

**To: Planning Department  
District of Sechelt**

**From: Sandy Hook Community Assn.  
Joan Pedlar, President**

**Re: SilverBack Application Referral      Date: April 18, 2006**

**The board of the Sandy Hook Community Association discussed your referral of the SilverBack Development Application at its regular board meeting April 10. The following comments reflect the board's discussion at this meeting. We will engage in wider discussion, with members of our community, at our Annual General Meeting on May 11, at which time Mr. Art Phillips will make a presentation on the proposed SilverBack Development.**

**Listed are several of the concerns which board members feel must be addressed before this proposal moves to the next stage:**

#### **Road Access**

**Sechelt Inlet Road is the only road to East Porpoise Bay, SilverBack, Sandy Hook and Tuwanek. An additional 1600 homes would create a much greater volume of traffic than presently exists. There are already problems with emergency access to our area: twice in the past few months we experienced incidents in which Sechelt Inlet Road was closed for several hours, first because of storm damage and secondly because of a truck rollover. These incidents left our residents vulnerable. Is there a plan for an additional road for emergency access, considering the expected increase in population?**

Sechelt Inlet Road is notoriously narrow and inadequate at intervals, and we have been told there is no room for bike lanes and pedestrian traffic. How would the extra vehicular traffic be accommodated? Is there room for turn lanes at the five proposed access points into the development? **What effect would road widening have on the promised vegetation screen that was originally proposed to be 30 metres?** Who will be responsible for maintaining Sechelt Inlet Road, both on site and off site?

#### **Water Source**

The discussion of the water source is very brief: "water will generally be supplied from wells drilled on the property." We don't see any technical studies listed on this topic. How will this affect the water table for this side of the inlet?

#### **Community Character**

We note that the marketing emphasis has changed, and most expected buyers in SilverBack will be "seasonal"; also that the development is now identified as a "resort." Does this allow for: time-shares; purchase of leisure properties by corporations; short-term rentals? **If it does allow for short-term rentals, would they fall under the bylaws of the District of Sechelt or would they be governed by separate and/or different strata bylaws?** Given the size of the development, this would introduce a distinct change to the nature of Sechelt communities, which are predominantly year-round residents. Is this change in marketing emphasis well understood by the local business community and by other residents of Sechelt? Will seasonal residents be likely to accept their share of taxation for services elsewhere in Sechelt -- for example, upgrades to the sewer system -- if they are not hooked in? Will they take an interest in the wider community, and accept responsibility for longer-term development and character?

#### **Management and Governance**

Can the applicant give more detail on the relationship between the developer, the contracting of services, and the oversight bodies of this bare land strata development? What happens if the corporate contractor fails in the supply or management of all the services? Will there be a single community association

acting as a strata council? Is there anything to prevent a strata council from turning the development into a gated community? **Has the District done research on similar developments and their impact on the local community?**

### **Public Information and Input**

This proposed development would have a large impact on all of Sechelt, and especially on the communities on the east side of Sechelt Inlet. We ask that all Sechelt residents be given time and opportunity to become informed about this development and be able to raise questions and concerns in a meaningful way. We believe the result will be significant improvement of the application, before it goes to first reading.

This request is consistent with Item 4 in the Guide to the Rezoning Process on the District website: "The District of Sechelt strongly encourages applicants of significant proposals to host a public information meeting to inform the community and to solicit comments from neighbours."

It is true that a presentation was made by the applicant at the Seaside Centre a year ago, but the application has changed since then, and it is important that residents' understanding of the proposal is current and specific, not based on generalities and outdated information. At the last presentation the applicant indicated there would be another public presentation and asked that residents watch the local newspaper for an advertisement for this presentation. This presentation has not occurred, although we understand presentations have been made to various private organizations. We would like the public meeting or meetings to

- be more than a display of concept drawings
- allow for questions and answers in a public forum, and
- involve responsible senior management of the development corporation.

Furthermore, we request that when Council holds the required public hearings, there be at least two such public meetings by Council, spaced at least two weeks apart, to make sure there is ample opportunity for all interested residents **and property owners** to participate.

### **APC Concerns**

We wish to place on record our agreement with the concerns expressed in the minutes of the April 5, 2006 meeting of the Advisory Planning Commission, and would like to see **each** of them addressed before this application goes to first reading.