



Truman Road, Halfmoon Bay
Development Application
Public Engagement Report

July 2022

Prepared by:

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Very Coast Planning and Design

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APPENDICES

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1. Executive Summary

As part of a development application to the Sunshine Coast Regional District, a Public Information Meeting on the proposed development was held on April 13, 2022 from 7:00 pm to 9:32 pm. Approximately 83 attendees participated in the Zoom virtual meeting. The large turn-out indicates the effectiveness of the Applicant's advertising and notice of the meeting. Many questions and comments were made at the Meeting and responded to by the Applicant's consultant team.

At the meeting, members of the public were encouraged to participate in a survey-questionnaire. Subsequent to the meeting, fifty (50) individuals provided input via a survey/questionnaire. Comments were also received by email from seven (7) individuals.

The majority of the comments were in opposition and related to topics such as:

- Density (too much)
- Protection of the environment
- Geotechnical concerns
- Traffic impact and existing roads
- Infrastructure servicing concerns (water, stormwater, and wastewater collection and treatment)
- No changes to the Official Community Plan and thus no zoning change

Those comments in favour advocated for affordable housing, a developed park, continued access to Crown Lands, and speedy approval of the development.

In conclusion, it is the opinion of the author that a robust Public Information Meeting and Engagement process has been completed by the Applicant and that this report and its appendices capture the feedback provided by the community from April 1, 2022 to April 28, 2022.

Respectfully submitted,



Angela Letman, RPP, MCIP

Very Coast Planning and Design

2. Purpose of the Report

INF Planning and Design Co.'s development application is for an Official Community (OCP) Amendment and a Zoning Amendment that will facilitate a residential, approximate fifty (50) lot subdivision development. The purpose of this Public Engagement Report (the Report) is to:

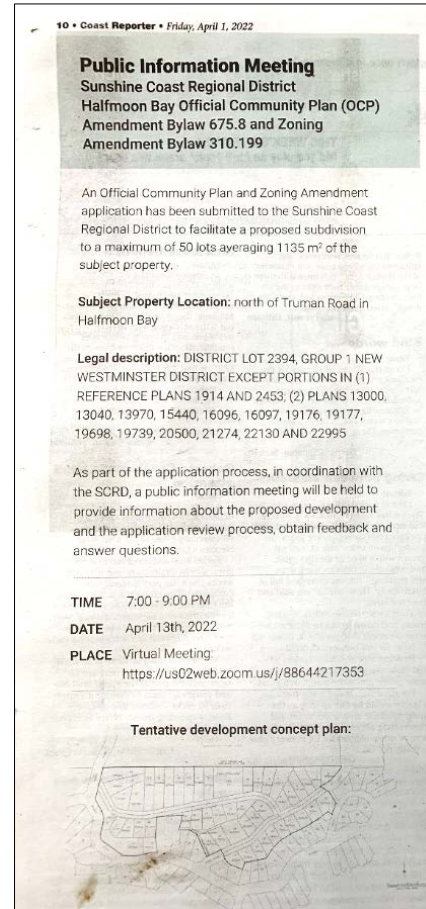
- Report on the Public Information Meeting (the Meeting) for the proposed Arbutus Ridge Subdivision's OCP and Zoning Amendments
- Provide a summary of the public input received at the Meeting; through a questionnaire/survey; and through emailed input.
- Provide brief responses from INF Planning and Design Co. (the Applicant) to the identified issues and concerns.
- Append/include the public input received from April 1st to April 28th.

3. Meeting Overview

Meeting Date:	April 13, 2022
Time:	7:00pm. to 9:32 pm. (Planned 7:00 – 9:00 pm. Extended for questions.)
Location:	Virtually via Zoom app.
No. of Attendees:	Approximately eighty-three (83) including Applicant's consultant team (7)
Purpose of the Meeting:	<p>As part of the Sunshine Coast Regional District application process, the Meeting was held and its purpose was to:</p> <ul style="list-style-type: none">• to inform the public about the proposal;• to receive questions and comments;• to give responses to those questions;• to inform the public of the next steps and ways to take the survey/questionnaires, pose questions, and give further comment.
Meeting Notification:	<p>The following were undertaken to inform members of the public about the Meeting:</p> <ul style="list-style-type: none">• Notification mail-out to 141 neighbouring property owners.• Email notification to the Halfmoon Bay Community Association requesting the meeting's information be dispersed to their members.

- Information about the proposal, the Meeting, and how to comment was posted on the proposal's website, www.arbutus-ridge.com on April 1st, 2022.
- Notification by advertisement in the April 1st and April 8th, 2022 editions of the Coast Reporter newspaper.
- Email notification to SCRD Board Directors and planning staff.
- Subsequent meeting coverage by the Coast Reporter newspaper:

<https://www.coastreporter.net/local-news/residents-sound-off-on-proposed-50-lot-halfmoon-bay-subdivision-5283787>



Meeting Format:

- Over ZOOM, an approximately 1 hour slide presentation was given by a panel made up of:
 - Angela Letman, MCIP, Meeting Facilitator and Planning Consultant
 - Ian Macdonald, VAKA Marketing with additional technical support.
 - Will Dong, PEng. INF Planning and Design (Applicant)
 - Ben Smale, PEng. Boundary Consulting (Geotechnical)
 - Brent Matsuda R.P.Bio, Triton Environmental Consulting (Environmental Study)
 - Mike Seymour, ASCT, P.L.Eng., MSR Solutions. (Wastewater)
 - Jin Yang-Riley, PhD. PEng. (Traffic Impact Assessment)
- Following the slide presentation an approximately 1 hour and 30 minutes question and answer session took place.

4. Meeting Presentation Overview

A visual copy of the 94 page slide presentation is attached as **Appendix A.1. Slide Presentation**. In summary the presentation consisted of:

1. Welcome
 - Welcome and recognition of the shishal Nation traditional unceded territory
 - Public Information Meeting Format
 - Meeting is being recorded explained
 - How to Use Zoom “Chat” and “Raise-a-Hand” functions
2. Introductions and Information Session Overview
 - Introduction of the panel members
 - Meeting Introduction and Purpose of the meeting
3. PART 1- What’s Existing
 - Location and Historical Overview:
 - the parent property DL 2394 was first developed in 1968
 - this proposal is the final remaining piece after several subdivisions
 - the average lot size of the neighbouring properties is 1,0069 sq. metres without the three largest of the neighbouring lots
 - The largest three neighbouring properties are: 3,035, 3,602 and 9,967 sq. metres in size.
 - The six smallest neighbouring properties are all under 700 sq. metres in area.
 - Existing Infrastructure Services
 - Official Community Plan Review
 - Current land use designation of Residential C explained and compared with proposed change to Residential A
 - Zoning Review
 - Current zoning of R-1 explained and no change proposed
 - Current Zoning Subdivision District F explained and compared with proposed change to Zoning Subdivision District A
 - Development Permit Area Review
 - DPA 1 Coastal Slopes is mapped on a small portion of the property
4. PART 2 - What’s Proposed
 - Conceptual Subdivision Layout with Park, Pathways and Access Beyond. The average lots size in the proposal is 1,135 sq. metres
 - Proposal area becomes a Wildfire Protection Zone
 - Technical Reviews – geotechnical, environmental, wastewater management, traffic impact, water service, archaeology.
 - 2nd review of proposed OCP and Zoning amendments.

- Phasing of the development and possible timelines

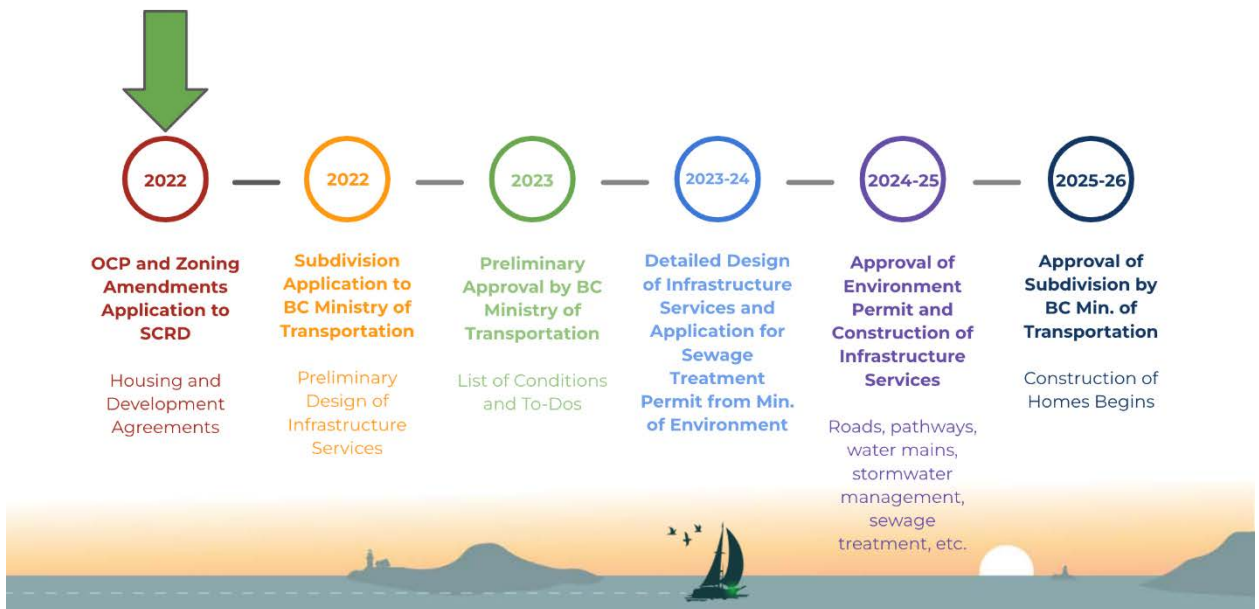
5. PART 3 - Proposed Benefits to the Neighbourhood and Community

- Developed Park- what amenities should it have?
- Water service upgrades (looping) for the existing neighbourhood
- Stormwater management upgrades for the existing neighbourhood
- Wastewater system upgrades to the existing neighbourhood system
- \$177,968.00 Development Cost Charge contribution to water service
- Continued trail access to Crown Lands, eliminating existing trespass conditions
- Wildfire Protection Area provided by covenants on new properties
- Most new lots will have driveway access on to the new road, effectively bypassing the residential section of Truman Road
- Affordable Housing – the development could provide a monetary amount to the SCRD or provide affordable housing on-site such as: secondary suites, duplexes or townhomes.

6. PART 4 - What are the Next Steps?

- Review of the overall process:

Where are we in the overall development process?



- Next Steps in the SCRD application process explained.
- Where to find more information and encouraging public input.
- Questionnaire/Survey

7. PART 5: Questions & Answer period

- The question and answer period was 1 and ½ hours in length.
- Forty (40) questions and comments were posed during the meeting by individuals. The questions and comments are included in **Appendix A.2. Meeting's Questions and Comments**.
- A video recording of the entire meeting is available at: <https://www.arbutus-ridge.com/zoom-meeting/>

5. Summary of Public Input at the Meeting

At the meeting, twenty-three (23) individuals posed forty (40) questions and/or comments:

- Eleven (11) individuals posed a single question or comment.
- Six (6) individuals posed questions or comments twice.
- Three (3) individuals posed questions or comments three times.
- Two (2) individuals posed questions or comments four times.

The questions and comments have been summarized. They focused on the following:

- Application Process and Public Consultation questions
- Phasing of the Development: *prolonged impacts on the existing neighbourhood below*
- Density:
 - *too high number of new lots and residents*
 - *lack of housing and jobs does not justify rural high-density developments*
 - *this high density will negatively affect downslope neighbours*
 - *is this high density for economic reasons*
- Stormwater / Hydrology:
 - *detailed expert report needed.*
 - *most existing homes have water seepage into their basements*
 - *will stormwater find its way into rock crevices and affect existing downslope neighbours*
 - *Proposed phasing shows 2025 for Phase 1 completion. Are all of the trees and vegetation logged beforehand causing uncontrolled runoff?*
- Wastewater:
 - *better choice is septic systems over ocean outfall*
 - *absorption field option is in the middle of proposed Ross Rd*

- *will wastewater find its way into rock crevices and affect existing downslope neighbours*
 - *is there sufficient space for twinning at the existing plant*
 - *in-ground wastewater disposal is not appropriate for bedrock sites*
 - *neighbours of the existing plant will be negatively affected by any expansion of the system*
 - *will the exterior of the existing sewage treatment plant change if work proceeds*
 - *question regarding inclusion in the Square Bay Sewer Area and bylaw*
 - *if twinning goes ahead who will pay for the operating costs until full build out?*
- Traffic Impact:
 - *Poor existing road design - needs to be addressed.*
 - *Poor existing road maintenance.*
 - *More traffic and congestion means more accidents, and will affect a need for speed during emergencies.*
 - *Any blasting of the S bend will negatively affect the existing neighbours*
 - *Stop light at the S bend to ensure one travel lane is not a community benefit*
 - *No school buses on Truman, nor public transit so parents have to drive. How will the additional density be accommodated?*
- Water Service: *With ongoing water supply issues- summer water shortages – how can this development go ahead?*
- Environment:
 - *Preservation of the existing natural environment;*
 - *Criticism of the timing*
 - *Lack of plant life content of the environmental study i.e.- fungi*
 - *Is there enforcement to prevent tree cutting during bird nesting season?*
- Geotechnical:
 - *concerns regarding effects on the neighbourhood below*
 - *previous studies showed concerns*
 - *is the Golder Report available on-line*
 - *how can the SCRDR protect existing neighbours from the costs and risks associated with the upland site's geotechnical hazards*
- Park:
 - *how can a playground and fitness circuit be built on a 25% slope?*
 - *retain existing trailhead at west end of the lane*

- *park shown looks like a city green space for urban dwellers.*
- Official Community Plan: *What are the reasons that the site was designated in the OCP for its current low density?*
- Zoning:
 - *Does R-1 zoning allow duplexes and townhomes?*
 - *Are there no other properties zoned for high density?*
- Miscellaneous:
 - *Are spec homes or serviced lots planned?*
 - *Little economic benefit for the local economy*
 - *Are consultants' reports on the website?*
 - *Reliability of consultants' and developer's statements questioned. There will be no ongoing oversight*
 - *Need a contingency fund to cover damages to existing properties*
 - *Who owns the development site?*
 - *Need a forum for discussion (not a Q and A)*

A full copy of the questions and comments can be found in **Appendix A.2. Meeting's Questions and Comments.**

6. Public Input via Survey/Questionnaire Summary

Members of the public who attended the meeting, and those viewing the website were encouraged to respond to a questionnaire-survey that consisted of 14 questions.

Fifty (50) individuals/respondents completed the survey – either fully, or to some extent with not all questions answered.

Note: Where more than one respondent echoed similar responses the comments have been identified by X. Example: X 4 means 4 participants responded in a similar manner.

The survey asked the following questions. The participant responses were collated and summarized and where applicable the summaries are included below the questions in *italics*. Individual survey responses are included in **Appendix A.3. Completed Surveys.**

1. Name and Address

2. Do you wish to be notified about updates to the development proposal?

- *To question 2 above, 83% of the respondents said yes, they wished to be notified of application updates.*

3. If yes, please provide contact info.
4. I am a full-time resident of the Sunshine Coast. Yes or No?
 - *To question 4. above:*
 - *35 individuals are full-time residents of Halfmoon Bay.*
 - *1 respondent lives elsewhere full-time on the Sunshine Coast*
5. I am a part-time resident of the Sunshine Coast. Yes or No?
 - *To question 5. above:*
 - *11 respondents are part-time (second home) residents*
6. Which arrangement best describes your current living situation? Live alone. Live with partner/spouse. Live with children. Other (describe)
 - *To question 6, there were 42 respondents:*
 - *76% of the respondents live with a partner/spouse*
 - *10% of the respondents live with children*
 - *14% live alone*
 - *11% responded as other*
7. How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each: Very Important; Important; Not Important; Neutral, **or** No Opinion)
 - *To question 7, there were 23 respondents. The responses were collated. Generally, the two most popular responses are identified for each topic.*
 - a. Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent.
 - *To question 7a., 59% of the respondents said that demonstrating design excellence with responsible density and sustainability practices was very important, and 18% said it was important.*
 - b. Prioritise and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network.
 - *To question 7b, in summary, 57% said that providing amenities (park, trails, and waterfront access) was very important while 14% said it was unimportant.*

- c. Balance livability with sustainability and affordability.
- *In summary, 36% said that balancing livability with sustainability and affordability was very important and 31% said it was important.*
- d. Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities.
- *In summary, 57% said that building upon our existing natural amenities was very important while 17% said it was important, and 17% said it was unimportant.*
8. Do you agree with the following statement: “Housing is in short supply in Halfmoon Bay-Area B.” Very Much Agree; Somewhat Agree; Neutral; Do Not Agree; **or** No Opinion
- *To question 8, there were 26 respondents who responded as follows:*
- *46% of the respondents do not agree with the statement “Housing is in short supply in Halfmoon Bay;*
 - *19% of respondents were neutral on the statement;*
 - *15% of respondents somewhat agree with the statement;*
 - *15% very much agree with the statement; and,*
 - *5% had no opinion.*
9. Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):
- a. Monetary contribution (example: \$10,000 per each new lot is the Town of Gibsons policy)
 - b. Outfitting of the new homes with secondary suites for potential rental (Whistler example)
 - c. On-site constructed townhomes and duplexes, for purchase
 - d. Other: _____
- *To question 9 there were 14 respondents:*
- *50% (7 respondents) chose a monetary contribution;*
 - *43% (6 respondents) chose the outfitting of new homes with secondary suites;*
 - *7% (1 respondent) chose on-site constructed duplexes or townhouses for purchase.*
10. What suggestions do you have on the proposed dedicated Public Park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.
- Children’s Playground Adult Fitness circuit/equipment Benches
- Picnic Pavilion Pickle Ball Court Community Garden Community Notice Board

Visitor Parking Wheelchair and Stroller Accessibility
Crown Lands Trail Network Access Other: _____

- *To question 10 regarding the public park and trail network amenities, there were 27 respondents, most of who chose more than one amenity:*
 - *Crown Lands Trail Network Access (14 respondents)*
 - *Visitor Parking (8 respondents)*
 - *Benches (7 respondents)*
 - *Wheelchair and Stroller Accessibility (4 respondents)*
 - *Community Garden (3 respondents)*
 - *Picnic Pavilion (2 respondents)*
 - *Pickle Ball Court (2 respondents)*
 - *Children’s Playground (2 respondents)*
 - *Adult Fitness circuit/equipment (2 respondents)*
 - *Community Notice Board (2 respondents)*

- *Other: There were 17 respondents to “Other” in question 10. Thirteen respondents chose this answer to restate their opposition to the proposed development. The summarized suggestions are:*
 - *A safe beach access*
 - *Trails and pathways built to BC parks type 2 standards*
 - *A Pub*
 - *Definitely not pickle ball courts – create noise pollution*
 - *Park is too small compared to the natural forest that is there now. Do not create a city green space in a rural community*
 - *Preserve the natural environment X 3 - no development and no park*
 - *Preserve the natural environment and maintain access to the existing trail network.*
 - *Not appropriate for an SCRD park*
 - *A 17 acre wilderness park*
 - *Not in favour of the development, therefore no suggestions X 4*

11. Please share any specific thoughts or concerns about the following topics:

- Water Service. Low flow plumbing fixtures? Rainwater harvesting?

- Environmental Study (by Triton Environmental Consultants)

- Geotechnical Study (by INF Planning and Design, with 1982 Golder Associates Report) _____
- Hydrology Report (by INF Planning and Design) and Stormwater Management

- Wastewater Treatment Facility Options (MSR Solutions Inc.) What is your preferred option? _____
- Traffic Impact Assessment Report (Jin Yang Riley P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways? _____
- Archaeological Preliminary Assessment Report (In Situ Consulting)

- Wildfire Prevention Design. <https://firesmartbc.ca/discipline/development-considerations/> _____
- Nighttime Street Lighting <https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf>

➤ *Question 11 garnered public comments from 23 respondents with water servicing concerns being the most popular topic. The topics and their input are summarized as follows:*

- *Water Service:*
 - *Low flow fixtures are important X 2*
 - *Low flow fixtures are a given X 2*
 - *Ridiculous- low flow shower heads just take twice as long to get clean*
 - *Rainwater harvesting should be a requirement X 3*
 - *We have a lack of community water- water crisis X 2*
 - *No new development until there is adequate community water supply X 4*
 - *The new development and existing landscape disruption will affect residences below.*
 - *Disagreement with the development as proposed X 2*
- *Environmental Study:*
 - *Study completed at the wrong time of the year X 2*
 - *Need full environmental impact study;*

- *Need to consider impacts on the ocean and impacts of hard surface development (roadways, driveways, roofs, etc.);*
 - *Need to consider non-market values for existing residents*
 - *Destruction of wildlife habitat and biodiversity must stop X 2*
 - *Disagreement with the development as proposed*
- *Geotechnical Study:*
 - *Need a new, more-detailed report X 3*
 - *Need to consider: full dimensional impacts and risk of soil instability: likelihood of contamination/impacted chemistry; scenarios for extreme weather events and soil disruption: the impact of blasting and removal of any large rock formation; slope stability assessments*
 - *Disallow swimming pools*
 - *Site is mostly rock, probably no issue.*
 - *Disagree with the development as proposed.*
- *Stormwater - Hydrology Report:*
 - *Crucial- need a detailed report X 3*
 - *Need to consider: consider interplay of geography features, flora and fauna; extreme events; drainage ditch capacities; run-off acceleration; lack of MOTI road maintenance year round.*
 - *Stormwater management is not a problem if trees are not removed and land is undisturbed X 2*
 - *Very concerned about stormwater management*
 - *Disagree with the development as proposed.*
- *Wastewater Treatment Facility Options:*
 - *No additional discharge to the ocean X 3*
 - *Address needs of all home owners*
 - *Existing sewage treatment plant is at capacity*
 - *New development should have its own sewage treatment plant*
 - *Disagree with the development. X 6*
- *Traffic Impact Assessment Report*
 - *Could not understand the meeting presentation*
 - *Need a more robust study. Observations made during low-season traffic is insufficient.*
 - *Inadequate MOTI road servicing now – icy winter conditions, inadequate roadside mowing*
 - *Existing roads are poor. Increased traffic volumes will increase accident risk and risk to wildlife X 2*

- *Signage needed to address wildlife interface*
- *Bike lanes needed X 2*
- *Pedestrian walkways needed X 4*
- *Speed bumps needed*
- *Reduced speed needed for contractor vehicles*
- *Provide only one access and egress for the new development on to Truman Rd. – at the north-west corner*
- *Redroofs Road at Coopers Green needs speed bumps*
- *Disagree with the development as proposed X 2.*
- *Archaeological Preliminary Assessment Report*
 - *Follow up with a more detailed archaeological assessment X 2*
 - *Required part of the development process*
 - *Disagree with the development as proposed X 2*
- *Wildfire Prevention Design.*
 - *Excellent idea and needed X 2*
 - *Agree with having non-flammable exteriors X 2*
 - *Green landscaped buffers are fine but not without sufficient water*
 - *Covenant foliage height and density for interphased fire management and to protect neighbour views.*
 - *Need a buffer zone from Crown Land and housing X2*
 - *MOTI needs to work with Firesmart to prevent roadside fires*
 - *Need to ensure HB Fire Department has capacity*
 - *Disagree with the development as proposed X 2*
- *Nighttime Street Lighting*
 - *Need street lighting only at road intersections*
 - *None more needed than in the existing neighbourhood.*
 - *Light pollution is pollution. No street lighting wanted X 8*
 - *Disagree with the development as proposed X 2*

12. What recommendations do you have for improving (solid) waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot? _____

- *Question 12 requested input on waste collection and recycling. Twenty-one (21) individuals responded. Comments included (summarized):*
 - *A neighbourhood recycling depot is supported/needed in Halfmoon Bay X 6.*

- *Curbside recycling including yard waste would be useful.*
- *Driving to Sechelt is unreasonable – costs, greenhouse gases and time x 3*
- *Services are already adequately provided by the SCRD, in Sechelt x 6*
- *Support private recycling service x 2*
- *Not in favour of the proposed development reiterated x 3*

13. Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

➤ *Question 13 asked for any additional goals not already addressed. Comments (summarized) included:*

- *Goal- Keep the rural and wilderness character. Keep it “Rural by Nature” X 2*
- *Leave all trees and maintain wildlife and natural habitat X 4*
- *Additional goals of privacy and quiet X 2*
- *Traffic calming: there has to be good road signage to mark the existing trail network, animal crossings, and tight turns. Hill on Truman is difficult and unsafe.*
- *Provide trailhead parking. Could be provided by wide shoulders at trailhead.*
- *Remove (scotch) broom and other invasive plants.*
- *Connecting trails/ROW built to maintenance standards.*
- *Strongly opposed views of the development proposal and any changes to the OCP and Zoning Bylaws. X 12*
- *OCP recommends future development around Welcome Woods on lands that can support infrastructure*
- *Need to present to the APC*
- *This development is not going to result in “Affordable Housing” X 3*
- *Concerns for infrastructure services failure- example: wastewater.*
- *Need more developments like this.*

14. Do you have any additional comments on the proposed subdivision layout?

➤ *Question 14 was responded to by forty-eight (48) individuals, some with multiple comments that are summarized as follows:*

- *Layout has no relation to existing topology/topography, nor natural environment. X 2,*
- *The existing neighbourhood is too dense, thus the proposal is too dense. X 3.*

- *Strongly opposed to any changes to the OCP and Zoning Bylaws. X 28*
- *A 6 lot subdivision of the property is acceptable.*
- *The property should remain as 2 acre lots.*
- *Don't make it a gated community.*
- *Encourage gardens, permaculture and personal food production.*
- *Infrastructure Servicing Concerns:*
 - *No support for the proposed changes until our infrastructure issues (water, landfill, and sewer) have been addressed.*
 - *The existing neighbourhood can't handle the extent of the development.*
 - *Traffic – increased numbers and safety concerns. X 2*
 - *Concern for geotechnical stability of upland slope development. X 3*
 - *Concern for wastewater twinning impacts - expansion of existing system. X 4*
 - *Concern for increased stormwater run-off. X 5*
 - *Subdivision layout must be phased over 5-10 years. Water supply is the critical issue.*
 - *Concern for accuracy of Applicant's consultant reports and future infrastructure failure and liability. X 2*
- *Trailhead parking is important.*
- *Secondary suites/homes should remain prohibited on small lots. X 2*
- *Inappropriate location for affordable housing. X 3.*
- *Awesome! But government approvals timelines are far too slow.*

7. Public Input via Email during the Consultation Period

During the consultation period - from April 1st to April 28th 2022, seven (7) members of the public provided input via email. The emails are contained in **Appendix A.4. Public Input via Email.**

The content of the emails has been summarized and organized by topic as follows:

- **Official Community Plan:**
 - *The objectives and policies of the Official Community Plan Bylaw need to be maintained*
 - *No changes of any kind to the OCP*
 - *What is the criteria and precedence to changing the 2013 OCP?*
- **Environmental:**
 - *Questioning the findings of the environmental study*

- *Commenting on the lack of soil cover to support trees and vegetation*
 - *Concern for the negative effects of development on local wildlife*
- Traffic:
 - *Questioning timing and thus findings of the traffic impact assessment report.*
 - *Support for improvements to local roads*
- Wastewater Treatment:
 - *The proposed “twinning” only offers potential for capital cost reductions in the future.*
 - *Twinning will negatively affect the immediate neighbours to the existing plant*
 - *Support for improvements to the existing sanitary service*
- Water Service:
 - *With Stage 4 water shortages every year, this development needs to be denied.*
 - *Water shortages are due in part to climate change – mostly due to a limited supply pool. No room to support the proposal.*
- Stormwater:
 - *Identifying the location of an existing stormwater problem*
 - *Climate change has brought atmospheric river events (high rainfall in short amount of time). How will the developer ensure existing downslope homes will not be flooded out?*
- Application Process:
 - *Questions regarding transparency of survey results, emailed input, recording of the information session and next steps in the application process.*
- Density:
 - *This site should remain as 6 lots.*
 - *This a high density application*
- Housing:
 - *Support for providing housing options*
- Park
 - *What is the purpose of the proposed playground? Not needed.*
 - *Why include an exercise circuit? Not needed.*
 - *Support for providing a neighbourhood park with playground and community garden.*

- Blasting
 - *Noise and vibrations will disrupt the neighbourhood*
 - *Should be a developer's contingency fund set up.*

- Miscellaneous:
 - *Negative effect on the existing neighbourhood's property values.*
 - *The developer should fairly compensate the neighbouring property owners. Access to trails is not enough compensation.*
 - *Will residents and neighbours lose their rural (Homeowner) property grant?*
 - *Is there a conflict of interest when the developer prepares a report?*
 - *What are the plans for the existing and future granite boulders on site?*
 - *Negative comments regarding other Halfmoon Bay neighbourhood developments.*
 - *Concern for the capacity of the volunteer Halfmoon Bay Fire Department.*
 - *Criticism of the public information meeting: one sided, poorly organized, showed lack of local area knowledge, only attended by 83 logins.*
 - *The application is based on economic benefit for the developer.*

8. Common Topics and Applicant's Responses

Through the public engagement process, common issues and concerns, along with some support, were identified. The Applicant's responses are summarized as follows:

1. Density:

- None of the existing neighbourhood property owners or residents commented that the existing neighbourhood was too dense.
- Not including the existing site, nor the sewage treatment plant, there are ninety-one (91) existing properties in DL 2394 – the existing Truman Road neighbourhood. These ninety-one (91) properties range in size from 600 square metres to 9,967 square metres. The average lot size of these existing properties is 1,250 square metres.
- The three largest of the above ninety-one properties are respectively 9,967 sq. metres, 3,602 sq.m. and 3,035 sq. metres in size. Two of these properties have two homes, the third has a very large home - building footprint, at grade, of approximately 3,400 sq. ft. Without the three largest properties, the average lot size of the existing neighbourhood is 1,069 sq. metres.

