

Summary of Sechelt Community Association Forum Meeting

Tuesday, June 20, 2006 at SCACL

The meeting Chair was Jason Herz – SHORA

Secretary Bob D'Arcy - Sandy Hook

Communities represented as noted.

1. **Call to Order: at 7:30.**
2. Approval of minutes/report of May 16, 2006 - M/C
3. **Call for Additions to This Agenda:** Item 5 (h) for guest M/C
4. **Secretary (D'Arcy)**
 - a. filed correspondence including letter of support on LRMP to SCCA
 - b. expressed regrets at apparently jumping the gun on inclusion of the Village in the letter and was pleased that the Village supported the letter in the end.
5. **Round Robin Report from community representatives and guests**
 - a. **East Porpoise Bay** (Serge Planidin/Nancy Liddell) -
 - i. Picnic planned for July
 - ii. Reviewed major referral on the "Gow Pit" property with concerns over septic drainage, one road access. Full response filed with DoS but acknowledged it is the preliminary referral and much detail to come.
 - b. **Sandy Hook** (Gray Waddell/Peter Harvey) –
 - i. Gray introduced the new SH president, Peter Harvey
 - ii. Picnic planned for July 22
 - iii. Concerns about "selective" attendance by DoS council at association meetings
 - iv. DoS park rep, Perry Smith was in SH and found to be very helpful and supportive.
 - c. **SHORA** (Jason Herz)
 - i. Marina expansion is progressing with pile in place and docks being assembled
 - ii. Still looking for more Lasers
 - d. **Tuwanek** (Linda Williams) –
 - i. Has information to share to assist in getting plans showing access to water roads (beach access).
 - ii. The Tuwanek hotel legal action continues. A commercial wedding was held on site recently and the "accessory building" is regularly being used to accommodate "guests". The development's encroachment on Sechelt inlet road right of way and the public beach has yet to be resolved.
 - iii. plan AGM in July or early august
 - iv. Showed book Linda contributed to on the water situation on the sunshine coast – "from wisdom to tyranny". Will look at putting copy in library.
 - e. **The Village** (Don Robb/Alice Janisch) –
 - i. Revitalization Committee by DoS has been formed including Village reps.
 - ii. Encouraging indications regarding sidewalks on Wharf and Inlet
 - iii. Advised (surprise to most) of new development (Clark Hamilton) for Village/West Porpoise boundary area. Concerns over lack of green space – again.
 - f. **West Porpoise Bay**(Bob Milton) –
 - i. Concordia Homes project at the top of Gale has started again
 - ii. Generally quiet as directors have been away
 - g. **West Sechelt** – Delegation (Ken Matheson, Ted & Nancy Leathley)
 - i. Ken reported on difficulty getting prior director Bob Janis to work on restarting association but will continue to press for action.

- ii. Confirmed that if no action appears likely will look at starting separately with list of interested members.
- h. **Guest – Andre Boel** who has newly joined the DoS planning as Policy Planner introduced himself and described his duties and aspirations for Sechelt planning in the future
 - i. New sign bylaw
 - ii. New tree cutting bylaw to avoid the clear cutting that has gone on far in advance of any development.
 - iii. Affordable housing
 - iv. Looking at density bonus implementation and setting a policy for that
 - v. Very busy on day to day planning with so much going on
 - vi. Andre was questioned about:
 - 1. Whether neighborhood plans would be adhered to in light of the cost and effort that goes into them and the feeling of assurance they were supposed to give to residents
 - 2. Whether the OCP would be followed
 - 3. Whether the new “visioning “ project would result in anything that would be adhered to or if it was just a PR exercise

The chair and all the attendees thanked Andre for showing the initiative to come out to the meeting and for his thoughtful comments. All looked forward to working with him in the future.

6. **Business arising from minutes/unfinished business**

- a. **CAL Committee** – report by Planidin accepted
- b. **Smoke Committee** – nothing since letter filed with Council. No reply.
- c. **Beach Access Committee** – has not met and Herz swore to stimulate action!!
- d. **DoS Meeting Invite Matter** – nothing since letter filed with Council. No reply
- e. **SilverBack** – Planidin will call meeting of committee as appears there are developments.
- f. **Pan Pacific** – no real news but agreed that SCAF should ask Jan Williams to attend the next meeting for a full update.
- g. **SDBA** – latest developments were reviewed by Robb and D’Arcy
- h. **Community Forest** – nothing new

7. **New Business**

- a. The Trail Bay Estates situation was discussed at some length with chagrin expressed at the process and the apparent results to date.
- b. Reference was made to the recent CD for the Trails and its apparent exclusion of B&Bs but no reference to STRs. The first is a legitimate home based business and the second a quasi-commercial activity only approved by the DoS’s exceptional bylaw. Reasoning for Trails rule questioned and should be raised at next DoS meeting.

- 8. **Next Meeting:** Agreed a recess for the summer unless special circumstances call for a special meeting. Next scheduled meeting to be August 22, 2006 at 7:30

- 9. **Adjournment:** at 9:50 pm