

**Subject:** SilverBack - Holy Cow!

(blind CC to all unless noted otherwise)

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The following comments are personal and not SCAF ones but "the devil made me do it":

To use a phrase "All hell has broken loose" following the Mayor's surprise announcement at the end of the February 20 council meeting. There will be a special council meeting on February 27<sup>th</sup> to pass fourth reading of SilverBack. Seems two of the councillors are going on holiday so a rush on this – the largest project ever proposed for the Sunshine Coast can now be rammed though FAST. (I wonder which way these two departing councillors are thinking of voting?) This in spite of:

1. Third reading was in November , 2006 over 15 months ago and no allowance has been made for the many additional developments announced in that period. About 700 more homes on the east side of the inlet alone. Visioning. Affordable housing bylaw – etc.
2. Commitments by the Mayor and Planning, independently, that there would full reviews of the agreements by the public (workshops) BEFORE 4<sup>th</sup> reading. The councillors will only get to review the agreements in camera the afternoon of the 27<sup>th</sup>, the public get to comment for about an hour before the vote (not sure when they get to see and review the agreements – 50 plus pages at least). See by clicking " [Special Meeting of Council](#) to follow the Public Hearing, scheduled at 7:00 pm"
3. The attached report by Planning has a bomb in it reading:

Since third reading meetings have been held with the developer in regards to his preferred development strategy and service requirements for Silverback. The Developer advised Council that Silverback would not go forward as a fully stratified development with private utilities as originally proposed in the Comprehensive Development Plan. In particular it would be dependent on local government for potable water and sanitary sewer. Alternately, rather than undertaking a phased strata development, the developer proposed to subdivide the project into 24 fee simple parcels for future development and register this "initial subdivision plan" in the Land Titles Office.

4. Holy Cow – a whole new and different project riding on the coattails of what was passed before. Where is the 8 mill for sewage plant? What does a 24 parcel development project have to do with what was given 3<sup>rd</sup> reading.

There is much more but this affects EVERYONE IN SECHELT for reasons of governance first (democracy – George W. Bush where are you when we need your<grin>) but for taxes, sewage, traffic, commerce, hospital, schools, public services and on and on.

Maybe everyone should turn out on Wednesday. Warm up the lawyers – here we go again.

Bob D'Arcy