

Community Development Forum, Halfmoon Bay
Minutes of Regular Monthly Meeting

Tuesday 02 April, 5.30-7.30 pm

By Zoom

CALL TO ORDER: 5:37 pm

PRESENT:

Committee Members: Darlene Tymo, Alistair Higson, Laurie Bates-Frymel

Volunteers: Ellie Lenz, Landon Dix, Jeff Muckle, Andy Jones-Cox, Len Coombs, Kim Dougherty, Barbara Bolding (Recorder) **Electoral B Director:** Justine Gabias

ABSENT: CDF Committee members or Volunteers (see [web page](#)) not listed above.

1. Introduction:

- a. BB volunteered to take minutes, with DT as timekeeper
- b. Minutes [of the previous monthly meeting](#), held on 05 March, 2024, were accepted
- c. Chair's update:
 - i. U Vic Environmental Law Center (ELC) Project. Still awaiting report from UVic.
ACTION: Continue to monitor status (DT)
 - ii. Cooperation with Halfmoon Bay Community Association (HBCA).
 - a. While we remain an arm's length group of the HBCA, the HBCA Board would like to strengthen communications between the two groups.
ACTION: DT and AH:
 - Contribute HB-CDF updates to HBCA newsletter
 - Meet attend HBCA board meetings as requested
 - iii. Proposed new landfill sites in Halfmoon Bay
 - a. Proposed HB sites are not now being explored by the SCR D (Verbal confirmation by SCR D rep.)

2. Status of Action Points from Last Meeting

- a. Coastal Douglas Fir Community Partnership (CDFCP).
 - i. SCR D has confirmed that they have approached the CDFCP about signing the [revised CDFCP statement of cooperation](#). This would be significant as we move into OCP renewal. CDFCP has advised that the sentiment of the revision remains the same and that the statement now better reflects the role of the First Nations.
When the CDFCP sensitive ecosystem mapping update is completed, we will engage with them on a possible delegation to the SCR D Board.
ACTION:
 - Monitor whether the SCR D signs the revised CDFCP statement of cooperation (DT/AH)
 - Check the status of CDFCP mapping completion (L B-F)
- b. [BC 30 x 30 movement](#) (to protect 30% of BC Crown land by 2030).
 - i. Approximately 5% of the Sunshine Coast is currently protected. What would 30% look like, is this a viable objective? Suzanne Senger, Executive Director of SCCA (SC Conservation

Association) may be the best person to contact for information on any 30 x 30 initiative on the Sunshine Coast. Our Area Director will check with the SCRD if they are working on this.

- Would be important to create and sustain a local “buzz” around this objective
- For example, a % increase goal could be added to OCP review

ACTION: Check with SCCA on any local 30x30 initiatives (AH/BH)

c. Email requesting the SCRD to increase Land Use and Tree Protection Bylaw Penalties

i. This was sent to the SCRD GM, Planning on 13 March 2024.

ACTION: If no response by late April, will follow up week of April 22nd (DT)

d. Cawley Point (DL4444).

i. It has been observed that the SCRD Building Dept has proposed to the SCRD Board to place a ‘notice on title’ on a property in Area F with non-compliance issues similar to the Telus development at Cawley Point (see [SCRD agenda p. 16](#)). Given that the Area F issue came to light in September 2023, this raises the question on why a ‘notice on title’ has not been issued for Cawley Point given that the problem dates back to 2022.

ACTION: Email by end of April to SCRD Building Dept requesting explanation of Notice on Title for Cawley Point (DT, AH)

e. Roberts Creek OCP (monitoring) Committee

i. AH and DT recently made a presentation to the Robert’s Creek OCP Monitoring Committee on the Forum’s purpose, role and recent activities. It was agreed that we would be in touch when issues of mutual concern arise.

3. **Area B Director’s Update**

a. Fireside chat drop-in with Area Director planned

- i. Last Saturdays of Apr, May, June, July 2024, 0900-1200 at Coopers Green Community Hall
- ii. Director Gabias and reps from various community groups will be there
- iii. Opportunity for residents of HB to meet and to discuss concerns

b. The SCRD is looking to better understand the impact of the provincial housing legislation on rural areas (under 5000 people).

4. **End**

a. Other business

i. Proposed SCRD zoning bylaw 722 amendment. Discussion re: riparian setbacks, especially the additional 5 m setback to riparian frontages. This exceeds the provincial requirements that are an underlying rationale for SCRD changes to Bylaw 722. This was raised at the March 2024 meeting of the Halfmoon Bay APC (see APC minutes).

ii. Proposed topic for OCP renewal: Dark sky and light pollution management. While likely of wide community interest, this would probably be outside the remit of the Forum.

b. Next Meeting

- Tuesday 07 May 2024, 5.30-7.30 pm
- **IN PERSON**, Location TBA

Meeting adjourned: 7.25 pm