

Based on the sources and our conversation history, Electoral Area D was required to hold several public hearings in 2023. These fall into two categories: standard statutory requirements for major policy changes and hearings "forced" by the rural block (Directors Mawhinney and Whalley) through the strategic defeat of procedural waivers and ignoring professional planning staff and their recommendations.

1. Hearings "Forced" by Defeating Waivers (Targeted Friction)

The most notable instance of a "forced" hearing occurred regarding the **Miller Property Rezoning (Bylaw No. 520) and (Bylaw No. 519)**

- **The Conflict:** Professional planning staff recommended that the Board **waive the public hearings** because the applications strictly aligned with the Official Community Plan (OCP) and local housing goals.
- **The Obstruction:** In 2023, Directors **Mawhinney and Whalley** defeated the motion to waive the hearing at the committee level (EASC 226/23).
- **The Outcome:** This maneuver forced the applicant and the regional district into a time-consuming and expensive formal public hearing process (SRD 813/23), which the sources characterize as a **"legislative hurdle"** designed to add administrative friction to routine Area D business.

2. Redundant Hearings Caused by "Phase 3" Obstruction

While the second hearing actually took place in early 2024, the political actions in late 2023 "forced" the requirement for it.

- **Bylaw No. 519 (BurrIDGE/Craig Road):** After a standard public hearing was completed in 2023, Directors Mawhinney and Whalley voted to defeat the third reading despite the application being fully compliant with the OCP and staff recommendations.
- **The Forced Reset:** Faced with a **threat of a major private lawsuit** for bad-faith decision-making, the directors rescinded their "No" votes. However, because the bylaw had already been defeated, the board was legally required to restart the statutory phases, forcing a **redundant second public hearing** (scheduled for January 10, 2024).

3. Scheduled Statutory Public Hearings in 2023

Several major land-use initiatives reached the public hearing stage as part of standard legislative requirements:

- **Couverdon York Road (Bylaws No. 503 & 504):** An in-person public hearing was held on **July 19, 2023**, to consider the 6-lot subdivision.
- **OCP Modernization (Bylaw No. 276):** A statutory public hearing for the new **Oyster Bay-Buttle Lake Official Community Plan** was held on **December 6, 2023**, at the Oyster Bay Resort.
- **Fedosenko Rezoning (Bylaw No. 529):** A public hearing was held on **December 6, 2023**, at the Oyster Bay Resorts Banquet Hall, which saw unanimous community support.
- **Honig Application (Bylaws No. 525 & 526):** A formal public hearing was authorized and scheduled for late 2023 to capture community input on the OCP amendment and rezoning.

Summary of the 2023 "Friction" Strategy

The sources highlight that while hearings for the **OCP (Bylaw 276)** and **Honig (Bylaws 525/526)** were statutory requirements, the hearings for **Bylaw 520 (Miller)** and **Bylaw No. 519 (Burridge/Craig Road)** were forced" by Whalley and Mawhinney.