

WEST SECHELT COMMUNITY **ASSOCIATION**

MINUTES OF THE ANNUAL GENERAL MEETING HELD ON TUESDAY 3rd NOVEMBER 2009

Attending:

Ken Matheson - President
Michael HOW - Secretary
Donna Perry - Membership Secretary/Treasurer

Apologies:

David Johnston
Charlotte Mallory
Gail Riddell

1. **Call to Order.** The meeting was called to order at 7:04 pm with 30 attendees. The President apologized that the key note speaker, Mr. Nicholas Simons, MLA for Powell River – Sunshine Coast could not attend due to illness.
2. **Adoption of the Agenda.** That the Agenda be adopted as circulated and as amended. All in favour.
3. **Membership and Finance.** The Membership Secretary /Treasurer reported 79 Members of the Association in good standing, and an Association bank balance of \$952.28, as at 30 October 2009. Four new members signed up at the Meeting, and \$220.00 was received in Member dues.
4. **President's Review.** The President presented a review of the Associations' previous year activities:
 - 4.1 **Pan Pacific Aggregates.** Your Association was represented at the recent public meeting held by representatives of Pan Pacific Aggregates (PPA) and the BC Ministry of Energy, Mines, and Petroleum Resources. The Meeting sought to provide information on the proposal put forward by PPA to have its mining license renewed for the Mission Hill quarrying operation. This mine activity would be some 6 kms to the northwest of downtown Sechelt.

The attendees at the PPA meeting were unanimous in their condemnation of the project, and the Ministry representatives said that they will undertake further review action before proceeding.

4.2 Covered Bus Stops. Your Association asked for several covered bus stops for the West Sechelt area. There were a total of 25 funded for the Sunshine Coast, of which 3 were for Sechelt as a whole, with only one of those allocated to West Sechelt. That one will be placed near the West Sechelt Elementary School, at a position yet to be determined.

4.3 Sechelt Community Association Forum. Your Association is an active member of the Sechelt Community Associations Forum (SCAF). This organization is referred to now as the “G8”, and it aims to provide a forum for items of interest and concern to all the residents of the greater Sechelt area. The President said that the G8 appeared to be working well with the new council.

4.4 Official Community Plan. The District of Sechelt’s (DoS) new Official Community Plan (OCP) will be available for public review in the 3rd or 4th week of November. The OCP contains significant input from your Association as it relates to West Sechelt. The OCP is in its second draft form.

4.5 Referrals. When the DoS Planning department receives requests for development or variance from the plans approved, the request is “referred” to the relevant association for their input. Your Association has received several such referrals over the year:

- **Resland Developments.** This was a request for rezoning a parcel at McCourt Road and Piccadilly from R3 to R1, to allow 14 units to be built. We had many objections to this request, because it would have converted a large area to R1 zoning, and we requested a view of the overall plan, should this rezoning be approved. Reviewing the overall plan revealed that the plan was to build 42 units. In addition, there were significant problems with the design, for example:

Not one theme or idea from the West Sechelt Vision Plan

No green spaces or open spaces planned

No park space dedication

A water course running through 4 or 5 lots with no plans to deal with it correctly

No traffic study proposed despite the significant impact of traffic entering and leaving Highway 101, especially at McCourt Road.

No walkways or trails planned

We also suggested that the proponent consider a community garden for a project of this size.

- **Oracle Properties.** A request was received for approval for another 42 units in Phase 2, and we replied to the Referral with the following points:

The request made no reference to required road improvements to Oracle, Andres, Tyler, Baillie (east side including bollards), Apollo (including bollards), completion of the east side of Nickerson (Kevins to Oracle) and related sidewalk improvements. These must be included and completed in Phase 2.

The request omitted the completion of the 4,378 sq m park in Phase 2.

Also absent was any reference to the agreement for 6 affordable housing units to be included in Phase 2.

- **Wakefield.** Phase 2 is in progress.
- **Trail Bay Estates.** 42 of 64 lots sold.
- **Silverstone Uplands.** 1200 units to be built on the Sangara property between Derby Road and the Clayton Property, and between SCH and the Power lines. This project is still in negotiations, but your Association is closely involved.
- **Seaview Estates.** 22 units in Phase 2 are on hold.
- **Various.** We also dealt with several small (1 – 4 lot) subdivisions and two variances from zoning or other bylaws.

4.6 Capital Projects. Each year your Association Directors submit a wish list of capital works, and trails and parks, to the DoS. The items are reviewed by the District and those accepted are added to a 5-year capital works budget. This year we submitted the following items:

- Improvements to the roads and sidewalks on Norwest Bay, Nickerson, Mason, Derby and Baillie Roads. The President noted that the Norwest Bay Road project was to have been started 2 weeks ago.
- Extension of the sewer collection lines in West Sechelt.
- Civic beautification for the corners of Hwy 101 and Norwestbay Roads, and Mason and Norwestbay Roads.

- Grant application for directional signs for the Botanical Gardens. These signs, plus two funded by the Department of Transportation, will be erected when the Gardens are finally open to the public.
- The Association carried out a survey of Members, and trails and Parks was the most popular item. The President extended his thanks to all who had responded to the survey. The Parks and Trails requests included:

Multiyear target for a full sized soccer/rugby field in West Sechelt.

