

**SANDY HOOK COMMUNITY ASSOCIATION
BOARD MEETING Minutes 2007**

Monday, February 4th, 2008 at D'Arcy

Board Present: Peter Harvey, Bob D'Arcy, Sue Jackel,
Gray Waddell, Mike Sutcliffe, Rupert Clarke

- 1) Meeting called to order at 7:04 p.m. by President Harvey.
 - a) Welcome Guests – Angela Letman (DoS Planning), Jude da Silva Povoas and Eric Gorham
- 2) Agenda adopted– Moved/carried with additions noted
- 3) **Development Proposal Discussion** – (Angela Letman) – As part of the new referral process, Angela Letman, Development Planner, District of Sechelt, attended the meeting to outline a new development application, and to answer questions and gather "local knowledge" of potential issues for her work with the applicant.

Angela introduced the referral of the **Jackson Point/Barbieri** proposed development consisting of about 433 units on currently industrial zoned property (Log sort) in Tuwanek.

Board members noted that the "preamble" page from the applicant concludes: "The ensuing process includes the need for community participation, consultation with regional and provincial authorities, revision and development of the proposed concept along with further detailed study. This support document to the Official Community Plan amendment and Rezoning application is therefore envisioned as a work in progress."

In light of these statements, especially the one about community participation, we will request that the DoS planning staff encourage the applicant to work with the boards of the community associations in Tuwanek, East Porpoise Bay and Sandy Hook, including residents of Tillicum Bay whether or not they are members of a community association, to provide constructive input into this development application as it continues to be revised and refined.

A "mini-committee" in Sandy Hook headed up by Sue Jackel and Gray Waddell will study the proposal, along with anyone else in the community that can be brought in. The committee will contact residents of Tuwanek, East Porpoise Bay and Tillicum Bay to set up a combined monitoring committee.

President Harvey thanked Ms. Letman for coming out, taking her personal time to brief the board and expressed the appreciation of all for her detailed discussion and responses to questions. Ms. Letman then left the meeting.

Comments on the proposal to date (do not constitute either approval or rejection, but rather are intended to flag some areas for attention and discussion):

- a) Angela noted that the current zoning is industrial and the application for rezoning is for mixed-use CD Tourist Commercial/Residential, which surrounding residents might find preferable to a resumption of use as industrial, as now permitted. The site has stunning views of the inlet and is well suited to residential development. Also, the marine focus of the resort is appropriate.
- b) Angela was asked whether the proponent was aware of the Target Marine application for fish processing just down the way towards Tillicum, a de facto industrial use. She didn't think so and will make sure they do know.

- c) It was pointed out that there may be a substantial clean-up issue of toxic materials from creosote and other remains of the industrial activity.
- d) Angela noted that public water and beach access, among other park space, has to be obtained from the developer at the very early stages, and she would be attentive to requiring proper access through waterfront parks and walkways. The residents of Tuwanek and the public in general must not be cut off from the waterfront by private development.
- e) The proposal contains a small-craft marina and float-house type live-work units. There would be a sewage pump-out station for boats and floathouses. Angela was asked whether the proponents have factored in demand for a pump-out facility by other boaters, as this station would be the only one on the inlet. She was unaware of this fact and noted the question. Also, there is no gasoline supply on the inlet for boaters, and this reflects historical values around a pristine inlet, an issue that long-time residents are particularly committed to and should also be of interest to a resort developer.
- f) The sewage treatment plant would be strata owned and operated, will have to be approved by DFO, and the DoS would be the fall-back body for failed or risky private systems. The applicant has to deposit a performance bond for the plant. Treated sewage goes into the inlet. Local residents would demand a high standard of testing and monitoring.
- g) Angela said that the SCRD would supply the water from a possible new treatment plant for Grey Creek following a completion of a new long term plan by the SCRD. This may be 5 or 20 years down the road delaying this and other projects in the area. Health authorities are not approving development applications that can't be supplied with water from current systems, and won't approve private systems. This is also the case for two other local development applications. Angela thought the three were unlikely to make a combined case to the authorities, since there was competition between them for the market, even though that might make the most sense.
- h) There was comment on the number of units, 433, with 60 in townhouses and 252 in 3- and 4-storey low-rise apartments. The low-rises are well-positioned on the site, and the sketched-in site design looks attractive. Nevertheless this is dense development for an area with no services, even though a pub/restaurant and small commercial outlet are proposed. Added to other development applications in the area, there are currently some 600 units being proposed. At 2 persons per unit, 1200 people would be added to an area with approximately 150 current residents, or 550 if combined with Sandy Hook. This would be a major shift in ambience for the area.
- i) Questions were raised about the target market--these are essentially recreational properties, possibly quarter ownership--i.e., resort-type residential, not year-round residents. Again, a major change of social ambience for the local area, and a potential burden on community and health services in Sechelt.
- j) Tuwanek is at the end of a two-lane road that is subject to closure by storms and accidents, making emergency situations especially hazardous--ambulance, fire trucks, and hydro repair crews could take a while to get there. Noted that there is a helicopter pad in the sketches--would there be a helicopter always at the ready for a medivac? Suggested that planners require the building of an emergency/fire substation on site, with basic firefighting equipment and emergency generators.