- o In response to the new geotechnical study, the proposed preliminary subdivision layout has been revised and the number of lots decreased to 48 lots. The proposed average lot size is revised to 1,182 square metres.
- o Under the proposal, the R-1 zoning of the site will not change. Only the subdivision district designation with the minimum lot size will change from Subdivision District F to Subdivision District A. The OCP designation is also proposed to change from Residential C to Residential A.
- o The site is included in the Halfmoon Bay OCP's mapping as being serviced by a community sewage treatment plant. (see OCP Map 3- Essential Services). No change is needed to the OCP to include the site in the Snake Bay Wastewater Service Area.
- o A covenant is registered on the subject property's title with the SCRDC – it implies agreement for lots of a minimum area of 200 square metres. The proposal meets this covenant requirement.

2. Environmental:

- o A second, spring-time, environmental study has now been conducted by Triton and is being made available for review.
- o No species at risk have been identified.
- o The vegetation community observed on the project site does not fit that of a Douglas-fir/dull Oregon-grape Ecological Community.
- o Large significant trees and their location have been identified. Tree retention is doable and planned by the Applicant. No tree cutting will occur between March and September. Tree cutting and land clearing will be completed by phase of the development.

3. Geotechnical:

- o A second, more detailed geotechnical study has been conducted and is being made available for review. It identifies small areas of risk.
- o The proposed subdivision layout has been altered to reflect the areas of highest risk.
- o Covenants registered on title will ensure that future homes are built safe.

4. Infrastructure Servicing:

a. Traffic Impact Assessment:

- o The TIA report found that the proposal's additional traffic can be accommodated and provides recommendations for improvements to the neighbourhood's existing road infrastructure as well as recommendations for the new road design. In coordination with MOTI, the Applicant will implement the reports' recommendations.

b. Wastewater Treatment:

- o Twinning of the existing wastewater treatment system, with improvements to the existing system and extension of the sewer ocean outfall, remains the most environmentally friendly option and most cost effective option for both the existing neighbourhood and future residents.

c. Stormwater:

- o A stormwater management plan has now been completed by Aplin and Martin and is being made available for review. The report states in its conclusion:

"A preliminary SWMP has been developed for the proposed Truman Road subdivision. The proposed SWMP will not only provide drainage to the Project Site, but also to solve the existing drainage issue along Taylor Crescent that has been causing flooding on two private properties in the Square Bay Subdivision. The SWMP will also consider source control measures both onsite and on the proposed new roads to promote infiltration to the ground to best mimic the existing drainage condition in the area.

d. Water Service and Conservation:

- o The SCRCD has undertaken improvements to the community water system capacity. Sizeable Development Cost Charges, payable by this development, will contribute to those capital costs.
- o Metering of all homes and a user-pay system will help ensure conservation.
- o Other conservation methods can be mandated by building scheme or covenant such as low flow plumbing fixtures and rain catchment systems at each home.

5. Park:

There was much criticism of the proposed dedicated park land provided by the public. Some argued that it was not needed and that there were no children in the existing neighbourhood. The Applicant offers the following:

- o The existing 91 lot subdivision has no community amenities save for a rough beach access and the adjacent trails that are situated on the privately-owned, subject development site.
- o The closest playground to the development site is over 10 km. away, accessible by car in approximately 15 minutes.
- o To promote outdoor recreation, walkability, a reduction in greenhouse gases, interaction of residents, and access to the Crown Forest trails, a dedicated park with a children's playground, trail access and community bulletin board is proposed. Some off-street visitor parking can also be provided.
- o Upon receiving feedback from the SCRD's Parks Department, the proposed Park has been moved to the north-east corner of the site.

6. Affordable Housing:

- o The Sunshine Coast needs more affordable housing. The feedback from the survey suggests that on-site duplexes and triplexes were not desired by the existing neighbourhood. Thus the Applicant is prepared to make a monetary community amenity contribution for affordable housing in the community.

7. Wildfire Prevention - Fire-Smart Program:

- o The public input regarding the proposed Fire-Smart program measures was generally favourable. The design and construction requirements recommended by the program will be mandated by building scheme or by covenant to ensure compliance of the new homes.

8. Dark-skies Street-lighting

- o Minimal dark-sky downcast street-lighting will be provided to meet MOTI safety standards.

9. Archaeology

- o A preliminary archaeology study has been completed. While no issues were found, it recommends further study at time of construction. This will be completed at each phase of the subdivision development.

10. Miscellaneous

- o Neighbouring property values will not be affected by the development of the new lots. Nor will homeowners' grants be affected.
- o The property is within the Halfmoon Bay Fire Service Area. The Fire Chief attended the public information meeting and expressed how this development proposal may provide housing for additional volunteer firefighters.

9. Conclusion

Overall the Public Engagement process for this development application was thorough and comprehensive. Notification of the Meeting was widespread and well-advertised.

While most of the comments received were opposed to the development, those comments in favour advocated for:

- affordable housing,
- a developed park,
- continued access to Crown Lands, and
- speedy approval of the development.

Most topics of those opposed / not in favour focussed on:

- Density (too much)
- Need for protection of the natural environment
- Geotechnical concerns
- Traffic impact and existing roads
- Infrastructure servicing concerns (water, stormwater, and wastewater collection and treatment)
- No change to the Official Community Plan

In conclusion, a robust Public Information Meeting and Engagement process has been completed by the Applicant. This report and its appendices capture the feedback provided by the community from April 1, 2022 to April 28, 2022. Any community input received after April 28th 2022 has been forwarded to the SCRCD for inclusion in their public record.

10. APPENDICES

Appendix A.1. Slide Presentation

Appendix A.2. Meeting's Questions and Comments

Appendix A.3. Completed Surveys

Appendix A.4. Public Input via Email

APPENDIX A.1. SLIDE PRESENTATION

**OCP and Zoning Amendments for
Proposed Arbutus Ridge Subdivision**

Truman Road - Halfmoon Bay

Public Information Meeting

April 13, 2022 from 7:00 pm-9:00 pm



Arbutus Ridge

Presented by :

Very Coast
Planning and Design



On behalf of:

INF Planning and Design Corporation
6886 Marguerite St.
Vancouver BC V6P 5G2



Welcome
Everyone!

Map of
shíshálh
Nation
Unceded
Territory

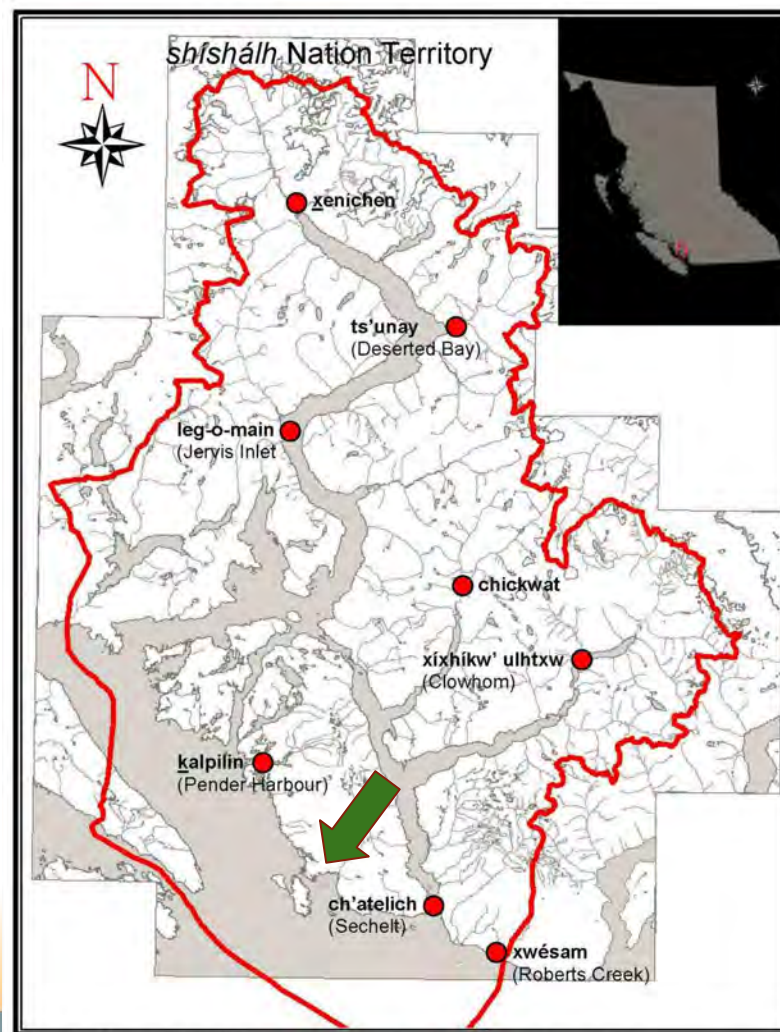


Figure 1. Map of *shishalh* territory indicating location of major village sites.

We are so
fortunate to call
this beautiful
land our home.

Public Information Meeting Format

- This meeting is being recorded.
- Please keep questions and comments respectful and courteous.
- 45 minute Presentation
- Followed by a 1 - 1.5 hour Question and Answer period.
- Type your questions into CHAT during the Presentation or Q & A.
- Or at the end of the presentation use the “RAISE YOUR HAND” feature to pose a question out loud.
- Or after the meeting, send any additional questions to:

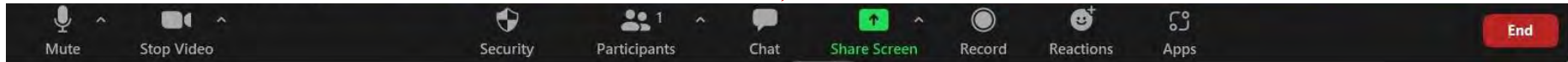
info@arbutus-ridge.com



Using ZOOM and the **CHAT** function to **pose questions**.

You will be on Mute (the moderator will unmute you when it is your turn to speak)

Ask & View Questions during the Presentation / Join or view the discussion



View Participants

This meeting is being recorded

Leave the meeting when its done.

Raise a Hand to let us know you wish to pose a verbal question at the end of the Presentation.

Lower Your Hand if your question gets answered during the Q and A.



Information Session Overview

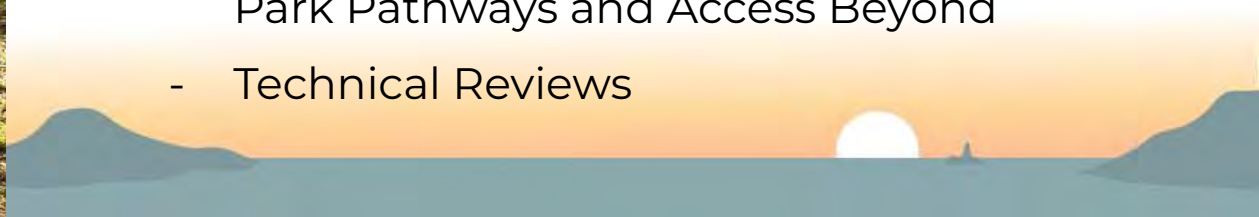
INTRODUCTION

- Purpose of the Meeting
- Tonight's Presenters

PART 1 - *What's Existing*

- Location and Historical Overview
- Official Community Plan Review
- Zoning Review
- Development Permit Area Review
- Existing Infrastructure Services

PART 2 - *What's Proposed*

- Conceptual Subdivision Layout with Park Pathways and Access Beyond
 - Technical Reviews
- 



Information Session Overview Continued...

PART 3

- Proposed Benefits to the Neighbourhood and Community

PART 4 - *What are the Next Steps?*

- Overall Process
- Next Steps in the SCRD application process.
- Where to find more information.
- Questionnaire/Survey

PART 5

- Q and A- Questions & Answers



Introduction - *Who is presenting tonight?*

Angela Letman MCIP

Very Coast Planning and Design- meeting moderator and planning consultant

Ian MacDonald

Principal : Ian MacDonald VAKA Marketing w/ Sarah Jenkins - operations manager

Will Dong P.Eng.

INF Planning and Design, applicant

Consultants:

Geotechnical: **Ben Smale**, P.Eng., Boundary Consulting

Environmental: **Brent Matsuda** R.P.Bio, Senior Wildlife Biologist, Triton Environmental Consulting

Wastewater: **Mike Seymour**, ASCT, P.L.Eng., MSR Solutions.

Stormwater Management: **Wendy Yao**, P.Eng, Senior Infrastructure Planning Engineer, Aplin and Martin

Traffic: **Jin Yang-Riley**, PhD., P.Eng.



Also joining us tonight are:

Yuli Saio, MCIP, Senior Planner, SCRD

Remko Rosenboom, General Manager of
Infrastructure Services, SCRD

and SCRD Board Members:

Lori Pratt, Area B- Halfmoon Bay Director



Meeting Introduction

- Purpose: to give information on the proposed Official Community Plan (OCP) Amendment and Zoning Amendment (Rezoning) Application for the proposed Subdivision. And to provide feedback opportunities.
- Focus is on land-use including site design, house form, and neighbourhood integration.
- One step of many in this site's BC and SCRD process of subdivision development.
- **Not a Public Hearing.**
- Your questions and feedback will be shared in a report to the SCRD.



Part 1

Location and Historical Overview

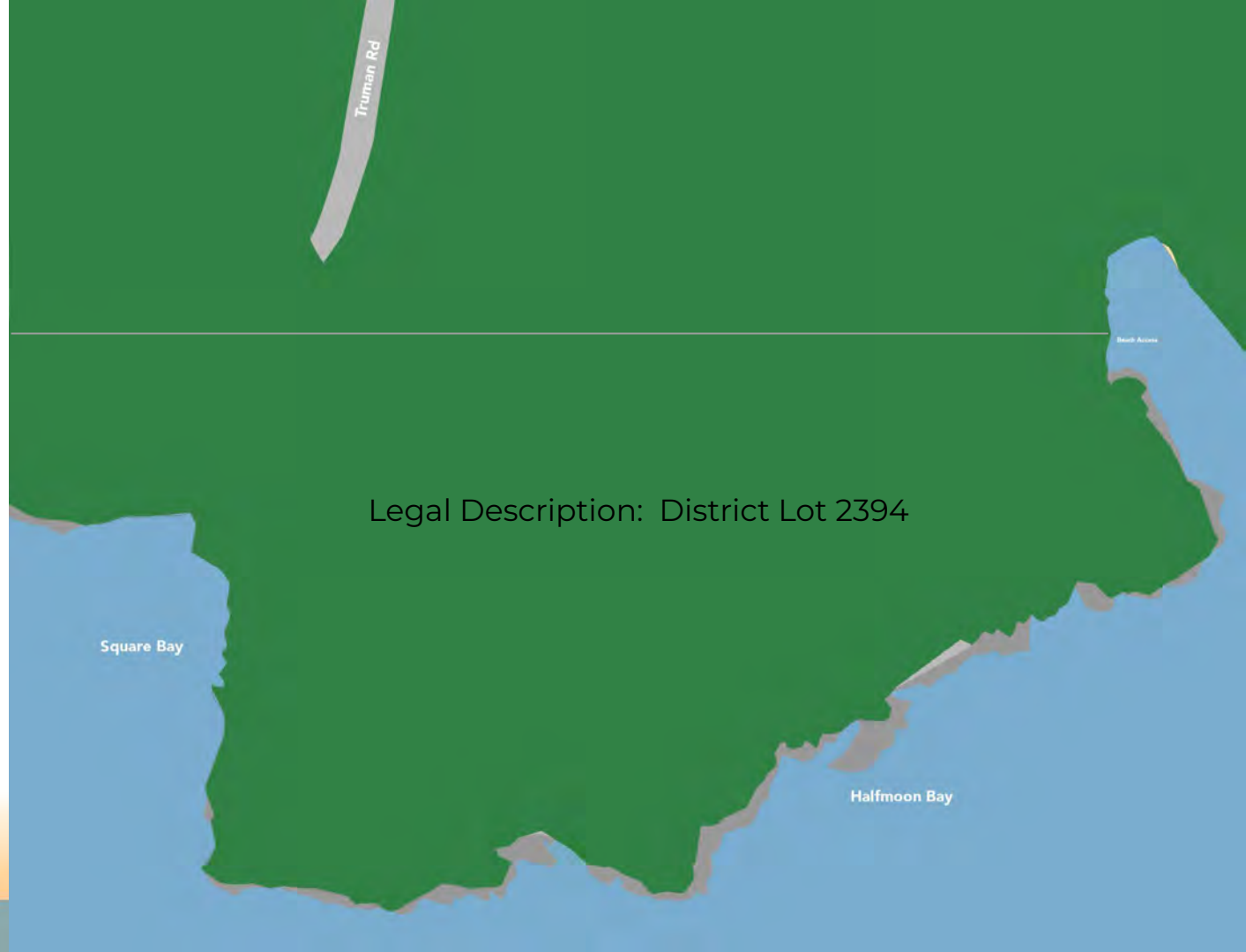


Location



Historical Overview

Before
1968



1968

First two
phases
of subdivision



1971



1974



1975



1981

SCRD assumes
Square Bay
Sewage Treatment
Facility operation
and permit.



1982 - Registration of a Restrictive Covenant between the Owner and the SCRD

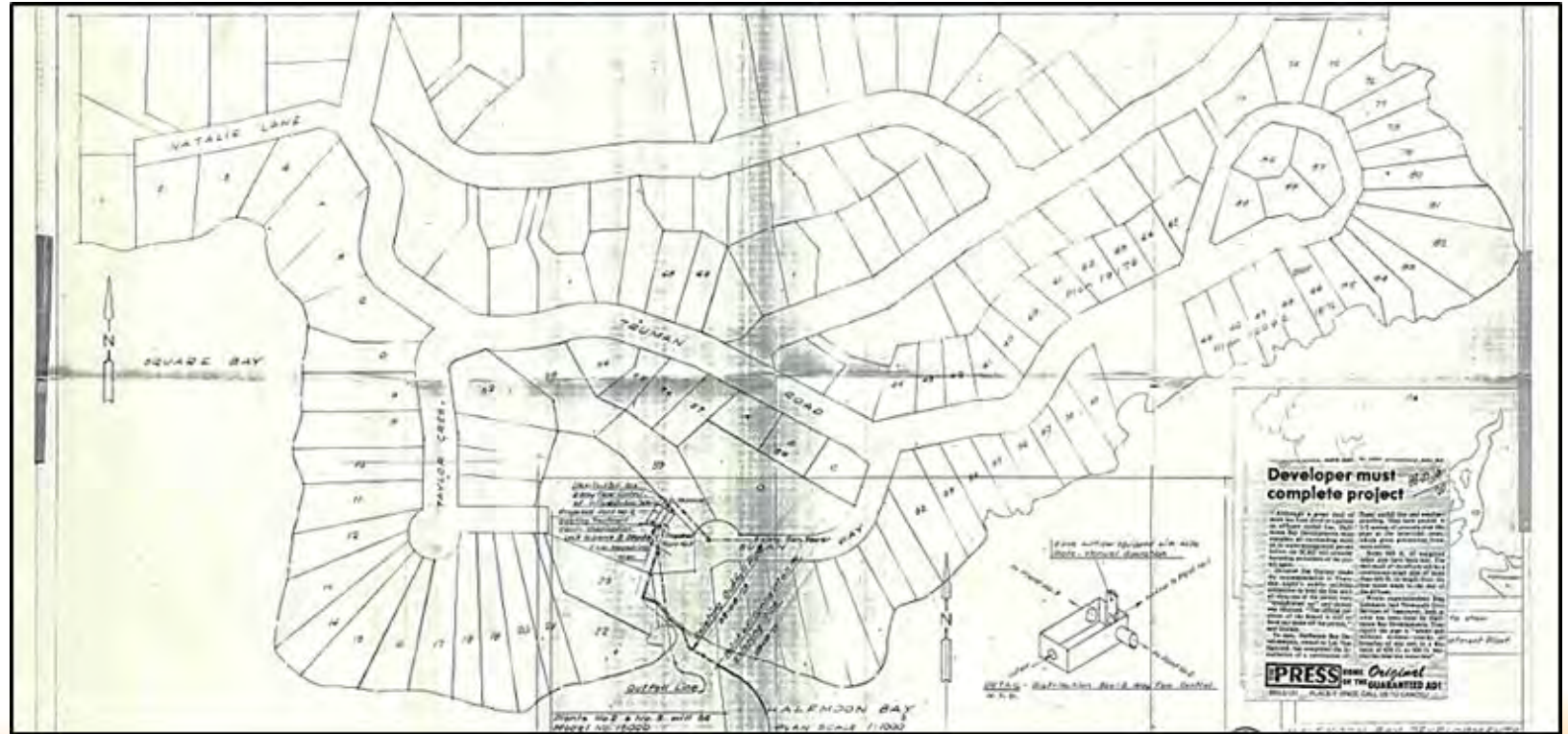
“... that the said lands shall not be used in any manner that would create separate parcels or lots of land (either by the filing of a subdivision plan or a strata plan or any other method either now in existence or hereinafter established) where the average area of any such parcels or lots is less than 0.10 hectares (1,000 sq. metres), or that would create a parcel or lot of land having an area less than 200 square metres.”



1982



1983 Concept Development Plan (SCRD files)



1983



1986



1989

SCRD Zoning Bylaw 310 is adopted and creates subdivision districts with minimum or average lot sizes within the zoning bylaw



SUNSHINE COAST REGIONAL DISTRICT

ZONING BYLAW 310

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1999 Aerial Photo (SCRD)



2006 Aerial Photo



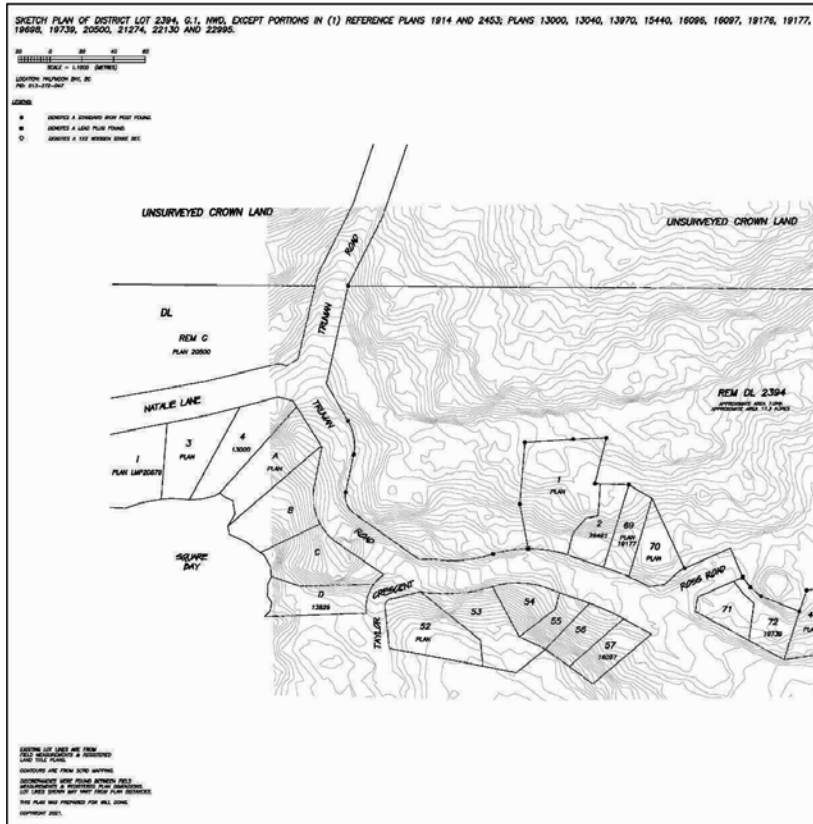
2009 Aerial Photo



2014 Aerial Photo



2017 Sketch Plan Survey



2018 Aerial Photo



2021 Aerial Photo



Today



Average Lot Size of **Existing** Neighbourhood:

1,250 sq. metres

Without largest three lots:

1,069 sq. metres

Address	Lot No.	Size in Sq ft	Size in Sq. Metres	Address	Lot No.	Size in Sq ft	Size in Sq. Metres
9395 A&B Truman Rd	G	107288	9967	9235 Truman Rd	45	7841	728
5304 Natalie Lane	H	16161	1501	9233 Truman Rd	46	8276	769
5310 Natalie Lane	I	15115	1404	9227 Truman Rd	47	9148	850
5322 Natalie Lane	3	16782	1559	9225 Truman Rd	48	9148	850
5332 Natalie Lane	4	16812	1562	undeveloped Truman Rd	49	8276	769
9383 Truman Rd	A	23478	2181	5308 Taylor Cr.	50	8276	769
9369 Truman Rd	B	17212	1599	5314 Taylor Cr.	51	10019	931
9363 Truman Rd	C	20735	1926	9351 Truman Rd	52	18295	1700
5321 and 5323 Taylor Cr.	D	18849	1287	9341 Truman Rd	53	17860	1659
5317 Taylor Cr.	8	15333	1424	9329 Truman Rd	54	8712	809
5313 Taylor Cr.	9	15899	1477	9321 Truman Rd	55	6458	600
5307 Taylor Cr.	10	15990	1485	9315 Truman Rd	56	9583	890
5305 Taylor Cr.	11	16335	1518	9311 Truman Rd	57	9583	890
5301 Taylor Cr.	12	18674	1270	9305 Truman Rd	A	8276	769
5299 Taylor Cr.	13	17072	1586	9301 Truman Rd	B	8538	793
5297 Taylor Cr.	14	15384	1429	9291 Truman Rd	C	8494	789
5295 Taylor Cr.	15	18099	1681	5337 & 5327 Susan Way	D	38768	3602
undeveloped Taylor Cr.	16	15254	1417	9256 Truman Rd	60	7841	728
5291 Taylor Cr.	17	16943	1574	9252 Truman Rd	61	8712	809
5287 Taylor Cr.	18	15779	1466	9248 Truman Rd	62	8712	809
5285 Taylor Cr.	19	16767	1558	undeveloped Truman Rd	63	7405	688
5281 Taylor Cr.	20	16207	1506	undeveloped Truman Rd	64	6970	648
5279 A&B Taylor Cr.	21	14792	1374	undeveloped Truman Rd	65	6970	648
5277 Taylor Cr.	22	19286	1792	undeveloped Truman Rd	66	8712	809
5275 Taylor Cr.	23	18663	1827	5361 Ross Rd	1	32670	3035
5328 Susan Way	24	10454	971	undeveloped Ross Rd	2	10759	1000
5330 Susan Way	25	9742	905	undeveloped Ross Rd	69	9148	850
5334 Susan Way	26	11326	1052	9314 Truman Rd	70	9757	906
5338 Susan Way	27	11837	1100	5358 Ross Rd.	71	8625	801
5340 Susan Way	28	14375	1335	undeveloped Truman Rd	72	9757	906
5342 Susan Way	29	10993	1021	9189 Truman Rd	73	11108	1032
5346 Susan Way	30	8107	753	9193 Truman Rd	74	13504	1255
5350 Susan Way	31	10583	983	9195 Truman Rd	75	12632	1174
9285 Truman Rd	32	16361	1520	9197 Truman Rd	76	9496	882
9281 Truman Rd	33	10324	959	9199 Truman Rd	77	9540	886
9277 Truman Rd	34	8975	834	9201 Truman Rd	78	8973	834
9273 Truman Rd	35	8238	765	9205 Truman Rd	79	9540	886
9269 Truman Rd	36	7797	724	9207 Truman Rd	80	9888	919
9265 Truman Rd	37	9265	861	9209 Truman Rd	81	13896	1291
9261 Truman Rd	38	11007	1023	9211 Truman Rd	82	28662	2663
9257 Truman Rd	39	9504	883	9217 Truman Rd	85	8668	805
9268 Truman Rd	H	12133	1127	9190 Truman Rd	86	8581	797
undeveloped Truman Rd	42	6534	607	9196 Truman Rd	87	8581	797
9278 Truman Rd	43	6970	648	9216 Truman Rd	88	8581	797
9284 Truman Rd	44	8712	809	9224 Truman Rd	89	8625	801
				9215 Truman Rd	90	9845	915
				undeveloped Truman Rd	91	12974	1205



