

Tuwanek Ratepayers Association

c/o 5678 Tillicum Bay Rd.

Sechelt, BC V0N 3A4

Email: tilliicum_bay@hotmail.com;

August 22, 2014

District of Sechelt

via email: rparfitt@sechelt.ca; alang@sechelt.ca; aletman@sechelt.ca; rbuchhorn@sechelt.ca;
council@sechelt.ca

Attn.: Mr. Ray Parfitt

Re: Referral File # 3900, Zoning Bylaw No. 530

Mr. Parfitt,

The Tuwanek Ratepayers Association (TRA) is formally reiterating our objection that only the Coast Community Builders Association (CCBA) was included during this two year process and that the District of Sechelt has chosen to require the TRA and other Sechelt Community Associations to respond by August 22, 2014. This is four days before the scheduled official public information meeting on August 26, 2014, which is to provide maps indicating the areas affected.

Considering that the proposed zoning bylaw changes have the very real potential to impact the Tuwanek/Tillicum Bay neighbourhoods in a major way, the TRA is providing the District with a partial list of factors that made it impossible for us to provide an adequate response to the proposed Zoning Bylaw 530 referral within the time afforded our Association.

Please note, the following partial list in no way constitutes the complete TRA response which will be provided, in due course, when our Association is able to ascertain all implications to our neighbourhoods.

1. The timing of the public information meeting negates any benefit the information from such a meeting would provide.
2. Because of the short time frame, meeting with our membership and reporting important information is compromised.
3. The TRA has not completed documenting the numerous inconsistencies with the Official Community Plan (OCP)

TUWANEK RATEPAYERS ASSOCIATION

4. The TRA has made inquiries to government regulatory agencies regarding some of the proposed changes to the new zoning bylaw and we are awaiting replies. Therefore we cannot share the information with the District and other Community Associations which may be important to all concerned.
5. The TRA is concerned that the District of Sechelt has not addressed important “will” statements within the OCP. (emphasis added) For example:
 - OCP, page 24, 2.9 The District of Sechelt will update the natural hazard assessment (Golder Report) to review climate change impacts related to building setbacks and elevations for streams and coastal areas. (emphasis added)
 - OCP, page 29, 3.20 Floodplain mapping for flood prone areas will be prepared and updated as required to adequately define future flood risk and any mitigation measures required. (emphasis added)

Without the benefit of the studies, assessments, updates, and/or reviews that were supposed to be forthcoming after the adoption and implementation of the OCP on July 20, 2011, the TRA believes the District overlooked important sources of information that needed to be considered prior to the District staff and planning consultants “*craft[ing] a new zoning bylaw that addresses regulatory issues and concerns, as well as meets the current and future requirements of the District*” (RC August 6, page 30).

Respectfully,

Lynne Forrest
President
Tuwanek Ratepayers Association