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District of Sechelt
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Tuwanek Ratepayers Association
7542 Sechelt Inlet Road
Sechelt, BC
V0N 3A4

February 2, 2007

Dear Angela Letman;

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

The Tuwanek Ratepayers Association has reviewed the referred application for a 112-lot development on DL 1410 in Tuwanek at two Board meetings and we have a number of concerns to forward to you. Foremost, is the lack of detail about the development indicated on the west side of the property on Gray Creek's alluvial fan. Our concern is heightened by the work that is already underway on that half of the property. The west part of DL 1410 has been subjected to heavy industrial use and an Environmental Assessment is required. The industrial water lease on Lamb Bay is also a big issue for Tuwanek residents who want an equitable share of Lambs Bay returned to the community. The underwater booming area will also require a major clean-up.

The eastern half of DL 1410 is currently zoned R-3, and while we support residential development of adjacent land (subject to the environmental constraints imposed by the location), the plan as presented contains nothing to recommend it. The lack of imagination is particularly stunning given the location of this unique and beautiful property.

To summarize:

- This property should not be considered for redevelopment until Sechelt's "visioning" process is completed. The current proposal is premature and lacking fundamental details, particularly about what is planned for on the part of the property currently zoned Industrial-1. DL 1410 should be designated as a Comprehensive Development zone.
- While the eastern half of the property is currently zoned R-3, the 112 lot proposal actually conforms to R-1B zoning. The minimum lot area for new lots created in the R-3 zone is 2000 m², not 900 m² as proposed. The R-3 minimum lot size should be maintained in this sensitive area, unless the developer proposes to construct "cluster housing" and retains significant forest cover. Otherwise, rezoning of the property would be required.
- Potential blowdown in Tuwanek will be a major issue. Clearcutting on DL 1410 is not an option without endangering existing properties in Tuwanek.
- The proposed "park" area is located on a steep cliff. There would need to be additional, useable parkland identified. Parkland on the waterfront half of the lot should be dedicated.
- The proposed sewage treatment plant would be inappropriately located on the Gray Creek floodplain/alluvial fan directly above an aquifer. Unfortunately, there is little incentive to

approve a stand-alone system given the track record (and the smell) of these systems within the District.

- Tuwanek's small beach will not support any increase in use. 20 m wide "beach access" roads must be dedicated on DL 1410 at the 200 m intervals required under Section 75 of the Land Title Act. The so called "public access" strip between Lot 1 in Tuwanek and DL 1410 is not a substitute. Additionally that particular stand of trees must be retained as a wind firm buffer as it has been for the past 35 years. A heronry is located in the vicinity and the proposed public access is within DPA 5 where the vegetation should be retained.
- Access to Crown land, Mt. Richardson Park and the Tetrahedon is through the eastern half of this property. There is no alternate public or industrial access road on the east side of the Inlet except the existing road on DL 1410 until Dusty Road.
- The plan suggests that traffic from the development would exit onto Uplands Road. This is a big safety concern, given the well known hazards of that road. Any increase in traffic through Tuwanek would not be welcome or practical.
- Tuwanek and Sandy Hook created neighbourhood plans in 1993, as part of the OCP process, and in the absence of any updating by the District of Sechelt, these are still in force. For example, the plans expressed a strong resident preference for no street lighting. In July 2002 the Tuwanek Ratepayers Association conducted a resident survey (questionnaires mailed to every household) that overwhelmingly reconfirmed this preference.
- The 1993 neighbourhood plans also expressed a desire to keep convenience and commercial development confined to the Tillicum Bay Marina area. The application shows "possible future commercial" development on the west side of this property. Commercial uses should be restricted to Tillicum Bay, which already has a commercially zoned area.
- There is no indication whether affordable housing has been considered.

The plan provided is very preliminary, and does not give evidence of serious intent to develop the site in a manner that acknowledges its history, sensitive environmental location or proximity to the community of Tuwanek. Please send this obviously premature plan back to the drawing boards until clear guidelines have been established by the Visioning Committee and the developer makes an effort to consult with "the neighbours".

Yours truly,

Linda Williams
President

Cc: Lorraine Gallant, East Porpoise Bay Ratepayers Association
Peter Harvey, Sandy Hook Community Association