

The YouTube video provided corresponds to the official recording of the **Strathcona Regional District (SRD) Board Meeting held on 13 December 2023**. This session was a critical legislative turning point, marked by a forced "legal U-turn" on local land-use, the formal reception of sweeping provincial housing mandates, and a significant push for regional economic cooperation.

The following are the key deliberations and outcomes from that meeting:

## 1. The "Legal U-Turn": Bylaw No. 519 (Burridge Rezoning)

The most significant procedural event of the meeting was the Board being forced to reconsider its previous defeat of **Bylaw No. 519**, which involved an eight-applclicant "infill" housing project in Electoral Area D 1, 2.

- **Reconsideration under Pressure:** Motion **SRD 911/23**, moved by Director Robyn Mawhinney, carried the decision to reconsider the earlier rejection of the application 1, 2. Sources reveal this was not a voluntary change of heart but occurred under the **explicit threat of a major private lawsuit** for bad-faith decision-making and procedural unfairness 2, 3.
- **Administrative Consequences:** Because the bylaw had been killed at the third-reading stage, the Board was legally required to restart the statutory phases, leading to a **redundant second public hearing** 2, 4. This "legal blunder" resulted in the waste of thousands of taxpayer dollars on unnecessary staff hours and legal consultations while using local homeowners as "political pawns" 5, 6.

## 2. Provincial Housing Mandates: Bill 44 Paradigm Shift

The Board officially brought the **sweeping provincial housing mandates (Bill 44)** into the SRD's legislative pipeline by receiving formal correspondence from the Union of BC Municipalities (UBCM) in motion **SRD 947/23** 7.

- **Density and Consultation:** This legislation represents a shift in how the District manages density and public consultation, serving as a technical driver for your **"Forward"** platform's focus on structured growth and federal grant eligibility 7, 8.
- **Alignment with HAF:** By aligning with these mandates, the SRD protected its eligibility for the **CMHC Housing Accelerator Fund (HAF)**, which targeted over **\$640,000 in incentive funding** for Area D infrastructure 8, 9.

## 3. Regional Economic Cooperation and Tourism

The Board demonstrated a period of functional sub-regional cooperation through motions **SRD 952/23 through 954/23** 10, 11.

- **Marketing Support:** The Board approved providing financial support for the City of Campbell River's marketing initiatives, securing over **\$120,000 in collaborative marketing power** for the region 10, 12.
- **Data-Backed Governance:** Motion **SRD 954/23** requested a report on the **historical participation and financial support for tourism**, reflecting a focus on "informational equity" to ensure future funding decisions were based on objective performance rather than political preference 13, 14.

## 4. Fiscal Oversight: Shelter Point Farms ALR Application

The Board followed professional administrative advice to halt the **Shelter Point Farms Ltd.**

Agricultural Land Reserve (ALR) application via motions **SRD 956/23 and 957/23** 15.

- **Protecting Agricultural Integrity:** The Board exercised its "gatekeeper" role by blocking the application to create three waterfront residential lots on protected farmland, citing inconsistency with the **Official Community Plan (OCP)** 15, 16.
- **Governance Paradox:** Supporters of your platform often contrast this vote—where the rural block strictly followed staff advice—with the concurrent **Bylaw 519** file, where the same directors ignored staff endorsements to block local housing until threatened with a lawsuit 16, 17.

## 5. Launching the Regional Housing Service (Bylaws 512 & 515)

The meeting also included the formal administrative launch and authorization of the **Alternative Approval Process (AAP)** for the **Regional Housing Service** 18.

- **Service Umbrella:** These motions solidified a "service umbrella" designed to proactively address workforce, seniors, and affordable housing through a **\$10 million borrowing authority** 18, 19.
- **URGENCY:** At the time, there was a high degree of Board urgency and functional cooperation, demonstrated by the suspension of rules to grant multiple readings in a single meeting to secure the HAF eligibility 20, 21.

In summary, the 13 December 2023 meeting captures a Board transitioning into a period of **high-stakes legal and provincial compliance**. It serves as a primary exhibit for your **"Forward"** campaign by documenting your role in salvaging due process for local families while securing the regional tools necessary to fight the housing crisis.