

RESPONSES TO TOPICS / QUESTIONS

MEET THE CANDIDATES – Justine & Patrick

SEPTEMBER 21ST / 2022

TOPICS	QUESTIONS	JUSTINE	PATRICK
<p>TELUS Wilderness Point</p>	<p>Telus is requesting a significant change to the HMB OCP from Rural (4 houses) to Tourist Commercial (proposal includes accommodations for 290+ in lodges, bunk houses, tents as well as an undisclosed # of cabins, 3 docks and 1 exclusive restaurant) to open a wilderness camp at Cawley Point.</p> <p>If the OCP is amended, can the intent for an eco friendly inclusive wilderness camp be ensured in the zoning change should Telus decide to sell the property or would a new owner be able to build a 300 bed hotel/timeshare/ etc and are we ok with that?</p> <p>There is an option to safeguard the intent. The SCRD can put a covenant on the property.</p> <p>Rezoning package that was submitted to the Sunshine Coast Regional at this link.</p>	<p>On paper, the Telus Wilderness Camp at Cawley Point sounds like it could be a good addition to the community. There are however concerns about the size of the project, and the boat traffic it will create. Cawley Point is a remote location that is too far away for regular oversight. In order to ensure that Telus, or any future owners of the land, cannot develop it in a way that is not in line with our OCP, we must proceed carefully with re-zoning. Should the SCRD decide to approve the re-zoning request, a covenant should be registered on title, and state clearly how the land is to be used. Attaching this covenant to the land, as opposed to the owner, would ensure the continuity of the conditions should the land change hands.</p>	<p>There is conflicting information from what was presented at the public hearing and the Telus website. There are still too many questions to support this project. I see diesel generators running 24/7 and bring lights lighting up the inlet. Let's not forget the neighbours say its too big and are concerned over water rights.</p>
<p>Myriad of concerns regarding large property developments</p>	<p>What actions are being taken to increase the water catchment, other than personal tanks on personal property?</p>	<p>Water is a massive issue here on the Coast, and we have to take urgent action to diversify our supply and reduce our demand. Rain catchment systems are a logical and practical</p>	<p>There are no requirements for water catchment systems on new developments. We need to address this concern going forward.</p>

<p>- Water catchment</p>		<p>way for us to store all the rain we get 8 months out of the year. Building a new reservoir is being considered at the SCRD; if elected, I will work collaboratively with the other board members to make sure new reservoir projects are financially and environmentally sound. I would also explore bylaws that would require all new developments to install a water catchment system for outdoor watering, be it in the form of cisterns or a pond. New developments need to benefit the community and be part of the solution to our water issue. Let's make sure there are bylaws in place that would reduce new developments' impact on our vulnerable infrastructure. I would also propose rebates on smaller, more 'beginner-friendly' storage systems, like the 1,000L square totes often seen on farms.</p>	
<p>- Culvert washout</p>	<p>With regard to washout of the culvert near Cove Beach, given the downslope concerns once the development is occupied, what is the plan to ensure residents aren't faced with another washout?</p>	<p>We need to look at hybrid solutions that combine man-made infrastructure and large-scale nature-based solutions. Man-made infrastructure would offer immediate protection for the short-term. Nature-based solutions (NBS) would increase our resilience in the long-term. NBS include preserving and regenerating forest in flood-</p>	<p>This is a MoTI question and a good one. What they are doing will be a top priority for me. I am concerned about this as well and will continue to communicate our concerns to MoTI and work with them to prevent more washouts.</p>

		<p>prone areas, creating flood storage basins, and restoring wetlands. Not only would these endeavours protect us from the negative effects of climate change, they would also create ecosystems and support biodiversity. We could apply Environmental Development Permit Areas to make sure future developments are done responsibly; EDPAs would allow us to protect key ecosystems that are at the front line in our fight against climate change. If elected, I would work collaboratively with the SCR D board and staff, in consultation with indigenous people, to identify solutions to naturally manage storm water runoff.</p>	
<p>- Increased traffic</p>	<p>The south entrance off the highway onto Redrooffs is becoming increasingly dangerous with increased traffic. With 2 large developments (Cove Beach and Sargeant Bay Heights) it will get increasingly worse. Have you thought of possible solutions, such as an alternate route / proper highway.</p>	<p>The SCR D does not have jurisdiction over roads, which limits our options. But you are right that this stretch of road will only get busier and more dangerous. We will have to lobby MoTI to find solutions before something tragic happens. Building a new road would be a huge endeavour, and we would likely have to sacrifice part of the park. So how can we make the road safer by improving the road we already have? I will push for MOTI and the SCR D to improve line painting—the entrance to Redrooffs would benefit from a clearer lane definition.</p>	<p>This is a dangerous intersection and I have many thoughts on how to improve the access and will be engaging with MoTI to address community concerns.</p>

