

Public Information Meeting Summary Report

The following is a summary of comments, questions, and feedback from our rezoning application Public Information Meeting (PIM) held at Eric Cardinal Hall in Gibsons on Thursday April 21st, from 7-8:30 PM

Issues of concern:

- Increased traffic and parking
- Noise - large gatherings; people coming & going
- Overnight retreats
- Increased density
- Infrastructure to support increased density – water, septic
- Fear with variables re public property
- Concerns about new unfamiliar people coming to neighborhood

Comments of support from PIM:

- Concerns re. young people not being able to get into the market and would like to be able to share their property (lives in Roberts Creek)
- Family struggling to find affordable housing, things are changing, we need to make our choices about what change looks like
- Most people don't understand what DCAF does
 - Nurturing, love, entertainment, creativity
- A beautiful place to grow up but now do I have to leave because it's becoming a place only for the wealthy. I don't want to leave and feel this is a beautiful/valuable proposal.
- This type of thing is happening all over the world
- Rolling Earth got assembly through public process; interested in pilot
 - Issue re: ALR with less density

Comments of support from emails:

"The exacerbation of the affordable housing crisis over the last two years is begging for creative solutions - solutions that not only protect our rural lands from development that simply does not fit with our stated long-term goals (e.g., massive clearcut housing developments) but also offer comfortable, safe, efficient and sensitive generational housing alternatives AND opportunities for small scale food production."

"Safe environments like the Art Farm save and rescue aspects of the soul that only survive when exposed to creativity, spontaneity, and love. The Art Farm is a necessity for this community."

"I fully support this application for a zoning change."

"At Coastal BC where the flat land is precious, I feel Deer Crossing's land should be made available to people and community that can be greatly benefited."

"In a time when people are often so divided, it is hard for me to understand how a proposal to build community, teach people to work together, honour the land and the people that live here, give historical context to the surroundings, paint the world with creativity, and provide a

wholesome place for people to peacefully coexist could be denied or discounted.”

“I believe Deer Crossing Art Farm is just opening door for future possibility to everyone who lives in community, place to live, place to connect, place to be happy in beautiful Sunshine Coast.”

“They nurture opportunities to engage and collaborate with those whose voices are underrepresented, for example: children, youth, elders, people living with disabilities, people facing systemic discrimination due to race, sexuality, gender, or socioeconomic factors. “

General questions:

- How do you see this enhancing rural lifestyle?
- Do you want to keep it rural? If so, how will you do this with expansion?
- What is the vision? There’s a lot going on.
- What is the alteration of the land; what is the footprint?
- Where are you farming? How much acreage?
- How do you get a pilot project if you are not zoned for it?
- How many gatherings per week will you have?
- Does the proposal include a paved road?
- Does co-op mean access to grant funding?
 - Are you using taxpayers’ money to go towards this?
 - What happens when the funding dries up?
- How do you sustain yourself if you don’t continue to grow?

Proposed approaches to address questions and concerns moving forward

1. Draft up responses to questions and concerns
2. Create a proposal plan for Assembly use on property (indicating limits of use, numbers and noise/traffic mitigation measures)
3. Re-draft landscaping plan for property to address noise and privacy concerns
4. Send out letter with PIM summary report, responses and updated plans to our neighbours
5. Offer to pay for and attend professional mediation with our neighbours to the south and east.