



Sunshine Coast Green Bylaws & the OCP Renewal

Community group webinar
17th June 2025

Co-hosted by Halfmoon Bay Community
Development Forum &
Roberts Creek OCP Committee



Welcome & Land Acknowledgement

Agenda:

1. Welcome & Land Acknowledgement
2. How We Got Here & Why It Matters
3. SCRD OCP Update Primer
4. OCP Q&A
5. Green Bylaws for the Sunshine Coast
6. Next Steps
7. Q&A + Discussion

Area A

Pender Harbour Area Residents Association

Pender Harbour APC

Pender Harbour Wildlife Society

Area B

Halfmoon Bay Community Association

Halfmoon Bay Community Development Forum

Halfmoon Bay APC

Area D

Roberts Creek Community Association

Roberts Creek OCPC

Roberts Creek APC

Area E

Elphinstone Community Association

Elphinstone APC

Area F

West Howe Sound Community Association

Sechelt

Davis Bay, Wilson Creek, Selma Park Community Association

East Porpoise Bay Community Association

Sunshine Coast

Streamkeepers

Sunshine Coast Green Bylaws Working Group

Thank you
for your
participation
this evening

How we got here — and why it matters

Over the past few years, **local groups have come together** to explore how we can protect nature while developing resilient communities.

SCCA and HMB have convened a **working group and workshops** on land use planning, environmental protection, and the need for stronger tools, including **Green Bylaws**.

In 2025, something important is happening!

- ▶ The SCRD, Sechelt, and Gibsons are **all renewing their Official Community Plans**
- ▶ The shíshálh Nation is advancing its **swiya land use plan**
- ▶ Challenges, such as **water, housing, and climate change** are becoming increasingly urgent.

All of this adds up to a **once-in-a-generation opportunity** to create **a holistic plan for the lower Sunshine Coast**.

What is an Official Community Plan?

Strategic Vision

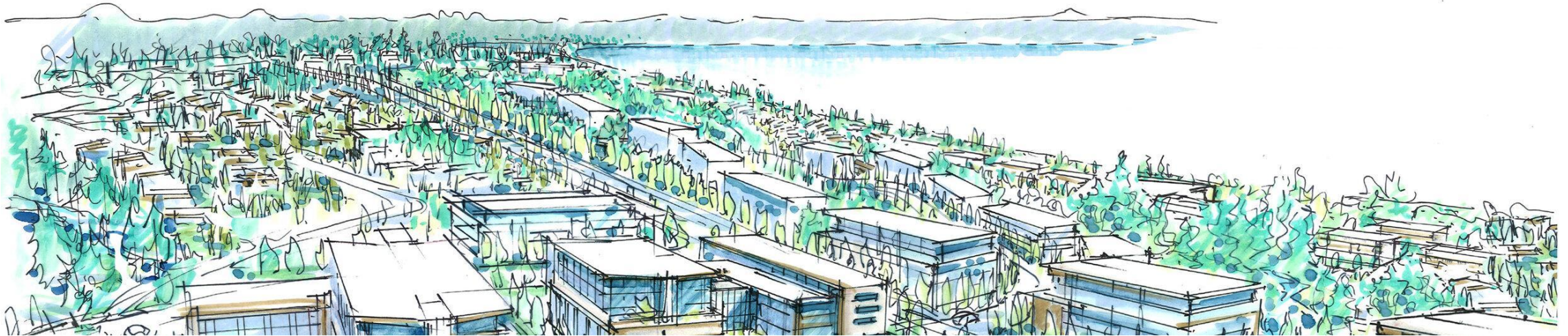
A long-term planning document (10-20 years) that sets out community goals for land use and development.

Decision Framework

Guides zoning rules—where housing, parks, roads, and businesses are located.

Community Voice

Shaped by public input and must be considered in every development decision.



Harmonizing OCPs and bylaws across the regional district

Current status:



- **16,000 people**
- **7 OCPs**
- **2 zoning bylaws**
- **54 (!) development permit areas (DPAs)**

Area A – Pender Harbour and Egmont (2018)

Area B – Halfmoon Bay (2014)

Area D – Roberts Creek (2012)

Area E – Elphinstone (2008)

Area F – West Howe Sound

- Hillside/Port Mellon (1995)
- Twin Creeks (2005)
- West Howe Sound (2011)

OCP renewal will focus on 2 pillars

1) Housing

Housing is fundamentally about where people live. For the SCRD, it is about affordable and accessible homes for everyone that can support a collective sense of wellbeing.



2) Environment & Climate

Climate does not have administrative boundaries and the impacts of climate change are being acutely experienced throughout the SCRD.