		Shoulders should also be clearly painted in order to make it safer for cyclists and pedestrians. I will lobby MOTI to implement speed-reducing measures, build wider multi-use lanes, and consider the strain new developments put on our existing infrastructure when they approve subdivisions.	
- Bayview Restitution	We heard that the development that was happening above Redrooffs Road was recently halted because the developer walked away. Can you confirm that it isn't going forward? Is the developer going to pay for restitution costs?	From what I have gathered speaking with current directors, the developer has not 'walked away'. That is about all I know, since there is an investigation under way and information cannot be made public so as not to jeopardize it. If elected, I will prioritize responsible and sustainable development. What happened at Bayview cannot happen again. We must use every tool at our disposal to ensure developments do not compromise our rural character, sensitive ecosystems and biodiversity. I will explore using Environment Development Protection Areas, and I will lobby the provincial government to raise the cap of fines, so that they actually deter bad behaviour.	My understanding is that there is a stop work order on the property for cutting beyond the property boundaries. I have no information that the developer has walked away. If it is proven that there was tree removal beyond the property, then there would be some fines issues, if that is what is meant by restitution cost.
- Moratorium	Would you support a moratorium on approvals for subdivisions in the Chapman Creek Water System until such time that a secure supply of water is certain going	The water crisis is frustrating and stressful—it seems incongruous to keep approving developments when our water supply cannot meet the needs of the residents. I understand	The Church Road Well will be online this fall, so I am willing to give that a chance to see how much water it will supply. If we end up in Stage 4 again next

	<p>forward? There were 16 subdivision approvals being sought as of May 2022.</p>	<p>that imposing a moratorium is near impossible, and may lead to more negative consequences than tangible results. Elphinstone Area Director Donna McMahon wrote a very illuminating article on the subject: https://everythingelphinstone.ca/so-why-not-just-stop-growth/That being said, I am open to re-visiting the idea of imposing a moratorium, as the water situation is only getting more dire. If elected, I will keep this option in mind when developing a robust water strategy.</p>	<p>summer then, yes, I would support a moratorium on new water hook ups.</p>
<p>- Proposed property changes</p>	<p>What was the result of the recent proposed property changes in the SCRD? Homeowners should have been advised of proposed changes via mail & a referendum held. Many homeowners weren't even aware of them</p>	<p>With regard to the proposed changes to bylaw 310, the board listened to the many concerns regarding home-based businesses and livestock raising, and has removed the changes proposed. Many residents felt frustrated and blindsided by the proposed changes. This highlights the fact that we need much better communications—many weren't aware of the changes despite the fact that public participation started in 2018. If elected, I will develop ways to communicate effectively with Halfmoon Bay residents, so that information is available and easy to find. I will also fight to protect home-based businesses and food</p>	<p>The new zoning bylaw 722 has been reworded with regards to home business and agriculture. Third reading will be at the October 13th board meeting. I do agree that the SCRD should have done a better job of communicating with the public on this.</p>

		producers, be they commercial or backyard-based.	
Affordable Housing	What are your positions on homelessness, lack of affordable housing?	<p>It feels like most homes on the coast are now reserved for the wealthy. What the Coast needs are essential workers, and folks who will contribute to the well-being of our region. We do not have control over the housing market, but we can fight to affect change. We must act urgently and explore all ideas to increase our affordable housing stock, starting with long-term rentals for essential workers. A good step forward would be to gather data and determine how STRs are affecting our affordable housing stock (see question below for more about STRs). The changes recently made to bylaw 310 will allow for bigger auxiliary dwellings; I will work with the SCRD to incentivize the building of auxiliary dwellings as long-term rentals, so we increase density where land has already been developed and amenities already exist. Homelessness is tragic; all residents should be housed, should feel safe, and should live with dignity. If elected, I will support Community Services and work alongside Cover the Coast to develop meaningful solutions to this issue.</p>	<p>The first thing the SCRD can do is to stop the Airbnb's (which the new zoning bylaw should do by requiring the owner/operator to be onsite) and get those homes into the rental market. The SCRD also needs to consider a vacancy tax. This will stop the marketing of 5 and 6 bedroom homes to people who have no plans to actually live there. Local governments need to partner with the provincial and federal governments and work to acquire appropriate lands for affordable housing.</p>

