

Community Development Forum, Halfmoon Bay  
**Minutes of Regular Monthly Meeting**  
Tuesday, 4 July 2023, 5:30-7:30 PM  
*Summer social gathering at member's house*

PRESENT: Alistair Higson (Chair), Darlene Tymo (Deputy Chair, Recorder), Laurie Bates-Frymel, Bill Henwood, Len Coombes, Jackie Schach, Ellen Adelberg, Linda McMahon, Chris Hergesheimer, Area B Director Justine Gabias. Guest: Marcus Stein

ABSENT: Barbara Bolding, Don Cunliffe, Kim Dougherty, Garry Nohr, Lesley Broadhurst, Ryan Daley, Ellie Lenz, Landon Dix, Kim Dougherty

1. Introduction

- a. Accepted minutes of the previous monthly meeting on [06 June 2023](#).

2. Status of action points

- a. *Update on DL2394 - Truman Road*. The developer is now requesting OCP amendment/rezoning for 44 lots (0.25 to 0.5 acres) with an on-site wastewater facility (0.75 acres) and a park dedication (0.9 acres, the provincial minimum). New reports have been submitted to the SCRCD and posted on the [developer's website](#). Some community members have reviewed these and continue to have serious concerns about the high density, potential negative impacts on the existing downslope neighbourhood, and implications for the rural vision of Halfmoon Bay (as outlined in our [OCP](#)). The SCRCD website indicates the [current timeline to process OCP amendment/ rezoning requests](#) is 12+ months from the date the application is complete. AH/DT sent an email update to the Truman Road community (~ 90 residents) in June with the above information.

- b. *Geographic Information System (GIS) Map Request*

At our request, the SCRCD has provided shapefiles and a link to a web map of the SCRCD area that show: land parcels by ownership type, biogeoclimatic zones, development permit areas, streams, aquifers and watersheds. These have been shared with the Sunshine Coast Conservation Association (SCCA), which in turn has shared it with the Squamish Nation. This will be an important reference for the upcoming discussions on the [renewal of the OCPs](#) on the lower Sunshine Coast, and for a [possible project](#) in Q3-4 by the University of Victoria Environmental Law Centre on future environmental development permit areas.

**Action:** AH to put link to web map on the CDF webpage, with a brief intro and instructions on how to use it.

- c. *Regional Growth Baseline Research Reports*

These are accessed via SCRCD ["Let's Talk"](#) webpage (where the public can post comments and questions). While the SCRCD Planning Dept. has invited the CDF to comment, we have no comments on the (factual) contents but may on the eventual next steps when this is discussed at the SCRCD Board in Q3.

- d. *Coastal Douglas Fir and OCP Renewal*

Noting that the Forum would like a Coastal Douglas Fir (CDF) development permit area incorporated into a new OCP (see [brief](#) on webpage), it is proposed to send a delegation to the SCR D Board to present the case. Director Gabias has advised that the best timing is Oct/early Nov (after the strategic planning process and before the 2024 budget process). Guidance for delegations is found [here](#). We need to decide on the composition of the delegation, the date, key messages, and whether to present to the Committee of the Whole or Electoral Services Committee (see [descriptions here](#)). Suggestions include: requesting a date in October; inviting the [CDFCP](#) and [SCCA](#) to be on the delegation; and aiming for a 3 person delegation (third being a Forum rep).

**Action:** AH to initiate process starting with outreach to SCCA and CDFCP, with aim of submitting the delegation request to the SCR D in September. DT/BH/LBF to assist.

e. *Update on Nanaimo Regional District draft DPAs*

Following our exchange with the Nanaimo RD over the past year, the Planning Dept has now shared their [draft OCP with accompanying DPAs](#), which are available for [public comment](#). Our aim is to see if they provide good examples for the SCR D, and if so to share with our Director as we enter our own OCP renewal process. The Nanaimo RD has also advised that the [Cowichan Valley Regional District's \(CVRD\) modernization project](#) is looking at merging its OCPs, which may be an interesting model for the SCR D.

**Action:**

- DT/AH to review the draft Nanaimo RD DPAs and prepare comments to share with Forum and Director Gabias
- DT/AH to review the CVRD modernization project to see if there is anything of interest regarding merging the OCPs

3. Briefing by Area Director. Director Gabias touched on:

- a. Water situation (moving to stage 2 on 7 July) as well as [July 6<sup>th</sup> SCR D Special Board meeting](#) to decide on a joint application with the Shishalh nation for federal funding for two water reservoirs and improvements to the Chapman water treatment plant.
- b. The SCR D is starting the strategic planning process to put in place a plan to guide the Board and staff for the next 4 years. It should be completed by the end of September 2023.

NEXT MEETING:

Tuesday, 5 September 2023, 5:30-7:30 (venue TBC)

D. Tymo, Recorder