

January 23, 2007

Angela Letman,
Development Planner,
District of Sechelt
Cowrie St.
Sechelt BC V0N 3A4

Re: Application No: 3320-20-2006-33, Publico Properties Co.

The board of the Sandy Hook Community Association discussed the referred application for a 112-lot development on L. 1410 in Tuwanek on the Sechelt Inlet Road.

The lot is currently zoned R-3, and we support residential development as the best use of this land. We do have objections to the plan presented to the District of Sechelt in this application.

- It is difficult to comment on this application without knowing the owner's intentions for developing the adjacent property, currently zoned industrial.
- The layout of the lots is old-fashioned and unsuited to a rural area, especially one featuring uneven terrain. It would fit in Downsview or Levittown, but not in the Sandy Hook-Tuwanek area. It would set a very bad precedent for future residential developments on the east side of the inlet.
- To construct housing on lots this closely packed together, the developer would have to clearcut the entire site, exposing developed areas of Tuwanek to blowdown and changing the forested character of this area.
- What requirements would the District of Sechelt impose on the developer to help rebuild Sechelt Inlet Road to mitigate the additional traffic?
- The plan suggests that traffic from the development could exit onto Uplands Road. This would be a safety concern, given the hazards of that road.
- The park area is on a cliff. There would need to be additional parkland identified.
- We doubt whether there is "sufficient soil cover to support a conventional septic tank sewage disposal system as approved by the Public Health Inspector" on many of these lots, as required in R-3 zones. Thus the minimum lot area would have to be 2000 square metres, not 900. At a minimum, the site would need to be re-zoned R-1-B.
- The proposed sewage treatment plant is located off-site, and on top of the Gray Creek aquifer.
- The Golder Report shows the Gray Creek Alluvial Fan impinging on this site, affecting drainage. A more fully developed plan would require an environmental assessment, and a plan for storm water management.
- Where are the beach accesses? The walking trails? The wildlife corridors?
- Has the ski club been consulted? Their access road to Tetrahedon is affected.

- Tuwanek and Sandy Hook created neighbourhood plans in 1986, and in the absence of any updating by the District of Sechelt, these are the ones still in force. These plans both expressed a strong resident preference for Dark Skies in relation to streetlighting. We see no acknowledgement of this in the plan, or for that matter awareness of the overall character and form of Tuwanek and Sandy Hook.
- The 1986 neighbourhood plans also expressed a desire to keep commercial development confined to the Tillicum Bay Marina area. The application shows “possible future commercial” development on the industrial lot.
- Any plans for affordable housing?

The plan included in this application is very sketchy and preliminary, and does not give evidence of serious intent to develop the site in an environmentally-conscious way, or in a manner that acknowledges its context. Please encourage the developers to look more carefully at the values that could lead to an exemplary residential development in this area.

Yours sincerely,

Peter Harvey
President
Sandy Hook Community Association