Neighbourhood

Homes and Landscaping



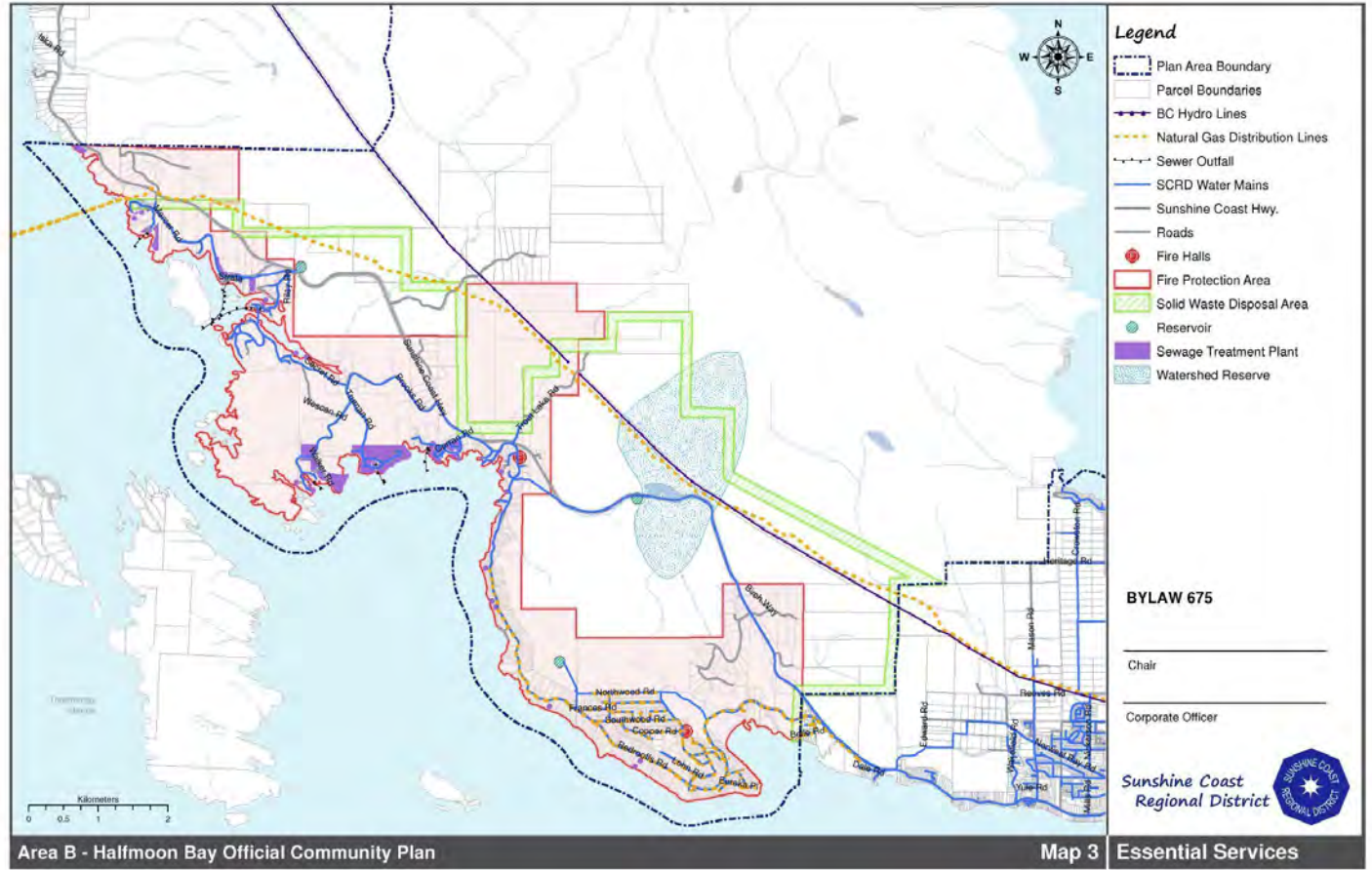
The Existing Site



Existing Neighbourhood Infrastructure Services



OCP Map 3 Essential Services



Close-up / Excerpt of *Map 3: Existing Services*

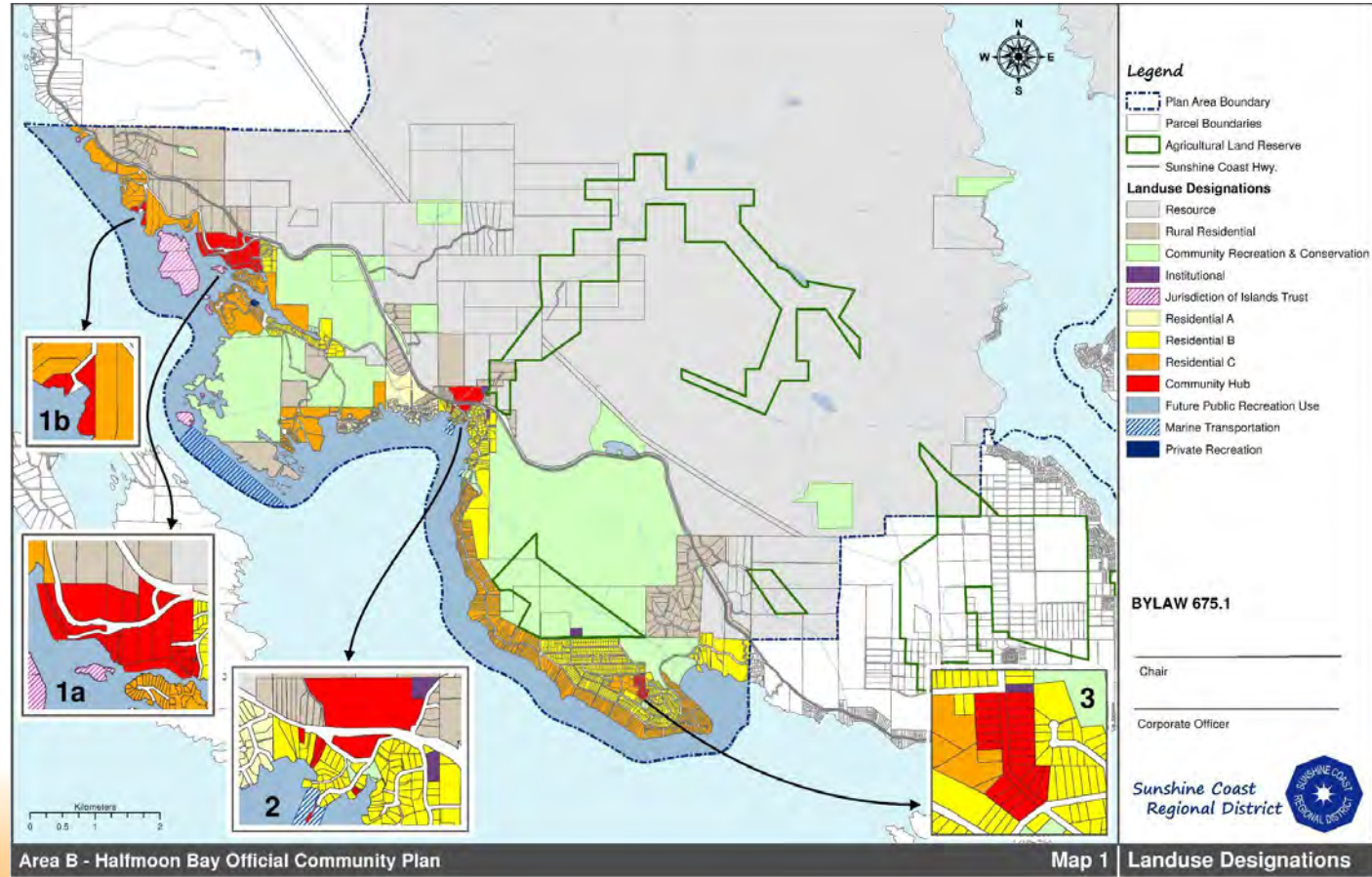
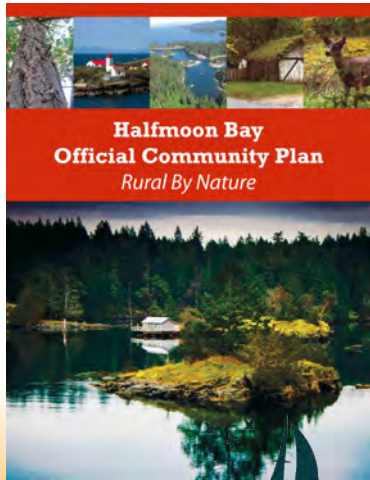


Legend

- Plan Area Boundary
- Parcel Boundaries
- BC Hydro Lines
- Natural Gas Distribution Lines
- Sewer Outfall
- SCRD Water Mains
- Sunshine Coast Hwy.
- Roads
- Fire Halls
- Fire Protection Area
- Solid Waste Disposal Area
- Reservoir
- Sewage Treatment Plant
- Watershed Reserve








Official Community Plan (OCP) Review



Close-up/Excerpt of Map 1- Land Use Designations

Legend excerpt

-  Residential A
-  Residential B
-  Residential C
-  Community Hub
-  Future Public Recreation Use



OCP Change Requested

Current OCP Designation

Residential C

8,000 sq. metres
(+/- 2 acres) average or
minimum



OCP Change Request

Residential A

1,000 sq. metres
($\frac{1}{4}$ acre) average or minimum



OCP Land-use Designation

Residential C *(Existing Designation of Subject Property)*

“The properties are in the Residential C designation due to factors such as location, unstable lands with geotechnical hazards or bedrock waterfront.”



OCP Land-use Designation

Residential A *(Existing Designation of Neighbourhood & Proposed)*

“The Residential A designation applies to properties that are located within areas serviced by SCRD owned and operated community sewer systems. The density in these areas is greater than the other two residential designations due to historic settlement patterns and zoning based on servicing provided by community sewage systems rather than by individual on-site septic fields.”



OCP's RESIDENTIAL OBJECTIVES:

9.1 To provide for a variety of housing types and parcel sizes.

9.2 To ensure that parcel sizes and residential densities are appropriate for the level of services and utilities that can be provided and are compatible with the desired rural character.

9.3 To encourage subdivision layout, dwelling design and siting that respects natural attributes and opportunities for energy efficiency.

9.4 To provide for home occupation employment opportunities compatible in scale and character with a residential area.

9.5 To carefully plan new development to avoid residential sprawl.



- 9.6** To encourage development of land to be aesthetically pleasing and environmentally responsible.
- 9.7** To maintain buffer zones between non-compatible land uses.
- 9.8** To allow for community hubs within residential areas, as shown on Map 1.
- 9.9** To encourage housing that meets the needs of a variety of income levels.
- 9.10** To encourage clustered development on appropriate sites.
- 9.11** To include opportunities for food production within residential areas.
- 9.12** To create walkable and connected neighbourhoods.
- 9.13** To encourage pilot projects for innovative housing.



Comparison of Existing and Proposed OCP Designations

OCP POLICIES	Existing Neighbourhood And Proposed Subject Property	Existing Subject Property
Designation	Residential A	Residential C
Minimum Parcel Size Density	1,000 sq. metres ($\frac{1}{4}$ acre) average or minimum	8,000 sq. metres (approx. 2 acres) average or minimum



Part 1

Zoning Review



SUNSHINE COAST REGIONAL DISTRICT ZONING BYLAW 310 TABLE OF CONTENTS

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Zoning Map



Zoning Subdivision District



Zoning Change Requested

Current Zoning

Residential R-1
Subdivision District **F**

10,000 sq. metres average
(approx. 2.5 acres)
8,000 sq. metres minimum



Zoning Change Request

Residential R-1 (unchanged)
Subdivision District **A**

1,000 sq. metres
($\frac{1}{4}$ acre) minimum



ZONING Comparison	Existing Neighbourhood & Proposed for Subject Property	Existing Subject Property
Zone	R-1	R-1
Subdivision Designation	A	F
Minimum lot size	1,000 sq. metres (¼ acre)	Average 10,000 sq. metres (2.5 acres)
Uses	<p>Single family dwelling Home Office</p> <p>If a lot is over 2,000 sq. metres (½ acre): One auxiliary dwelling unit (guest cottage or suite) Bed and breakfast Horticultural product sales</p>	<p>Single family dwelling Home Office Keeping of livestock Additional Single family dwelling or One auxiliary dwelling unit (guest cottage or suite) Bed and Breakfast Horticultural product sales</p>
Allowable buildings and decks lot coverage	35% (example: a 1,000 sq. metre lot can have 350 sq. metres or 3,767 sq. ft. of buildings and decks at grade)	35% (example: a 10,000 sq. metre lot can have 3,500 sq. metres or 37,600 sq. ft. of buildings and deck at grade)



Current zoning allows a subdivision of up to 6 lots



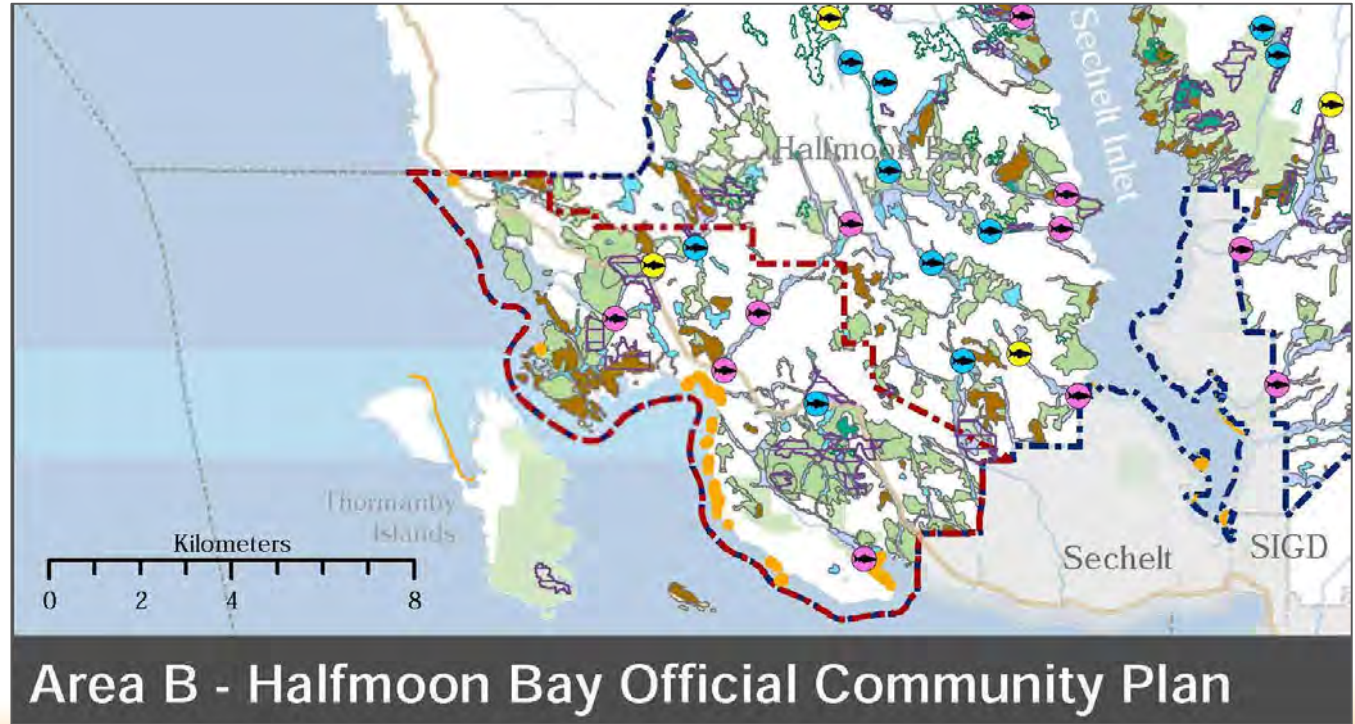
Part One
Development
Permit Area
1B
Coastal Slopes



The Natural Environment - OCP's Map 7 Natural Resources

To be considered when developing a property outside of the old OCP boundaries.

“woodland” designation.





Arbutus Ridge

Part 2

What's Proposed

Subject Property 50

Lot
Subdivision

Average Lot Size of
Subject Property:

1,135 sq. metres



Wildfire Protection



Geotechnical

Ben Smale, P.Eng. Boundary Consulting Services

- Geotechnical appraisal by Golder & Associates completed in Jan 11, 1982
- Boundary has been retained by the applicant to provide an updated report for the site
- Site assessment work is ongoing



Fig 3. Test hole location near Ross Road



Fig. 4 Typical Test holes



Preliminary Observations Indicate:

- Overburden over massive granitic bedrock
- Site is generally plain in topography and generally less than 25% gradient
- Very low probability of landslide based hazards
- Very low probability of creek or ocean based hazards
- Some rock based hazard that will be identified in a lot-by-lot basis

Recommendation: Further work needs to be conducted on actual layout, but preliminary observations of site are positive.

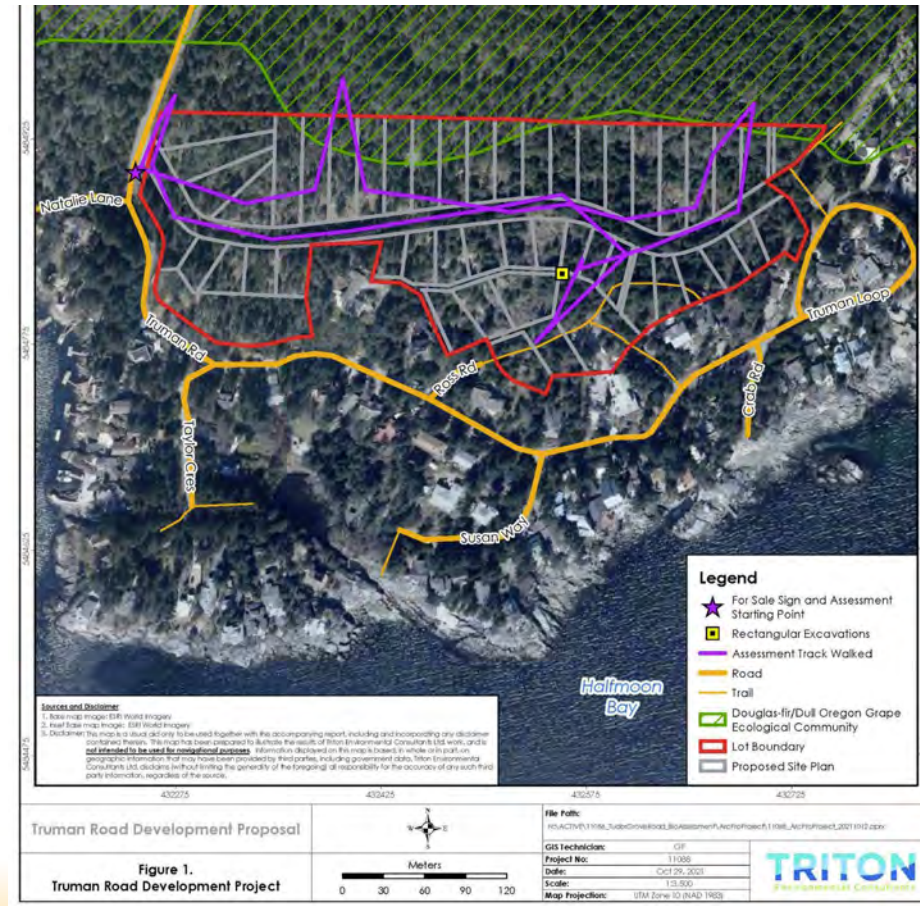




Environmental

Author: Brent Matsuda, R.P.Bio, Senior Wildlife Biologist, Triton Consulting

- Purpose of the Oct 2021 site assessment: To assess any potential effects of the proposed project on the terrestrial habitat, including any birds or Species at Risk wildlife, or rare plants.
- Desktop assessment included a search of the provincial database (iMap BC) for any Species at Risk observations in the area. None were found.



The site assessment included:

- Documenting all vegetation, fungi, and lichens.
- Documenting any nests or potential nest sites or habitat features or other suitable nesting habitat
- Observing bird behavior indicating potential nesting or territory establishment
- Watching for potential hibernacula sites (e.g., for snakes or bats)
- Watching for mammal burrows or dens and mineral licks for ungulates;
- Documenting other signs of wildlife presence (tracks, scat, scrapes, bruised vegetation, bedding)



Observations:

- The majority of the property consists of steep, rocky terrain and 2nd growth forest with open rocky terraces covered with moss and lichen. 30 plant species observed. Some larger mature Douglas-fir trees sporadically occur at the proposed upper lots location.
- The site is dominated by Douglas-fir, Arbutus , and Western Red Cedar with Red Alder and Lodgepole Pine. Dominant understory included Salal, Sword Fern, Bracken Fern, and Oceanspray.
- Non-native plant species: blackberry, Scotch Broom, and Hairy Cats-ear.
- No rare plants, but none likely to be visible at this time of year.
- Nine bird species observed. No sensitive species or Species at Risk.
- One mammal: Douglas Squirrel. One Pacific Treefrog heard across the road.
- Likely gartersnakes and Alligator Lizards present, but would be hibernating at the time of site assessment.



Conclusions:

- No potential issues identified.
- Lack of detection does not imply lack of presence - occurrence will vary depending on time of year and other variables, as conditions can readily change with climatic variability.
- Recommend vegetation inventory at the appropriate time of year (i.e., two surveys during the growing season – early and late-season field surveys).
- Recommend that any habitat alteration, including vegetation clearing, be conducted outside the March 1 to August 30 (bird nesting) timeframe, or pre-clearing nest sweep surveys be conducted by Qualified Environmental Professional familiar with species and methodologies. If clearing occurs December to March, recommend raptor survey be conducted.



Wastewater Management

Author: MSR Solutions Inc. - Mike Seymour, ASCT, P.L.Eng. Principal

- Square Bay Sewer Service Area: 93 parcels discharging to WWTP, upgraded through a community infrastructure grant in 2019.
- Average Daily Flow (ADF) of 73 m³/day (18.3 kg/dBOD), or an estimated maximum Daily Design Flow (DDF) of 146 m³/day.
- Municipal Wastewater Regulation (MWR) Permit PE-375, with a maximum allowable daily discharge at 171 m³/day and effluent quality better than 45mg/Concentration of BOD5 and TSS.
- The existing works are sufficient for the existing community. Additional flows will require new treatment capacity, which will allow for improving reliability, robustness and redundancy in the system.



- An expansion will require a new Registration, including Environmental Impact Study, with the Ministry of Environment.

Effluent Disposal:

- Discharge is to MoE marine outfall;
- Outfall is 228 meters from shore at a depth of 38m below low water.
- Outfall requires repairs to weights and other minor works as noted in the Square Bay Wastewater Local Service Asset Management Plan

Requirements to Facilitate the Subdivision Proposal:

- The proposed development will require additional treatment capacity and regulatory approvals. Three options are determined:



Three Options for Expanded Sewage Treatment

1. Independent facilities (3) under VCH & BC SSR (Sewage System Regulation)
2. Single facility under BC MWR (Municipal Wastewater Regulation)
3. Duplicating/twinning the existing SCRD treatment system and making outfall repairs to provide for improved marine discharge.

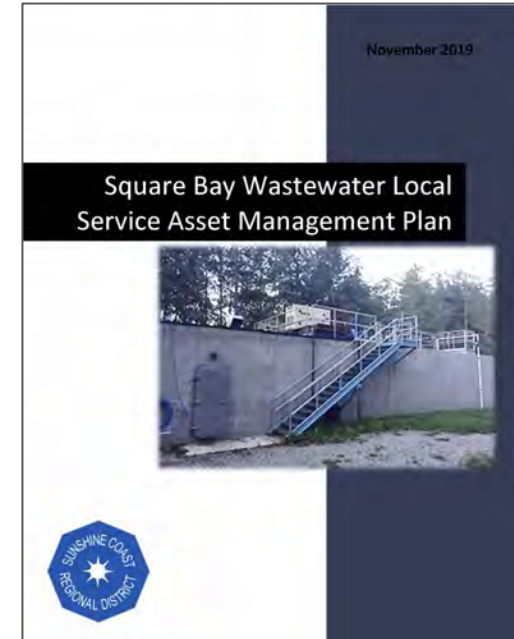
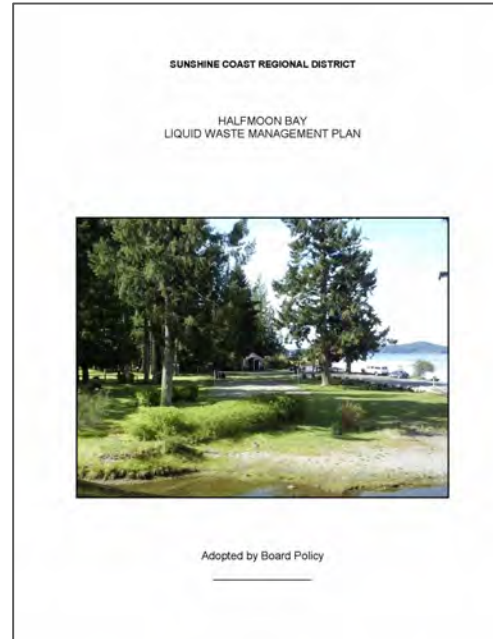
Recommendations:

- Duplicating/twinning of the existing marine disposal facility and making improvements to the existing system. This will be the most beneficial to the existing neighbourhood.
- Review with the SCRD the inclusion of the subject property into the Local Sewer Service Area. The proposed development can then contribute costs and infrastructure improvements for a new permit under the BC Municipal Wastewater Regulation.