k) The impact study on local roads is not believable, especially in light of all the other development proposals along Sechelt Inlet Road. The use of the qualification in the Traffic Impact Findings, "at the current level of trip generation" appears to take each of the new proposals along the road in isolation whereas the cumulative effect of potentially over 2200 new homes – 5000 plus new residents must be planned for. It was especially noted, with scepticism, the suggestion that "A review of possibilities to flatten the existing tight curves in the vicinity of the site would be desirable." Also, there must indeed be more than one access from SIR, if only for emergency purposes.

4) **Adoption of Minutes:** Adoption of minutes of meeting, January 7, 2007– M/C.

5) **Business Arising from minutes or unfinished business**

a) Capital Works response – none received yet - abeyance

b) Gazebo –any news – has been noted

c) Sandy Hook Park/Jorgens – update on preparations – time is booked for the DoS Parks meeting on February 12th. Pedlar is unable to participate in our presentation but Bula Hess has agreed to step into the breach to go with President Harvey. A choir practice will be held with D'Arcy this week.

d) Update on water front encroachments in Sandy Hook (Clarke) – this has been researched and ascertained that the blockage of beach issue falls under the BC Ministry of Agriculture and Lands. Forms are available to complete to send in for review and possible action.

i) It was agreed that these forms would be made available on the website in some fashion so the public could complete complaints.

ii) SHCA will review a couple of particularly egregious situations in the spring and decide whether to complain as an association.

e) Park report – extracts of DoS Parks Master Plan – agreed that it was too big a project to undertake at this meeting so a committee was struck consisting of Harvey and Waddell plus two or three recruits from the community to prepare recommendations

f) New referral process – reviews our efforts and SCAF initiative – D'Arcy explained the progress to date and referred to supplied material.

i) It was agreed that SHCA would support the SCAF effort for a common solution/process for all the community associations together to be negotiated in a very positive manner with DoS/ Planning by SCAF. D'Arcy will copy in the board on notable developments as the project proceeds and welcome input at anytime from the board to pass on to SCAF.

g) Website update – Cleaning up and update done. Still waiting for pictures and bios form some board members before proceeding with the new 'Directors' page

h) Target Marine project – lots of discussion and noted that now the DoS were looking to pass an OCP amendment that would affect the entire District too. There was concern that the Planners were not acting as neutral facilitators in the public meeting. There was concern that a lot of questions remained unanswered. There was a perception that Target had not been forthright in their dealings now or in the past.

i) Agreed: that SHCA will write a letter in response to the referral (not later than February 25th) stating that based upon the current information and lack of many answers to questions raised by the public, the SHCA does not support the permitting of fish processing at the Tuwanek site and does not support any change to the District OCP to accommodate this use.

i) Park Road right of way – (Clark) – Had been advised by DoS Tang that the building of the steps needed at the top would not be done in 2008 after all but maybe in 2009 due to funding issues.

i) Agreed that SHCA would approach the DoS to: have the current barriers removed through action of the Bylaw officer or whatever other means might work; obtain permission for a volunteer trail building effort with a view to connecting the proposed steps when they are built – a Work-in-Progress.

