



Sechelt Community Associations Forum

c/o 5916 Skookumchuk Road, Sechelt, BC, V0N 3A4

On the web at www.sechelt.net

Communicating to assist the District of Sechelt and all who live in it.

October 16, 2009

To Mayor and Council

RE: Request to Repeal District of Sechelt Bylaws No. 435-21 and 25-215
(Target Marine Hatcheries Ltd.)

This letter is to express the support of the G8 for the repeal of the Target Marine Bylaws. The matter has been a subject of discussion at G8 meetings during the past year. We did not advise Council of our position previously because we believed that the OCP would be completed by now, thus providing additional rationale for repeal. Unfortunately the OCP process has become protracted.

All G8 members are concerned about the 'spot rezoning' process and each community can speculate on examples:

- Tuwanek – change of residential to allow a large resort or hotel complex. Re-instatement of the large log sort with a planing mill
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- Sandy Hook – the rezoning of the Hidden Grove for residential development
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- East Porpoise Bay – any number of residential lots changed to commercial or industrial with one change already advancing for the new sewer plant. The Silverback project re-started and revised to include large commercial aspects.
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- The Village – entire blocks for expansion of the commercial areas along with new high rise waterfront projects
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- West Porpoise Bay – commercial and possibly an aggregate loading or sorting facility for PPA
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- West Sechelt – unlimited potential for commercial or even industrial development supporting operations such as mining.

You may see this as feral imagining for this current Council but the Target Marine situation indicates those real possibilities. In any event there will be new Councils and without strong precedence and guidance from prior Councils anything is possible.

In purchasing a home or property residents are expected to perform their own "due diligence" but this is very difficult to determine if the ground rules – spot zoning – can be changed at the whim of a Council.

The residents of the Tillicum area made a major concession at amalgamation in 1986 to allow the continuation of a hatchery in their midst based upon “iron clad” assurances that no further industrialization would take place. This commitment is presently null and void.

The worth of current properties is bound to suffer and the potential for reasonable resale prices be reduced due to these lowered values. This also affects property tax levels.

Adding to the problems for these bylaws is the fact that they were passed through a flawed process and so should not stand in any event. It is unfortunate that residents have to expend substantial sums in legal expenses to simply get Council to do what they should do without legal pressure.

An error in process was made and should be corrected. If that involves further motions and public hearings then that is a small price to pay for fairness, justice and correctness.

We understand there is no downside to Council repealing these bylaws other than having to possibly go through the hearing processes again. A small price to pay for being fair to your constituents. We all call upon you to effect the correct action.

Yours Truly,

Doug Smith
Chair - G8 Sechelt Community Forum

This letter is on behalf of and with the strict approval of **all** the “Active Members” of the G8 Sechelt Community Association Forum. They meet stringent standards confirming they are valid representatives of their communities.

CC: G8 website