Changes needed

- to the SCRD Liquid Waste Management Plan
- to the SCRD Square Bay Wastewater Local Service Asset Management Plan
- to the Square Bay Local Sewer Service Area

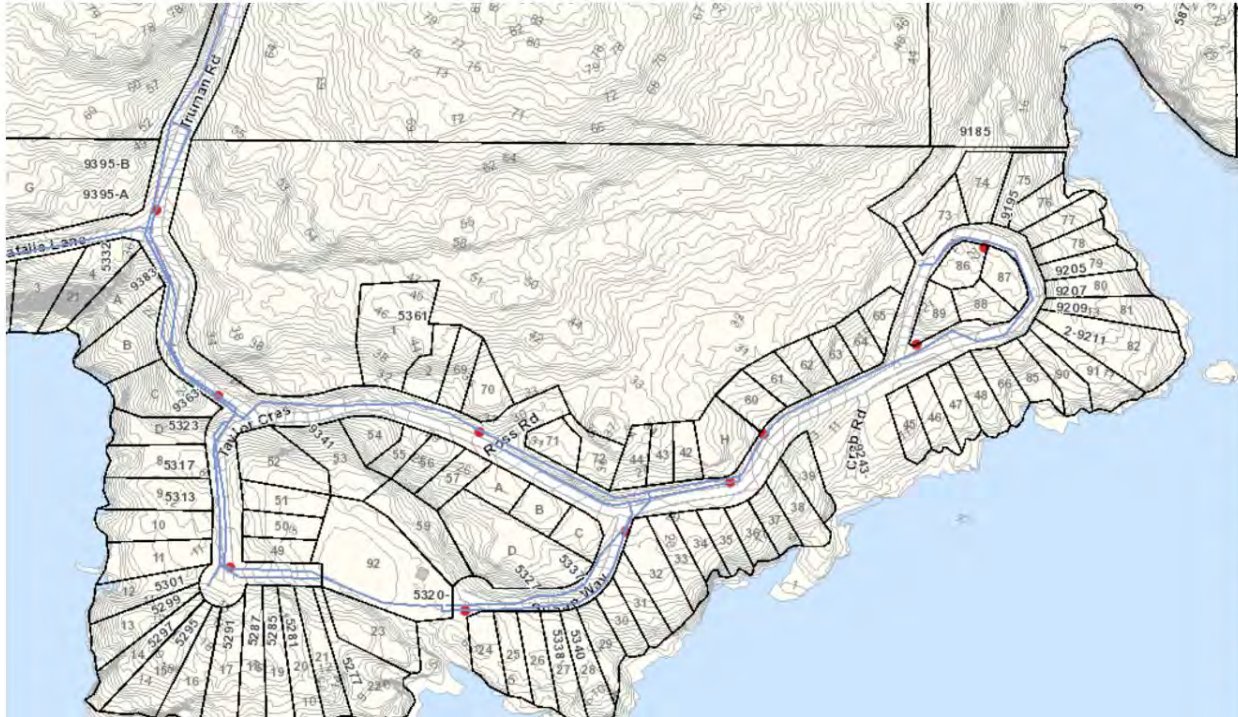


Stormwater Management (Hydrology)

*Wendy Yao M.A.Sc., P.Eng. | Senior Infrastructure Planning Engineer,
Aplin and Martin Consultants, Ltd.*



TOPOGRAPHY, LAND USE AND EXISTING SERVICING



Site Conditions:

Elevations: 21m to 70m

Slope: Northwest to Southeast up to 60%

Servicing: No existing storm sewers

Soils: Lands are generally covered by rock crops. iMap also shows the area is in the mid-Cretaceous - Granodioritic bedrock zone

Groundwater: No groundwater aquifer shown in this area.

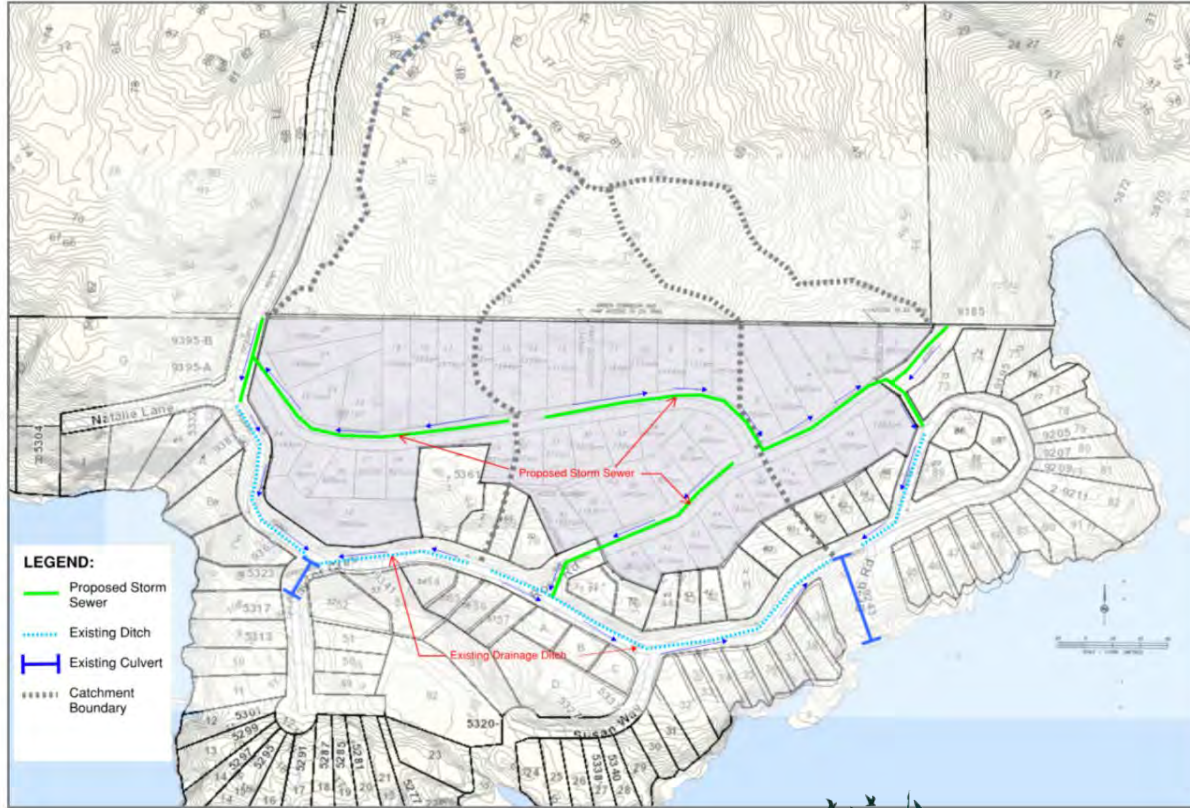
Existing Drainage Conditions:

If appears current drainage of the general area is through seepage in the rock crops without any storm sewer and/or open ditch system.

Houses at lower sides of Truman road had basement or crawl space leakage or stream under crawl space. Complains have been made to SCR D about flood issues in this area.



PROPOSED STORMWATER MANAGEMENT CONCEPT



Stormwater Management Concept

- Amended topsoil to be placed within the front and back yard areas. Disconnect roof leaders. Lawn basins or catch basins to collect drainage from properties and connect to the proposed storm sewers on the roads.
- Basements not to be allowed.
- Proposed lawn basins in the rear side of the northern properties to collect runoffs from the upstream hillside area - to minimize potential seepage and flooding due to the runoff from the hillside to the proposed development lots.
- Proposed storm sewers to collect stormwater runoff (up to 1:100-year return period) from the proposed development and upstream hillside areas - to minimize potential seepage and flooding to the existing Truman lands.
- Further review of the existing drainage ditches (or sewers) on Truman Road and downstream is necessary. The existing drainage system shall be reviewed to identify upgrades required to contain up to 1:100-year return period flows and safely convey the flow to ocean.



Traffic Impact Assessment

Jin Yang-Riley PhD., P.Eng

- The subject property is vacant land. The adjacent land contains 85 dwellings.
- Existing Road Network and Conditions: Truman Road is a two-lane designated Local access road. The other roads, Natalie Lane, Taylor Cres, Ross Road, Susan Way, and Crab Road, are local avenues for the adjacent land and all connect to Truman Road.
- Truman Road is accessed via Brooks Road, a two-lane designated Collector road providing access to Hwy 101
- Hwy 101 is the provincial highway. Brooks Road is the only connection between the Truman Road and Hwy 101



- Conducted weekday and weekend traffic counts on October 21st and 24th, 2021, between 11:00 AM and 12:15 PM, for 30 minutes on each collecting date
- Low volume of pedestrians were found to/from the nearby trails
- No Transit vehicles were found
- Traffic was large commercial vehicles, with approx. 5% of traffic on Highway 101 at Brooke Road
- At the Brooks/Truman Intersection, the AM peak traffic was found around 11:00 AM.
- To estimate the daily traffic volume, the traffic data records were reviewed with the Ministry of Transportation And Infrastructure's Traffic Data Program.

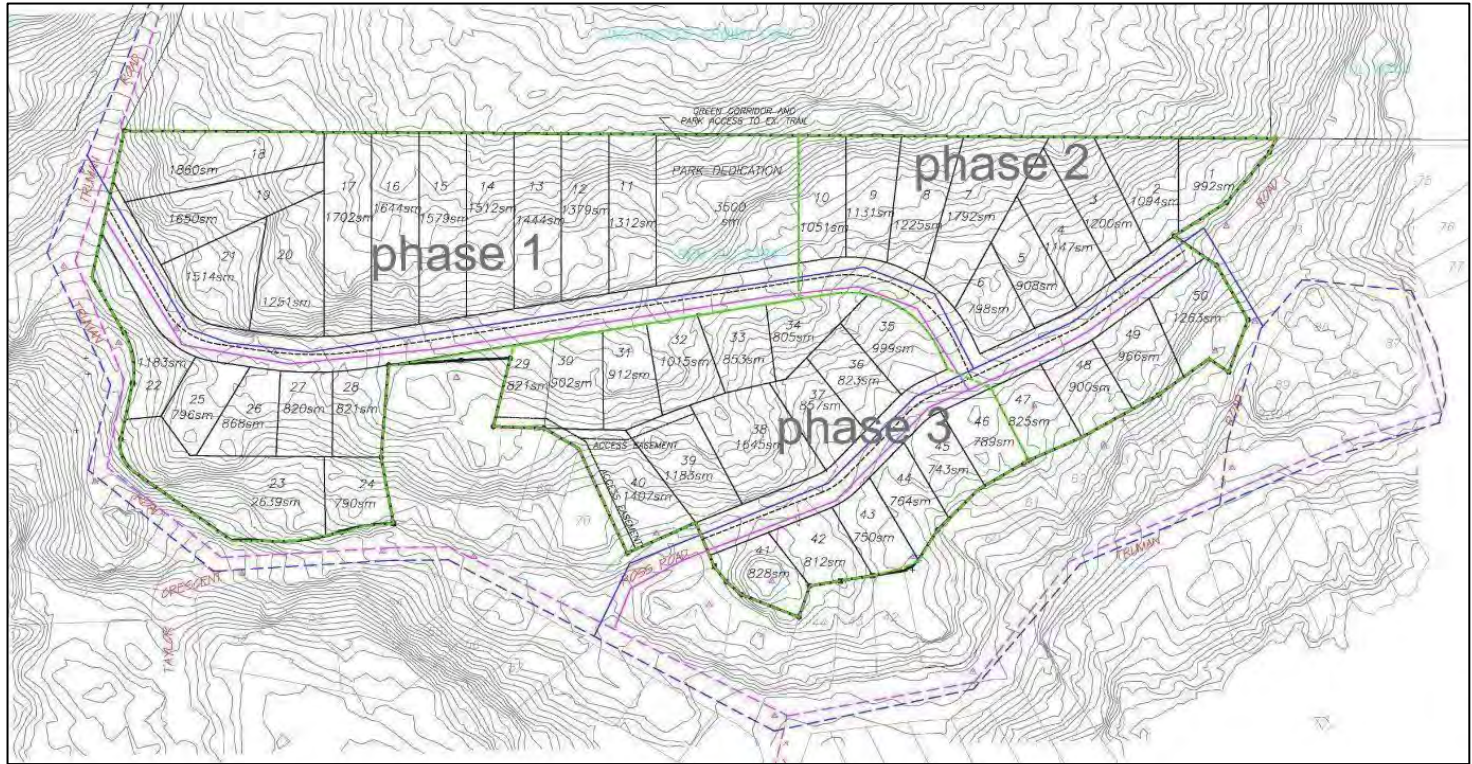


Recommendations:

- Proposed new road will form a staggered intersection at Truman Road & Natalie Lane. Provide Stop & Yield signs.
- Proposed new road design considerations: Intersection alignment; Stop Sight Distance at the intersection; Sight Triangle on each approaching leg; Design speed; Traffic control signs and pavement marking; and Traffic channeling.
- Ross Road improvements: Limit on-street parking; and Improve storm drainage with ditches.
- Review improvements to existing Truman Road at S Curve



Water Service



Archaeology

Author: Avery Lawrence and Kenzie Jessome, InSitu Consulting Inc.

- A Preliminary Archaeological Field Reconnaissance (PAFR) surface survey was conducted in June 2021.
- No archaeological sites, nor areas of potential, were identified within the subject property
- Further archaeological work is recommended for the subject property at the time of development activity or ground disturbance.



OCP Change Requested

Current OCP Designation

Residential C

8,000 sq. metres
(+/- 2 acres) average or
minimum



OCP Change Request

Residential A

1,000 sq. metres
($\frac{1}{4}$ acre) average or minimum



Zoning Change Requested

Current Zoning

Residential R-1
Subdivision District **F**

10,000 sq. metres average
(approx. 2.5 acres)
8,000 sq. metres minimum



Zoning Change Request

Residential R-1
Subdivision District **A**

1,000 sq. metres
($\frac{1}{4}$ acre) minimum



PHASING

Approvals/Permitting:
+/- 3 years

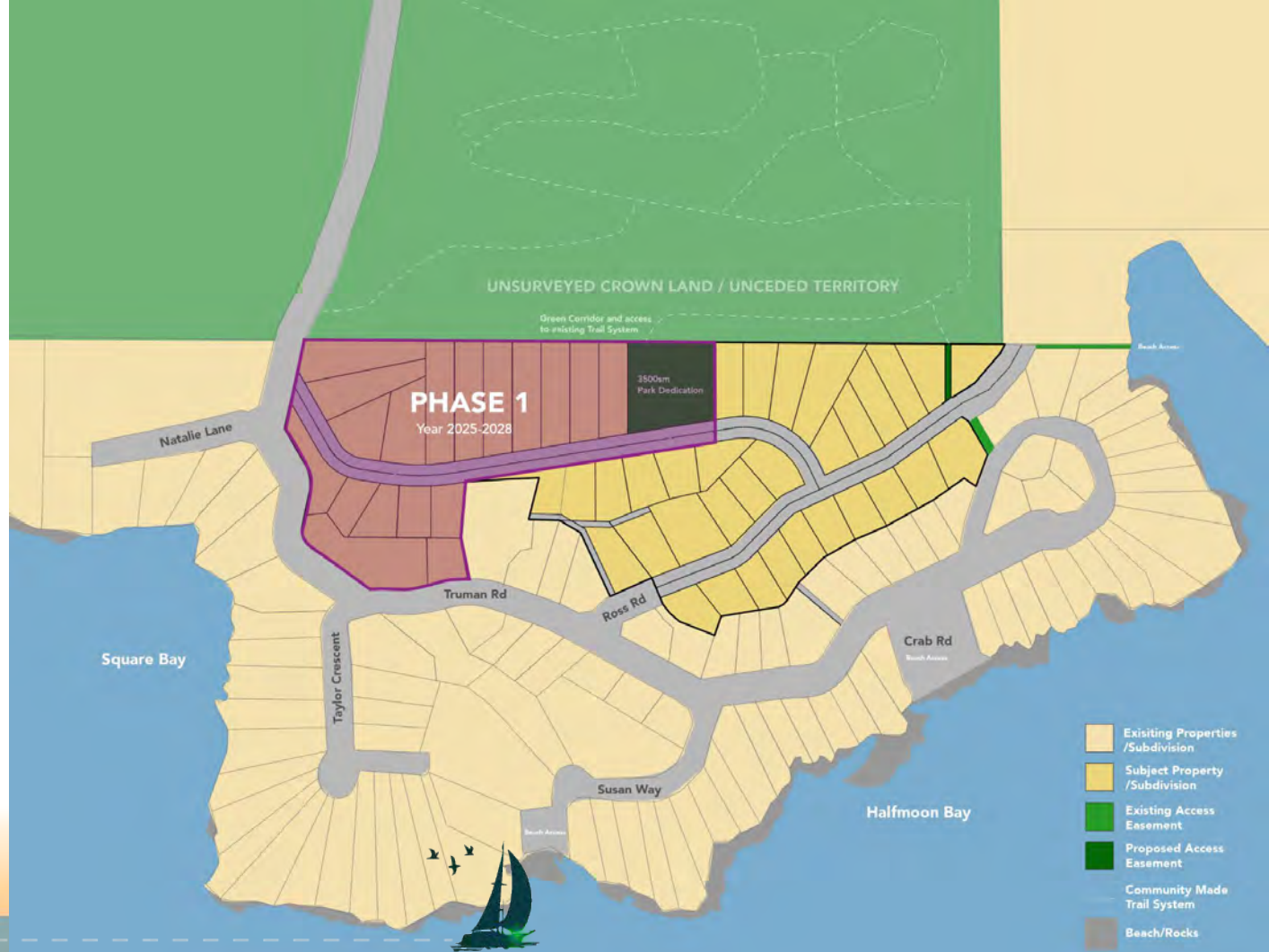
1. SCRD
2. BC Ministry of Environment
3. BC Ministry of Transportation

Phase 1
Roads, Sewers, Water
Construction:

- 2025-26: approx. 1 year

Homes Construction:

- 2026: Phase 1 Commences



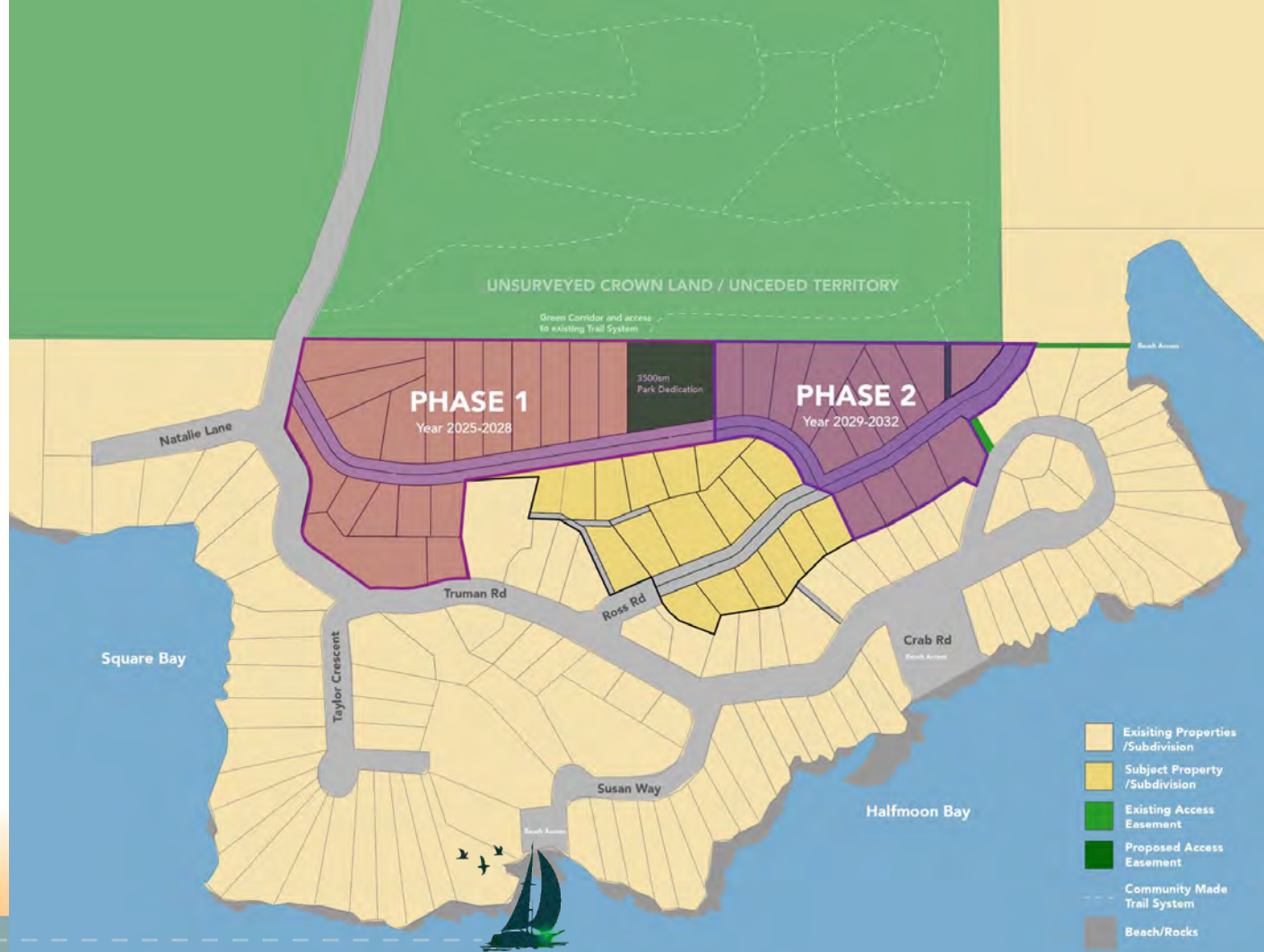
Phase 2

Roads, Sewers, Water Construction:

- Phase 2: 2027-28
approx. 1 year

Homes Construction:

- 2029: Phase 2
Commences



Phase 3

Road, Sewers, Water Construction:

- Phase 3: 2030-31
approx. 1 year

Homes Construction:

- Phase 3 : 3 years

Total All Phases:
(approx) 13 years





Part 3
Benefits to Community

Benefits

to our community
and neighbourhood

★ **Parkland:** a new neighbourhood park
of 0.865 acres. What should it have?



Benefits cont'd

- ★ **Stormwater management upgrades** for the existing neighbourhood.
- ★ **Wastewater system upgrades** for the existing neighbourhood.
- ★ **Water service upgrades** (looping) for the existing neighbourhood.
- ★ Provides a **\$ 177,968.00** contribution to water infrastructure through Development Cost Charges



Benefits cont'd

- ★ Continued **access to Crown Land** and its trails.
- ★ **Eliminating trespass** by providing public access across the Subject Property, in the same location and providing separated walkways from roadways.



Benefits cont'd

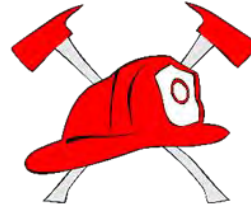
- ★ **Truman Road and Ross Road Upgrades**
- ★ Most new lots' Driveways will access from the new road, resulting in minor increased traffic on the existing neighbourhood's roads.
- ★ **Wildfire Protection Area** provided - important in our changing climate



Benefits cont'd

Affordable Housing

- ★ Helps to address our critical housing shortage. Impacts are acute - from our healthcare system to grocery stores, pharmacies, fire departments, building trades, and other businesses and services. Young people are finding it increasingly difficult to find housing.
- ★ Provide a contribution to affordable housing in the form of \$\$\$\$ **OR** provide more affordable housing on-site.



Benefits cont'd - Affordable Housing

Examples of Affordable Housing Contributions:

- Gibsons: \$10,000 per new lot
- Sechelt: \$ 7,500 per new lot
- Squamish Lillooet Regional District: \$15,000 per new lot
- Whistler: Covenant ensures new homes are prepped for secondary suites. Then owner's choice if they rent it out, or not.
- Duplexes/Townhomes: Smaller lots closer to Truman Rd. (north-west corner) could have duplexes or triplex townhomes.

Sample Duplex



Part 4 - Next Steps



Where are we in the overall development process?



Part 4: Next Steps

in the SCRD OCP and Zoning Amendments Application

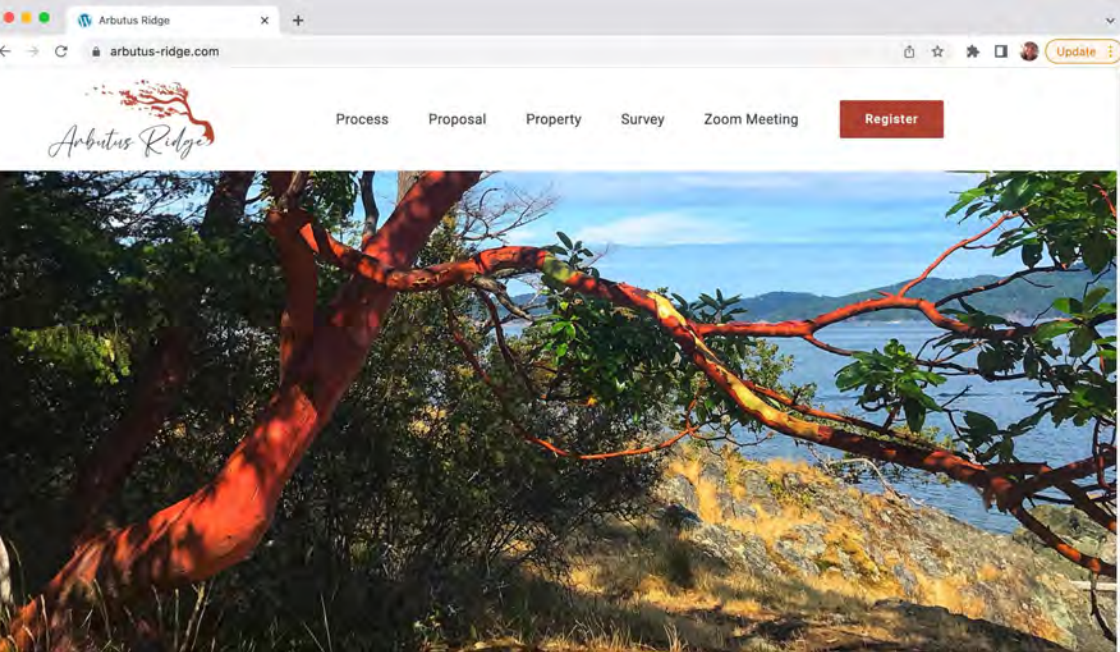
- Public Information Meeting - here tonight.
- Public Input Received (2 weeks to take our survey)
- Public Engagement Report prepared and submitted to SCRD.
- SCRD staff referral to agencies and the Halfmoon Bay Advisory Planning Commission for review and comment.
- SCRD staff report to introduce the application and proposed bylaws to the Board of Directors for consideration of 1st and 2nd readings of the bylaws.



Next Steps in SCRD Process Cont'd

- Public Hearing (last opportunity for public input)
- SCRD staff prepare a Public Hearing Report and consideration by the Board of 3rd reading of the bylaws.
- Registration of any Development or Housing Agreement Covenants to secure contributions/promises for affordable housing, wildfire protection, water conservation, etc.
- Consideration by the Board of 4th (final) reading and adoption of the proposed bylaws.





Want More information?

Visit:
www.arbutus-ridge.com

Thank You For Visiting.

Please click on the Survey button (below) to share your thoughts and impressions on these potential home sites, community amenities, the need for housing on the coast, as well as any other comments you would like to share. If you would like to be kept up to date on this project, please [register](#), and you will be included in all future updates.

[View All Reports](#)

[Take the Survey](#)



We want to hear from you! *Your Voice Matters.*

Arbutus Ridge - Public Consultation Questionnaire

This questionnaire is designed to gather the views of the community regarding the proposed Halfmoon Bay Official Community Plan Amendment Bylaw 310199, and Zoning Amendment Bylaw 675.8 for the proposed Final Phase development of Truman Road - District Lot 2394 (collected through this survey and public consultation will help to give input for the developer and for the Sunshine Coast Regional District's (SCRD) to your opinions, and we look forward to improving our community together

1. Name & Address

Name

Address

Address

City/Town

State/Province

ZIP/Postal Code

Country

2. Do you wish to be notified about updates to the development proposal?

Please tell us about yourself. Please circle, or click on the following applicable re

4. I am a full time resident (primary residence) of the Sunshine Coast.

- Yes, in Halfmoon Bay
- Yes, elsewhere on the Coast
- No
- If no, where do you live?

5. I am a part time resident (second home) of the Sunshine Coast.

- Yes

Proposed Development Input /Comments

7. How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

	No Opinion	Neutral	Not Important	Important	Very Important
Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Balance livability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

To participate in the Public Consultation Questionnaire / Survey visit :

www.arbutus-ridge.com

and click on the top link "Survey".

Part 5: Q and A

- ❖ Reminder- please pose your questions in “CHAT”
- ❖ Or if you wish to pose a question verbally please “RAISE A HAND”. Remember to “LOWER YOUR HAND” if your question has already been answered.
- ❖ We’ll now respond to the questions from “CHAT” that were posed during the Presentation.
- ❖ Following that we will take verbal questions from any “RAISE A HAND” participants that were posed during the Presentation.
- ❖ Lastly, if time allows, we will ask for more questions either written or verbal.





Thank you.

Want More information?
Visit www.arbutus-ridge.com



APPENDIX A.2. MEETING'S QUESTIONS AND COMMENTS

Questions and Comments:

1. Bill Henwood to Brent M.:
Why did you wait until October to do your assessment? Most birds are gone by then.
2. Derekn to Brent:
In October there are thousands of funghi from hundreds of species lining both sides of the lane
3. Andy Jones-Cox to Mike Seymour:
You tested the site for suitable locations for septic systems. Do you conclude that septic solutions are viable or no? If yes, why did you not propose this and ignore the ocean outflow option, which is clearly unattractive to virtually all Sunshine Coast residents?



Questions and Comments cont'd:

4. Peter Galbraith

There appears (from walking much of the site) to be little soil overburden on the site, mostly bare rock. The area of supposedly appropriate soil (for an absorption field) shown in the MSR report may be the only area, yet it is right in the path of the proposed Ross Road extension, thus eliminating much of it for use as an absorption field.