The B.C. Local Government Act sets required and optional content for an OCP:

Required Content

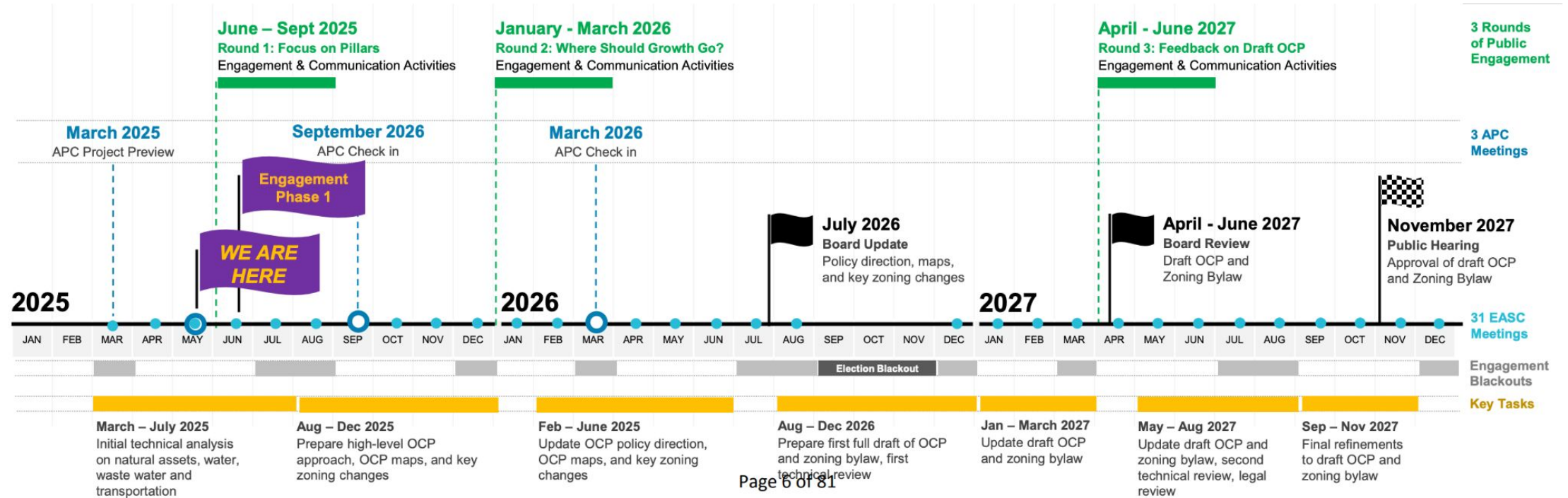
- Location, amount, type and density of residential development to meet housing need for 5 years
- Location amount type of commercial, industrial, agricultural, recreational, and public use lands
- Location and area of sand and gravel deposits suitable for future sand and gravel operations
- Restrictions of use of land subject to hazardous conditions or that is environmentally sensitive
- Location and phasing of any major road, sewer and water systems
- Location and type of public facilities
- Housing policies
- Greenhouse gas (GHG) reduction targets

Optional Content

- Social needs
- Farming and farmland
- Preservation and protection of natural environment
- Development Permit Areas (DPAs)
- Temporary Use Permit Areas
- Development Approval information areas
- Heritage conservation areas

OCP Project Timeline

2025-2027 Roadmap



Opportunities for Communities to Engage in Phase One

Jun-Sept 2025

Draft SCRD schedule
*(keep an eye open for
the updated one):*

Locations	June	July	August	September
West Howe Sound (Area F)		Beach Walk Pop Up or Hopkins annual picnic	Pop up Persephone* Neighbourhood Walk: Twin Creeks areas	
Elphinstone (Area E)		Pop up: Bonniebrook Beach	Pop Up: Banditry Cider*	
Roberts Creek (Area D)		EVENT: Wednesday Farmers Market	EVENT: Creek Daze Aug 10	
Halfmoon Bay (Area B)		Pop up: July 13 th Halfmoon Bay Fair	Pop up: Welcome Woods Store	
Egmont Pender Harbour (Area A)		Pop up: PH Legion Meat Draw (Sunday)	Pop up: Maderia Park IGA daytime	
Regional (Sechelt or Gibsons)	EVENT: Pride Festival	EVENT: July 19th Farmers Market	EVENT: Aug 16th Farmers market	

- In-person events
- SCRD Let's talk (subscribe)
letstalk.scrd.ca/ocp-renewal
- SCRD Electoral Area Services meeting - 3rd Thursday
- Area Planning Commissions

Engagement Opportunities

Q&A

Protecting What We Love on the Sunshine Coast

Nature is Infrastructure

- **Forests, wetlands, and riparian zones** safeguard our drinking water, reduce flood risk, and buffer against drought and erosion
- **Biodiverse ecosystems** — from pollinator meadows to salmon-bearing streams — support food systems, wildlife, and coastal culture
- **Nature-based solutions** like wildlife corridors and tree cover help communities adapt to climate change and reduce infrastructure costs



The Sunshine Coast Green Bylaws Report

A community-led initiative to ensure that our land use decisions — zoning, development, and planning — reflect the values and ecological realities of the Coast.