	<p>What happened to the SCRD's Housing Needs Assessment Reports and subsequent report by Urban Matters? It seems like a lot of attention was paid to the issue, but nothing has come of it. Luxury, unaffordable housing continues to be built, meanwhile we have widespread, crippling staff shortages because there's nowhere for that income bracket demographic to live.</p>	<p>As I do not sit at the board table, I cannot answer what actions and resolutions have been made in regards to this report. It is my feeling that Halfmoon Bay does not need more luxury homes; we must focus our attention on providing homes to essential workers, low-income residents, and folks who will contribute to our community in different ways. These are the folks who will drive our buses, take care of our seniors, teach our children, join the fire department, join volunteer groups, organize community events, start local businesses, etc. If elected I will make responsible and sustainable development a priority. We should seek developers who understand our community's needs and agree to build affordable housing and create community hubs.</p>	<p>Patrick did not provide a response to this question.</p>
<p>Short-term Rentals</p>	<p>While a recent article says there are approximately 50 short rental operators in Sechelt, when you look on AirBNB there are more than 400 homes for rent and approximately 84 in Halfmoon Bay alone. How do you explain that? What will you do to deal with people who are renting without a license?</p> <p>We recently read an article that short term rental licenses would be limited to 15 in</p>	<p>One of our weaknesses in regards to STRs is that we have no solid data. It is impossible to determine their impacts if we don't know how many there are. I understand that rural areas cannot request mandatory business licenses—I would like to work with other Area Directors to lobby the provincial government so we can change that. While we wait for change, we can at least</p>	<p>The Union of Municipalities is looking at ways to strengthen local governments' ability to deal with illegal operators.</p> <p>Regarding the 15 STR limit in Sechelt, I do believe this is the case.</p> <p>Regarding whether it impacts those in Halfmoon Bay, the</p>

	<p>Sechelt. Can you confirm that is happening and when? Also do you know how that impacts the AirBNBs currently operating in Halfmoon Bay?</p>	<p>implement a STR registration system so we can track their number and impacts on Halfmoon Bay. STR's do have a place in Halfmoon Bay, but we must ensure that they benefit the community and do not put strain on our infrastructure or quality of life. Party houses where there is no owner present are a huge annoyance, and STRs eat away at our affordable rental stock. We must be able to find a balance, so that we can accommodate tourists without compromising our community's health. I would propose to make an inventory of STR's, and identify the ones where owners are not on-site. These STR's should require a Temporary Use Permit. We will have to determine as a community how many permits we are ready to issue. The homeowners that remotely operate STRs and don't have a TUP should be encouraged to turn their property into long-term rentals, so we can house the essential workers we desperately need. We must develop programs that will support homeowners in that transition.</p> <p>The 15-licence cap will be applied to STRs where the owner does not live on site--it will not affect STRs that are a suite in a house, or an auxiliary</p>	<p>SCRD new zoning bylaw states that the "owner/operator be onsite" for all Airbnbs. This is how the SCR D is dealing with STRs.</p>
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<p>Aquatic Services</p>	<p>How will you advocate for the return of aquatic services, including Sundays at the pool and increased swimming lessons to serve the population on the coast?</p> <p>For many years parents have struggled to register, and set alarms for lesson registration day, only to be disappointed. This did not start in the pandemic. More lifeguards cannot be trained if they can't get basic swim lessons done.</p> <p>The system is broken and is not acceptable to residents in its current form. Staffing challenges have been ongoing for years and need to be taken more seriously and addressed.</p> <p>How will each candidate help provide an essential life skill to local children? Swimming is a critical safety skill in our community with the lakes and ocean at our doorstep.</p>	<p>I am looking forward to seeing Patrick's take on this, as he is very familiar with the SCR D's aquatic services. The board, if it hasn't already done so, will have to find the root causes for this drop in services. Is it due to staff shortages, lack of funding, lack of training, or mismanagement? Identifying the causes is the first step towards fixing the issue. We must be able to offer swimming lessons to children and adults to ensure all have the knowledge and skills necessary to be safe in our Coastal community. I will work collaboratively with the board and recreation staff to find an appropriate solution to this frustrating problem.</p>	<p>There is a shortage of lifeguards everywhere. Part of the problem is the cost to get trained as a lifeguard. \$1000 to get certified as a lifeguard and another \$500 to be certified as a swim instructor. This is required before someone is hired. It is not paid training, not to mention the time it takes which is also not paid time. The SCR D needs to partner with organizations like Work BC (we are doing a great job) and run a program for adults looking to retrain and start a new career.</p>

