

## **Tuwanek Ratepayers Association**

Mayor Reid and Council  
District of Sechelt  
Sechelt, BC  
V0N 3A0

June 11, 2008

Dear Mayor Reid & Council,

### **Re: The Proposed Rezoning for Target Marine Hatchery**

The Tuwanek Ratepayers Association wishes to go on record as opposed to the zoning upgrade being considered for Target Marine hatchery in Tillicum Bay. This rezoning would not benefit the pre-existing residential neighbourhoods surrounding Target's hatchery. The hatchery commenced operations in 1986 on residential land but was prohibited from expansion or increased uses by its non-conforming status. The hatchery is located at the mouth of Gray Creek, which in addition to being extremely sensitive to development is surrounded by residential neighbourhoods. This area was designated "critical for conservation and recreation" under the Sechelt Inlets Coastal Strategy.

In 1996 the OCP reconfirmed estuarine sensitivity to use and consequently no new industrial uses are currently permitted. In 1998 in order to upgrade the facility Target applied for industrial zoning, including processing and storage. Target's plans were rejected but a new zone - Marine 3 - was created by the District to allow the hatchery upgrade to proceed, but specifically ban aquaculture processing. A significant portion of the Target property remains residentially zoned.

The justification for what flies in the face of two decades of co-existence with local residents was stated to be that Target recently sold "everything" except the sturgeon hatchery. That is not Tillicum Bay and Tuwanek's problem or concern nor can it justify more pollution in the Inlet. It's also not entirely true because one of the owners still has appropriately zoned land on Field Road. There would be no problem locating the processing facility there if they intend to retain ownership of the hatchery.

Possibly the best solution for all stakeholders (and the environment) would be to locate the processing facility at the industrial park near the sewage treatment plant and eliminate the discharge of effluent into Sechelt Inlet. "Composting" of waste could take place in the gravel pit instead of the Gray Creek estuary. Surely, potential savings in trucking costs from the hatchery don't warrant the imposition of a business plan that will be at the expense of pre-existing interests and the environment?

The information provided by Target is largely prospectus material and seems purposefully undecipherable. Hard facts as to mature stock, production schedules, quantity and composition of the effluent discharged into the Inlet has constantly changed depending on who was asking the question and who was responding. Although we initially understood this rezoning to be about caviar production, that eventuality is a long way off. Sturgeon meat will be the primary product although they would not be limited to sturgeon by the zoning, which only refers to fish raised on site.

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It should be sufficient to reject the current plan based on the fact that Neighbourhood Planning for Sandy Hook, Tillicum Bay and Tuwanek has not occurred, as promised in the Official Community Plan and by Council. Additionally, the report and manual for the Sensitive Ecosystems Inventory of the Sunshine Coast and Adjacent Islands will be available shortly. It is our Association's opinion that a moratorium should be placed on industrial approvals in the Inlet until this information is available for consideration by Council.

Yours truly,

Linda Williams  
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