Also, the fact that the massive rock underlying the site is significantly fractured allows significant surface water to pass down through the rock to reappear in crawl spaces of houses below Truman Rd. This would appear to open up the potential for waste effluent to pass through the fractures to the houses below. How do you propose to address this?



Questions and Comments cont'd:

5. Karen Noon:

Just an observation. Many cars parked at Brooks and Truman because they can't navigate the road due to snowfall, and lack of plowing from MOT. How might this be addressed?

6. Bill Henwood to Brent M.

if a full fungi inventory is needed, particularly for microfungi, then such assessment should be conducted by a specialist.

7. Peter Galbraith -

Have you evaluated if there is sufficient, useable space in the vicinity of the existing wastewater treatment plant to accommodate twinning or expansion?



Questions and Comments cont'd:

8. Peter Galbraith to *Jin Yang-Riley*:

Unless a major rebuild of the S Bend is carried out (I see absolutely no prospect of using traffic lights and one way traffic) the addition of a second intersecting road near Natalie, combined with probably two or three driveways all in the vicinity would appear to dramatically increase the chance of more accidents in this area of very poor sight line distances. How will you address this?

9. Landon Dix:

Is this developer proposing constructing spec homes, or just providing serviced lots for sale?



Questions and Comments cont'd:

10. Richard Ritson:

A general question - nowhere have I seen any comment on the reasons (surely deliberate) the subject property was given by the OCP only 8 year ago a lower density (residential C) than the immediately adjacent and existing developed area. The OCP drafters obviously considered it to have lower potential because of location, stability or other reason. What were those reasons? Surely the reasons should be understood and considered before a change to a much more intensive (8X more intensive) be permitted??

11. Alistair:

Regarding Geotech, SCRD mapping included in community plans have shown the site within an area surveyed as zones S3h and S3ht which is described as exposed surface rock and topographical constraints. Both of these zones are classified as 'Residential Capability: Least Satisfactory'. How does this match with no geotechnical concerns being apparent?



Questions and Comments cont'd:

12. Andy Jones-Cox:

How do you propose to build a kids playground or fitness circuit on a 25% slope?

13. Darlene:

It will be critical for the downslope neighborhood to do an expert, vetted hydrological impact study of the 17 acres for a high density proposal, before any rezoning is approved. Will the SCRD require this?

14. Peter Galbraith:

The material in the application discusses surface stormwater drainage in very conventional terms but again, as for wastewater completely ignores the fractured nature of the bedrock underlying the site allowing passage of stormwater from the proposed development area to the houses below, particularly along the waterfront.



Questions and Comments cont'd:

15. Derekn

The existing trailhead is at the west end of the lane. We should keep this.

16. Bill Henwood

Does R1 zoning allow duplexes or townhouses? I thought it was single family homes only?

17. Corey:

The references to employment/socioeconomic numbers are not accurate.

Currently, there are a myriad of reasons/barriers why jobs/housing cannot be accessed. This does not justify rural, high density developments.



Questions and Comments cont'd:

18. Alistair:

Most people's houses have water seepage in the basement, this isn't addressed in the study. What stops septic fluid leaking into basements through the fractured rocks? It seems a risky location with no soil, and on a gradient, do we rely on no problems happening with upslope septic fields?

19. Kyle Norman:

Angela, Will, Jin and Team - Can someone comment on the water restrictions in the area, and how this proposed density will circumvent the ongoing issues that continue to happen with regards to restrictions?



Questions cont'd:

19. Dana Deschene:

In this time of major climate collapse, how can you and your team in good conscious suggest years of blasting rock and major destruction of natural habitat for rich Vancouverites to have a summer homes - which will have little to no benefit to local economy or community building?

20. John R:

Are all of the previous reports including Geotech on the Arbutus ridge website?



Questions and Comments cont'd:

21. Alistair:

Have all the specialist reports been made available on the website?

22. livuchis:

What kind of enforcement will there be to prevent any sort of cutting during bird breeding time?

23. MBK:

Why does your park look like a "city" green space for urban dwellers?

24. John R:

In ground WW disposal is not appropriate for bedrock sites. Twinning the WWTP at the existing swamp location is way out of balance with a residential neighborhood. The size of the overall facility would be suitable at an industrial location. A twinned out all at its current location would be unacceptable to the waterfront residents near the existing outfall.



Questions and Comments cont'd:

25. Darlene:

1) In the context of our OCP, what would be the reasons to rezone an unsuitable lot to high density, in particular given more extreme weather events and impacts downslope?

2) Rather than chip away at our community vision, can the SCRCD not actively direct developers to lots already appropriately zoned for high density?

26. Landon Dix:

So to be clear regarding traffic suggestions - you propose either blasting rocks on the S Bend. (this will severely affect the house on the bend) or adding a stop light for ONE lane traffic only? How is this a benefit for the community?



Questions and Comments cont'd:

27. Randy LaBonte:

As I understand it, Will Dong, the developer, hired all the consultants. They were provided limited ability on timing, as we heard, and were PAID by the developer. What impact on enforcement do the statements and proposed promises that I hear tonight will be brought to bear?? I do not believe there is any oversight here in this process. Phase 1 is proposed for 2025, what happens prior? Logging of trees and unplanned runoff as we see on Bayview Hills?

28. Darlene:

According to SCRD bylaw 1085 that established Square Bay, DL2394 is not included in the service area covered by the bylaw. SCRD, please confirm that according to the BC govt act, there would be a referendum for the current community to vote on whether to add additional lots to the service area. If so, a what point in the process would this take place?



Questions and Comments cont'd:

29. OVID:

Will the developer set a contingency fund to cover for damages as a result of his actions on the new properties ?

30. Aileen:

With the septic adjustment you are suggesting will this change to look of the existing structure in regards to appearance?

31. Ellen Adelberg:

Why is the developer proposing such high density- in contravention of the existing zoning - is it strictly economics?

32. Randy LaBonte:

Who currently owns the property? Nadia Van Egmont or Will Dong the developer?



Questions and Comments cont'd:

33. Gerard Darnel:

Along with the significant blasting how are the existing homes protected in the cases of their foundations getting fractures. Will there be a contingency set up for this damage?

34. Cheryl and Dr. Antonio Menezes:

As a general surgeon on call often I need to get to the hospital for emergencies quickly. The additional traffic will impede my ability. How will you address access and congestion in already dangerously narrow, twisty roads?



Questions and Comments cont'd:

35. John R.

Will the 1982 Golder Geotech report be on the website?

36. liviuchis

So many of these questions merit a discussion, not a one sided answer that the asker cannot elaborate on. Will there be a session that will be more open, where we aren't all muted, that will foster a more open discussion?



Questions and Comments cont'd:

37. Darlene:

Given that a high density development would be immediately adjacent to 16 houses and upslope from many more, what will the developer be required to do to protect all of the downslope houses from the Geotech hazards posed by the high density housing? or will this cost/risk have to be borne by the current downslope residents? What due diligence will the SCRD do prior to approving rezoning to ensure the risk/cost is not borne by current residents?



Questions and Comments cont'd:

38. Darlene Menezes

Currently the school bus does not come onto Truman Road and parents must drive their kids to the main road and wait. How will you accommodate for all of the additional buses and needs families have? Currently there is not public transit either, which will mean more parents driving often at all times of day. How will you address the road which is already quite dangerous and inaccessible at times in winter?

39. Lyle Wharton

As properties with connection to the sewer system in the service area share the costs of operations (user fees). As your recommended wastewater solution is twinning the existing plant, who will pay the operating costs until the populated lots are established?





Thank you.

Want More information?
Visit www.arbutus-ridge.com



#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 12, 2022 12:00:20 PM
Last Modified: Tuesday, April 12, 2022 12:02:23 PM
Time Spent: 00:02:02
IP Address: 198.166.252.238

**APPENDIX A.3.
 COMPLETED SURVEYS**

Page 1

Q1

Name & Address

Name	Deanna Clause
Address	#1004 - 1320 16th Ave. SW
City/Town	Calgary
State/Province	AB
ZIP/Postal Code	T3C 3S6
Country	Canada

Q2

No

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	hello@litlovebox.com
Phone Number	6048650282

Q4

I am a full time resident (primary residence) of the Sunshine Coast.

If no, where do you live?:
 calgaryyy yeeehaew

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6

Which arrangement best describes your current living situation? (Please check all appropriate)

Other (please specify):

live with my dog

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent.

No Opinion

Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network.

No Opinion

Balance livability with sustainability and affordability.

No Opinion

Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities

No Opinion

Q8

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label)

Very Much Agree

Q9

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

On-site constructed townhomes and duplexes, for purchase

Q10

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Adult Fitness circuit/equipment ,

Benches ,

Picnic Pavillion,

Community Garden ,

Community Notice Board ,

Visitor Parking

Q11

Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?	n/a
Environmental Study (by Triton Environmental Consultants)	n/a
Geotechnical Study (by INF Planning and Design, with 1982 Golder Associates Report)	n/a
Hydrology Report (by INF Planning and Design) and Stormwater Management	n/a
Wastewater Treatment Facility Options (MSR Solutions Inc.) What is your preferred option?	n/a
Traffic Impact Assessment Report (Jin Dong Yang P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways?	n/a
Archaeological Preliminary Assessment Report (In Situ Consulting)	n/a
Wildfire Prevention Design. https://firesmartbc.ca/discipline/development-considerations/	n/a
Nighttime Street Lighting https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf	n/a

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

n/a

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

n/a

Q14

Do you have any additional comments on the proposed subdivision layout?

n/a

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, April 15, 2022 11:39:37 AM
Last Modified: Friday, April 15, 2022 11:54:19 AM
Time Spent: 00:14:42
IP Address: 64.180.66.159

Page 1

Q1

Name & Address

Name	Mary Beth Knechtel
Address	8626 Redrooffs Road
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7Z1E7
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	marybeth@telus.net
Phone Number	6047419846

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Respondent skipped this question**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7
How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Balance livability with sustainability and affordability. **Very Important**

Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities **Very Important**

Q8
Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) **Do Not Agree**

Q9 **Respondent skipped this question**

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Access to Crown Lands Trail Network,**

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Other (please specify):
Your park is too small compared to the natural forest that is available right now. Do not recreate a city "green space" in a rural community.

Q11

Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?

Low flow shower heads just make it twice as long to get clean. Ridiculous. Rainwater harvesting should be a requirement for new builds.

Environmental Study (by Triton Environmental Consultants)

The huge gaps in the report make it useless.

Geotechnical Study (by INF Planning and Design, with 1982 Golder Associates Report)

Slanted towards the result Mr. Dong wants.

Hydrology Report (by INF Planning and Design) and Stormwater Management

There was no report provided, a huge oversight because this is a crucial element in any plan.

Wastewater Treatment Facility Options (MSR Solutions Inc.)
What is your preferred option?

I prefer you not build 50 new houses.

Wildfire Prevention Design.
<https://firesmartbc.ca/discipline/development-considerations/>

Good idea to have non-flammable exteriors.

Nighttime Street Lighting <https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf>

Light pollution is pollution. I moved here to see the stars and don't want the haze of Vancouver.

Q12

Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Keep the number of lots at 6, not 50. Stay true to the requirements of the OCP.

Q14

Do you have any additional comments on the proposed subdivision layout?

It has been pointed out that the lot designs have no relationship to the topology of the property. Don't impose some desktop layout on the property.

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, April 15, 2022 11:52:47 AM
Last Modified: Friday, April 15, 2022 1:27:41 PM
Time Spent: 01:34:53
IP Address: 24.207.18.139

Page 1

Q1

Name & Address

Name	jim noon
Address	9826 Wescan Rd.
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7Z 1G2
Country	Canada

Q2**Yes**

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	ehkolie56@gmail.com
---------------	----------------------------

Q4**Yes, in Halfmoon Bay**

I am a full time resident (primary residence) of the Sunshine Coast.

Q5**No**

I am a part time resident (second home) of the Sunshine Coast.

Q6**Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

- | | |
|--|-----------------------|
| Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. | Very Important |
| Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. | Important |
| Balance livability with sustainability and affordability. | Important |
| Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities | Important |
-

Q8

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) **Very Much Agree**

Q9

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

- Monetary contribution (example: \$10,000 per each new lot is the Town of Gibsons policy)**
 - '
 - Other (please specify):
This just adds \$10K to the price of each lot making it less affordable?
-

Q10

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

- Other (please specify):
I hesitate to answer because I am not in favour of this development.
-

Q11

Please share any specific thoughts or concerns about the following topics:

- | | |
|--|---|
| Water Service. Low flow plumbing fixtures? Rainwater harvesting? | Both should be mandatory in any new development in the SCRd. |
|--|---|
-

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

n/a

Q13

Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

Many things have changed since Len Van Egmond applied to lease DL2394 from the crown in 1969. Subdivision design, density and values related the importance of open spaces and rural areas are now much different than they were when this development started in the 80's. To say that this development is simply a completion of the "original plan" is true. It would add 50 lots, (the maximum possible) to the existing 90 lots. A increase of 55%. This approach of cramming in as many lots as permitted which was common in the 70's and 80's is not longer acceptable, and the HMB OCP reflects that. The HMB OCP is a reflection of the community wishes and values and shows how the approach to development and density has changed since this development was partially constructed. I strongly disagree with OCP and bylaws amendments to facilitate as many lots as possible into this area. I don't think a proposal with the density of the original subdivision or this expansion, would ever be considered today. I would be most interested to hear the results of a community survey that simply asks adjacent residents if they support this massive increase in development, or what they would like to see in an expansion of development in their area. This survey does not ask those questions.

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, April 15, 2022 3:07:42 PM
Last Modified: Friday, April 15, 2022 3:11:50 PM
Time Spent: 00:04:07
IP Address: 75.156.122.132

Page 1

Q1

Name & Address

Name	Kelsey Oxley
Address	8136 Cedarwood Rd
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7Z 1E1
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	kelsey.oxley@gmail.com
Phone Number	6043410573

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse ,**
Which arrangement best describes your current living **Live with children**
situation? (Please check all appropriate)

Q7
How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent.	Important
Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network.	Important
Balance livability with sustainability and affordability.	Very Important
Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities	Very Important

Q8
Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."
(no label) **Very Much Agree**

Q9 **Outfitting of the new homes with secondary suites for potential rental (Whistler example)**
Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Children's Playground ,**
What suggestions do you have on the proposed dedicated **Access to Crown Lands Trail Network**
public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 **Respondent skipped this question**
Please share any specific thoughts or concerns about the following topics:

Q12
What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Neighbourhood depot, driving to Sechelt is unreasonable

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Present to the APC.

Q14

Do you have any additional comments on the proposed subdivision layout?

Don't make it a gated, elitist community. Encourage gardens, permaculture and personal food production.

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 16, 2022 12:17:07 AM
Last Modified: Saturday, April 16, 2022 12:50:34 AM
Time Spent: 00:33:26
IP Address: 24.207.34.233

Page 1

Q1

Name & Address

Name	Gillian Foster
Address	5155 Smuggler Lane
City/Town	Halfmoon Bay
State/Province	British Columbia
ZIP/Postal Code	V7Z 1G6
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	gillianbfoster@gmail.com
Phone Number	6048313602

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

- | | |
|--|-----------------------|
| Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. | Very Important |
| Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. | Very Important |
| Balance livability with sustainability and affordability. | Very Important |
| Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities | Very Important |
-

Q8 Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) **Somewhat Agree**

Q9 Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Other (please specify):
If a monetary contribution it shud be minimum 50,000 per lot.

Q10 **Access to Crown Lands Trail Network**

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11

Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?

Of course low flow plumbing...that's a given.

Environmental Study (by Triton Environmental Consultants)

Done at wrong time of year. Too much destruction of wildlife habitat up and down the Sunshine Coast. This has to stop. Particularly in rural areas.

Geotechnical Study (by INF Planning and Design, with 1982 Golder Associates Report)

Very preliminary. Did not address resident's concerns of seepage into their foundations.

Hydrology Report (by INF Planning and Design) and Stormwater Management

Wondering why the Hydrology Report was not given by an independent company...

Wastewater Treatment Facility Options (MSR Solutions Inc.)
What is your preferred option?

NOT putting it in the ocean, unless you are willing to purchase nearby houses which will be really affected by increased noise and smell of the treatment plant.

Traffic Impact Assessment Report (Jin Dong Yang P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways?

Sorry, couldn't properly understand her presentation.

Wildfire Prevention Design.
<https://firesmartbc.ca/discipline/development-considerations/>

Fireproof cladding is just commonsense these days. Nothing too new there.

Nighttime Street Lighting <https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf>

People move here for dark skies, not city style street lights.

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

these are already provided for by SCRD...

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

"Affordable housing" is not going to happen in this development unless you include people who have just sold out in Vancouver and have a couple million to spend. It is misleading to try and spin this development as helping to create affordable housing. It doesn't.

Q14

Do you have any additional comments on the proposed subdivision layout?

This type of high density subdivision is NOT appropriate in a rural area. High density should only be around established hubs and in areas with nearby schools, stores and transit. This sort of development is in conflict with the OCP for Halfmoon Bay. The area in question should remain as 2 acre lots if it is to be developed. Traffic: Having 50+ additional cars getting in and out of Truman Road in winter conditions is just asking for accidents. Access to the neighborhood is difficult. Location: Clearing land upslope from an existing neighborhood is inviting trouble. Witness the disaster of Bayview.

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 16, 2022 9:49:28 AM
Last Modified: Saturday, April 16, 2022 9:57:39 AM
Time Spent: 00:08:10
IP Address: 64.180.66.242

Page 1

Q1

Name & Address

Name	Catherine Jane Tollestrup
Address	8669 Redrooffs Rd.
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7Z 1E7
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	jane.tollestrup@gmail.com
Phone Number	6048859594

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live alone

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

- | | |
|--|-----------------------|
| Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. | Very Important |
| Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. | Very Important |
| Balance livability with sustainability and affordability. | Important |
| Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities | Very Important |
-

Q8

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label)	Neutral
------------	----------------

Q9

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Monetary contribution (example: \$10,000 per each new lot is the Town of Gibsons policy)

Q10

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

- Pickle Ball Court** ,
 - Community Garden** ,
 - Wheelchair and Stroller Accessibility** ,
 - Access to Crown Lands Trail Network**
-

Q11

Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?	Concern for lack of community water
Environmental Study (by Triton Environmental Consultants)	Needs to be done
Geotechnical Study (by INF Planning and Design, with 1982 Golder Associates Report)	Needs to be done
Hydrology Report (by INF Planning and Design) and Stormwater Management	Needs to be done
Wastewater Treatment Facility Options (MSR Solutions Inc.) What is your preferred option?	MSRSolutions
Traffic Impact Assessment Report (Jin Dong Yang P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways?	Walkways
Archaeological Preliminary Assessment Report (In Situ Consulting)	Needs to be done
Wildfire Prevention Design. https://firesmartbc.ca/discipline/development-considerations/	Needs to be done

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Neighborhood recycling

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Leave trees

Q14

Respondent skipped this question

Do you have any additional comments on the proposed subdivision layout?

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 16, 2022 9:52:46 AM
Last Modified: Saturday, April 16, 2022 9:58:25 AM
Time Spent: 00:05:39
IP Address: 75.156.123.136

Page 1

Q1

Name & Address

Name	Heidi Joffe
Address	8425 Redrooffs
City/Town	Halfmoon Bay
State/Province	BC
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	artjoffe@icloud.com
Phone Number	7783865005

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live alone

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

- | | |
|--|-----------------------|
| Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. | Very Important |
| Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. | Very Important |
| Balance livability with sustainability and affordability. | Not Important |
| Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities | Very Important |
-

Q8

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

- | | |
|------------|---------------------|
| (no label) | Do Not Agree |
|------------|---------------------|
-

Q9

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

- Other (please specify):
 - Not interested
-

Q10

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Access to Crown Lands Trail Network

Q11

Please share any specific thoughts or concerns about the following topics:

Respondent skipped this question

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Respondent skipped this question

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

privacy and quiet

Q14

Do you have any additional comments on the proposed subdivision layout?

We don't need it. Every one and nature suffers so a few can make money under the guise of 'affordable'/community service-just absolute nonsense.

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 16, 2022 10:02:01 AM
Last Modified: Saturday, April 16, 2022 10:10:53 AM
Time Spent: 00:08:52
IP Address: 24.207.108.115

Page 1

Q1

Name & Address

Name **Elise Rudland**

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address **eliserudland@gmail.com**

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6

Respondent skipped this question

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

- | | |
|--|----------------------|
| Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. | Not Important |
| Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. | Not Important |
| Balance livability with sustainability and affordability. | Not Important |
| Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities | Not Important |
-

Q8

Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9

Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10

Other (please specify):
Not appropriate for an SCRDP park

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11

Please share any specific thoughts or concerns about the following topics:

- | | |
|--|---|
| Wastewater Treatment Facility Options (MSR Solutions Inc.)
What is your preferred option? | OCP recommends that no new subdivision can connect to this plant |
| Wildfire Prevention Design.
https://firesmartbc.ca/discipline/development-considerations/ | Need a buffer zone between Crown Land OGMA and density housing |
-

Q12

Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

OCP recommends future development around Welcome Woods on lands that can support infrastructure.

Q14

Do you have any additional comments on the proposed subdivision layout?

Support layout for present zoning.

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 16, 2022 9:55:17 AM
Last Modified: Saturday, April 16, 2022 10:24:49 AM
Time Spent: 00:29:31
IP Address: 64.180.67.20

Page 1

Q1

Name & Address

Name	Ellen Adelberg
Address	Redrooffs Road
City/Town	Halfmoon Bay

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	ellenadelberg@gmail.com
---------------	--------------------------------

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6

Respondent skipped this question

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. **Very Important**

Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities **Very Important**

Q8

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) **Neutral**

Q9

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Other (please specify):
This site is completely inappropriate for affordable housing. There is no access to public transit or any services such as schools or stores. A contribution of \$10,000 per unit would amount to \$500,000. How about the significantly contribute to increasing the stock of affordable housing?

Q10

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Other (please specify):
This is a beautiful piece of land that is home to moss and lichen covered rocks, Arbutus, and fir. It serves already as a respite in nature for the neighborhood. It should be left alone or there should be minimal human development on it and plenty of access to the existing trail net work.

Q11

Please share any specific thoughts or concerns about the following topics:

Respondent skipped this question

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Respondent skipped this question

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

See my response to numbers 9 and 10. The original zoning for this site still appears to be appropriate to retain the majority of its natural assets. The far end of Halfmoon Bay is not an ideal site for 50 new homes built cheek by jowl above ones that have already been squeezed in along the ocean.

Q14

Do you have any additional comments on the proposed subdivision layout?

I do not support this layout or the application for rezoning. If the developer is interested in providing suburban style housing on the coast, there is vacant land in Sechelt and West Sechelt that is far more appropriate. Halfmoon Bay is a designated rural area and the OCP offers guidance for its development that this proposal ignores (eg: developing hubs, services, retaining natural assets)

#10

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Saturday, April 16, 2022 12:40:15 PM
Time Spent: 02:04:19
IP Address: 75.156.121.13

Page 1

Q1

Name & Address

Name	Dr. Janet Terry Rolfe
Address	7791 Redrooffs Road
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7Z 1A1
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	tsrolfe@aol.com
Phone Number	do not phone

Q4

No

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6

Which arrangement best describes your current living situation? (Please check all appropriate)

Live with partner / spouse ,

Other (please specify):

We hold a secondary property (waterfront, 2 acres) on a Gulf Island with enough mature firs to offset our HB carbon usage. That waterfront lot is left natural (no housing) and we seldom camp there.

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent.

Very Important

Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network.

Very Important

Balance livability with sustainability and affordability.

Important

Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities

Very Important

Q8

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label)

Somewhat Agree

Q9

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Monetary contribution (example: \$10,000 per each new lot is the Town of Gibsons policy)

,
Other (please specify):

allowance for secondary units is problematic as they end up as Air BNBs and do not resolve housing shortages for low income and year-round residents of HB. In terms of housing supply, you cannot look at increased capacity without considering infrastructure and service limitations, i.e. Hwy 101 and emergency response limitations, and of course, BC Ferry capacity. Any strata units, if permitted, would likely only be vacation homes, used by the wealthy.

Q10

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Benches ,

Visitor Parking ,

Access to Crown Lands Trail Network,

Other (please specify):

definitely NOT pickle ball courts ... too noisy and disruptive for other residents and wildlife. for both residents and wildlife

Q11

Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?

Until water supply is PROVEN adequate to serve EXISTING properties in HB, any new developments should be limited by the existing OCP, for sure. No new developments should be approved within the next 1-2 years in HB to make sure the increased water capacity proves sufficient and reliant. We should expect an extreme drought event within the next 3-5 years, and that frequency is increasing and the events are becoming more severe. So, yes, please: options for rain harvesting are most welcome, and prudent home design with low-flow is also standard these days.

Environmental Study (by Triton Environmental Consultants)

Environmental wildlife inventory and habitat study required for sure, with design for catch-basin (retention pond buffers, with wildlife benefits, protection of Truman roadway, etc.). Run various scenarios to consider habitat degradation/impact under severe climate change, extreme rainfall, (tree) windfall and fire risk. Do a full environmental impact study considering wildlife populations, endangered species risks, eagle and other roosting trees/logs, rock clusters, etc. , AND consider less recognized but critical species present (amphibians, reptiles, etc.). Consider accelerated and excess run-off acidity issues flowing into several small bays on the Truman loop and consider aquatic ocean effects. Please DO consider the impact of hard-surface development (road pavement, housing size and any secondary units allowed (roof runoff concentrations/drainage), allowances for yards with impermeable cover (there are supposed to be % limits on hard surface cover, but the SCRd clearly does not review or regulate this), and please DO NOT issue permits for pools, unless the construction of same is actually regulated. Consider, please doing an interim (secondary) environmental study looking at "non-market values (NMVs)" to look at changes in residents' use of trails and wildlife enjoyment between each Phase (this used to be standard EA practice before Harper and Bush gutted EA legislation and regs).

Arbutus Ridge - Public Consultation Questionnaire

Geotechnical Study (by INF Planning and Design, with 1982 Golder Associates Report)

Yes, please look at full dimensional impacts and risk of soil stability and likelihood of contamination/impacted chemistry. Geotech study to include updated scenarios for combination of extreme events and soil disruption on this very hilly and exposed area. Consider the impact of blasting and removal of any large rock formations (there are many) that might prove "inconvenient" for far higher density lots. Note: there has been considerable disruption in Sargeant Bay, to both wildlife and residents, via continuous blasting, to sever an enormous boulder. Please, SCRD, be responsible and require a separate Planning Permit for any "land alteration" (as told at the SCRD counter; this can effect others' geotech stability). Slope stability assessments should include items from above (lot/unit density, roof run-off, use of pools with alkalinity impacts, effects upon existing vegetation and habitat, etc.)

Hydrology Report (by INF Planning and Design) and Stormwater Management

See above: Professional reports should liaise/synch to consider combined issues, not just one discipline area. Outdated "silo" professional approaches do not consider interplay of geography features, flora and fauna. Please consider that we have inadequate MOTI year-round service in the SCRD. If the roads and drainage are not designed to consider growing capacity, extreme events, and run-off aceleration, etc., then we will have road damage (like on Redrooffs) which will have significant delay, inconvenience, and fire (escape) risk. There will always be delays in repairs due to the provincial capital budgeting program and MOTI (off-Coast) priorities.

Wastewater Treatment Facility Options (MSR Solutions Inc.)
What is your preferred option?

Development should have own wastewater treatment like other properties on Truman have.

Traffic Impact Assessment Report (Jin Dong Yang P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways?

There is already inadequate MOTI servicing to this area, for example, roadside trimming is only done 2 X a year at the most, leading to fire risk. The road can be very icy in winter and often does not get saline treatment. Traffic volume increase will lead to excess speed pressure for residents, from those who are less familiar with the Coastal wildlife risks, seasonal road conditions, etc. In particular: high visibility signage specific to these issues must be added, even just for an additional 6 homes (under the current OCP)

Archaeological Preliminary Assessment Report (In Situ Consulting)

Not my area, but should be respectful and done, as required, please.

Wildfire Prevention Design.

<https://firesmartbc.ca/discipline/development-considerations/>

Firesmart recommendations are for a "green tree/shrub buffer" around your house to protect it from wildfires. Green buffers other than lawns also support wildlife. We do not even have adequate water at present for existing residents (under the current OCP) to do this. Please also see above re: traffic impact. With increased traffic, especially for summer seasonal users and AirBNB visitors, danger from roadside fires will increase for sure. Firesmart should work with MOTI up here to make sure we don't have waist-high grasses, for months on end, during the dry season, as this heightens fire risks. With any large new development, we need to re-examine the support for our HB fire department and what equipment it has.

