

Community Development Forum, Halfmoon Bay  
**Minutes of Regular Monthly Meeting**  
Tuesday, 06 June, 2023, 5:30-7:30 PM  
Cooper's Green Community Hall

CALL TO ORDER: 5:48 pm

**PRESENT:**

Committee: Alistair Higson (Chair), Laurie Bates-Frymel, Darlene Tymo  
Volunteers: Bill Henwood, Len Coombes, Jackie Schach, Barbara Bolding (Recorder)  
Area B Director Gabias

**ABSENT:** Don Cunliffe, Ellen Adelberg, Kim Dougherty, Garry Nohr, Lesley Broadhurst, Linda McMahon, Ryan Daley, Ellie Lenz, Chris Hergesheimer, Landon Dix, Kim Dougherty,

1. Introduction

- a. Minutes of the previous monthly meeting, held [02 May 2023](#), were accepted
- b. Chair's update:
  - i. One year has passed since the 2<sup>nd</sup> phase grant was received in June 2022 from West Coast Environmental Law (WCEL). Progress report on grant activity discussed with WCEL staff last week. Remaining funds are anticipated to last until a further grant application is (possibly) submitted in August 2023. WCEL praised the collaborative and constructive approach taken by the CDF with governments to address issues.
  - ii. DL2394 - Truman Rd. Developer appears to have completed his submission for an OCP amendment and rezoning application to the SCRDR. Updated expert reports are posted on [the developer's website](#). Timeline and next steps for the application to be determined.  
**Action:** AH/DT to propose next steps and keep Truman Road community informed.

2. Status of action points.

- a. *UVic Environmental Law Centre (ELC) Proposal Resubmission*  
Proposal being considered for Sept-Dec 2023 semester. If accepted, the output of the legal analysis will be provided as input for the Regional Growth Strategy and OCP Renewal.
- b. *Geographic Information System (GIS) Map Request*  
SCRDR expected to provide 2 maps which will be shared with the SCCA and Area B Director.  
**Action:** LBF to finalize mapping request to SCRDR GIS Unit.
- c. *Stephens Way engagement (CH email update)*  
Some residents of the RV park have agreed to meet with CDF members. No contact yet with property owner. SCRDR staff has indicated that this issue will be addressed during the OCP renewal process.
- d. *Freedom of Information (FOI)*  
CDF received legal advice that information obtained by FOI requests is available to the

public on the relevant ministry websites. Recent FOI disclosures regarding DL1427 (Bayview Hills) indicate that federal, provincial and local governments are investigating and collaborating to ensure conformance with regulations.

- e. *Board Updates* – AH and DT provided an update on grant activities to the Boards of the Halfmoon Bay Community Association and the Halfmoon Bay Environmental Society (HBCA/HBES).

3. Briefing by Area Director. Director Gabias touched on

- a. *SCRD Strategic Planning* - Process begins this month. Will define Board’s priorities for next 3-4 years.
- b. *Regional Growth Baseline* - (see also item 4 below). Initial discussions have focussed on communication and engagement, water and solid waste management. The baseline document will inform the ongoing DAPR and OCP renewal processes. The Board will decide by year end whether to embark on a next step of preparing a Regional Growth Strategy.
- c. *Water Summit* - Held on 25 May 2023, Representatives of local governments participated i.e. SCR D, District of Sechelt, shíshálh Nation, Town of Gibsons, which was very beneficial. Federal Gov’t funding to address “Disaster Mitigation and Adaptation” may be available to develop our water supply.
- d. *SCR D 2023 Budget* - [Posted on the SCR D website](#) and includes a ‘user guide’.

4. *Regional Growth Baseline Research Reports*

Completed by MODUS and accessed via SCR D “[Let’s Talk](#)” webpage (where the public can post comments and questions). Reports outline current issues and make general recommendations that will now be considered by the SCR D Board. SCR D Planning has invited the CDF to comment. Background: [SCR D Agenda](#) p.2-117, [YouTube](#).

**Action:** DT to prepare comments for Committee review and sign-off.

5. *SCR D Development Approvals Process Review (DAPR)*

DAPR has been led by KPMG as it has done in many jurisdictions. Nanaimo RD [recently completed a DAPR report](#) which may be of interest to Forum members. A KPMG report for the SCR D should be forthcoming in July. The CDF sent some questions to the SCR D regarding the exercise, and received responses – both are [posted on the CDF webpage](#).

Background: [SCR D Agenda](#) p.26-29, [YouTube](#)

6. *Official Community Plan (OCP)*

OCP renewal will occur in phases. General discussion identified the following points:

- a. SCR D board will need to know how “mini-projects” will be coordinated and implemented.
- b. A big question to be addressed: Will there be one general OCP applicable to all areas with 7 smaller, area specific sections, or will there continue to be 7 separate OCPs (with duplicate and area specific content)?

- c. CDF would like to see a Coastal Douglas Fir (CDF) DPA incorporated into a new OCP. When is the best time to make a presentation to the Board regarding this issue?  
Background: [SCRD Agenda](#) p.30-33, [YouTube](#)

**Actions:**

- DT: Consult Director Gabias on best timing to send delegation to Board to present the case.
- DT/BH/LBF: Prepare a CDF DPA brief for presentation to the Board.

7. Other Business: None

**NEXT MEETING:**

Tuesday, 04 July 2023, 5:30-7:30

Brief meeting and Pot Luck Social (Bring an appetizer/drinks to share)

Location: To be confirmed.

**MEETING ADJOURNED: 7:50 PM**

B. Bolding, Recorder