

Community Development Forum, Halfmoon Bay
Minutes of Monthly Meeting
Wednesday, 3 December 2025
5:30pm-7:10pm at Coopers Green

CALL TO ORDER: 5:35 pm

PRESENT: Committee Members: Darlene Tymo (Chair), Alistair Higson, Marcus Stein

Volunteers: Jeff Muckle, Peter Hews, Barbara Bolding

Electoral B Director: Justine Gabias

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

1. Beginning

a. BB volunteered to take minutes via audio recording, with DT/AH as timekeepers.

b. Minutes of [CDF Meeting 4 Nov 2025](#), were accepted with an amendment

ACTION: Amend and post on the Forum website (DT)

c. Chair's update:

i. **Committee Member terms:** Alistair Higson renewed for two years; Laurie Bates-Frymel is stepping down and will remain as a volunteer. Chair noted the importance of broad representation and Committee Members from all areas of Halfmoon Bay. Up to 7 Members are allowed under the Forum's [Terms of Reference](#). Interested residents are encouraged to get in touch.

ii. Progress remains stalled on three key Sunshine Coast Regional District (SCRD) **property developments and remediation files** in Halfmoon Bay. SCRDR staff acknowledged challenges in resolving difficult files and plan to develop procedures/protocols to deal with these.

ACTION: Forum to increase enquiry frequency to SCRDR to quarterly (DT/AH)

iii. Discussion of local government opposition to proposed [Provincial Bill M216 'Professional Reliance Act'](#) ([UBCM](#)). The SCRDR does not have a mechanism to initiate or fund peer reviews.

2. Status of action points from previous meeting

a. Update on Redrooffs Road Shoulder Widening Initiative

PH reported that efforts to complete the 2.3 km shoulder widening on Redrooffs Road have political support, but funding remains uncertain and will require creative sourcing and continued advocacy. A supportive meeting was held with MLA Randene and EA Director Gabias, with follow-up planned. Originally an SCRDR responsibility, the Ministry of Transportation & Transit (MOTT) has agreed to sweep shoulders, and their contractor will also now be responsible for painting the shoulder line. Center line painting was delayed in 2025 due to Provincial strike action and contractor changes; remaining sections will be completed in spring 2026 under a new contractor. Bus route (#4) reversal proposals aim to improve accessibility and safety by having stops on the widened shoulder side.

ACTION: Forum to provide map support for Director Gabias at Dec 12 meeting with MOTT (AH)

3. SCRDR [Current Development Applications](#) and [Live Map](#)

a. SCRDR has launched a monthly PDF report and live map showing all development applications, giving the community a rudimentary but useful overview of local projects, including subdivisions

and permits. It does not include lots with remediation files. No new developments of note were discussed.

4. Area Director Briefing

- a. Noted that a new organizing framework to be used for the new Official Community Plans (OCPs) approved by the SCRD Board at the last Electoral Area Services meeting in November. A couple of examples were shared: [Okotoks Land Use Bylaw](#), [High River - Land Use Bylaw](#)
- b. The Sunshine Coast Chamber of Commerce is exploring amalgamation of local governments on the lower Sunshine Coast. Noted some of the challenges of including a regional district inside a large municipality. Regional districts are not responsible for maintaining roads or funding police services.
- c. The draft [Solid Waste Management Plan](#) includes a proposal for vertical expansion with costs of approximately \$30 million which is the expected direction barring changes during public engagement.

5. Official Community Plan (OCP) Renewal process

[OCP renewal timeline](#) - next public consultation Jan-Mar 2026

- a. **Standing Item: Update on SCRD Electoral Area Committee meetings** ([Dec 2025 Agenda](#))
 - i. The SCRD Board approved a new integrated organizing framework for the Official Community Plan (OCP) to be organized by geographic vision rather than traditional land use categories.
 - ii. **Development Approvals Process Review (DAPR):** Improvements to the Planning Department driven by a KPMG review reported modest progress in the last 2 years, with the main success being a reduction in development permit processing times. Concerns were raised about balancing additional regulations, such as those arising from environmental protections, with the need to streamline approvals to avoid burdening applicants and causing delays.
 - iii. **Technical reports** related to the OCP renewal, including the Sunshine Coast Pilot Mapping and the Sunshine Coast Green Bylaws report, were approved by the SCRD for consideration in OCP renewal.
- b. **Standing Item: APC Report - Changes to APC approved at 20 Nov meeting**

A member of the Advisory Planning Commission (APC) reported it continues to have limited engagement despite procedural tweaks.
- c. **Standing Item: Update on Sunshine Coast Green Bylaws Working Group meeting**

The working group discussed the Phase 2 of public engagement for the OCP. There was discussion of potential OCP workshops hosted by the Forum in Halfmoon Bay and RCCA/OCPS in Roberts Creek. Members are also exploring watershed protections for Roberts Creek, which is a salmon habitat.

6. Next steps in Halfmoon Bay on OCP renewal

- a. **Update on Coastal Douglas-fir protections Advocacy**

Discussion of proposed signage project in collaboration with the Sargeant Bay Society and HBCA Trails Committee to educate the community about Coastal Douglas-fir ecosystems and related threats from invasive species. Discussion of possible funding and grant options within the project timeframe.

ACTION: Draft proposal to include overview of project and be presented to HBCA Board for consideration and potential funding support at their meeting on Dec 9 (AH/JM/AJC)
- b. **Halfmoon Bay OCP Meeting in Feb 2026**

Members provided feedback on the proposed public meeting. It is proposed to be hosted by the Halfmoon Bay Community Association (HBCA) and in coordination with a similar event hosted by the Roberts Creek Community Association (RCCA) and their Official Community Plan Committee

(OCPC). Proposed workshop logistics include limiting attendance to roughly 40 participants at Cooper's Green Hall, with small moderated breakout groups to encourage meaningful dialogue.

ACTION: Incorporate feedback and request HBCA Board support for the proposed public meeting (DT/AH)

ACTION: Contingent on HBCA Board approval, bring forward the meeting plan to SCRD Staff and RCCA/OCPC for further discussion (DT)

7. End

a. Any other business:

i. JM reported on his attendance at a recent Green Shores workshop and suggested posting information in the Forum web pages. The discussion highlighted the complexity and cost of restoring natural beach environments, and permit timelines ranging from six months to over two years depending on scope.

ACTION: Provide link and post Green Shores content on Forum webpage (JM/DT)

ii. JM noted Coopers Green Hall is expected to have internet access in the future and suggested trialling hybrid meetings with some participants in-person and some attending online. The primary challenge noted was audio for remote participants.

iii. AH has compiled a comprehensive 20-page brief on local invasive species policy history and is engaging with multiple jurisdictions and stakeholders to identify disposal and management solutions.

b. Next meeting:

- **Tuesday 6th January 2026, by Zoom**

Meeting Adjourned 7:40pm

Submitted by Alistair Higson (recorder)