- 6) **Correspondence** – Secretary/Treasurer - (D'Arcy)
 - a) December 21 – Mobile Vending
 - b) January 12 – SHCA to DoS – Capital Works
 - c) January 8 – DoS referral process
 - d) January 21 - Email thank you to Woodburn
 - e) January 21 – Email to Planning re referral process
 - f) January 23 – Tuwanek Referral (Barbieri Development)
- 7) **Officer Reports**
 - a) **President's Report** (Harvey) – nothing specific not covered elsewhere
 - b) **Treasurer's Report** (D'Arcy)
 - i) Financials – Current account - \$1,762.09 GICs - \$2,039.56
 - ii) Membership renewals paid for 2008 – 24 - in line with same time last year so 102 to go.
 - c) **Secretary's Report** (D'Arcy) – Emphasized AGAIN need for FINAL copy of any letter sent or received to be filed with him.
- 8) **Committee Reports**
 - a) **Public Works** – Mike Sutcliffe volunteered to take up this important position vacated by the resignation of Bruce Woodburn.
 - b) **Parks** - report (Harvey) – waist high deer fence along Bob Rd trail-head – explained that owners of adjacent property had requested we put in a fence and this was sort of a promise made some time ago.
 - i) M/C That a 'committee' of Harvey/Waddell (and maybe Sutcliffe) would purchase the needed materials and install the fence as soon as time and weather allow.
 - ii) Hidden Grove (D'Arcy) – reported on receipt of letter from Community Forest Advisory Board President Tony Hind confirming their support of the Grove. Davidson is moving ahead to get approval for foot trail building in the northern part and the plan book is being revised to take out the previously proposed bike trails.
 - c) **Newsletter** (D'Arcy) – agreed one should go out in the next couple of weeks to report and to do a renewal of membership push. Send in items soonest
 - d) **Council (DoS)** (Waddell) – Referred to written reports submitted and confirmed continued attendance
 - e) **SCAF** (D'Arcy) – The referral process had already been reviewed but the agreement to send a letter on concerns over the watershed was advised along with other bits. The minutes are on line.
- 9) **NEW Business**
 - a) Tuwanek Referral (Barbieri Development) – This matter was dealt with above but for this record:
 “A “mini-committee” in Sandy Hook headed up by Sue Jackel and Gray Waddell will study the proposal, along with anyone else in the community that can be brought in. The committee will contact residents of Tuwanek, East Porpoise Bay and Tillicum Bay to set up a combined monitoring committee.”
 - b) SEA opportunity to speak at meeting (D'Arcy) – a request for a non-political information presentation at the next AGM. This was received with mixed feelings and it was agreed to abeyance it to the next meeting for thought.
 - c) Three trees behind Tella's (Harvey) – The trees are in the Sechelt Heritage Forest so cutting is an n-no without proper written permission from the powers-that-be. SHCA has no problem provide the proper written approval letter is obtained.
 - d) Social club (for retired and non-retired folks - laser sailing etc) (Harvey) – described idea for more social involvement in community with card clubs, sailing, etc. Suggested that while the SHCA did not have the resources to actively work on another group that it would be desirable to support it and to have one of the SHCA board members on the board of

any new club to report and to avoid a competitive situation. Properly constructed, SHCA might allocate funds to assist since it is for the overall good of the community.

- e) Visioning – workshop coming up and agreed that Jackel and Waddell along with Forrest of Tillicum would go as SHCA participants.
- f) Pesticide Matter – D'Arcy reported on discussions

10) **Next Meeting** – Monday, March 3rd at Clarke's at 7:00 PM sharp

11) **Adjournment:** Moved and Carried at 9:40 pm