

CCBA POLICY STATEMENTS AND POSITIONS

Purpose

This set of policy statements has been developed to expand upon the documented set of broad guidelines and purposes provided by the Coast Community Builders Association's Founding Document and incorporation papers, and to record CCBA's publicly stated views and opinions.

The official public position of the Coast Community Builders Association on local, provincial and federal issues are known as its "policies". These statements of policy provide the framework for the CCBA to contribute to community and economic development, and encourage government to set certain priorities and to adopt compatible policy.

GENERAL POLICIES

CCBA's policy statements lay out the organization's acknowledged positions on known situations and circumstances, and also establish its stance on more general themes. These policies will assist with the formulation and implementation of strategy, and direct the plans, decisions, and actions of the Board in achievement of its objectives.

Some of CCBA's policies are internal to its operations, while others are external and establish the tenor of CCBA's public discourse. The set of policies will be added to from time to time by the Board of Directors, or can be amended, modified or deleted by a majority vote of CCBA's members at a meeting duly convened for that purpose.

List of Policy Statements:

POLITICAL AFFAIRS (internal & external)

INTERNAL POLICY

- **Finance** - Purchasing
- **Membership** – Privacy
- **Communications**
- **Community Liaison**
-

EXTERNAL POLICY

Land Development & Construction

- **Residential Development**
- **Commercial Industrial Development**
- **Agricultural Lands**
- **Community Amenities**
- **Transportation**

POLITICAL AFFAIRS

CCBA has a vested interest in matters being considered and decided upon by elected officials, and is prepared to support or oppose ideas, decisions or individuals that detract from CCBA's stated objectives and strategies

CCBA is prepared to identify and support candidates for elected positions in local and regional, provincial and federal government who endorse CCBA policies and initiatives

CCBA fosters regular dialogue with government officials and staff from the District of Sechelt, the Sunshine Coast Regional District, the Town of Gibsons and the Sechelt Indian Band, and with community organizations and leaders, and specifically participates on Sechelt's Planning Advisory Council, Sechelt's Accessibility Committee and Affordable Housing planning committee, Best Coast Initiative's Economic Development round table, and the Selma Park Breakwater Marina Steering Committee, and consults with the Sunshine Coast Community Services Society on the Arrowhead Centre

CCBA seeks audiences with the local Mayors and Councils, Regional Directors, Band Chief and Councilors, MLA and MP on matters of concern

CCBA seeks continued and expanded opportunities to work with the Sechelt Indian Band on areas of common interest

CCBA promotes a reduction to and increased efficiency of the bureaucracy attached to land development in the District of Sechelt, SCRCD and Town of Gibsons

CCBA promotes an open and constructive positive dialogue with the community at large concerning development issues and benefits, and specifically attends Sechelt, SCRCD and Gibsons Council and committee meetings and meetings of the Sechelt Sewage Facilities Commission, as observer

CCBA supports the creation and development of industrial and commercial land to provide economic opportunity and expand the tax base

CCBA promotes the consideration of Ledcor's proposal for a sewage and sludge treatment system for the District of Sechelt

CCBA promotes reform of the Official Community Plan process and product, and specifically promotes taking a more regional and comprehensive approach to sustainable development

CCBA endorses Sechelt's Open Burning bylaw 446, and opposes more stringent amendment

CCBA promotes an early and positive dialogue with communities and neighbourhoods impacted by development, to work cooperatively to contribute to a timely, efficient and effective municipal development approval process

INTERNAL POLICY

Finance

The Board of Directors and Executive Director will not undertake actions that will jeopardize the financial strength of the Association

The Board of Directors and the Executive Director will abstain from contractual arrangements that result in a conflict of interest

CCBA's fiscal year is October 1 – September 30.

The CCBA will appoint a Treasurer

An annual budget that anticipates an operational breakeven or surplus will be developed by the Board of Directors, monitored monthly and adjusted as necessary.

CCBA's accounts will be maintained by a bookkeeper assigned by the Treasurer

The CCBA's commerce is conducted at the Sunshine Coast Credit Union, Sechelt Branch

The CCBA Executive (President, Vice President, Secretary and Treasurer) have signing authority, and two signatures are required on every cheque issued. The Executive Director and Bookkeeper have information only access to account details.

The Board of Directors shall cause true financial records to be regularly kept and retained for reference

Receipts will be issued for Membership dues or other payments received

Where possible, purchases in excess of \$ 100 should be made following a competitive assessment

The appointment of an auditor will be considered annually at the CCBA's Annual General Meeting

Membership

Members are expected to comply with the bylaws of the CCBA, and with the Members Code of Conduct

Membership in CCBA is open to anyone connected with or concerned about the Sunshine Coast's land development and construction industry

The CCBA will assign a Director of Membership

The Executive Director will assist with membership management and administration

Annual memberships are available by application, acceptance and payment of annual dues

Annual dues established for 2010 - \$495 – Corporate membership \$ 150 Individual, sole proprietor, non-profit membership

The CCBA may choose to join other community groups and organizations through a reciprocal membership agreement using an alternate approach to dues payment.

Membership in CCBA should provide a benefit to members

Membership – Privacy

CCBA will not directly solicit financial contributions from members on behalf of third parties

Personally identifying information that is provided to CCBA is available to third parties through the web site. This includes information such as a members name or members business name, and home and or business address, phone number , e-mail address and website.