Nighttime Street Lighting <https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf>

Best to keep minimal lighting down except at intersections, to prevent disruption of wildlife activities and migration.

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Each SCRD area could have one drop-off for paper or cardboard collection. It does not make sense to drive all the way up to Porpoise Bay to recycle ... this runs contrary to the carbon footprint goal we subscribe to. The use of weekly Green Waste collection will be a bear issue in this particular area. The timing of garbage collection has been quite variable and can even be missed, so bears have been waiting to get into the bins, during the day, potentially setting bear/human conflict. We ourselves generate only a 1/8 bin volume for our Green Bin each week: we compost and shred our carbon/paper to balance green compost contributions to prevent wildlife conflicts. Rather than paying for a service which is unreliable and too frequent, we would prefer better subsidies to encourage others to compost with animal-resistant bins. And, making sure that any new development does not lead to AirBNBs would be helpful. On Redrooffs, problems with waste collection, animal intrusion and scattering of garbage is linked to AirBNB use with inadequate residential monitoring at the site. Garbage in excess of what is permitted, mixed, and in plastic bags (rather than containers) is a common problem already with secondary units or AirBNBs.

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

In this development area, there are already numerous trails and view vantage points that are well-valued by community members. It would be a loss to the community to have the key features changed too much from natural habitat.

There is very little likelihood that the existing OCP plan (6 houses) or one with greater density, would lead to affordable housing. Many of the existing Truman homes are only used seasonally, and several already are AirBNBs which do not comply with existing By-Laws (residents to be present/accessible locally).

Please see above about traffic calming: there has to be good signage to mark existing trail networks, any animal path corridors, and tight turns. There is a hill just down Truman which is difficult to climb during icy conditions and there could be collisions at the top depending on how the development entrance is configured.

Q14

Do you have any additional comments on the proposed subdivision layout?

Subdivision layout must be for PHASED development over 5-10 years, with SCRDC and community review, over 3-5 year intervals. Water supply IS the critical issue. Otherwise, there is not enough infrastructure locally and on the Coast to support full-scale development at this site.

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 16, 2022 2:04:32 PM
Last Modified: Saturday, April 16, 2022 2:18:15 PM
Time Spent: 00:13:42
IP Address: 75.156.122.16

Page 1

Q1

Name & Address

Name	Bob Sitter
Address	8635 Redrooffs Rd
City/Town	HMB
State/Province	BC

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	bob@bobsitter
Phone Number	604-921-1310

Q4

Respondent skipped this question

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

If yes, where else do you live (please specify)?:
 West Van

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live with partner / spouse

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

- Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. **Very Important**
 - Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. **Very Important**
 - Balance livability with sustainability and affordability. **Very Important**
 - Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities **Very Important**
-

Q8

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

- (no label) **Neutral**
-

Q9

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

- Monetary contribution (example: \$10,000 per each new lot is the Town of Gibsons policy)**
-

Q10

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

- Visitor Parking ,**
 - Access to Crown Lands Trail Network**
-

Q11

Please share any specific thoughts or concerns about the following topics:

- Wastewater Treatment Facility Options (MSR Solutions Inc.)
What is your preferred option? **No discharge into HMB**
 - Traffic Impact Assessment Report (Jin Dong Yang P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways? **Trails and bike lanes important**
 - Nighttime Street Lighting <https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf> **Not desirable**
-

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Regular HMB service is fine

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Important to provide trailhead parking
Could be provided by wide shoulders at trailhead

Q14

Do you have any additional comments on the proposed subdivision layout?

For everyone on SC, trailhead parking is important

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 16, 2022 2:39:24 PM
Last Modified: Saturday, April 16, 2022 3:00:32 PM
Time Spent: 00:21:08
IP Address: 75.157.103.161

Page 1

Q1

Name & Address

Name	Melvyn Rowles
Address	8653 Redrooffs Rd
City/Town	Halfmoon Bay
State/Province	British Columbia
ZIP/Postal Code	V0N3A0
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	melrowles@telus.net
Phone Number	6049706551

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

If yes, where else do you live (please specify)?:
Vancouver

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7
How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. **Very Important**

Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. **Very Important**

Balance livability with sustainability and affordability. **Very Important**

Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities **Very Important**

Q8
Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) **Do Not Agree**

Q9 **Monetary contribution (example: \$10,000 per each new lot is the Town of Gibsons policy)**
Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Benches**
What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11

Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?

We currently have these amenities

Environmental Study (by Triton Environmental Consultants)

Not necessary at we have had environmental studies previously.

Geotechnical Study (by INF Planning and Design, with 1982 Golder Associates Report)

We have had similar studies in the past

Hydrology Report (by INF Planning and Design) and Stormwater Management

Stormwater management is not a problem if trees are not removed

Wastewater Treatment Facility Options (MSR Solutions Inc.)
What is your preferred option?

We already have this in place

Traffic Impact Assessment Report (Jin Dong Yang P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways?

Speed reduction mainly for contractor's vehicles. Speed bumps by Cooper's Green would be a great benefit.

Archaeological Preliminary Assessment Report (In Situ Consulting)

We have had these in the past. Please review.

Wildfire Prevention Design.
<https://firesmartbc.ca/discipline/development-considerations/>

Excellent idea. Long overdue. Prevent youth from firing guns at the garbage dump.

Nighttime Street Lighting <https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf>

Not necessary to increase beyond what we have now.

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

No, Sechelt works fine as it is. We have a recycling depot in Sechelt now.

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

No, just do what we are currently doing. Remove broom and other invasive plants.

Q14

Do you have any additional comments on the proposed subdivision layout?

Secondary homes on 60' lots should not be aloud. There currently is a bylaw prohibiting these homes or living accommodations.

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 16, 2022 3:15:35 PM
Last Modified: Saturday, April 16, 2022 3:26:08 PM
Time Spent: 00:10:32
IP Address: 154.20.209.247

Page 1

Q1

Name & Address

Name	jeff
Address	8167 westwood
City/Town	halfmoon bay
State/Province	bc
ZIP/Postal Code	v7z1a8
Country	canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	jamuckle@telus.net
Phone Number	6048857897

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7
How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

- | | |
|--|-----------------------|
| Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. | Important |
| Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. | Very Important |
| Balance livability with sustainability and affordability. | Important |
| Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities | Very Important |
-

Q8
Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) **Very Much Agree**

Q9 **Outfitting of the new homes with secondary suites for potential rental (Whistler example)**
Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Benches , Visitor Parking , Wheelchair and Stroller Accessibility , Access to Crown Lands Trail Network**
What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11
Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting? **no new lots till adequate regional water**

Q12

Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13

Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

lots are to small for secondary suites

#14

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Saturday, April 16, 2022 4:00:23 PM
Time Spent: 00:06:41
IP Address: 174.6.25.188

Page 1

Q1

Name & Address

Name	Michael
Address	Miller
City/Town	Halfmoon bay
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	michaelmiller8575@gmail.com
---------------	------------------------------------

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live with partner / spouse

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

- | | |
|--|-----------------------|
| Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. | Very Important |
| Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. | Very Important |
| Balance livability with sustainability and affordability. | Very Important |
| Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities | Very Important |
-

Q8

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

- | | |
|------------|---------------------|
| (no label) | Do Not Agree |
|------------|---------------------|
-

Q9

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Monetary contribution (example: \$10,000 per each new lot is the Town of Gibsons policy)

Q10

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Respondent skipped this question

Q11

Please share any specific thoughts or concerns about the following topics:

- | | |
|--|-------------------------------|
| Water Service. Low flow plumbing fixtures? Rainwater harvesting? | We have a water crisis |
|--|-------------------------------|
-

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Respondent skipped this question

Q13

Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

Do not alter the community plan. It was developed to retain a life style. This is a very slanted survey in favour of delvenment and doesn't respect the community.

#15

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Saturday, April 16, 2022 8:13:56 PM
Time Spent: 00:16:08
IP Address: 154.5.62.21

Page 1

Q1

Name & Address

Name	Tim Dayton
Address	8681 Redrooffs Rd
Address 2	RR 1
City/Town	HALFMOON BAY
State/Province	British Columbia
ZIP/Postal Code	V0N 1Y1
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	tim.j.dayton@gmail.com
Phone Number	6048367377

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live alone

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. **Very Important**

Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. **Not Important**

Balance livability with sustainability and affordability. **Important**

Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities **Important**

Q8

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) **Do Not Agree**

Q9

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Monetary contribution (example: \$10,000 per each new lot is the Town of Gibsons policy)

Q10

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Pickle Ball Court ,
Visitor Parking ,
Access to Crown Lands Trail Network

Q11

Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?	Always good. Should be a given with new development.
Environmental Study (by Triton Environmental Consultants)	A must. Save the biodiversity and forests
Geotechnical Study (by INF Planning and Design, with 1982 Golder Associates Report)	Mostly rock, probably not an issue.
Hydrology Report (by INF Planning and Design) and Stormwater Management	Critical if the land is disturbed!
Wastewater Treatment Facility Options (MSR Solutions Inc.) What is your preferred option?	Absolutely NO outfall into Halfmoon Bay !!!
Traffic Impact Assessment Report (Jin Dong Yang P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways?	All of the above
Archaeological Preliminary Assessment Report (In Situ Consulting)	Part of the development process/requirement
Wildfire Prevention Design. https://firesmartbc.ca/discipline/development-considerations/	Build a buffer

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Both

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Adhere to the current OCP,....."keep it rural by nature"

Q14

Do you have any additional comments on the proposed subdivision layout?

Less density, smaller houses.

#16

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Saturday, April 16, 2022 10:38:38 PM
Time Spent: 00:18:46
IP Address: 154.20.208.217

Page 1

Q1

Name & Address

Name	Randy Symons
Address	7993 Cooper Road
City/Town	Halfmoon Bay
State/Province	CA-BC
ZIP/Postal Code	V7Z 1A6
Country	Canada

Q2

No

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	randaroo1@hotmail.ca
Phone Number	16046988404

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live alone

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

- | | |
|--|-----------------------|
| Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. | Important |
| Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. | Very Important |
| Balance livability with sustainability and affordability. | Very Important |
| Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities | Very Important |
-

Q8

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) **Somewhat Agree**

Q9

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Outfitting of the new homes with secondary suites for potential rental (Whistler example)

Q10

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

- Benches ,**
Wheelchair and Stroller Accessibility ,
Access to Crown Lands Trail Network,
 Other (please specify):
 trails and pathways built to BC Parks type 2 standards(example)
-

Q11

Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?

Rainwater harvesting, yes.

Traffic Impact Assessment Report (Jin Dong Yang P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways?

Adequate shoulders designed for pedestrian/walkers use.

Wildfire Prevention Design.
<https://firesmartbc.ca/discipline/development-considerations/>

landscape foliage height and density covenants for interphase fire management and neighbor views/comfort.

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

neighborhood recycling depot, (Whistler, SLRD model)

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Connecting trails/ROW built to maintenance standard (grade, surfacing, drainage etc.)

Q14

Respondent skipped this question

Do you have any additional comments on the proposed subdivision layout?

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, April 17, 2022 12:17:46 PM
Last Modified: Sunday, April 17, 2022 12:27:33 PM
Time Spent: 00:09:46
IP Address: 75.156.121.21

Page 1

Q1

Name & Address

Name	Carson Cooledge
Address	5654 Mintie Rd
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7Z1E8
Country	Canada

Q2

No

Do you wish to be notified about updates to the development proposal:

Q3

Respondent skipped this question

If yes,

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live with partner / spouse

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

- | | |
|--|-----------------------|
| Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. | Very Important |
| Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. | Very Important |
| Balance livability with sustainability and affordability. | Very Important |
| Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities | Very Important |
-

Q8

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

- | | |
|------------|---------------------|
| (no label) | Do Not Agree |
|------------|---------------------|
-

Q9

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

- Other (please specify):
A percentage of homes have rental units but lot sizes should be increased in size and decreased in numbers to accommodate
-

Q10

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

- Benches ,**
Visitor Parking ,
Access to Crown Lands Trail Network,
Other (please specify):
Safe beach access
-

Q11

Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?

Improve all infrastructure before issuing permits for subdivision or building

Nighttime Street Lighting <https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf>

No more lights!

Q12

Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

The area is being destroyed by development

Q14

Do you have any additional comments on the proposed subdivision layout?

Too many houses jammed in

#18

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Tuesday, April 19, 2022 9:22:30 PM
Time Spent: 00:37:02
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Page 1

Q1

Name & Address

Name	Lisa Cooper
Address	5206 Prince Edward St.
City/Town	Vancouver
State/Province	BC
ZIP/Postal Code	V5W2X5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	licooper@mail.ubc.ca
Phone Number	6048626106

Q4

No

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

I am a part time resident (second home) of the Sunshine Coast.

If yes, where else do you live (please specify)?:
 Our second residence is on Truman Road.

Q6 **Live with partner / spouse ,**
Which arrangement best describes your current living **Live with children**
situation? (Please check all appropriate)

Q7
How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent.	No Opinion
Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network.	Not Important
Balance livability with sustainability and affordability.	No Opinion
Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities	Not Important

Q8
Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."
(no label) **Do Not Agree**

Q9 **Outfitting of the new homes with secondary suites for potential rental (Whistler example)**
Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):
,
Other (please specify):
None of these options is particularly effective, for reasons which I will describe below.

Q10 **Other (please specify):**
What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.
Leave it forested as is.

Q11
Please share any specific thoughts or concerns about the following topics:
Archaeological Preliminary Assessment Report (In Situ Consulting) **As an archaeologist myself, I can see the need for further follow up with a more fine-grained archaeological assessment, particularly if the development is going to entail heavy ground disturbances beyond waterworks (which it will if the proposal as is goes forward).**

Q12

Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

I absolutely see the requirement for affordable housing on the Sunshine Coast. But the idea of creating affordable housing in this area of Truman Road does not seem realistic. People who need affordable housing also need access to a host of other amenities, not least of which is a regular and reliable public transportation system (buses!). Truman Road is in the middle of nowhere! We know this from our experience of advertising our basement suite rental on Truman Road for a tenant. Despite the housing crisis, it took almost a year for us to get a tenant, since those in need of a rental unit said that our Truman Road place was just too far for them to be a practical solution (especially for young, single people and service workers, who can't afford a car and didn't want to take a bus to the corner of the highway and Brooks Rd., nor do they want to be away from the action of a town with other activities: gyms, restaurants, places for people to gather; for young families the commute to schools is too far).

Q14

Do you have any additional comments on the proposed subdivision layout?

I don't think that one can compare this proposed development to Gibsons or Whistler. In those places one can completely understand the need to create affordable housing and if Truman Road was like these places, I would be completely on board! But it is not in a town, it is in a rural, forested area, and it has no services. In the end, the houses that will be built in this proposed development will be bought by moneyed people and the issue of supporting service workers, lower income workers on the Sunshine Coast will become all the more urgent, as these new homeowners will be in need of more services. I realize that we should be in this together, and I heartily support a proposal for incentives to home-owners in Halfmoon Bay and elsewhere on the Sunshine Coast to create rental suites in their homes for tenants, although as I have said, from our experience on Truman Road, the area is not particularly desirable to many people who just want to rent, especially those without cars, given the lack of public transportation and other services. I would strongly support developing affordable housing projects in other places closer to the town of Sechelt, where services are available.

I will say one more thing: the fact that this new development project is called Arbutus Ridge actually brings tears to my eyes. After working as a UBC professor for 25 years in Vancouver and then living as a young person before that in Toronto, our Truman Road house is a place where I can finally experience a beautiful natural surrounding of forests. My favorite view is not to the sea but to the back of the property, where I have a lovely view of the tall Arbutus trees on the ridge that you are proposing to develop. I really wished this development had been called something other than after the trees that I have grown to love so much, especially when they are all going to be chopped down.

#19

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Tuesday, April 19, 2022 10:56:44 PM
Time Spent: 01:14:57
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Page 1

Q1

Name & Address

Name	Richard Ritson
Address	5206 Prince Edward Street
City/Town	Vancouver
State/Province	BC
ZIP/Postal Code	V5W 2X5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	ritson@shaw.ca
---------------	-----------------------

Q4

I am a full time resident (primary residence) of the Sunshine Coast.

If no, where do you live?:
Vancouver

Q5

I am a part time resident (second home) of the Sunshine Coast.

If yes, where else do you live (please specify):
Truman Road

Q6

Which arrangement best describes your current living situation? (Please check all appropriate)

Live with partner / spouse ,
Live with children

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

- | | |
|--|-----------------------|
| Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. | Very Important |
| Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. | Important |
| Balance livability with sustainability and affordability. | Important |
| Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities | Not Important |
-

Q8

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

- | | |
|------------|----------------|
| (no label) | Neutral |
|------------|----------------|
-

Q9

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

- Other (please specify):
At this specific location there should be no development.
-

Q10

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

- Access to Crown Lands Trail Network,**
Other (please specify):
A 17 acre wilderness park
-

Q11

Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?

There's definitely an extreme water shortage already.

Environmental Study (by Triton Environmental Consultants)

I assume that vegetation clearing is a euphemism for clear cutting.

Wastewater Treatment Facility Options (MSR Solutions Inc.)
What is your preferred option?

Preferred: None. Next choice: #3 twin facility.

Traffic Impact Assessment Report (Jin Dong Yang P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways?

Only entrance/exit to a new development to be from north of S curve.

Archaeological Preliminary Assessment Report (In Situ Consulting)

No opinion. I assume accurate.

Wildfire Prevention Design.
<https://firesmartbc.ca/discipline/development-considerations/>

Nothing to say on this.

Nighttime Street Lighting <https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf>

Not wanted. The night sky is beautiful now without light pollution.

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Recycling including yard waste would be useful.

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Rural rural and wilderness character. Respecting the current OCP and zoning. Maintaining wildlife habitat. Maintaining the forest carbon sink. Maintaining a quiet neighbourhood.

Q14

Do you have any additional comments on the proposed subdivision layout?

Affordable housing and the housing shortage are not going to be solved by trying to build here. There are no jobs, people do not want to commute from here to Sechelt, there are no facilities or shops within walking distance, no public transportation. Housing that is actually affordable is not practical in HMB, even with 1/4 acre lots. The "affordable housing" angle is simply a bid for higher density and developer profit- not a real solution to the problem.

#20

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Wednesday, April 20, 2022 7:01:04 PM
Time Spent: 00:07:41
IP Address: 108.172.126.14

Page 1

Q1

Name & Address

Name	Thomas Beyer
Address	4035 Francis Pen Rd
City/Town	M Park
State/Province	BC
ZIP/Postal Code	V0N2H1

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	thomasbeyer3000@gmail.com
Phone Number	250-252-4938

Q4

Yes, elsewhere on the Coast

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live with partner / spouse

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

- Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. **Not Important**
- Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. **Very Important**
- Balance livability with sustainability and affordability. **Not Important**
- Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities **Not Important**

Q8

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) **Somewhat Agree**

Q9

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

- Outfitting of the new homes with secondary suites for potential rental (Whistler example)**
- '
- Other (please specify):
- Secondary suites a good idea. Most workforce housing should be in Sechelt, Gibsons and M Park though !

Q10

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

- Children's Playground ,**
- Adult Fitness circuit/equipment ,**
- Benches ,**
- Picnic Pavillion,**
- Community Garden ,**
- Community Notice Board ,**
- Visitor Parking ,**
- Wheelchair and Stroller Accessibility ,**
- Access to Crown Lands Trail Network,**
- Other (please specify):
- Pub

Q11

Please share any specific thoughts or concerns about the following topics:

Respondent skipped this question

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

yes, the less gov & the more private operators the better

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

We need far FAR more developments like this all along the coast AND FAR FAR FASTER GOV APPROVALS !!!

Affordable housing is vital but NOT in every sub-division esp this one which will be \$2M+ per house once built. How about closer to entry along SC Highway, or in Gibsons, Sechelt or M Park? Raise property taxes AND BUILD THEM ASAP !!!

Q14

Do you have any additional comments on the proposed subdivision layout?

It is AWESOME but a gov approval of 3-4 years is very worrisome ! IT IS FAR TOO SLOW !!!!!!! No wonder housing is so expensive here if gov is so very slow.

#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, April 21, 2022 6:21:20 AM
Last Modified: Thursday, April 21, 2022 6:23:14 AM
Time Spent: 00:01:53
IP Address: 209.52.88.101

Page 1

Q1

Name & Address

Name	Darlynne Gehring
Address	9277 Truman Rd
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7Z 1B5
Country	Canada

Q2 Respondent skipped this question

Do you wish to be notified about updates to the development proposal:

Q3 Respondent skipped this question

If yes,

Q4 Respondent skipped this question

I am a full time resident (primary residence) of the Sunshine Coast.

Q5 Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6 Respondent skipped this question

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Respondent skipped this question

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 Respondent skipped this question

Please share any specific thoughts or concerns about the following topics:

Q12 Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

- We strongly support our OCP vision and ask the owner of DL2394 to respect the current zoning. We chose to live here exactly because of the rural, lower-density vision. We therefore oppose rezoning DL2394 from residential C to residential A; it should be developed for the 6 lots that it has been appropriately zoned for in successive OCPs.
 - The argument that the developer is completing a plan from the 1980s is not valid. The objectives of the 1990 (and 2014) OCP are exactly to prevent a continuation of the urban sprawl that we see in the original Truman Road and other earlier developments. The impacts of extreme weather events are also more significant than 40 years ago.
 - DL2394 is not suitable for residential A housing as it has poor off-site and on-site sewage options, and significant fractured bedrock. The downslope risk and cost implications for infrastructure and houses of extensive land clearing, blasting and building are significant. These costs/risk would be borne by taxpayers and downslope property owners. Any geotechnical/hydrological impact study commissioned by the developer must be independently vetted.
-

#22

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, April 21, 2022 12:38:35 PM
Last Modified: Thursday, April 21, 2022 12:48:40 PM
Time Spent: 00:10:04
IP Address: 64.180.80.126

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Q1

Name & Address

Name	Darlene Tymo
Address	Truman Road
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7Z1B5
Country	Canada

Q2**Yes**

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	darlene.tymo@gmail.com
---------------	-------------------------------

Q4**Yes, in Halfmoon Bay**

I am a full time resident (primary residence) of the Sunshine Coast.

Q5**Respondent skipped this question**

I am a part time resident (second home) of the Sunshine Coast.

Q6**Respondent skipped this question**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Respondent skipped this question

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 Respondent skipped this question

Please share any specific thoughts or concerns about the following topics:

Q12 Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

- We oppose rezoning DL2394 from residential C to residential A; it should be developed for the 6 lots that it has been appropriately zoned for in successive OCPs.
 - The argument that the developer is completing a plan from the 1980s is not valid. The objectives of the 1990 and 2014 OCPs are exactly to prevent a continuation of the urban sprawl that we saw in the original Truman Road and some other early developments. The vision of 'rural, with a low-density community' supersedes the uncontrolled development approach of the 1980s.
 - DL2394 is not suitable for residential A housing as it has poor off-site and on-site sewage options, fractured bedrock, and significant downslope geotech/hydrological implications. Unlike 40 years ago, the frequency and impacts of extreme weather events are more significant. The downslope risk and cost implications for infrastructure and houses of extensive land clearing, blasting and building are a serious concern. We see that the costs/risk are generally borne by taxpayers and downslope property owners, and would therefore request that any geotechnical/hydrological impact studies commissioned by the developer be independently vetted. We would also insist on clarity on future liability, including after the developer has left the scene.
-

#23

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, April 21, 2022 2:00:22 PM
Time Spent: 00:07:43
IP Address: 75.156.122.21

Page 1

Q1

Name & Address

Name	Kim Dougherty
Address	Redrooffs Rd
City/Town	Halfmoon Bay
State/Province	BC

Q2

No

Do you wish to be notified about updates to the development proposal:

Q3

Respondent skipped this question

If yes,

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live with partner / spouse

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Respondent skipped this question

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?

Major concern is the lack of water on the Sunshine Coast which must be addressed before changes to OCPs

Environmental Study (by Triton Environmental Consultants)

Study needs to be done over a longer period or in multiple seasons to identify environmental issues, not October.

Traffic Impact Assessment Report (Jin Dong Yang P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways?

Traffic impact study needs to be more robust. 2 short observations during low flow traffic is insufficient.

Q12 Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

I do not support the proposed change in density/ altering the OCP until our infrastructure issues (water, landfill, sewer) have been addressed.

#24

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, April 21, 2022 3:50:03 PM
Time Spent: 00:17:30
IP Address: 75.156.123.250

Page 1

Q1

Name & Address

Name	Lyle Wharton
Address	9273 Truman Road
City/Town	Halfmoon Bay
State/Province	British Columbia
ZIP/Postal Code	V7Z 1B5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	ljwharton@telus.net
Phone Number	6048853415

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 **Respondent skipped this question**

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 **Respondent skipped this question**

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 **Respondent skipped this question**

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Respondent skipped this question**

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 **Respondent skipped this question**

Please share any specific thoughts or concerns about the following topics:

Q12 **Respondent skipped this question**

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 **Respondent skipped this question**

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

QUESTION: the OCP, LWMP, "WE ENVISION", the SCR D Strategic Plan, and the shíshálh Nation Land Use Plan were created through countless hours involving SCR D Directors, Planning Staff, professional studies, and through work of many, many members of the Coast. In what ways does your development proposal align with, support, or enhance the vision and directions provided in them?

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, April 21, 2022 8:13:22 PM
Last Modified: Thursday, April 21, 2022 8:19:45 PM
Time Spent: 00:06:22
IP Address: 154.5.62.236

Page 1

Q1

Name & Address

Name	Alistair Higson
Address	Truman Rd Neighborhood
City/Town	Halfmoon Bay
State/Province	BC

Q2

No

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	alistairhigson@me.com
---------------	------------------------------

Q4

Respondent skipped this question

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6

Respondent skipped this question

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Respondent skipped this question

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 Respondent skipped this question

Please share any specific thoughts or concerns about the following topics:

Q12 Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

I object to the Zoning & OCP Amendment for DL2394. The lot and its location are unsuitable for increased density.

The current land use and density for DL2394 has repeatedly and carefully been selected and is consistent with the Official Community Plan. Since the first OCP the lot was twice rezoned to lower density, which occurred as part of a multi-year process involving community input, rigorous evaluation and study of the suitability of residential density in Halfmoon Bay.

The current zoning and lack of development reflects its poor suitability, and reflected in the OCP zoning, Geotechnical assessment, and poor capability to service the lot.

The proposal's reference to the existing roads does not address or mitigate the residential sprawl increased density and new roads would create in an outlying area.

The OCP has consistently made clear the community desire to maintain the rural nature of Halfmoon Bay and promote lower density.

The proposed subdivision has no rural character, the density matches an urban subdivision. It is not in a Community Hub, is not smart growth, and not in keeping with the surrounding rural area of Brooks Roads, and not consistent with the OCP vision of low density.

The adjacent neighborhood in itself does not justify increased density. While consideration should be given to development alongside existing neighborhoods, that does not justify changing the density. The lot is already zoned residential.

The current density provides a suitable buffer zone for the rare and endangered Coast Douglas-fir Moist-Maritime forest (BC Ministry of Environment) which has been documented by qualified experts on 2Ha of the lot, and in the adjacent Old Growth Management Area. Increased density would be inappropriate when looking at this application through an environmental lens.

#26

COMPLETE

Collector: Web Link 1 (Web Link)
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Time Spent: 00:11:00
IP Address: 24.207.103.121

Page 1

Q1

Name & Address

Name	Monica Maletz
Address	9196 Truman Rd
City/Town	Halfmoon Bay
State/Province	bc
ZIP/Postal Code	V7Z1B5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	mmaletz2012@gmail.com
Phone Number	16047956927

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 **Respondent skipped this question**

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 **Respondent skipped this question**

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 **Respondent skipped this question**

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Respondent skipped this question**

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 **Respondent skipped this question**

Please share any specific thoughts or concerns about the following topics:

Q12 **Respondent skipped this question**

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Should absolutely NOT be built or re-zoned

Q13 **Respondent skipped this question**

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Should absolutely not be RE-Zoned

Q14

Do you have any additional comments on the proposed subdivision layout?