Completion of the Crowston Greenway trail (one third completed at present)

East/west trail from West Sechelt to Downtown Sechelt (to avoid pedestrians and cyclists having to use Highway 101)

Improvements to Cascade Green Park and Silverstone Park. In addition, in response to a request from a parent, we have asked for Piccadilly Park to receive some Tiny Tot equipment.

During the year, a request was made to DoS for a more equitable funding of Parks and Trails in the various areas which make up the district. The President commented that this request was rejected out of hand.

In the survey, the next most important item on peoples' minds was Beach Access – particularly the lack of parking at the accesses along Highway 101.

DoS plans to complete a survey of all beach accesses in West Sechelt. This will help us to locate accesses which have not yet been developed, and those where access and/or parking can be improved. The President drew the attention of the meeting to a recently published

Beach access map which has been published recently

The President reminded the meeting that this year's capital expense requests must be submitted in the month of November, and he encouraged anyone with any ideas for worthwhile projects to contact him as soon as possible.

4.7 Other Projects. Your Association has been involved in several other projects over the last 12 months:

- The request we made for a right hand turn lane for west bound traffic turning onto Norwest Bay Road from Highway 101 was denied. The Ministry of Transport rejected our request, saying that it was a problem to be solved by the DoS. Of course, the DoS has no funds for such a project. The land required for the turning lane should not be problem, once the Sangara property has been developed, as a tentative agreement exists

between the Sangara family and your Association's Directors that the land required will be made available.

- Your Association's Directors are also closely monitoring the DoS sewer capacity and infrastructure. Recently, Sechelt obtained grants of \$755,300 for renewal of the sewer trunk line on Trail Avenue, and \$4,800,000 for a new bio-solids facility. The challenge in these grants is that they must be taken up by March, 2011, although there may be an opportunity to extend that deadline.

4.8 DoS Tax Exemptions. The president took the opportunity to review the current DoS Tax exemption Policy, in the light of the public reaction to the Girl Guide Camp Olave losing its exemption this year. He said that this year 45 individual groups had asked for exemptions. Sechelt pays 4.1% of our municipal levy – twice as much as any other comparable city in population. This levy must be paid from **our** taxes. Camp Olave is 160 acres in size and its value has grown over the years to an assessment of \$26,000,000. Thus, its exemption was approximately \$275,000 this year, and it has been a similar sum for each of the previous 12 years. DoS Council felt that this sum was too much to be exempted.

4.9 Water Resources. The Association has received many enquiries about SCRD water resources, and whether those resources are being properly managed. After last summer's watering restrictions and concerns over reserves, we do not think that SCRD is managing the water supply very well. The President thanked the many people who had offered input on this subject, particularly Mr. Ivan Strom and Mr. Chris Johnston.

4.10 Bligh Road Development. A subject which has come up very recently is a request from property owners along Bligh Road, who wish to have Bligh developed to a simple gravel road to facilitate future development of the adjacent properties. The DoS Staff prefers that any new road development be at least to local urban standards, including kerbs, gutters, sidewalks, storm and sanitary sewers, lighting, and other utilities. Your Association agrees with that position, because if the gravel standard is permitted now, the tax payer will end up paying for the correct services to be installed at some time in the future. DoS has yet to pass judgement on this request, but it is noted that the cost of developing the road to the correct standard will be nearly \$2,000,000, or some \$60,000 for each of the beneficial landowners.

The President concluded his remarks by inviting the Association's Members, or indeed, any resident of West Sechelt, to contact any of the Directors either by phone, or through the web sites www.westsechelt.net or www.Sechelt.net. The websites also carry our latest information and current meeting minutes.

5. Questions From The Floor.

- Question re: 1200 Units. The President explained that the Sangara Property will have a final build out of some 1200 units.
- Question re: the Bligh Road development. Some residents in the Bligh Road area expressed concern about the suggested development of the road. They do not want either the cost or the disruption involved.
- Question re: Bus Service Extensions. The President explained that bus services will be extended as West Sechelt continues to develop.
- Question re: Logs at Kensington and Bligh Roads. Concern was expressed yet again about this pile of logs. The President said that, as these logs are on private property, there was little that could be done. However, he undertook to approach DoS to have them removed as they form a significant safety hazard.
- Question re: Water Meters in West Sechelt. Although Gibsons has instituted a water meter programme for all residents, DoS proposes only to ensure that new builds will have water meters for use at some time in the future.

6. Election of Directors. Joan Brown proposed a slate of Directors for the West Sechelt Community Association for the 2009-2010 session, namely:

Ken Matheson
 Michael HOW
 David Johnston
 Donna Perry
 Gail Riddell

After an appeal for more nominations from the floor, David Thomson was nominated.

The slate of new Directors was then acclaimed.

7. Next Public Meeting. The next Public Meeting of the West Sechelt Community Association is scheduled for 12 January, 2010.

8. Next Directors' Meeting. The next meeting for the Directors of the West Sechelt Community Association is scheduled for 8 December, 2009.

9. Adjournment. There being no further business, the meeting was adjourned at 8:35 pm.

Ken Matheson
 President