Green Bylaws for the Sunshine Coast

*Bylaw and Regulatory Opportunities for the
Sunshine Coast Regional District to
Strengthen its Sensitive Ecosystem Protections*

What It Is:

- A locally developed policy report created by community groups and advocates
- Based on the Green Bylaws Toolkit from the Environmental Law Centre at UVic
- Tailored to the unique ecosystems and planning challenges of the Sunshine Coast

The report aims to equip the SCR D with stronger tools to **protect nature before it's lost** by aligning zoning, development, and OCPs with **ecosystem health and climate resilience.**

1 **F**

Plan for Ecosystem Connectivity

2

Establish Long-Term, District-Wide Ecosystem Health Policies.

3

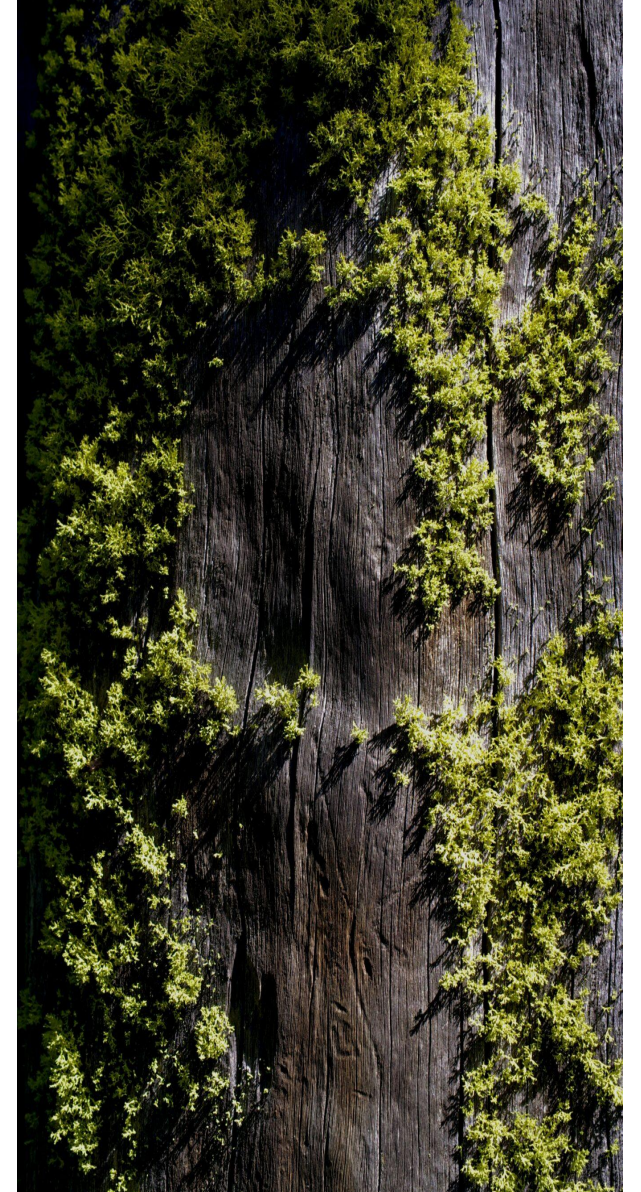
Use Binding Mechanisms to Guide Development Away from Habitats

4

Enhance Environmental Impact Assessment Procedures.

5

Base Planning and Development Decisions on Ecological Science



2: Adopt District-Wide Ecosystem Health Policies

Right now, “rural character” is interpreted differently in each OCP

A regional approach could define it as:

- Low-density settlement patterns
- Forest retention and viewscape protection
- Wildlife corridors and dark skies
- Sustainable, nature-based infrastructure

Shared ecosystem health policies ensure that the **landscape qualities that define rural life** — like connected green space and forest cover — are protected across boundaries.

3: Use Binding Mechanisms to Guide Development

Why Coastal Douglas-fir?