Our household opposes rezoning DL2394 from residential C to residential A; it should be developed for the 6 lots that it has been appropriately zoned for in successive OCPs. This neighbourhood is NOT suited for high density housing for so many reasons such as; Road access on Truman Rd is narrow and barely passable with 2 cars. Construction traffic would make this road very dangerous. The damage to the lower properties will be extensive due to water run off and poor base to develop the lots without blasting and/or disturbing the hillside above the existing developments. The houses will NOT address the shortage of affordable homes on the Sunshine Coast. At over 1 million each this does NOT address the housing shortage but still puts strain on the existing sewage treatment plant, lack of water, lack of fire services in HMBay, increase risk of forest fires, narrow roads, dislocation of the existing wildlife such as bear, elk, deer, bobcats, coyotes, racoons numerous species of birds (all of which have been observed travelling from this area to the existing neighbourhood. The developers claims that they are addressing these issues is laughable as per the presentation and the questions in the survey. Keep the rich Vancouver subdivisions in Vancouver and leave our Rural lifestyle alone. Our neighbourhood will fight this development proposal every step.

#27

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, April 24, 2022 1:16:56 PM
Last Modified: Sunday, April 24, 2022 1:32:34 PM
Time Spent: 00:15:37
IP Address: 24.207.104.81

Page 1

Q1

Name & Address

Name	p.galbraith
Address	Truman Road
City/Town	Halfmoon Bay
State/Province	BC

Q2

No

Do you wish to be notified about updates to the development proposal:

Q3

Respondent skipped this question

If yes,

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

If yes, where else do you live (please specify)?:
 n/a

I am a part time resident (second home) of the Sunshine Coast.

Q6

Other (please specify):
 n/a

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 Other (please specify):
n/a

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Other (please specify):
n/a

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 Respondent skipped this question

Please share any specific thoughts or concerns about the following topics:

Q12
What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

n/a

Q13
Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Many agencies and Coast Residents contributed to the extensive work and studies that led to the current OCP for Halfmoon Bay, current Zoning and the LWMP requirements. These documents show how the future of Halfmoon Bay---including Lot DL2394--was and is envisaged. These decisions were made in the full knowledge that the existing development along Truman Road was to a higher residential density. Your studies have many gaps and ignore known challenges related to (for example) wastewater management, while stating that all three wastewater handling options are feasible. We believe you have given no substantive reason for any consideration of changes to a higher residential density than that currently allows. We completely oppose this rezoning application.

Q14

Do you have any additional comments on the proposed subdivision layout?

A six lot subdivision of lot DL2394 would be acceptable.

#28

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, April 24, 2022 1:41:23 PM
Last Modified: Sunday, April 24, 2022 1:50:52 PM
Time Spent: 00:09:29
IP Address: 24.207.104.81

Page 1

Q1

Name & Address

Name	C Galbraith
Address	Truman Rd
City/Town	Half moon Bay
State/Province	BC

Q2

No

Do you wish to be notified about updates to the development proposal:

Q3

Respondent skipped this question

If yes,

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

If yes, where else do you live (please specify)?:
 N/a

I am a part time resident (second home) of the Sunshine Coast.

Q6

Other (please specify):
 N/a

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 Other (please specify):
N/a

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Other (please specify):
N/a

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 Respondent skipped this question

Please share any specific thoughts or concerns about the following topics:

Q12
What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

N/a

Q13
Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

DL2394 is not suitable for residential A housing in part because it has poor offsite and onsite sewage options, and extensive fractured bedrock. The downslope risk and cost implications for existing houses and infrastructure caused by extensive land clearing and rock blasting are significant. Development in accordance with the current OCP and Zoning would dramatically reduce these risks.

Q14
Do you have any additional comments on the proposed subdivision layout?

We oppose the requested rezoning.

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, April 24, 2022 3:28:11 PM
Last Modified: Sunday, April 24, 2022 3:56:34 PM
Time Spent: 00:28:22
IP Address: 108.180.95.46

Page 1

Q1

Name & Address

Name	Jane Fawley
Address	9261 Truman Rd
City/Town	Halfmoon Bay
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	Janepfawley@gmail.com
---------------	------------------------------

Q4

No

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

If yes, where else do you live (please specify)?
 Vancouver

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live with partner / spouse

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Respondent skipped this question

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 Respondent skipped this question

Please share any specific thoughts or concerns about the following topics:

Q12 Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

My family opposes rezoning of this property to allow for more than the 6 lots it is currently zoned for. We have owned our home for 24 years and have seen many changes in Halfmoon Bay. We are not opposed to change if it is appropriate and does not negatively affect the current home owners and the environment.

This property is fractured bedrock and there is very little soil. It would require extensive blasting for building, road construction and water and sewage options. The risk of downslope property damage would be very high and would impact the current homes. The hairpin turn entering the neighbourhood is extremely dangerous and would also require extensive blasting to straighten it out and provide sidewalks.

This proposed development would not be providing affordable housing which The Coast is in need of. These would clearly be expensive homes. There are many more appropriate areas that could be developed with this kind of density.

#30

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, April 14, 2022 1:11:34 PM
Last Modified: Sunday, April 24, 2022 9:17:26 PM
Time Spent: Over a week
IP Address: 209.121.232.193

Page 1

Q1

Name & Address

Name	Gerard Darnel
Address	5328 Susan Way
City/Town	Half Moon Bay
State/Province	BC
ZIP/Postal Code	V7Z 1B5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	gerarddarnel@hotmail.com
---------------	---------------------------------

Q4

Respondent skipped this question

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6

Respondent skipped this question

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Respondent skipped this question

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 Respondent skipped this question

Please share any specific thoughts or concerns about the following topics:

Q12 Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

This survey should not have been presented as this subject to purchase (aka, this proposal) should not have even reached this level of discussion. Our household along with many others in our area opposes the rezoning of lot DL2394 from residential C to residential A. There are many reasons why this area of development should remain at the 6 lots as adopted for in the Halfmoon Overall Community Plan.

A few reasons and definitely not limited to include the availability of Water and Sewage. We live in one of the highest rainfall areas and still as at May 1st the water restrictions kick in, our water supply has not kept up with the overdevelopment from our unchanged water source. On the sewage side, twinning our existing plant would not be a great option as the land around the plant is already unstable. The additional amount of cement that was required for the exiting plant was astronomical because during heavy rain sessions the ground water is so high that the entire plant needs to float. This twinning of the plant over the former open pit area is not a good option or "easy" endeavour. In addition to the water and sewer is the water run off caused by destroying our current natural barricades, it did not go unnoticed that this "water run off expert", didn't even bother showing up at the session. In short, this presentation was very disrespectful to the community. The potential purchaser had their experts coming to our neighbourhood on some random October day to do analysis and calling it a true representation of our community. This is one of the reasons that our household is not fully participating in this marketing run survey. This has all the markings as merely an economical beneficial proposal.

To say that this proposal will add to the affordable housing supply on the sunshine is inaccurate and again disrespectful to the entire party that created the OCP. Affordable housing needs public transportation, the public transportation system ends at Redrooffs. As the OCP outlines in the main mission statement, Rural by Nature. So yes, we oppose this rezoning application.

#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, April 25, 2022 2:30:34 PM
Last Modified: Monday, April 25, 2022 2:45:06 PM
Time Spent: 00:14:32
IP Address: 75.156.123.71

Page 1

Q1

Name & Address

Name	Jacqueline Jones-Cox
Address	9225 Truman Road
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7Z 1B5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	jjonescox@yahoo.ca
Phone Number	604-729-4471

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 **Respondent skipped this question**

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 **Respondent skipped this question**

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 **Respondent skipped this question**

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Respondent skipped this question**

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 **Respondent skipped this question**

Please share any specific thoughts or concerns about the following topics:

Q12 **Respondent skipped this question**

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 **Respondent skipped this question**

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

I object to any changes to the OCP because the area is rural by nature as guided by the OCP. I also object to rezoning from "Residential C" to "Residential A" for numerous reasons. I haven't filled out the prior questions as they are self serving to the developer and are irrelevant as the zoning SHOULD NOT change and the development should be rejected. Aside from being rural by nature there is no acceptable solution to the challenge of wastewater for that development or storm water run off.

#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, April 25, 2022 2:45:17 PM
Last Modified: Monday, April 25, 2022 3:16:56 PM
Time Spent: 00:31:38
IP Address: 24.207.106.160

Page 1

Q1

Name & Address

Name	Eric Lush
Address	9199 Truman Road
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7Z 1B5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	luseric@outlook.com
Phone Number	6048854095

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7
How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. **Important**

Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. **Important**

Balance livability with sustainability and affordability. **Important**

Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities **Important**

Q8
Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) **Do Not Agree**

Q9 Other (please specify):
Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):
This is a rural retirement community and it should be kept that way.

Q10 Other (please specify):
What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.
We don't need any of the above. We need to preserve the surrounding environment as is so it can be enjoyed in it's natural state. t

Q11

Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?

Wastewater Treatment Facility Options (MSR Solutions Inc.)

What is your preferred option?

Traffic Impact Assessment Report (Jin Dong Yang P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways?

Nighttime Street Lighting <https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf>

Further disruption of the landscape above will affect the waterflow and impact the residences at lower levels.

Our waste water treatment centre is at it's limits right now. A new development will require a 2nd treatment facility. Septic fields are not the answer as the rock is very porous and water will flow to the houses below and ultimately the ocean.

The roads into this development are not suitable to the amount of two-way traffic they get right now. More traffic will just create more accidents.

We don't need street lighting in this area. Leave it to natural lighting.

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

The waste collection is accommodating the present residences adequately.

Q13

Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

I do not agree that the SCRD should rezone this area to allow for a much larger housing development to be constructed on the site in question. This area should remain a rural residential community. There isn't the need or the services to support a large residential community in this area.

#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 26, 2022 7:50:03 AM
Last Modified: Tuesday, April 26, 2022 8:00:19 AM
Time Spent: 00:10:15
IP Address: 75.156.120.251

Page 1

Q1

Name & Address

Name	Leanne McElroy
Address	9341 Truman Road
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7Z 1B5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	hello@wyldebrigade.com
Phone Number	6046175169

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 **Respondent skipped this question**

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 **Respondent skipped this question**

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 **Respondent skipped this question**

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Respondent skipped this question**

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 **Respondent skipped this question**

Please share any specific thoughts or concerns about the following topics:

Q12 **Respondent skipped this question**

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13
Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Keep the trees and the forest surrounding the neighborhood from being cut down - the rural woods are why we all moved to and live in this area!

Q14

Do you have any additional comments on the proposed subdivision layout?

I completely disagree with the changing of the OCP and zoning changes. Small lot development and expensive homes (urban sprawl) in places without the infrastructure and amenities to support them is not a sustainable plan. I do not see any acceptable solution to wastewater treatment for 50 new homes upslope from the existing neighbourhood.

#34

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 26, 2022 10:51:16 AM
Last Modified: Tuesday, April 26, 2022 10:52:56 AM
Time Spent: 00:01:40
IP Address: 173.180.51.216

Page 1

Q1

Name & Address

Name	Landon Dix
Address	8700 Redrooffs Rd
City/Town	Halfmoon Bay
State/Province	British Columbia
ZIP/Postal Code	V7Z 1B1
Country	Canada

Q2

No

Do you wish to be notified about updates to the development proposal:

Q3

Respondent skipped this question

If yes,

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live with partner / spouse

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) Do Not Agree

Q9 Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Respondent skipped this question

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 Respondent skipped this question

Please share any specific thoughts or concerns about the following topics:

Q12 Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

No rezoning of this area.

Q14 Do you have any additional comments on the proposed subdivision layout?

I do not believe this should be rezoned.

#35

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 26, 2022 10:54:39 AM
Last Modified: Tuesday, April 26, 2022 10:56:44 AM
Time Spent: 00:02:04
IP Address: 154.20.227.148

Page 1

Q1

Name & Address

Name	Judy Christianson
Address	9285 Truman Road
City/Town	Halfmoon Bay
State/Province	British Columbia
ZIP/Postal Code	V0N 1Y2
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	judy@ccevent.com
Phone Number	6043412629

Q4

I am a full time resident (primary residence) of the Sunshine Coast.

If no, where do you live?:
 Vancouver

Q5

Yes

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live alone

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7

Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8

Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9

Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10

Respondent skipped this question

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11

Respondent skipped this question

Please share any specific thoughts or concerns about the following topics:

Q12

Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

I am incredibly concerned that this number (50) sites will completely tax the entire neighbourhood - we do not have the infrastructure facilities to handles this in any way.

Q14

Do you have any additional comments on the proposed subdivision layout?

It is far in excess of what can be handled in this neighbourhood.

#36

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 26, 2022 9:50:38 AM
Last Modified: Tuesday, April 26, 2022 10:58:26 AM
Time Spent: 01:07:47
IP Address: 173.180.49.210

Page 1

Q1

Name & Address

Name	Margaret Vossen
Address	5361 Ross Road
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7 Z 1B5

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	margaretvossen@gmail.com
---------------	---------------------------------

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live with partner / spouse

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Respondent skipped this question

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 Respondent skipped this question

Please share any specific thoughts or concerns about the following topics:

Q12 Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

Arbutus Ridge - Public Consultation Questionnaire

OBJECTIONS to REZONING

* The OCP is an excellent document that has been created to serve our community. I find it interesting that the first thing a large developer does is attempt to throw aside all rules and regulations that have been put in place for the safety and protection of the existing, and surrounding neighbourhoods.

*I particularly enjoyed your "aha" moment which was to approach this from the plans that were drawn up in the 80's. It is now 2022, and thank God, those plans were never realized.

*We are ALL aware our earth's climate has changed dramatically. Fires, atmospheric rivers, record snowfall - the infrastructures are not in place in our community to support 50 additional homes, with families, guests, AirBnB' etc. Your homes will be above the existing neighbourhood...wastewater flows down. There is no solution for this.

*Ironic that you call it Arbutus Ridge when you intend to remove all the trees, but I suppose your homeowners will be happy to look down and see all our trees that we've protected and grow not only for their beauty, but for their ability to absorb an incredible amount of rainwater. They also clean toxins in our air, and produce oxygen. Isn't that supposed to be our goal, our responsibility as stewards of this planet?

*I can't help but think of the sinkhole situation in West Sechelt, those devastated homeowners have lost everything. And the developers have walked away. I see the same thing happening here. You slam through all these houses, the neighbourhood below floods during heavy rain, leaking wastewater drainage seeps into homes below, roads will fall into disrepair and be unmaintained as they already are, and you and your company will be long gone trying to slam through another poor neighbourhood as you are us.

*Lack of water supply is already a huge problem on the Coast, with restrictions beginning in May! What is your proposal to provide water for your hundreds of homeowners, their guests, et al? Your proposal simply exacerbates a very real problem.

*When you speak of a housing shortage, and that people that serve our community have nowhere to live, you are indeed stating a fact.

But please don't insult our coastal community by trying to sell the idea that million dollar plus homes, 20 mins. out of town, with no bus service, is going to help solve our housing crisis.

Be honest, you're building houses for wealthy retirees, and you've managed to find land for literally peanuts, and all you see before your eyes, is mega profit.

*We haven't even discussed the logging and multi- year drilling, road building, etc. etc. Are we supposed to live like this? The current noise by-law speaks of our right to the peace and enjoyment of homes. I would call this torture, and would invite all of you to live on-site during this entire process as we would be forced to.

I could go on and on, but all this truly makes me sick , not only physically sick...but heartsick.

If you want to build, no one is stopping you, we are simply say that the current OCP MUST stay in place and be followed by all. This is it's purpose and why it was created after much discussion, and consultation from the community and experts alike. This is it's purpose, and why we will protect it with every resource we have.

Please reconsider and put your development elsewhere.

Build affordable housing closer to town, where our young families are trying to afford to live...where infrastructures are already in place. A place where families and children can walk to school, the park, the community centre, the library, grocery stores. Where bus service is available for those who rely on transportation, and for those of us who are trying to drive our cars less.

I have said enough.

#37

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 26, 2022 11:41:37 AM
Last Modified: Tuesday, April 26, 2022 11:51:09 AM
Time Spent: 00:09:31
IP Address: 64.180.64.95

Page 1

Q1

Name & Address

Name	Bill Henwood
Address	9195 Truman Road
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7Z 1B5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	billhenwood2429@gmail.com
Phone Number	604-828-4678

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 **Respondent skipped this question**

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 **Respondent skipped this question**

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 **Respondent skipped this question**

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Respondent skipped this question**

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 **Respondent skipped this question**

Please share any specific thoughts or concerns about the following topics:

Q12 **Respondent skipped this question**

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 **Respondent skipped this question**

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

This subdivision proposal is completely contrary to the OCP in every way possible, and proposes exactly what the OCP intends to avoid - small lot urban sprawl without the infrastructure to support it. The OCP is an excellent representation of community values, and was prepared with full community participation. This community is not opposed to the rational development of this property consistent with the OCP. This proposal should be categorically rejected as completely non-compliant.

#38

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 26, 2022 12:16:56 PM
Last Modified: Tuesday, April 26, 2022 12:29:32 PM
Time Spent: 00:12:35
IP Address: 24.207.45.170

Page 1

Q1

Name & Address

Name	Carol & Les Roblin
Address	9217 Truman Road
City/Town	HMBay
State/Province	B.C.
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	crbbay@yahoo.com
Phone Number	604-831-9227

Q4

No

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

If yes, where else do you live (please specify)?:
 Tsawwassen

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live with partner / spouse

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 Other (please specify):
disagree with the proposed development as proposed

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Other (please specify):
disagree with the proposed development as proposed

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11
Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting? **disagree with the development as proposed**

Environmental Study (by Triton Environmental Consultants) **disagree with the development as proposed**

Geotechnical Study (by INF Planning and Design, with 1982 Golder Associates Report) **disagree with the development as proposed**

Hydrology Report (by INF Planning and Design) and Stormwater Management **disagree with the development as proposed**

Wastewater Treatment Facility Options (MSR Solutions Inc.)
What is your preferred option? **disagree with the development as proposed**

Traffic Impact Assessment Report (Jin Dong Yang P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways? **disagree with the development as proposed**

Archaeological Preliminary Assessment Report (In Situ Consulting) **disagree with the development as proposed**

Wildfire Prevention Design.
<https://firesmartbc.ca/discipline/development-considerations/> **disagree with the development as proposed**

Nighttime Street Lighting <https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf> **disagree with the development as proposed**

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

wholeheartedly disagree with the development as proposed

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

disagree with changing the OCP as currently outlined

Q14

Do you have any additional comments on the proposed subdivision layout?

Yes, totally disagree with changing the OCP that was carefully laid out and important thought given to the area, wildlife, sewage, water, fire and traffic.

#39

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 26, 2022 12:32:55 PM
Last Modified: Tuesday, April 26, 2022 12:44:38 PM
Time Spent: 00:11:42
IP Address: 64.180.64.95

Page 1

Q1

Name & Address

Name	Karyn Henwood
Address	9195 Truman Road
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7Z1B5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	karynhenwood@gmail.com
Phone Number	7788880284

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 **Respondent skipped this question**

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 **Respondent skipped this question**

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 **Respondent skipped this question**

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Respondent skipped this question**

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 **Respondent skipped this question**

Please share any specific thoughts or concerns about the following topics:

Q12 **Respondent skipped this question**

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 **Respondent skipped this question**

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

I categorically object to the proposed change to the carefully thought out OCP. It is in place to keep HMB rural. There is not the infrastructure to support a 50 lot development. Wastewater and run off from clear cut and blasted properties is of grave concern as is traffic, years of blasting and construction and detriment to the rare biosphere that the SCRCD has committed to protect. All this ruin for 50 million+ homes that do nothing for affordable housing and everything to line the developers pockets. NO WAY!

#40

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 26, 2022 1:32:57 PM
Last Modified: Tuesday, April 26, 2022 1:50:12 PM
Time Spent: 00:17:15
IP Address: 173.180.49.210

Page 1

Q1

Name & Address

Name	Bill Rogers
Address	5361 Ross Road
City/Town	Halfmoon Bay
State/Province	B.C.
ZIP/Postal Code	V7Z 1B5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	rogersb033@gmail.com
Phone Number	778 458 2144

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 **Respondent skipped this question**

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 **Respondent skipped this question**

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 **Respondent skipped this question**

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Respondent skipped this question**

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 **Respondent skipped this question**

Please share any specific thoughts or concerns about the following topics:

Q12 **Respondent skipped this question**

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13
Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Maintain EXISTING zoning : R1,subdivision Dist.F

Q14

Do you have any additional comments on the proposed subdivision layout?

Maintain EXISTING OCP LANDUSE: RESIDENTIAL C.

I REALLY WANT TO MAINTAIN THE RURAL COMMUNITY CHARACTER OF OUR NEIGHBORHOOD. WE MOVED HERE FOR THE QUIET; NOT TO HAVE 50+ HOUSES THRUST UPON US.

#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 26, 2022 1:22:11 PM
Last Modified: Tuesday, April 26, 2022 2:09:01 PM
Time Spent: 00:46:50
IP Address: 74.121.33.166

Page 1

Q1

Name & Address

Name	Derek Neale
Address	9315 Truman Road

Q2

Respondent skipped this question

Do you wish to be notified about updates to the development proposal:

Q3

Respondent skipped this question

If yes,

Q4

Respondent skipped this question

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

If yes, where else do you live (please specify)?
Relevance to survey's objectives?

I am a part time resident (second home) of the Sunshine Coast.

Q6

Other (please specify):
Relevance to survey's objectives?

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

- Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. **Neutral**
- Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. **Neutral**
- Balance livability with sustainability and affordability. **Neutral**
- Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities **Neutral**

Q8

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) **No Opinion**

Q9

Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10

Other (please specify):
Respect and retain the land in its natural state

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11

Respondent skipped this question

Please share any specific thoughts or concerns about the following topics:

Q12

Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13

Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

The draft lot layout appears to have been drafted with little or no thought given to, or respect for, the existing topography and natural environment. It is not supportable in its current form and density.

#42

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 26, 2022 6:32:56 PM
Last Modified: Tuesday, April 26, 2022 6:46:56 PM
Time Spent: 00:14:00
IP Address: 23.16.251.5

Page 1

Q1

Name & Address

Name	W. Thomas
Address	9301Truman Road
City/Town	Halfmoon Bay
State/Province	B.C.
ZIP/Postal Code	V7Z1B5

Q2**Yes**

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	wdrt2012@Gmail.com
---------------	---------------------------

Q4**Yes, in Halfmoon Bay**

I am a full time resident (primary residence) of the Sunshine Coast.

Q5**Respondent skipped this question**

I am a part time resident (second home) of the Sunshine Coast.

Q6**Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 **Respondent skipped this question**

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8
Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) **Do Not Agree**

Q9 Other (please specify):
Not applicable, see Item 14
Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Other (please specify):
Not applicable, see Item 14
What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11

Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?	Not applicable, see Item 14
Environmental Study (by Triton Environmental Consultants)	Not applicable, see Item 14
Geotechnical Study (by INF Planning and Design, with 1982 Golder Associates Report)	Not applicable, see Item 14
Hydrology Report (by INF Planning and Design) and Stormwater Management	Not applicable, see Item 14
Wastewater Treatment Facility Options (MSR Solutions Inc.) What is your preferred option?	Not applicable, see Item 14
Traffic Impact Assessment Report (Jin Dong Yang P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways?	Not applicable, see Item 14
Archaeological Preliminary Assessment Report (In Situ Consulting)	Not applicable, see Item 14
Wildfire Prevention Design. https://firesmartbc.ca/discipline/development-considerations/	Not applicable, see Item 14
Nighttime Street Lighting https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf	Not applicable, see Item 14

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Not applicable, see Item 14

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Not applicable, see Item 14

Q14

Do you have any additional comments on the proposed subdivision layout?

There should be no change to the Official Community Plan

#43

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 26, 2022 8:20:10 PM
Last Modified: Tuesday, April 26, 2022 8:23:35 PM
Time Spent: 00:03:24
IP Address: 50.64.50.35

Page 1

Q1

Name & Address

Name	Ovidiu Chis
Address	9268 Truman Road
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7Z 1B5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	ochis@telus.net
---------------	------------------------

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live with partner / spouse

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Respondent skipped this question

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 Respondent skipped this question

Please share any specific thoughts or concerns about the following topics:

Q12 Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

It is paramount that we keep the distinction between rural communities and urban communities. In societies humans should have in the opportunity to choose how to live now and in the future. As many differences are vanishing from the point of view of life comfort, the housing density is one of the most important left as a differentiator. Rural communities are, and should stay at a significantly lower housing density than urban communities.

The fact that the OCP has established the existing zoning for the area makes perfect sense. It undid a mistake of the initial Van Egmond development plan. It is perfectly justified by the location, infrastructure, services availability and on top of it, by the particular landscape that does not allow slicing narrow lots as you would do on a flat lot in the Fraser Valley or somewhere else.

Referencing the Arbutus-Ridge project as a no deviation from the initial plan for Truman area is completely unreasonable, because the initial plan was absolutely wrong. The current houses developed on the Van Egmond initial plan are already on a urban density lots in rural setting. Unfortunately, it cannot be undone, but avoiding this in the future here, or anywhere else on the Sunshine Coast is crucial.

The projected traffic will increase enormous by adding 50 more houses – Just in average add a 1.5 car per household and another 1.0 factor for visitors, relatives and guests and you end up with

$(1.5 + 1.0) \times 50 = 125$ more cars. Don't want to get boring with numbers, but just figure out how environmentally friendly this is, when a roundtrip to the grocery store takes 45 minutes. If you have a problem visualizing this, think of a half of a BC Ferry load zooming up un down the road every day.

Overall traffic will increase hugely as the pollution associated with it. It does not make any sense of building more houses in remote locations.

The wastewater treatment is a huge problem and potentially a huge liability for the developer. Beside the ocean waste handling issue, which was addressed by a lot of speakers, the other two land wastewater treatment solution are a definitely a no go solution for all the houses down the slope below the subject lot.

All houses are built on rocks. We have basements and crawl spaces, they all get leaked and flooded through the cracks in the rock bed at every rain. Building septic fields up the hill above us will incur a colossal potential of fecal coliform pollution of our houses. No money in the world will fix that.

#44

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 26, 2022 9:36:06 PM
Last Modified: Tuesday, April 26, 2022 10:45:50 PM
Time Spent: 01:09:43
IP Address: 108.172.127.136

Page 1

Q1

Name & Address

Name	Joana Chis
Address	9268 Truman Rd.
City/Town	Halfmoon Bay
State/Province	British Columbia
ZIP/Postal Code	V7Z 1B5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	jchis@telus.net
---------------	------------------------

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live with partner / spouse

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Respondent skipped this question

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 Respondent skipped this question

Please share any specific thoughts or concerns about the following topics:

Q12 Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

Our household opposes rezoning DL2394 from residential C to residential A. That should be developed for the 6 lots that it has been appropriately zoned for in successive OCPs.

Bringing inappropriately more people to share limited resources like water, sewage and roads with the existing neighborhood would have a direct impact on us and it is a big concern for us.

There are no acceptable sewage options for DL2394. We feel that we would be particularly impacted by the on-side option considering the fractured bedrock on downslope and the inability to control the wastewater coming underneath the existing houses.

#45

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 26, 2022 10:03:13 PM
Last Modified: Tuesday, April 26, 2022 10:54:30 PM
Time Spent: 00:51:16
IP Address: 64.180.215.234

Page 1

Q1

Name & Address

Name	Bruce and Wendy Wong
Address	5317 Taylor Crescent
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V0N 1Y2
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	bruce.wong.59@gmail.com
Phone Number	6046163266

Q4

I am a full time resident (primary residence) of the Sunshine Coast.

If no, where do you live?:
 Burnaby

Q5

I am a part time resident (second home) of the Sunshine Coast.

If yes, where else do you live (please specify)?:
 Burnaby

Q6 **Live with partner / spouse ,**
Which arrangement best describes your current living **Live with children**
situation? (Please check all appropriate)

Q7
How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Demonstrate design excellence by incorporating responsible density and sustainability practices to the greatest extent. **Very Important**

Prioritize and provide amenities for Public Parks, Waterfront Access and a Greenway Trail network. **Very Important**

Balance livability with sustainability and affordability. **Not Important**

Build upon our existing assets such as the shoreline and trail network to expand our local outdoor and natural amenities **Important**

Q8
Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) **Neutral**

Q9 **Outfitting of the new homes with secondary suites for potential rental (Whistler example)**
Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Visitor Parking ,**
What suggestions do you have on the proposed dedicated **Access to Crown Lands Trail Network**
public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11

Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?

Possibly interested

Environmental Study (by Triton Environmental Consultants)

Is this public information? Where to find?

