



## **Town Hall**

**Friday, November 4, 2022 | 6:00 p.m.**

Virtual Meeting via Zoom

*[3 topics for MLA Simons are presented in a separate document]*

### **TELUS WILDERNESS POINT (presentation by Mr. Hank Bull):**

While Telus promotes the development as a youth camp and corporate retreat, it is in fact a large rentable facility with a marina, multi-story accommodations, spa, swimming pool, restaurant, and a small farm, with a total of more than 40 buildings. Hank described the proliferation of wild and marine life in Sechelt Inlet that would be impacted by the Telus development.

Telus is applying through the SCR D for a change of use within the Halfmoon Bay Official Community Plan from a rural designation to a tourist commercial. They are also applying for a zoning change from Rural-2 to a new site-specific zone. The SCR D needs to consider that this camp would be a radical departure from Area B's Official Community Plan, which describes the area as "rural by nature". We have an opportunity to develop a plan for the future of the Sechelt Inlet that would recognize the value of this wilderness resource, while at the same time encouraging public use at an appropriate scale.

Nicholas Simons indicated that the First Nations are aware of the applications and, as he understands it, approvals have not yet been provided. The SCR D also have zoning applications to be considered. He believes that the SCR D are looking at a set of criteria by which to adjudicate rezoning applications in relation to the OCP. He encouraged citizens to express their concerns to the SCR D and First Nations.

Justine Gabias stated that she understood that Telus was going to "tweak" their Master Plan for the project. While Justine indicated that she isn't familiar with all of the details, she has attended an information session and has had conversations with interested individuals; and understands from Lori Pratt that a "covenant" might be a good solution. She and Hank Bull will connect in the near future.

### **Background:**

The rezoning package that was submitted to the Sunshine Coast Regional can be found at [this link](#). The Telus Wilderness Point information can be found on their website <https://www.teluswildernesspoint.com/>.

FOLLOW-UP	UPDATE:
<ul style="list-style-type: none"> <li>1) The HBCA will write to the SCRD expressing concerns and requesting more information.</li> <li>2) Area B Director will meet with Mr. Hank Bull to discuss.</li> </ul>	

**SPECULATION AND VACANCY HOME TAX:**

Nicholas was asked why the tax didn't apply to Halfmoon Bay.

Nicholas explained that it was considered for Gibsons and Sechelt, but not other areas on the Sunshine Coast. He encouraged residents to write to their local government requesting the tax, and that the local governments should lobby the province to expand the application of the tax to their area.

The Speculation and Vacancy Home Tax:  
<https://www2.gov.bc.ca/gov/content/taxes/speculation-vacancy-tax>

FOLLOW-UP	UPDATE:
<p>Halfmoon Bay residents should write to the SCRD encouraging them to make an application to the province for expansion of the tax legislation to the Regional Districts.</p>	

**WATERSHED MANAGEMENT:**

A resident asked Nicholas how we acquire more water supply.

Nicholas stated that the Sunshine Coast needs to get watershed management under control; that the problem is not water supply, it's a question of access to that water supply. He encourages residents to "nudge the government in the right direction" so that the province can provide whatever assistance is needed to enable the Regional District authorities to increase the stability and predictability of our water supply. He also recognizes that water conservation is part of this scenario, including the installation of meters, fixing leaks. He also said that the SCRD could offer incentives to homeowners to install rain capture and storage systems.

FOLLOW-UP	UPDATE:
<p>Halfmoon Bay residents should write to the SCRD and the province encouraging them to ensure the proper and urgent</p>	

measures are put in place to address the watershed management issues.

### **COOPERS GREEN HALL REPLACEMENT PROJECT:**

Linda summarized the recent community outreach activity that took place regarding the consideration of an Option D for a community hall. In summary:

- On Wednesday, the HBCA Board sent an email requesting input on the alternate proposal, called Option D, to about 400 members. Information was posted on the HBCA website, and links were provided via Facebook; and as well, an article appeared in the Coast Reporter. The HBCA Board thanks all those who took the time to express their opinion. It is understood that this was a difficult process for some, the Board included, but one that was necessary in an attempt to find a way forward.
- The purpose of this exercise was community outreach in advance of the SCRD Staff's presentation to the Electoral Area Services committee on December 15<sup>th</sup>. The HBCA Board has NO decision-making authority, and our outreach does not constitute official public consultation; that will be carried out by the SCRD.
- The proposal was written with the most up-to-date information that was available at the time. It sought to look at the project with fresh eyes, to reduce the possibility of escalating costs and time delays.
- Many who wrote in have asked for further investigation related to renovating the current hall or siting a new hall on the lower park area (the SE corner) away from the ocean wall. While these factors were part of the conversations, the HBCA Board does not have enough information to provide a definitive response and so it will be requesting the SCRD to provide a specific statement on each.
- With regard to the generous donations by many of our residents, the SCRD has given assurances that requests for return of those funds will be accommodated.

Questions and Answers from the Town Hall discussion included:

- 1) How long is the current hall expected to last, e.g. another 10-20 years? Option D talked about the "life expectancy of the hall" but didn't state what that is. Answer: The HBCA Board does not have that information, but understands that it has reached the end of its life expectancy.
- 2) The GeoTech report speaks about ocean flooding. When do they anticipate that this would happen? 100 years? Why would the SCRD decide to look at alternate sites if they don't know when this is going to occur? Answer: The HBCA Board's understanding is that the SCRD may vote to do further site analysis, including geotechnical study, resulting in additional costs (\$85K) and further delays (up to a year) to try and gain a better understanding of flood, etc., risks.
- 3) What are the estimated costs of renovating the current building? Answer: The HBCA Board does not have this information, however, SCRD Staff have indicated that their engineers believe that renovation costs would be significant.
- 4) Has the SCRD requested additional constructions bids, and are there any new "scaled back" designs from the architect? Answer: The SCRD has not yet gone to tender for

any construction bids. The HBCA Board understands that no new designs have been created as there has not yet been a decision on where the hall will be located.

- 5) Where does the \$4.5M budget come from? Answer: The budget includes all construction considerations involved in the building of a community hall in current construction market conditions. [The breakdown can be found on page 25 of the Agenda package of the SCRD Board Meeting of May 26, 2022 <https://www.scrd.ca/files/File/Administration/Agendas/2022/2022-MAY-26%20BRD%20Agenda%20Package.pdf>.]
- 6) Why are the building regulations for building a waterfront home different for a public building? Why do the same restrictions not apply? Answer: The HBCA Board's understanding is that the SCRD either has to abide by the recommendations of the GeoTechnical consultant or disregard the recommendations with associated risks.
- 7) Were the recommendations of the GeoTechnical consultant based on the architect's new hall design? Answer: The HBCA Board does not have this information. However, it is the HBCA Board's understanding that the GeoTechnical company provided original recommendations based on the current new design, but has subsequently revised their figures based on updated guidelines related to ocean flooding.

More information on the Option D outreach can be found on the HBCA website.

<https://halfmoon-bay.ca/a-hmb-community-hall-the-hard-truth-a-potential-option/>

FOLLOW-UP	UPDATE:
<ol style="list-style-type: none"> <li>1) The HBCA will consolidate the input on Option D and other elements of the Coopers Green Hall Replacement Project, including questions posed at the Town Hall, into a report to the SCRD Staff by November 30<sup>th</sup>.</li> <li>2) The HBCA will keep residents apprised of any outcomes.</li> </ol>	