

West Sechelt Community Association Annual General Meeting Minutes of May 2, 2023 held at the Sunshine Coast Botanical Gardens 5941 Mason Road

1. Candice Sayre, President, called the meeting to order at 7:00 pm. After acknowledging that the meeting was being held in the traditional territory of the Sechelt Nation, she introduced the Board members and welcomed Adam Shephard, Councillor of the District of Sechelt. Mayor John Henderson subsequently came to the meeting at 7:20 pm and was welcomed. There were 19 members of the general public present.

2. Carolyn Bedford, Treasurer, presented her annual report, stating that there was a balance of \$1,152.20. Revenues were used to off-set costs such as the rental of facilities for meetings, advertisements and supplies.

3. The Chair presented a summary of activities that had occurred since the last general meeting.

These included:

- Research of local government and federal legislation associated with the medical marihuana issue and a joint meeting with Sechelt Council members and the RCMP;
- Research and a comparison of the former zoning Bylaw 25 with the new Zoning Bylaw and comments to the public hearing;
- Participation in the District of Sechelt's Survey of the Short Term Rental issue;
- Monitoring proposed development in West Sechelt which currently exceeded 200 dwelling units; and
- A tour of the Water Resource Centre (Sechelt Sewage Treatment Plant).

She noted an upcoming community garage sale on May 13th – to be advertised by the West Sechelt Community Association, with members to indicate their participation by balloons on their property and being able to keep all their proceeds from sale.

4. The Chair explained the format for the remainder of the meeting – that there would be information reports on major issues and that following this there would be an opportunity for public comments and questions.

(a) Topics the chair addressed were:

- Issues associated with Short Term Rentals, in particular the unsupervised commercial ones and the need for input on observed issues;
- public access to the shore via street ends and the need for some visible means of access from the beach;
- traffic speeding on various streets and the need to provide documentation and data to have this issue addressed;
- the Apple Orchard rezoning, and the proposed development in the Tower Road area which indicates a likely clear-cut despite an arborist report detailing significant on-site native trees; the need to address drainage and on-site water capture, existing water pressure issues in the

area and increased demand for water supply. Other developments that have been put on-hold due to unaddressed issues were noted.

(b) Catherine Hanson, Vice President of WSCA, outlined the current water situation (Attached report):

- The status of SCR D 's development of future water sources via wells, the investigation of Gray Creek; and a geotechnical analysis for a raw water reservoir. The District of Sechelt's Dusty Road well for non-potable water was noted.
- SCR D Management of Demand via the installation of water meters, and a request for an adjustment in the amount of water to be maintained in Chapman Creek for environmental reasons.
- Drought management measures that includes outdoor water use restrictions, the temporary use of siphons on Edwards and Chapman lakes, and purchasing of water from the Town of Gibsons.

(c) Carolyn Bedford presented findings of the site visit to the Water Resource Treatment Center.

(d) Involvement in Sunshine Coast Association Forum (SCAF) – which is an umbrella organization for various Community Associations and is a liaison with Sechelt Council, was described.

(e) Nominations: an invitation to be a member of the West Sechelt Community Association Board was extended.

5. The Chair opened the floor for discussion and questions. Issues raised /comments made were as follows:

- The Apple Orchard Rezoning affected not just the adjacent lots but the neighborhood as it indicated that the Official Community Plan means nothing – that it is a suggested document.
- There were a number of areas in which traffic and safety issues were described by various individuals – examples included Oracle and the corner of Granit roads; Emerson and Tyler intersection; Cowie Street just past the school where 90% blow through the stop sign, and the corner of Nickerson and NorWest Bay Roads which has a blind curve. It was noted that stop signs mean nothing and perhaps a speed bump on the side of the road with the stop sign would be helpful.
- The issue of bylaw enforcement was raised. Mayor John Henderson advised that a third bylaw enforcement officer was to be hired and that would help with the issue of weekend bylaw complaints - e.g. those stemming from short term commercial rentals.
- Monitoring of drainage from upslope development (Trellis) in the Silverstone Properties was questioned.
- The potential for a delivery service of the non-potable water from Dusty Road well to residential properties was raised as an issue.

6. Membership in and volunteering with the West Sechelt Community Association were encouraged. The meeting was adjourned at 8:00 pm.

Attachment:

WATER

An issue definitely “top of mind” for West Sechelt. My role here tonight is to update you on what we have gleaned from tracking various documents (I.e. SCR D Website, Regional Staff Reports, Coast Reporter etc.) and (hopefully) present them to you in an informative manner. The summary of these documents is as follows, organized as Supply, Demand and Operational Issues.

Supply Issues

Church Road Well Field - Anticipated to be in use this summer.

Langdale Well Field Expansion - complete well pump testing (on hold because of Stage 4). Submit water license application. 2025/2026

Gray Creek - 2nd year of monitoring to see additional water can be drawn from this source. 2027

Maryanne West Well Development - More groundwater monitoring to determine feasibility of developing a well. Working with Gibsons and Squamish Nation. 2023

Potential raw water Reservoir (located above Sechelt airport) - drill, collect samples and complete geotechnical analysis (Q1 2023). Based on this info SCR D can further determine the viability of this site, determine costs and complete preliminary design. 5+years

Dusty Road Well - Testing of water for **non potable use**. Testing ongoing. A license application has been submitted to the Province. Staff working on conceptual planning, budget, engaging suppliers and consultants to finalize the project scope. 2023

DEMAND ISSUES

Management of Demand through water meters - Issuance of contracts to install are being drawn up. Installation dependent on supply cha

Proposed Developments - approvals for proposed developments continues. As development continues, language is starting to include “investigate” onsite capture and grey water use. Candice will speak to this.

Consideration of the impact of water use by increased tourism, especially in the summer.

SCR D requirement to maintain minimum environmental flows of Chapman Creek. These are substantial amts of water. SCR D is requesting adjustment to these amounts.

ONGOING OPERATIONS

Management of demand of water through increasing restrictions on outdoor water use is ongoing and having negative consequences to people's lives

Continued use of the siphon system to draw from Chapman's and Edward's Lakes via temporary permits from the Province.

Purchasing water from the town of Gibson's.