

Community Development Forum, Halfmoon Bay  
**Minutes of Regular Monthly Meeting**

Tuesday 07 May, 2024

5.30-7.30 pm Cooper's Green Hall

CALL TO ORDER: 5:35 pm

PRESENT:

**Committee Members:** Darlene Tymo, Alistair Higson, Laurie Bates-Frymel, Linda McMahon, Don Cunliffe

**Volunteers:** Landon Dix, Ellen Adelberg, Andy Jones-Cox, Len Coombs, Bill Henwood, Barbara Bolding (Recorder)

**Electoral Area B Director:** Justine Gabias

**Observer:** Rob Gillis

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

1. Introduction:

- a. BB volunteered to take minutes, with AH as timekeeper.
- b. [Minutes](#) of the 02 April 2024 monthly meeting were accepted.
- c. Chair's update:
  - i. University of Victoria Environmental Law Center (ELC) Project.
    - ELC sent a draft report "Green Bylaws on the Sunshine Coast" to the CDF, and we also shared with the Sunshine Coast Conservation Association (SCCA) and Sunshine Coast Regional District (SCRD) for comment. Comments have since been returned to the ELC to finalize the report, which is expected in early June.
    - A meeting has been organized with the ELC Executive Director for 15 May to discuss next steps and the ELC's involvement.
    - An ad-hoc communications group has formed to plan a joint community wide communications plan with the SCCA.
    - HB CDF will devote the June 2024 meeting (date TBA) to review the final report and its recommendations.

**ACTIONS:**

1. Work with ELC on finalizing the report and planning next steps (**DT/AH**)
2. Work with SCCA on plan to disseminate/communicate recommendations (**DT/AH/LM**).
3. Prepare 2 page synopsis of ELC recommendations for non-expert consumption (**LM/DT/AH/LBF**)

2. Status of action points from last meeting.

- a. Outstanding request to SCRD on status of various developments that the CDF is monitoring. SCRD Planning Dept. is busy undergoing a reorganization.
- b. Updated CDFCP cooperation agreement - no further information on whether SCRD is re-signing the agreement.
- c. [30 x 30 update](#)
  - i. Money is available from various levels of government.
  - ii. Still in early stages of planning and development with many unanswered questions:
    - o [30x30 A Guide to Inclusive, Equitable and Effective Implementation of Target 3 of the Kunming-Montreal Global Biodiversity Framework](#)
    - o [Best Practice in Delivering the 30x30 Target: Protected Areas and Other Effective Area-Based Conservation Measures](#)
  - iii. Project objectives may lend themselves to incorporation into OCP renewal.
  - iv. Without local action, the Sunshine Coast would not likely receive focus for protections.
  - v. Today only 5.6% of the Sunshine Coast region is protected, far lower than the provincial average of 15%. Conversely, Metro Vancouver currently protects 40% of its land base, with a goal of 50%.

**ACTION:** Continue to monitor (BH)

- d. Bill 35 update re: Fines for land use infractions, as well as those related to STRs (Bill 35)
  - i. No official response to the Forum's letter regarding plans to review fines.
  - ii. [SCRD Staff report states a review of fines is underway](#). Report expected in 2nd quarter 2024.

**ACTION:** Continue to monitor (AH)

3. Area B Director's update

- a. SCRD Planning Dept is creating a listing of development applications for the SCRD website. Launch date unknown.
- b. SCRD Planning department has been re-organized into two groups. The Development Planning team's focus is processing applications and day-to-day customer service. The Community Planning team's key function will be renewal of Official Community Plans and other policy updates.
- c. The SCRD awarded a \$673,000 [RFP for Coopers Green park enhancements](#) and the project is expected to begin shortly, consisting of two parts:
  - i. Part I - Obtain community input re: preferred enhancements.
  - ii. Part II - Implement prioritized enhancements

4. SCRD Report: [Implications & Deferral of Small Scale Multi Unit Housing Legislation \(Bill 44\)](#).
  - a. SCRD has requested a 2-year extension to bring bylaws into compliance with Bill 44.
  - b. Rationale used by the SCRD in the extension application highlights infrastructure concerns supporting further density, specifically around water availability, fire flow, and wastewater treatment.
  
5. END  
FYI from Halfmoon Bay Community Association (HBCA) re [Operations of Coopers Green Hall](#)
  - a. The HBCA successfully responded to an expression of interest for options to oversee operation of Coopers Green Hall, with permitted use of the building as it is presently used under the current Bylaw 722. It is also envisaged that it could support heritage and cultural events. A sub-committee of the HBCA is currently in the preliminary stages of research and planning for future upgrades and associated fundraising.
  
6. NEXT MEETING
  - **June—Date and Location TBA** (Date will be 2<sup>nd</sup> Tuesday after ELC final report distributed. June meeting will be dedicated to report review.)
  - 5.30-7.30 pm **IN PERSON**

Meeting adjourned: 7.20 pm