- One of Canada's rarest ecosystems — <1% old-growth remains
- Unique to southeast BC coast; highly fragmented by development
- Supports at-risk species and vital ecosystem functions (e.g., water, carbon, habitat)

Benefits to the Community

- Reduces erosion, flood risk, and heat impacts
- Protects water quality and natural beauty
- Aligns with climate and biodiversity goals in the new OCP



The Green Bylaws Roadmap in Action

We're not alone in this — several BC communities are already putting similar green planning tools into action, showing that these approaches are both practical and effective.

1. Cowichan Valley (Ecological DPAs & sensitive ecosystem mapping)
2. Capital Regional District (Rural Greenbelt strategies)
3. Comox Valley (Natural Asset Inventory integration)

These examples show it's **feasible, effective, and scalable**.



CDF Priorities and Vision for Halfmoon Bay



1. Keep Halfmoon Bay rural by nature
2. Recognize Halfmoon Bay as part of the broader Sunshine Coast with some common characteristics, priorities and threats, under the umbrella of a single OCP
3. Clearly define where our community hubs and supporting services should be located and how they should grow
4. Better identify sensitive ecosystems (including watersheds) that the community values and wants to conserve, and encourage development away from these areas
5. Support local government to become more efficient, with more streamlined, predictable, and transparent processes for residents and developers

Next Steps



Watch for a follow-up email

- We'll send a summary of today's session, links to key resources, the recording, and details on how to get involved.



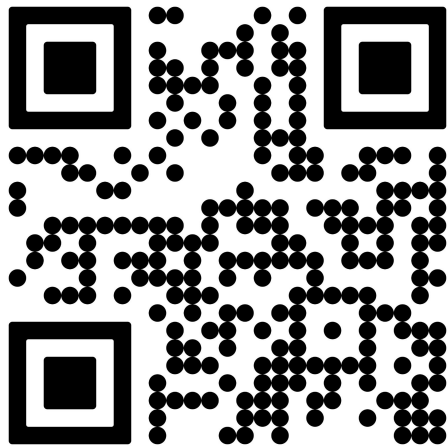
Report back to your community group

- Discuss what resonated with you, what you'd like to explore further, and how to make Green Bylaws relevant in your community.
- Is your organization interested in joining the SCGB Working Group —we'd love to hear from you.

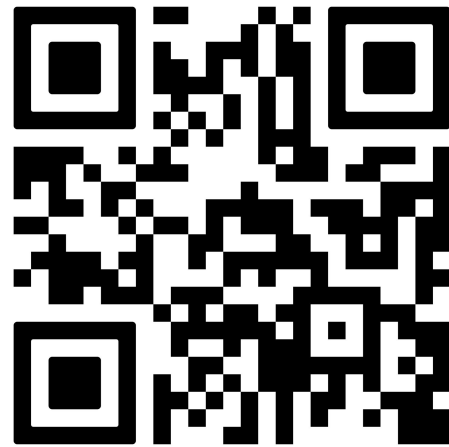
Q&A

Thank you

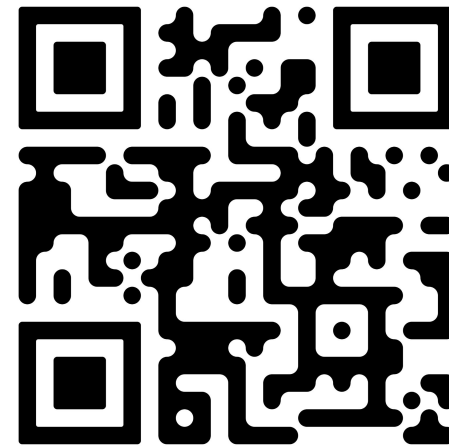
Want to learn more...



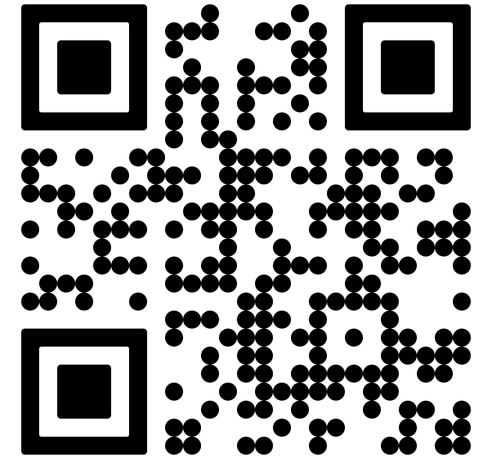
“Green Bylaws for the Sunshine Coast”
summary | SCCA



“Green Bylaws for the Sunshine Coast”
full report | ELC UVIC



Official Community Plan Renewal Project
website | SCRD



Sign up for SCCA eNews
to get OCP renewal
process updates