

Community Development Forum, Halfmoon Bay
Minutes of Regular Monthly Meeting
Tuesday 07 November, 2023, 5:30-7:00 PM
Halfmoon Bay Firehall

CALL TO ORDER: 5:40 pm

PRESENT: Alistair Higson (Chair), Laurie Bates-Frymel, Don Cunliffe,
Volunteers: Len Coombes, Linda McMahon, Bill Henwood, Garry Nohr, Andy Cox-Jones, Area B Director Gabias, Barbara Bolding (Recorder), Observer: Jeff Muckle

ABSENT: Darlene Tymo (Chair), Ryan Daley, Kim Dougherty, Jackie Schach, Ellie Lenz, Marcus Stein, Landon Dix, Lesley Broadhurst, Chris Hergesheimer, Ellen Adelberg

1. Introduction:

- a. BB volunteered to take minutes, AH as timekeeper
- b. [Minutes](#) of the previous regular monthly meeting, held on 03 October. 2023, were accepted
- c. Chair's Update: Welcomed new volunteers Andy Jones-Cox and Megan Martin. Highlighted recent Sunshine Coast Regional District (SCRD) [Planning Staff Report](#) for Q3 2023, and a [Housing Needs Assessment](#) report by the Sunshine Coast Affordable Housing Society. The Senior Planner assigned to Truman (DL2394) rezoning has left the SCRCD, no update on the development permit application.

2. **Status of action points from last meeting**

- a. **OCP renewal - Review of Nanaimo Regional District's draft Official Community Plan (OCP) proposal and Cowichan Valley Regional District singular OCP bylaw.**
DT has reviewed. Comments will be forthcoming. The SCRCD Planning Staff Report for Q3 2023 notes the use of a singular bylaw for OCPs as an emerging best practice. SCRCD Sr. Planner, Julie Clark, has been assigned to manage the SCRCD OCP Renewal project.
Action: Email to Area B Director re: salient points drawn from Nanaimo and Cowichan Valley Regional Districts's OCP work, for SCRCD consideration in the forthcoming OCP renewal (AH/DT)
- b. **[CDF Terms of Reference](#) and [Working Protocols](#) review and update** - Complete
Comments received from DC, JS and EA were incorporated. Revised TORs shared with HBCA Board (as per TORs requirement), and posted to the Forum website (DT).
- c. **Report to Halfmoon Bay Community Association AGM on October 26th** - Complete
Report was shared with the members of HB Community Association (HBCA) and the Board of the HB Environmental Society (HBES) in October. A summary of the report was presented at the HBCA AGM. (AH/DT)
Action: Expand this into a 2023 activity report, for the Forum's webpage (DT, Jan 2024)

3. Briefing by Area Director (JG)

a. Updates

- i. Report on Coopers Green Hall will be presented to the SCRD Board by the end of the year. The “Project Definition Report” for Connor Park available online: <https://letstalk.scrd.ca/community-hall>
- ii. Planning Dept’s 2024 Work Plan will incorporate:
 1. Budget: Round I November. Round II late January
 2. Housing draft Legislation (Provincial) currently available on the Provincial Government’s website <https://news.gov.bc.ca/releases/2023PREM0062-001706>

Action:

- Forward any comments re: Connor Park Project Definition to Director Gabias (All)
- Forward any ideas/suggestions, especially related to improving communication about this legislation to Director Gabias (All)

4. DL1427 Bayview Hills update

- a. The developer of the 27 acre development did not purchase DL1427 Block B, 45 acres of bare land adjacent to the existing development. There was discussion of potential community interest in purchasing the property should it be listed for sale.

5. DL4444 Cawley Point (Telus Wilderness Point) development variance application

- a. Telus is not continuing with its variance application at this time.

Action: Further consideration by the Forum will be dependent on the applicants next steps. Pending further developments, the Forum will follow the public engagement process.

6. Update on the University of Victoria’s [Environmental Law Centre \(ELC\)](#) project

- a. Discussion of the Forum’s successful project application which will focus on ‘green bylaws for the Sunshine Coast’. It is anticipated the project reports will be submitted to the SCRD as part of the Official Community Plan (OCP) renewal project. The ELC provided a retainer letter outlining project scope, dates and goals. Phase I is expected to be completed by early 2023 and is focussed on a gap analysis. If approved, Phase II is anticipated to be complete by Summer 2024 and would focus on implementation. Interested parties, local groups, including the SCRD, shíshálh and Squamish Nations, have been notified of the scope and timing of the project. ELC project members are scheduling discussions with the SCRD Planning staff.

Actions: ELC to talk with SCRD Planning Dept in November; DT/AH to try to meet with a shíshálh nation representative to discuss the ELC project.

7. West Coast Environmental Law Grant application

- a. An application for a third grant for additional legal support is being finalized. The Forum will be requesting support for the community funded portion of the grant from the Halfmoon Bay Environmental Society (HBES) and Halfmoon Bay Community Association (HBCA), both organisations have supported previous grants. The application will be submitted by the end of November, and a successful award would begin in December. Legal advice will continue to focus on the goals of the previous grants, including: climate change, Coastal Douglas-fir ecosystem protection, and bylaw enforcement, mainly in support of the ELC project.

Action: Apply to WCEL for additional funding to support legal inputs to the ELC project. (AH/DT)

8. Any Other Business

- a. A volunteer shared some general community information regarding the development of a “hammering/blasting” bylaw for the SCRD. Property development in Halfmoon Bay (predominantly bedrock) often requires rock removal and associated impacts on neighbouring properties. West Vancouver, North Vancouver, and Sechelt have bylaws dealing with this issue.

Next CDF meeting:

- Tuesday 05 Dec. 23. 5.30-7.00 pm
- Location vs. Zoom TBA

Meeting adjourned: 6.50 pm