Geotechnical Study (by INF Planning and Design, with 1982 Golder Associates Report)

Is this public information? Where to find?

Hydrology Report (by INF Planning and Design) and Stormwater Management

Very concerned about storm water management

Wastewater Treatment Facility Options (MSR Solutions Inc.)
What is your preferred option?

Reaching out and listening and addressing the needs of all the home owners

Traffic Impact Assessment Report (Jin Dong Yang P.Eng) Are there traffic calming measures you would like to see implemented? Speed bumps? Separated walkways?

None

Archaeological Preliminary Assessment Report (In Situ Consulting)

Not interested

Nighttime Street Lighting <https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf>

Not an issue

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Common community collection and recycling center. Managed by the neighbourhood stakeholders

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

This is not an issue

Q14

Do you have any additional comments on the proposed subdivision layout?

Bad proposal. Location is less than ideal the area is too sensitive for any development. Storm water is management is a big concern.

#46

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 26, 2022 11:18:01 PM
Last Modified: Tuesday, April 26, 2022 11:30:42 PM
Time Spent: 00:12:40
IP Address: 75.156.120.251

Page 1

Q1

Name & Address

Name	Duncan Smith
Address	9341 Truman Road
City/Town	Halfmoon Bay
State/Province	British Columbia
ZIP/Postal Code	V7Z1B5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	duncansm@telus.net
Phone Number	4165752577

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

No

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 **Respondent skipped this question**

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 **Respondent skipped this question**

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 **Respondent skipped this question**

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Respondent skipped this question**

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11
Please share any specific thoughts or concerns about the following topics:

Nighttime Street Lighting <https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf>

9341 Truman Road

Q12 **Respondent skipped this question**

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 **Respondent skipped this question**

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

I'm not convinced that there are sufficient benefits from the proposed development to warrant any amendments to the Official Community Plan. The OCP is a strategic long term vision for the Sunshine Coast and is deliberate in the way it directs zoning. It's designed to stop the spread of small lot development and expensive homes in areas that lack the infrastructure and amenities to support them. I'm also very concerned about increasing water shortages on the Coast. And I do not see any acceptable solution to wastewater treatment for the 50 proposed new homes. All in all, this development does not seem like a good fit for this community.

#47

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, April 27, 2022 12:44:33 AM
Last Modified: Wednesday, April 27, 2022 12:57:27 AM
Time Spent: 00:12:54
IP Address: 77.159.176.242

Page 1

Q1

Name & Address

Name	Taryn wa
Address	5322 Natalie Lane, Halfmoon Bay, BC, Canada
City/Town	Halfmoon Bay
State/Province	BC
ZIP/Postal Code	V7z1b5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	tarynwa@gmail.com
Phone Number	6043120201

Q4

Respondent skipped this question

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

If yes, where else do you live (please specify)?:
 Revelstoke

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 **Respondent skipped this question**

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8
Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) **Do Not Agree**

Q9 **Respondent skipped this question**

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Other (please specify):**
What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.
None of the above are needed in our area. If I wanted to move to a retirement facility or community I would have done so. If you actually spent time in the area you would understand.

Q11 **Respondent skipped this question**

Please share any specific thoughts or concerns about the following topics:

Q12 **Respondent skipped this question**

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13
Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Don't change the zoning

Q14

Do you have any additional comments on the proposed subdivision layout?

I do not agree with it. That piece of land cannot support that many units. Our infrastructure can't handle it, the road, waste water etc. traffic calming won't matter at all if you add that many more cars. If you actually looked at the road during the summer when it's busy you would understand. A traffic report done in fall is ridiculous. If you actually spent time in the area you would understand.

Run off from building on that land will be a problem. Look to the new developments on red roofs (cove time and bay view) as a perfect example of a negative impact on the environment around the area (road washouts etc).

Do not change the zoning, it should not be high density.

#48

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, April 27, 2022 8:56:04 AM
Last Modified: Wednesday, April 27, 2022 9:08:53 AM
Time Spent: 00:12:48
IP Address: 173.180.51.70

Page 1

Q1

Name & Address

Name	Jeannette K Lucas
Address	5327 Susan Way
City/Town	Halfmoon Bay
State/Province	British Columbia
ZIP/Postal Code	V7Z 1B5
Country	Canada

Q2

Respondent skipped this question

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	jklucas65@gmail.com
Phone Number	6048857051

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6 Respondent skipped this question

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Respondent skipped this question

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Respondent skipped this question

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11

Please share any specific thoughts or concerns about the following topics:

Water Service. Low flow plumbing fixtures? Rainwater harvesting?

extremely important. Water rationing has been a feature of summer for the past 10 years

Wastewater Treatment Facility Options (MSR Solutions Inc.)
What is your preferred option?

None of what you have described.

Nighttime Street Lighting <https://www.darksky.org/wp-content/uploads/2021/06/IDA-General-Brochure-English-06-2021.pdf>

NO!!!

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

There is no problem at the present time.

Q13

Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14

Do you have any additional comments on the proposed subdivision layout?

The destruction of the area in question is wrong! The OCP should not be altered.

#49

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, April 27, 2022 11:41:07 AM
Last Modified: Wednesday, April 27, 2022 11:57:41 AM
Time Spent: 00:16:33
IP Address: 24.207.97.81

Page 1

Q1

Name & Address

Name	gerard dunlop
Address	9321 truman rd
City/Town	halfmoon bay
State/Province	bc
ZIP/Postal Code	v7z 1b5
Country	canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	gdunlop1@eastlink.ca
---------------	----------------------

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6

Live alone

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 Respondent skipped this question

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

(no label) Do Not Agree

Q9 Respondent skipped this question

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 Respondent skipped this question

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 Respondent skipped this question

Please share any specific thoughts or concerns about the following topics:

Q12 Respondent skipped this question

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

Q13 Respondent skipped this question

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Q14 Do you have any additional comments on the proposed subdivision layout?

I am strongly opposed to changes in the current Zoning or/and the OCP for many reasons. Of most concern is environmental stability re runoff during High rainfall events. I live directly below the proposed development at the top of the bluff on Truman Rd. With climate changing it is more of a concern as time goes on. Also traffic accessibility is already a concern in particular during snowfall. Any increase is not acceptable.

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, April 27, 2022 8:03:13 AM
Last Modified: Wednesday, April 27, 2022 12:46:31 PM
Time Spent: 04:43:18
IP Address: 75.156.123.122

Page 1

Q1

Name & Address

Name	Randy & Pam LaBonte
Address	9269 Truman Rd
City/Town	Halfmoon Bay
State/Province	British Columbia
ZIP/Postal Code	V7Z 1B5
Country	Canada

Q2

Yes

Do you wish to be notified about updates to the development proposal:

Q3

If yes,

Email Address	rlabonte23@gmail.com
Phone Number	250-701-7485

Q4

Yes, in Halfmoon Bay

I am a full time resident (primary residence) of the Sunshine Coast.

Q5

Respondent skipped this question

I am a part time resident (second home) of the Sunshine Coast.

Q6 **Live with partner / spouse**

Which arrangement best describes your current living situation? (Please check all appropriate)

Q7 **Respondent skipped this question**

How important are the following goals to you as they relate to housing in Halfmoon Bay? (Please rank each)

Q8 **Respondent skipped this question**

Do you agree with the following statement: "Housing is in short supply in Halfmoon Bay-Area B."

Q9 **Respondent skipped this question**

Affordable Housing Contributions are an important component of all new developments. At this specific location, do you believe the affordable housing contribution should be (please pick one):

Q10 **Respondent skipped this question**

What suggestions do you have on the proposed dedicated public park and green pathway network? What would you like to see in the park? Please circle or click on all that apply.

Q11 **Respondent skipped this question**

Please share any specific thoughts or concerns about the following topics:

Q12

What recommendations do you have for improving waste collection in the neighbourhood? Would you support a private recycling collection service? Or neighbourhood recycling depot?

We do not support any additional private or neighbourhood recycling. We already have curbside pickup and easy disposal at Salish Soils in Sechelt.

Q13

Any additional Goal(s) to be addressed? (e.g.: affordable housing, amenities, neighbourhood character, traffic calming, beautification, street trees, etc.)

Preserve, respect, and adhere to the Official Community Plan

Q14

Do you have any additional comments on the proposed subdivision layout?

Please note: A copy of this statement was sent Lori Pratt, SCR D planning department and copied to Nicolas Simons, MLA

To All It Should Concern:

Re: Halfmoon Bay Official Community Plan Amendment Bylaw 675.8 and Zoning amendment Bylaw 310.199

We are both opposed to any rezoning of DL2394 from residential C to residential A. The reasons presented for an amendment are not based on local and regional needs and are clearly in the interests of the developer alone due to the current state of the real estate market. We believe that the Official Community Plan (OCP) must be preserved, respected, and adhered to for the reasons outlined below.

What is the purpose of an Official Community Plan if it is not followed?

An Official Community Plan (OCP) is developed through consultation with residents, reviews of existing infrastructure and services, discussion of potential future growth and development, and the interest of current residents first, future residents second.

Any variation from an OCP must be made with the same forethought, discussion, consultation, and endorsement of the entire community. After several reviews, the limit on lot size has stood in this area's OCP.

Amendments and exceptions to an OCP must be made for compelling reasons and exceptional circumstances not envisioned or anticipated when the plan was first developed and last reviewed. I see no such circumstances that would support densification in a rural area. The proposed development was not driven by, nor does it address, community needs here or the need for affordable housing on the Coast.

I only see developer opportunism in a hot real estate market and a short-term plan to invest enough to clear land, create 50 lots, sell, and then walk away. This is exactly what is going on at Bayview Hills, has gone on at Cecil Hills in Madiera Park, and residents are left with overland water washouts, barren land without the abundant wildlife from before, and potential runoff and wastewater impacts in our shared Salish Sea.

Accordingly, any development should be for the 6 lots that it has been zoned for in successive OCPs.

We are not high density, urban, or have the services required for such a change.

We live in a rural area with limited services including snow clearance, road repair, roadside tree and underbrush maintenance. The current residents are forced to maintain roads ourselves at times as we are at the low priority end of services from the SCR D.

There is no bus transportation in the area, either school bus service or transit. The only access is by vehicle.

The entrance to DL2394 is a narrow road with a well-known single-lane S-curve that includes blind corners.

Approximately 50% of the homes in this area are vacation/second homes for owners (ours is a primary residence). During the summer when more homes are occupied navigating the road(s) can be even more difficult, particularly with vehicle drivers not familiar with the road.

Arbutus Ridge - Public Consultation Questionnaire

The desire to rezone to create more of the same, especially in an even rockier terrain, is the result of an overheated real estate market and can only be a short-term strategy, despite purported plans. The impact of similar developments recently has left residents carrying the losses (SeaWatch, Bayview Hills, Cecil Hill, etc.).

Accordingly, the OCP, developed over a longer period of time, must be respected and followed.

Higher density development requires more services that impact the SCRDC, residents, but more importantly our sensitive environment.

When we arrived on the Coast we were met with tax increases to pay for a new wastewater treatment plant and are now facing increasing taxes for additional infrastructure and distribution systems. We were shocked to see a new treatment plant built that was almost 5 times the size of the original one. We learned that the outfall into Halfmoon Bay did not meet environmental requirements which affects marine life in the bay and even human use of the bay for recreation. The new treatment plant meets environmental requirements now, but any additional development will threaten that and the outflow levels into the bay.

On our arrival, we witnessed the abundant sea life in the bay and are beginning to understand the fragility of this environment. The bird life is robust as are the elk, bear, coyote, mushrooms, etc. The existing tree and ground cover support this environment and any variation from the OCP that increases density will profoundly impact this existing environment. Development must be done through serious consideration, research, and review of environmental impacts and follow national and indigenous historical guidance and principles. The developer has not done such a review, nor was the review undertaken done in an adequate or independent manner.

Accordingly, higher density amendments to the OCP should not be considered. The entire OCP must be reviewed in full and amended through that process only, not through exceptions based on a developer's, not resident's, interests.

The obvious land development impacts are very clear: increased overland water drainage, increased wastewater volume, increased drinking water usage (in an area that predictably and consistently is in drought annually), along with increased traffic, road use, and maintenance.

Unlike 40 years ago, the frequency and impacts of extreme weather events are more significant. The risk and cost implications for downslope infrastructure and houses resulting from extensive land clearing, blasting, and building are serious concerns.

Wastewater is a serious issue for the area and the SCRDC is trying to address this. It will only be compounded by a doubling of housing not just in this area, but in several others with similar developments going on simultaneously. The Coast does not have the ability to expand at this type of pace and these types of developments will affect all residents, and most importantly our larger environment.

Affordable housing this is not!

The developer would have us believe affordable housing will be built with the zoning change. Trinkets from parks, to promises of pickle ball courts, realigned and improved road access, water and forest access (which we already have), and new residents that will fill vacant jobs and become part of the scarce service infrastructure that barely supports residents now will not be the outcome. It will simply be more million-dollar seasonal homes, short-term rentals, and endless development and destruction of natural lands, wildlife, roads, and existing infrastructure.

As stated eloquently by Avi Lewis (Coast Reporter, April 22, 2022, page 7)

"This project will not attract the working families we need to diversify and enrich our coastal community, let alone the labour shortage crisis".

In conclusion, no community-based, driven, or rationale can be applied to an amendment to allow the proposed high density development run a rural area to move forward. The proposed development is clearly in the interests of the developer given the favourable real estate market. If the OCP is amended for this development. what about the next? A clear precedent will be made if

Arbutus Ridge - Public Consultation Questionnaire

the SCRD board and management allow this proposal to move forward at all. We are adamant that the Official Community Plan is preserved, respected, and adhered to for the above reasons and that the proposed Halfmoon Bay Official Community Plan Amendment Bylaw 675.8 and Zoning amendment Bylaw 310.199 for District Lot 2394 not be amended and the current zoning for six rural lots remain.

Sincerely,

Pam & Randy LaBonte

APPENDIX A.4. PUBLIC INPUT VIA EMAIL

From: [Yuli Siao](#)
To: [Will Dong](#); "[Angela Letman](#)"
Subject: FW: DL2394 (Truman Rd.) Rezoning Application
Date: April 12, 2022 10:13:20 AM
Attachments: [coastal_douglas_fir_ecosystems.pdf](#)
[oregongrape.jpg](#)
[coastal-douglas-fir.jpg](#)
Importance: High

Will,

Would you have the biologist review the following comments and prepare to answer those questions?

Thanks.

Yuli Siao
Registered Professional Planner &
Member of Canadian Institute of Planners
Senior Planner
Sunshine Coast Regional District
1975 Field Road, Sechelt, BC V0N 3A1
Office phone: 604-885-6800 ext 6417

-----Original Message-----

From: Janet Ansell [<mailto:ansjan1959@gmail.com>]
Sent: Monday, April 11, 2022 3:50 PM
To: Yuli Siao <Yuli.Siao@scrd.ca>
Subject: DL2394 (Truman Rd.) Rezoning Application

External Message

Hi Yuli,

My apologies for not emailing you earlier concerning the proposed rezoning of DL2394 (Truman Rd.).

I only recently came upon the Environmental Survey filed by the applicant on the 'Arbutus Ridge' web site. I'm afraid it doesn't provide the SCRd with all the facts needed to make an informed decision about this property's future.

The property in question is one with which I am very familiar; I have walked through the upper part of it (the part above the 'access' road which transects it) at least once a week for the past two years. I am also familiar with its forest makeup; I have the good fortune to live on property near Sechelt which has been in my family for 47 years, never been logged and which features a similar topography and ecology.

Specifically, I wish to draw your attention to the survey's classification of the property as "a second growth forested area within the Coastal Western Hemlock (variant CWHxm1) biogeoclimatic zone that has been logged multiple times over the years."

The survey then goes on to throw this classification into doubt, stating "despite occurring in the Coastal Western Hemlock biogeoclimatic zone, no Western Hemlock (*Tsuga heterophylla*) was observed on the property and the site is dominated by Douglas-fir, Arbutus (*Arbutus menziesii*), and Western Redcedar (*Thuja plicata*)..." Sadly, the author does not suggest which classification might better capture the property's flora and fauna.

The provincial government does, though. It classifies the area which includes DL2394, as a Coastal Douglas Fir moist marine forest (CDFmm)
(source: BC Government's field guide for the Vancouver Forest Regions (Land Management Handbook 28 and

iMap showing biogeoclimatic zones).

This type of forest is dominated by Douglas-fir and Arbutus, exactly as described in the environmental survey. The Sunshine Coast is, I believe, the only location on the Mainland in which this rare type of forest is found.

But most importantly, from a development perspective, the BC government designates this type of forest as very rare and at risk. (The government pamphlet outlining this status is attached.)

It's true that part of DL2394, the half below the access road, has been logged. The half above, however has not, and remains in its mostly untouched rocky bluff state.

Just one more point left to make.

The survey states, "No rare plants or rare plant communities were observed, including Oregon Grape which according to terrestrial ecosystem mapping (TEM) should occur within the northern fringe of the site as it supposedly borders a Douglas-fir/Oregon Grape Ecological Community."

I did not search for Oregon Grape on my walk through the property this morning, nevertheless I found it easily not 25 yards above the access road, immediately adjacent to the trail which leads up through the property and which is documented in the survey. A photo of the sample I found is attached.

Also attached is a photo taken 50 yards further up the same trail, within the property boundaries, which shows a typical dry Coastal Douglas-fir moist marine landscape.

While parts of this development may have merit, to allow a subdivision in the upper half of this property, in an ecosystem which our own provincial government identifies as exceedingly rare and at risk, would, I believe, be a travesty.

Sincerely,

Janet Ansell
6921 Sunshine Coast Hwy., Sechelt B.C.

This message originated outside the SCRD. Please be cautious before opening attachments or following links.

Thoughts and queries re: proposed development DL 2394

1. Under the section: Technical Reports, Gang (Will) Dong, P Eng, INF Planning Design Company, November 2021 conducted the Geotechnical Survey. If Mr. Dong as Applicant is a promoter of the development and/or an investor could there be a conflict of interest or at least a strong positive bias that could effect his assessment?
2. Would a change in zoning and/or revision to the HMB Community Plan result in the loss of the Rural Property Grant to any residents?
3. The Traffic Impact Report was done from information collected in October. This is not the peak traffic flow season in the area i.e. it was not done in the summer season. During the summer season the area is visited by family and friends of residents and some properties conduct Air B&B. I found that it did not take into account the increased traffic that would occur during development when construction vehicles and machinery and service vehicles would increase the flow.
4. I find the reports that mentioned establishing vegetable gardens and community gardens as well as the ones pertaining to septic fields confusing. When the lay of the land was established in the introduction as bedrock and granite without infiltration and as having little inclusion of granular soils, I wonder how these projects can be realized on this type of terrain without importing yards of granular soil, fill and topsoil. Since many of the trees and bushes with established roots will be removed during clearing, what will anchor the soil to the rock? With normal torrential rains and the freak events of Atmospheric Rivers alternating with the droughts of summer it can be supposed that soil erosion will result in blocked culverts and storm ditches that will negatively effect the community. The beautiful ornamental cherry trees with their superficial root systems will slide down the steep grades! It is worth noting that because the District of North Vancouver issued building permits on an area of soil fill, parts of a neighbourhood slid down an embankment during a period of seasonal rain. I think one woman died.
5. After establishing that Halfmoon Bay is increasing in population and that the proposed development is not considered an area that will feature affordable housing due to lack of amenities, what is the purpose of the proposed playground?
6. Why does the proposed development feature an exercise circuit when the current trails afford exercise in a woodland environment?

7. What is the plan for all the granite boulders that are currently arranged in piles on the property under consideration? What is the plan for the granite boulders that will result from blasting if the project is approved?
8. The twinning or linking of the current wastewater facility with the parcels of the proposed project offer only the “potential” of offsetting capital costs in the future. Nothing is guaranteed. No specific study is presented. The issue is put forward in a nebulous way possibly in favour of the developer who might have to import large quantities of granular soil for filtration and give up areas of property for septic fields.

I cannot attend the zoom on April 13th since I am engaged. Please submit any worthy questions. Hope it goes well and is well-attended.

Regards,
Linda Olivier
lolivier@telus.net

From: Lesley Broadhurst <broadhurstl@telus.net>
Sent: April 16, 2022 10:13 AM
To: infcdc@gmail.com
Subject: Fwd: Truman Road Development
Importance: High

Lori Pratt suggested I forward this to your attention. Please respond / confirm receipt and ensure these comments are added to the community record.
Lesley Broadhurst

Begin forwarded message:

From: Lesley Broadhurst <broadhurstl@telus.net>
Subject: Truman Road Development
Date: April 15, 2022 at 6:05:57 PM PDT
To: yuli.siao@scrd.ca
Cc: Lori Pratt <lori.pratt@scrd.ca>

Yuli,

I attended the zoom meeting the other night, for the Truman Road development in Halfmoon Bay - you were listed as the SCRD Senior Planner on this application,

We were asked to write in and comment on this development as a key next step - so I am voicing my concerns and absolute disagreement to this scale of development in Halfmoon Bay, and in their application to significantly reduce lot sizes in this area.

Here is a list of ALL my concerns :

Damage to RURAL Halfmoon Bay. Construction Impact to Local Habitat/ CDF Environment - :

We live on Redrooffs Road and our community is now being inundated with developers coming in, clear cutting our beautiful forests, creating large, high density sub-divisions, causing major damage and construction traffic to Redrooffs (road and culvert was so damaged, it washed out this year given heavy tractor trailers and construction trucks turning into Beach Cove development) and doing whatever they wish to do without receiving authorized permits and approvals from the SCRD, along with NO environmental and community assessments and approvals by the community (community briefings and approval meetings- where are they ??) .

We now have 4 major developers in this area - 3 off Redrooffs Road and the Truman development.

MoTI traffic assessments and approvals are non-existent on Redrooffs and do not appear to be sufficient / lack in-depth assessments based on the local resident concerns that were voiced at this meeting for the Truman development.

The OCP:

The OCP was developed specifically to ensure Halfmoon Bay maintains its RURAL vision and designation - in this particular application, these lot sizes were created to maintain this vision. Creating large-scale, multi-unit sub-divisions is in direct violation to the OCP. Not only is the OCP completely at risk of NOT being adhered to, but in-depth, longterm environmental and natural habitat assessments, water drainage and usage are NOT being accurately evaluated. Their one-day' "studies" are COMPLETELY insufficient to assess the actual, environmental and habitat impact and potential damage to this area. And the - "we will only cut the trees down outside of eagle breeding season" was unbelievable - I believe it is NOT allowed to cut trees down in eagle nesting areas.

And "no fragile/ at risk species exist" in this area ??? Really ??

SCRD Water :

We currently go to stage 4 every summer now which as we all know, will be the NORM going forward - how can the District legitimately start approving significant, large scale, multi-unit new developments when our water situation has not been resolved ??? Please answer this... !!!

For your information- Collingwood Ontario municipality has stopped ALL development in their area because of water restrictions and limitations. This is a major community who has made the right decision to STOP all developers, in order to properly deal with their restricted water treatment situation.

Please pass these comments along to whoever needs to see them, and to add to the community record .

Thank you, Lesley Broadhurst

Email Inquiry Date: April 18 2022 Tymo

Hello,

I live on Truman Road and participated in the information session you organized on 13th April. I have a few questions before we complete your survey.

Are you obliged to share the survey results (including verbatim comments) with the SCRD? Will you also make these results available to the community (and if so, where)?

If you are receiving separate email inputs, are you also obliged to share these with the SCRD?

Will you make the recording of the information session available to the participants?

What are the next steps/dates in your application process? We heard that there will likely be a public hearing in July, and what are the steps before that?

Thanks very much in advance and we look forward to engaging with you on your proposal.

Best wishes, Darlene Tymo

From: Gerard Darnel [<mailto:gerarddarnel@hotmail.com>]

Sent: Thursday, April 21, 2022 11:27 AM

To: Yuli Siao <Yuli.Siao@scrd.ca>; Ian Hall <Ian.Hall@scrd.ca>; Lori Pratt <Lori.Pratt@scrd.ca>; Planning Department <planning@scrd.ca>

Cc: darlene.tymo@gmail.com

Subject: DL2394 Redevelopment, Public Information Session

External Message

April 21, 2022

Re: DL2394 Redevelopment Application / Halfmoon Bay OCP

To Whom It May Concern:

Further to my letter dated, April 11, 2022. In reference to the Halfmoon Bay Official Community Plan Bylaw No. 675, adopted on April 24th, 2014, consolidated with BL 675.2 on September 27, 2018, where it states in part under the Vision, Rural by Nature... We preserve our rural community character exceptional quality of life and abundant recreational opportunities. Further in this well written, laid out and thoughtful document it states under the, 1. Introduction, third paragraph down, "The 2013 OCP was drafted using a guiding vision of Halfmoon Bay to 2031. Therefore the OCP looks at Halfmoon Bay today and into the next two decades. It is the task of the goals, objectives and policies in this document to maintain the current quality of life in Halfmoon Bay and to look to the future".

My question is this, with the ink barely dry on this SCR D document for Halfmoon Bay, why are we even entertaining this developers request to change it to satisfy their economical benefit? This was not what the nature of our community is based on. We would like to know what precedent is in place on this request?

My wife and I attended this Zoom meeting held on April 13, 2022 along with approximately 83 other logins (which with partners could be up to 160 people) to listen to this mostly one sided, poorly organized presentation. We are very upset and disgusted about the lack of respect and thought put into our neighbourhood of almost 20 years. We live here. To have some "experts" come in on short notice, I may add, on a remote October day to give their opinions on a neighbourhood they know nothing about is really just a punch in gut to our community. A reference was made regarding that this compares to the Lion's Gate Bridge at 3AM was bang on. Again, how disrespectful to our residents, especially the old timers, the developer could have at least put some effort into thoroughly understanding our community. This testing should have been performed during each season at the least. Further on this, the run off water presenter, Winnie, I believe her name is, couldn't have been bothered to show up and present or even let someone know that she was unable to present. Again, very poor organizing on such and important topic, to us, the residents.

We were also not impressed at the way the information was cherry picked for the benefit of the potential purchaser, particular to some document showing these lots dated from 1983. Let's be crystal clear, this document could have been someone's idea of what could be for this area. What was actually created, presented, signed off and adopted on was the 6 lots. Further, there was reference to the

existing lots in the neighbourhood being an average of about .25 acres where the presenter kept trying to take out the 3 lots in the our study area of 2.5 acres each. We find this very coincidental that the 6 lots that the potential purchases wishes to subdivide are of the same size of 2.5 acres each. Our conclusion is that this is what the developer had in mind as the topography of this area better suites lots of this size.

Back to economics, the subject the presented continuously deflected from, we see the only reason that this request to be considered is based on economic benefit, their economic benefit. Evidenced by the community involvement in this information session, the community as a whole do not want their lives to be rocked for the next 10, 15, to 20 years with this development, to no real benefit to this neighbourhood.

So back to my question, what is the precedent and criteria set for changing the recently signed off, adopted HMB OCP? Please note, that I had originally spent Good Friday preparing this letter and along with many of the residents in our community spent the Easter weekend with this unnecessarily in our heads.

I look forward to your response.

With Best Regards,

G A Darnel, CPA, CGA
5328 Susan Way, HMB

From: wendy wendyawong1@gmail.com
Subject: Location of ditch and culvert at 5317 Taylor Crescent
Date: April 21, 2022 at 9:53 PM
To: info@arbutus-ridge.com



Hi Will,

I understand you are looking for information on where the storm water ditch and culvert is located on our property at 5317 Taylor Crescent. It is just adjacent to the road between 2 large cedar trees on the north side of the property and the road. The ditch is open for most of the width of the property and then the water flows from the open ditch into a culvert underneath our driveway.

Please call me at 604-506-5412 if you have any questions.

Thank you,
Wendy Wong

Arbutus Ridge - Public process

Apr 25, 2022,

3:51 PM

Hi,

I am a member of the Sunshine Coast Emergency Housing Action Table. I reviewed your information package and I think the proposed subdivision would help provide much needed housing options. I would like to speak in support of your application. I particularly like your commitment to improve local roads, build a neighbourhood park with a playground and community garden and improvements of the existing sanitary service.

Would you please add me to your list of contacts as a supporter of your application? Would you please let me know when your application goes to land use committee or council or through any other process where the public is invited to comment?

No doubt, naysayers will motivate each other to speak up. I think it's important that Council and other decision makers also hear from folks who support your investment in the community.

Cheers,

Gaetan Royer

604-816-5399

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