

Community Development Forum (CDF), Halfmoon Bay
Minutes of Regular Monthly Meeting
Tuesday, 06 December 2022, 5.30 PM
Halfmoon Bay Fire Hall

CALL TO ORDER: 5.33 pm

PRESENT: Alistair Higson (Acting Chair), Laurie Bates-Frymel, Ryan Daley
Volunteers also present: Landon Dix, Len Coombs, Ellen Adelberg, Lesley Broadhurst, Kim Dougherty, Barbara Bolding (Recorder)

ABSENT: Don Cunliffe, Darlene Tymo, Garry Nohr, Eleanor Lenz, Matt Garmon, Chris Hergesheimer, Jackie Schach, Justine Gabias (Area B Director), Bill Henwood

1) INTRODUCTION

- a. Minutes of the 01 Nov. 2022 Meeting as posted on Forum website were accepted.
- b. Landon Dix was welcomed as Area B Alternate Director. He briefly reviewed pending SCR D Board issues

ACTION: (All)

- A call for proposals to the Association of Vancouver Island and Coastal Communities (AVICC). Additional information from AH: The AVICC is part of the Union of BC Municipalities (UBCM), and resolutions from it will be taken forward to the annual UBCM meeting in the Fall of 2023. And from JG: Links for the upcoming SCR D Board agenda: [8 Dec 2022 Meeting Agenda \(scr d.ca\)](https://www.scrd.ca/8-Dec-2022-Meeting-Agenda) where the request for resolutions will be discussed (Item 10) and to the [UBCM's database of resolutions \(ubcm.ca\)](https://www.ubcm.ca/ubcm-database-of-resolutions)
 - Cooper's Green Hall discussion and alternatives are on agenda for the 15 Dec 2022 SCR D Board meeting (Zoom or in-person).
- c. Alistair announced that due to competing commitments and time constraints, Don Cunliffe has resigned his position as Chair of the CDF to focus on the Cooper's Green Hall development. He will remain a member of the CDF. Nominations for his replacement will be put forward at the January 2023 meeting. It was noted that the CDF also has a vacancy for an additional committee member.
ACTION: (All) Any committee members are interested in the Chair role to contact AH.

2) Status of Action Points arising from 01 Nov meeting were reviewed by Acting Chair:

- a. "Submission to the SCR D" (AH) This is the letter arising from the coast-wide Environmental Protection Tools brainstorming workshop held on 28 Oct 2022 and [the letter is posted on the CDF-HB website \(halfmoon-bay.ca\)](https://www.halfmoon-bay.ca/the-letter-is-posted-on-the-cdf-hb-website)
ACTION: DT and AH to monitor
- b. Climate Action Plan (LBF). Raph Shay, is the SCR D manager responsible. He is also responsible for Sunshine Coast Emergency Program and is thus extremely busy with other, more immediate issues. On hold until the new year.
ACTION: LBF to follow up
- c. OCP Amendment Criteria (BB). Halfmoon Bay Area Planning Commission November meeting was cancelled by the SCR D Planning Department. Early in the new year, the planning department is planning to offer a workshop to all APC s to address:

- Official Community Plan Amendment Assessment Criteria Policy (per [July 26 CoW Agenda Item #3/ Appendix B](#))
- An Introduction to Understanding and Using [Zoning Bylaw 722](#)

Meanwhile, if any committee members have comments re: the OCP Amendment Criteria that appear in the 26 July SCRD Board meeting minutes, forward them to BB

ACTION: BB will attend workshop

- d. SCRD Agenda Tracking. Thanks to DT for volunteering to monitor and doing a notable job of monitoring various meeting minutes. The CDF should try to stay focussed on land use and the OCP (Official Community Plan).

ACTION: The CDF Committee to incorporate these focii (land use and the OCP) into redrafted CDF Terms of Reference that will be addressed in the new year.

- e. Update on DL1427 Block B (LD). On 01 Dec, purchaser of the adjacent, additional acreage chose, as per purchase option, to defer purchase for 10 mo. (for a fee paid to current property owner). Final sale/purchase decision will now be made by 01 Oct 2023.

ACTION: LD to continue monitoring

- 3) Briefing by Alternate Area B Director (LD). Nothing further to add. See Item 1)b.

- 4) Submission of project proposal to Environmental Law Centre (ELC) at University of Victoria (AH). Very short deadline for submission (01 Dec 22 for decision deadline in early Jan 23), so no time to present draft proposal to entire CDF group. Submission that focussed on issues identified in “Oct. Workshop” and request for ELC law student support was reviewed by voting executive members of the CDF prior to submission. With one abstention (MG), the CDF executive supported the submission.

ACTION: DT and AH to report back

- 5) Wood Bay Heights Rd (DL1485 & DL6322) (LC and AH). Overview:

- The 2 District Lots (DLs) total about 300 acres (~120 hectares)
- The DLs are being subdivided into groups of small lots and sold in phases e.g. 5 lots in 2021, 10 lots in 2022. The 10 Proposed Lots on DL 1485 that are currently being marketed, range in size from about 2.5 to 4.8 acres.
- Parts of each DL include Development Permit Areas (DPAs) (Slope hazard and Creek/River Corridor)
- A wetland was filled in to create the main road to the 2 subdivided areas.
- The 5 lots from the earlier and adjacent phase, are up-slope of the main road and the dedicated park with beaver pond, and are very steep. During recent rains, underground infrastructure and ditches washed out and culverts were blocked and overflowed. Bark mulch ground cover was carried into the pond in the dedicated park area.

Wood Bay Estates lot “development” to date is relevant to the CDF because ‘development’ here seems to be representative of a number of issues occurring in other “developments/subdivisions” in Halfmoon Bay and on the Coast

ACTION: LC will follow-up on 2 issues of concern to local residents:

- The plan to address storm-water erosion of bark mulch into the beaver pond and the broader plan for storm-water management for the ongoing subdivision. Both with new Sunshine Coast MOTI rep., Gundula Brigl.
- DPAs for Slope hazard and riparian areas. With SCRD

- 6) SCRD Communications Manager Outreach. DT and SCRD Communications Managers, Aiden Buckley have met with the view to encourage community engagement re: SCRD activities, perhaps via an information session for Halfmoon Bay community group leaders. More information to follow in January 23.
ACTION: DT to report back.
- 7) CDF Engagement re: 2023 AVICC and UBCM 2023 resolutions (AH). See above Item 1)b.
- 8) Any Other Business. None.

NEXT MEETING AND ADJOURNMENT

- Next meeting:
 - DATE and Time: **Tuesday, Tuesday, 10 Jan 2023** at 5.30 PM (Jan. meeting changed to the 2nd Tuesday in January rather than the 1st due to return from Christmas holidays).
 - LOCATION: **Halfmoon Bay Fire hall meeting room**
- Meeting adjourned: 7.20 pm

Barbara Bolding, Recorder
07 Dec. 2022