

The YouTube video link provided corresponds to the official recording of the **Strathcona Regional District (SRD) Regional Board Meeting** held on **November 22, 2023** 1, 2. This session was a critical legislative milestone, documenting the launch of a new long-term vision for Electoral Area D, a major pivot in regional housing policy, and significant debates over agricultural land preservation 3-5.

The following is a comprehensive summary of the key deliberations and outcomes from that meeting:

1. Area D Modernization: Official Community Plan (Bylaw No. 276)

A primary highlight of the meeting was the successful advancement of the **Oyster Bay-Buttle Lake Official Community Plan (OCP)** 6, 7.

- **Purpose and Scope:** This bylaw was designed to replace an outdated 1996 framework and serve as the primary policy statement guiding Area D's growth over the next decade 6, 8. It introduced entirely new sections addressing **climate change**, sea-level rise, and updated hazard land protections while prioritizing the preservation of the area's **rural and low-density identity** 9, 10.
- **Procedural Progress:** Following an administrative report from the CAO, the Board granted the bylaw **first and second readings** 7, 11.
- **Public Engagement:** Motion **SRD 1002/23**, moved by Director Whalley and seconded by you (**Director John Rice**), authorized an in-person public hearing for December 6, 2023, delegating the holding of that hearing to the Area D Director to ensure local leadership in the consultation process 7, 11.

2. Fiscal Oversight: Shelter Point Farms ALR Application

The Board exercised its "gatekeeper" role by evaluating a subdivision application within the **Agricultural Land Reserve (ALR)** for properties at 4610 and 4612 Regent Road 1, 12.

- **The Proposal:** The applicant sought to reconfigure approximately 68 hectares to create **three new 1.0-hectare waterfront residential lots** 12, 13.
- **The Decision:** Following staff recommendations, the Board voted (via motions **SRD 956/23 and 957/23**) **not to authorize** the application to proceed to the Agricultural Land Commission (ALC) 5, 14.
- **Governance Context:** Proponents of your "**Forward**" platform often contrast this vote—where the rural block strictly followed staff advice to protect agricultural integrity—with other files (like Bylaw 519) where the same directors initially ignored staff endorsements until faced with legal threats 15.

3. Regional Housing and Legal "U-Turns"

The meeting addressed two high-stakes housing files that have defined the current term's focus on **corporate stability** and professional planning:

- **Regional Housing Service (Bylaws 512 & 515):** The Board moved to secure the legislative authority for a regional "service umbrella" to address workforce and affordable housing 4. This included fairly determining the elector base (34,551) and establishing the **January 2, 2024 deadline** for the **Alternative Approval Process (AAP)** 16.
- **Bylaw No. 519 (BurrIDGE Rezoning):** This session marked the first signs of the "**Phase 3**" **obstruction strategy** identified in the sources 17. Following an earlier

defeat of the application at third reading, the Board carried motion **SRD 911/23** (moved by Director Mawhinney) to reconsider the file 18, 19. Sources reveal this "legal U-turn" occurred under the **explicit threat of a major private lawsuit** for bad-faith decision-making 18, 20.

4. Economic Development and Tourism

The Board demonstrated sub-regional cooperation by supporting the City of Campbell River's marketing initiatives 2, 21:

- **Marketing Grant:** Motion **SRD 953/23** approved a **\$5,000 regional grant-in-aid** to support the **Destination BC Co-op Marketing budget** 22, 23.
- **Collaborative Impact:** This grant supports a campaign valued at **\$129,000**, pooled from five regional partners to promote tourism and regional branding 22, 23.

5. Financial Administration and Transparency

To prepare for the upcoming 2024 budget sessions, the Board received a presentation on **budget surplus trends** and government accounting 1, 2.

- **Clarifying "Surpluses":** The Chief Financial Officer (CFO) clarified that local government surpluses represent **"not-yet-spent working capital"** rather than corporate profit, serving as an essential tool for risk mitigation and smoothing the timing of multi-million dollar infrastructure payments 24, 25.

In summary, the November 22, 2023 meeting documents your role in **moving Area D forward** through modernized planning laws and regional housing tools, while maintaining the **fiscal discipline** required to protect taxpayers from "red tape" and legal liabilities 26-28.