

Community Development Forum, Halfmoon Bay
Minutes of Regular Monthly Meeting

Tuesday, 02 May, 5:30-7:30 PM
Cooper's Green Community Hall

CALL TO ORDER: 5:30 pm

PRESENT: Committee: Alistair Higson (Chair), Laurie Bates-Frymel, Darlene Tymo, Don Cunliffe
Volunteers: Bill Henwood, Len Coombes, Ellie Lenz, Chris Hergesheimer, Landon Dix, Barbara Bolding (Recorder)

ABSENT: Ellen Adelberg, Leslie Broadhurst, Kim Dougherty, Garry Nohr, Jackie Schach, Linda McMahon, Ryan Daley, Area B Director Gabias

1. Introduction:

- a. Minutes of the regular monthly meeting of 07 March 2023 were accepted.
- b. Chair's update:
 - i. *AVICC/UBCM* update:
 - In preparation for the April AVICC meeting, AH provided Director Gabias with contact information of other regional district directors in BC who have shown an interest in stormwater management and tree protection legislation.
 - SCRD presented a resolution at the AVICC which includes a call to update the current regional district model that sets provincial/district accountability and authority for local issues e.g. roads, tree protection, subdivision among many other things. There is concern that regional districts are responsible and accountable for issues such as these, but do not have corresponding authority to fully manage them.
 - [BC Housing Action Plan](#) will likely affect the SCRD and we will need to keep watch as specific information is made public.
 - ii. [CDFCP Conservation Planning Guide for Local Government](#)
 - Is an excellent reference and should be considered during the OCP renewal process.
 - iii. *WCEL Grant Update*:
 - Some funds remain from the grant, and from contributions made by the Halfmoon Bay Community Association and the Halfmoon Bay Environmental Association.
 - Financial details including current balances are in the process of being finalized.
 - iv. *Deputy Chair*:
 - Darlene Tymo accepted the nomination for the Deputy Chair position.

2. Status of Action Points:

- a. APC outreach
 - APC members have been invited to attend the CDF meetings. (AH)
 - Summary of last week's APC meeting provided by BB.
- b. UVic/ELC Proposal Resubmission (DT)
 - i. A revised proposal has been submitted with the encouragement of the ELC. We should hear back on their decision in May.
 - ii. Main changes are:
 - Focus broadened from just Halfmoon Bay to include all the Lower Sunshine Coast.
 - Issues and outcome(s) may be used as a model for other Regional Districts.
 - Suggest project be tackled in 2 phases (2 academic terms over 2023-24)
 - Phase 1—gap analysis
 - Phase 2—proposed green bylaws
- c. [OCP amendment draft policy](#) (DT)
 - i. [Memo sent by CDF to the SCR D](#) was discussed.
 - ii. CDF asked the SCR D planning department to be included in future requests for comment.
- d. GIS Mapping (L B-F)
 - i. SCR D has donated time for the creation of 3 maps for use by the CDF and SCCA:
 - Land ownership types (including protected areas)
 - Aquifers & streams
 - Coastal Douglas-fir biogeoclimatic zones

3. Director's Report (LD)

LD presented an overview of a budgeting workshop that he attended.

4. Update on DL2392 Stephens Way (AH)

Lengthy discussion arising from an email exchange with the SCR D Planning dept. Thoughts and concerns include:

- There are 2 properties advertising RV sites in a Resource zoned area which permits campgrounds;
- Affordable housing on the Coast is in very short supply;
- Recent BC court rulings related to RVs mean that after 60 days of residency the Residential Tenancy act may apply;
- The land use is not fully anticipated or planned in the Official Community Plan;
- Campground requirements for infrastructure/services are not addressed in Bylaw 722 (e.g. waste management, water supply, fire protection);
- The isolated area without transit links creates difficulty for residents;
- What vision do property owners and residents have for this property and area; and
- The CDF needs a better understanding of the issues and land use intentions.

Action:

- i. **CH** will attempt to facilitate a CDF connection to owner(s) and resident(s).

5. Update on DL1427 Bayview Hills (LD)

- MOTI and SCRD are doing their due diligence to ensure regulations are adhered to.
- Owner appears to want to approach the development in phases. MOTI will only assess a complete design when submitted, not piecemeal.
- Unknown whether Preliminary Layout Review will be extended, or a new application requested.
- Proposed plan is part of the public record (through MoTI website).

Action:

- **AH** will check regarding implications of sharing the plans with the CDF committee or on the CDF website.
- **AH** will connect with the presidents of the Halfmoon Bay Community Association and the Halfmoon Bay Environmental Society to update them on recent information.

6. Any Other Business. None

7. NEXT MEETING: Tuesday 06 June 2023. Location TBD

8. Meeting Adjourned at 7:35 pm.

Barbara Bolding, Recorder