beach Esplanade Neighbourhood Association to support placement of a temporary gangplank footbridge over Chaster Creek by the fall of 2026;

AND THAT the scope of the Parks project (CP1451) be amended to abandon improvements to the east access of Chaster House in favour of placement of a temporary gangplank footbridge over Chaster Creek.

ADJOURNMENT

The Electoral Area Services Committee meeting adjourned at 2:28 p.m.