Communications

Internal

CCBA's internal communications are managed by the Executive Director

CCBA Board Members are regularly consulted in a timely manner and kept advised of all matters concerning the CCBA

Internal communication can be conducted in person, by telephone, fax, or e-mail

CCBA's internal communications will be partially transparent, initially available only to the Board of Directors. Information will be communicated to CCBA members or a broader audience at the direction of the Board

Matters requiring Board approval and acceptance will be circulated by the Executive Director in a timely manner

External

CCBA is committed to communicating to and fostering regular dialogue with the broader community about the organization, and about development issues and benefits

CCBA will appoint a Director of Communications, to consult on communications issues

The CCBA will maintain a Web site, posting the Member List and items of interest

The CCBA will communicate to members and the public through letters, e-mail and through issuing a regular newsletter, the CCBA Bulletin

The President of CCBA is the public spokesman for CCBA, or someone else by designation

CCBA's external communications are managed by the Executive Director

CCBA letters, articles, presentations, seminars, speeches and other public pronouncements will be approved by the Board prior to dissemination

Community Liaison

CCBA encourages collaborations and partnerships with other community organizations to contribute positively to CCBA objectives, and specifically CCBA fosters a positive relationship with the Sechelt Indian Band, Capilano University, SD 46, Sunshine Coast Community Futures Corp, Sunshine Coast Tourism, Sunshine Coast Community Foundation, Sechelt Downtown Business Association, Best Coast Initiatives, and the Sechelt Downtown Revitalization committee

CCBA supports the affordable housing objectives of Habitat for Humanity

CCBA encourages alliance with local Chambers of Commerce on matters of mutual interest

EXTERNAL POLICY

Land Development & Construction

Residential Development

CCBA promotes a vibrant residential development environment, based on cost-effective, environmental and sustainable approaches, responsive to the needs of the community and consumers

CCBA promotes the practice of building “green” , and encourages products, practices and innovative technologies to reduce the carbon imprint of construction and development , and conserve water and the natural environment

CCBA is concerned that establishing urban containment boundaries discourages investment, stymies innovation, and thwarts sustainable long-term planning by preventing a holistic approach

CCBA promotes more timely development approval processes by regulatory agencies

CCBA endorses the use of full cutoff lighting to preserve the natural environment

CCBA supports the development of affordable housing through the combined resources of the local jurisdiction, senior governments and the development community- specifically CCBA recommends permitting secondary suites, providing garden suites, reducing the length of approvals, offering incentives such as waived development charges, modifying building codes and amending planning and engineering standards to reduce the cost of construction.

CCBA supports the requirement for bicycle parking provisions in new developments

CCBA supports design that incorporates energy-saving products and processes

CCBA supports Habitat for Humanity’s community contributions to affordable housing

CCBA supports the development of legal secondary suites

CCBA supports the development of low-impact in-fill housing such as laneway housing, coach housing and secondary dwellings

CCBA supports accessibility design guidelines

CCBA supports the re-zoning application submitted by Pacific Spirit Properties (Sechelt) Ltd.

Commercial and Industrial Development

CCBA promotes an increase to the commercial and industrial land base on the Coast

CCBA supports the creation of lands dedicated to marine industry in East Porpoise Bay
CCBA supports improvements to marine facilities all along the Coast, and specifically supports the work being completed at Porpoise Bay, Davis Bay, Trail Bay in Sechelt and the harbour in the Town of Gibsons

CCBA supports industrial development at Hillside and Field Road

CCBA promotes the creation of more commercial and recreational marine access all along the coast, and specifically supports the Sechelt Indian Band's Selma Bay marina proposal.

CCBA promotes the development of a hotel, or hotel and conference centre, and specifically merits the idea of locating it at Selma Park to complement the Sechelt Indian Band's planned marina

Agricultural Lands

CCBA supports the preservation and cultivation of agricultural land, and opposes its conversion to urban uses

CCBA endorses the concepts of the "100 mile diet" and environmentally safe farming practices

CCBA supports coalitions created to address sustainable agriculture and agricultural land preservation and believes new policies are needed to simultaneously protect prime soils and regulate development.

CCBA supports the public education and research being conducted by the Sunshine Coast Botanical Garden Society

Community Amenities

CCBA is concerned that escalating Development Cost Charges will negatively impact housing availability, choice and affordability, and promotes DCC reform

CCBA acknowledges existing Affordable Housing and Amenity guidelines and bylaws, opposes an increase to the current formula and cost, and encourages flexibility, negotiation and off-sets

CCBA promotes the development of a linked pedestrian walkway between Davis Bay and Trail Bay and Porpoise Bay

CCBA promotes the development of a sea walk from Langdale to Lower Gibsons

Transportation

CCBA encourages coalitions to engage in consultation to improve ferry service and lessen impediments to ease and efficiency of travel

CCBA promotes the development of a highway by-pass

CCBA encourages effective consultation between the public, the local jurisdiction and the Department of Highways to improve safety and mobility

CCBA promotes choice in transportation modes, and specifically supports dedicated bicycle paths all along Hwy #1 and improved public transit

CCBA supports increased marine access all along the Coast, through the development of accessible piers, wharfs and marinas, and specifically by supporting the Sechelt Indian Band's Selma Park marina proposal, the District of Sechelt's temporary day-float at Trail Bay, and the operations at Mountain Marine Transportation and Target Marine

CCBA supports improvements at the Sechelt Airport

CCBA opposes the widening of the Davis Bay highway corridor at the expense of public parking, safety and foreshore enjoyment