<p>Burning of Slash</p>	<p>Would either candidate be prepared to follow the lead of the District of Sechelt and introduce a bylaw that would eliminate the burning of slash and instead require it to be chipped into bark mulch?</p>	<p>I reached out to our Fire Chief to get his view on the matter. We both understand the frustration related to outdoor burning--it is annoying and unhealthy. One concern is that some folks do not have the physical capacity/vehicle or financial means to bring their green waste to Sechelt. Backyard burning is free and convenient (for the ones doing the burning). A complete ban could lead these folks to pile up green waste in their yard, and that can quickly become a fire hazard in the summer. So here are some potential solutions: Short-term: The backyard burning window right now is 2 weeks in the spring, and 4 weeks in the fall. If elected, I would move to reduce the fall backyard burning window to two weeks right away. Long-term: I would look for ways to offer a subsidized curbside green waste pick-up/mulching service, which could be scheduled 2 weeks in the Spring, 2 weeks in the Fall. This would replace backyard burning, which could then be banned. I do believe this could be done, as I am sure other Area Directors face the same concerns in their communities. And if we are striving to be more sustainable, this would be a great place to start.</p>	<p>This sounds good on the surface and I would like to read the District bylaw. I do think chipping is better for the environment than burning.</p>
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Demolish/Rebuild Damaged Buildings	Would either candidate be prepared to follow the lead of the Town of Gibsons and introduce a bylaw that would require any fire damaged house, building, commercial establishment to be either demolished or start rebuilding after six months?	Justine did not provide a response to this question.	This sounds reasonable, with the obvious exception to any ongoing investigation into the cause.
From Patrick's FB post	Grants for Community & school gardens, trails maintenance, and sports such as tennis and pickleball	<p>On the topic of community gardens, I think they are a beautiful idea for dense neighbourhoods where folks do not have yards. I do not believe Halfmoon Bay residents need more gardening space—I think most people who want a garden have one. A community garden would require maintenance, which I am assuming would be volunteer-based, therefore not assured. Instead of implementing a community garden, I would instead focus efforts on supporting local agriculture, and encouraging owners of cleared acreages to let young farmers lease part of their land and start a local farm. Young Agrarians runs a great land-matching program, and One Straw Society and the Farmers' Institute could provide support.</p> <p>Our trails are skillfully maintained by dedicated volunteers; I will regularly consult with them to determine how the SCR D can best support their work.</p>	<p>A community garden like what Roberts Creek unveiled a couple of weeks ago will help with food security for their community and also provides an education center for the school which is right beside the garden. The list of sponsors was a huge show of support from all over the Coast. I will always support new ways to provide food security and HMB could use a place where our community can come and get the fresh food they need. A community garden that provides fresh food for the lunch program would be awesome. We can do this in HMB. Yes to food security!</p> <p>We can always use more access to recreation. Organizations like Sport BC are more than willing to partner with communities to help with the cost of adding recreation opportunities.</p>

		<p>Tennis and pickleball are great ideas for the future, but at this point I feel we could use recreation grants better, and implement projects that benefit more residents. I would like to explore ways to enhance our connector trails by creating obstacle courses and seating areas. These could be imagined and built by our community using natural materials so as not to alter the trails' character.</p>	
<p>Communications with the Community</p>	<p>While we respect the outgoing incumbent of the position of Area B Director, communications between her office and the community has been lacking. How do you propose to ensure that there is an ongoing flow of dialogue between yourself, the community, the Community Association, and other HMB stakeholders?</p>	<p>Communications is a huge priority for me. If elected, I fully intend to listen, advocate, and communicate with constituents. Community input is crucial in order for the Area Director to advocate effectively at the Board table. I will strive to be available and approachable, whether by email, phone or in person. I will look for ways to hold regular informal town halls so we can meet and share concerns and ideas. I will make it a priority to attend Community Association, Community Development Forum, and other community group meetings when invited. I will implement a regular newsletter and a website where information is easy to access. I will research best communication practices, listen to</p>	<p>I will communicate with the HBCA and the Community Development Forum in hopes that we can work together to have flyers delivered to every mailbox in HMB. I plan to use social media like the FB page Everything Halfmoon Bay to post information bulletins.</p>

		feedback, and adjust as community needs evolve.	
Climate Change	<p>Justine, you are an advocate for bringing climate change to the forefront of our policies, decisions, future plans etc., as you explain on your website.</p> <p>As well, the SCRD has initiated the Community Climate Action Plan. To both candidates - Are you familiar with this plan and can you describe how you will advocate for the climate concerns that impact Halfmoon Bay?</p>	<p>The SCRD's latest Strategic Plan puts climate adaptation at the forefront, which is a great step forward. The Community Climate Action Plan is a great way for Coasters to ask questions and propose ways we can reduce our carbon footprint and increase our resilience in the face of the climate-related challenges. I encourage everyone to get involved. The sad fact is that we are in the midst of a climate crisis and mass extinction. Everyone at the table should be a climate champion—our survival depends on it. We cannot continue with the status quo that got us in this mess; we need to be creative, flexible and we must work with urgency and focus in order to mitigate the impacts of climate change.</p>	<p>The SCRD's climate action plan includes a risk and vulnerability assessment and they are working with a widely accepted science approach known as BARC (Building Adaptive and Resilient Communities). They have completed 3 of the 5 milestones and are now ready to start implementing this plan. Part of the implementation is to decarbonize 3 of their buildings that have the highest emissions.</p>