



## EAST PORPOISE BAY RATE PAYERS ASSOCIATION

PO BOX 1886 Sechelt BC V0N 3A0

**2008 Annual General Meeting**  
**February 26/2008 7:00 p.m. – 8:30 p.m. Arts Council**

In attendance: 29 members and guests

**Call to Order:** President Lorraine Gallant called the meeting to order at 7:02 p.m. She thanked everyone for attending.

**Agenda Approval:** A motion was made by Moira Scholtz and seconded by Tom Morris to approve the Agenda as circulated. Carried

**Guest Speaker:** Due to unforeseen circumstances Chuck Cookney of Construction Aggregates is unable to attend this evening. He has undergone unexpected surgery and is recuperating. He has asked that I convey his apologies and he has requested that we invite again him at a future date.

**Approval of previous minutes AGM Feb. 12, 2007:** A motion was made by Jeanette Bernard and seconded by Sally Watson that the minutes of the previous AGM of Feb. 12, 2007 be accepted. Carried.

**Introduction of Directors:** Lorraine introduced the Directors who served in the past year and thanked them for all of their support on behalf of the members of our Association. They are Norm Hooper, Michael Watson, Rena March, Val Morris, Bill MacKinnon, Nancy Liddell, John Alvarez and Bob Redford.

**Voting on Bylaw Changes:** The Directors have reviewed the by-laws and put forward three changes. The proposed changes to the by-laws are:

### *Part 1 – Membership*

- e) All members are in good standing except a member who has failed to pay their current membership fee, which is due and payable on or by *March 31* of each calendar year, or any other subscription or debt due and owing to the Association, and is not in good standing so long as the debt remains unpaid.

A motion was made by Tom Morris and seconded by Tony Wearmouth that this change be accepted. Carried.

### *Part 2 – Meeting of Members*

- f) An Extraordinary General Meeting may be called at the discretion of the Board of Directors.

A motion was made by Moira Scholtz and seconded by Mike Watson that this change be accepted. Carried.

- g) An Extraordinary General Meeting will be called upon written request to the Board of Directors by a minimum of ten members of the association. Such an Extraordinary General Meeting must be called within thirty days of receipt of notice.

A motion was made by Tom Morris and seconded by Paul Bernard that the proposed amendment be amended from *ten* members to *three* members. Serge Planidin spoke on the concern of requiring written request from ten members and after discussion it was reduced to three members. Carried.

A motion was made by Tom Morris and seconded by Paul Bernard that the proposed amendment be changed to read:

- g) An Extraordinary General Meeting will be called upon written request to the Board of Directors by a minimum of *three* members of the association. Such an Extraordinary General Meeting must be called within thirty days of receipt of notice.

Motion carried.

**Finance Report:** Our treasurer, Mike Watson, presented our current bank balance. Our general account is \$1,903.80 and petty cash is \$19.61.

**Membership report:** Lorraine thanked Val Morris and her husband Tom for the terrific job with our Newsletter and mailing to all property owners in our Association area. Val reported that our 2007 membership was 41 memberships. To date for 2008 we have received 31 paid memberships, and this includes 7 new memberships. At this time last year we were at 15.

**Social Committee 2007 report:** Sally Watson reported that expenses for the July 2007 barbecue were approximately \$200.00. Last year we had bad weather for the garage sale so turnout was not as good as expected. Lorraine thanked Sally and Ameena Wearmouth for their work in organizing the barbecue, and Sally for preparing tonight's refreshments. Sally sold 50/50 tickets at the barbecue and we raised \$50.00 for the Elves Christmas Fund.

A motion was made by Sally Watson and seconded by Jeanette Bernard that the Social Committee be advanced \$300.00 for the summer 2008 barbecue. Carried.

The garage sale will be held on Saturday May 10<sup>th</sup> and the Barbecue will be held on Saturday, July 5<sup>th</sup>.

Joy Middleton offered to knit a raffle item for the picnic. Thank you Joy.

**Sechelt Community Association Forum:** Val Morris reported that she attended monthly SCAF meetings throughout the year. The group provides an opportunity to learn what is happening in other communities of Sechelt. They have been involved in the Visioning process. The group also gets together on a quarterly basis with the Mayor and Council for a discussion regarding concerns we face in our neighbourhoods and Sechelt in general.

**Update on Developments along Sechelt Inlet Road:** Lorraine gave a report on the development proposals in our area between the Blue Heron and Tuwanek. These developments could bring in as many as 4500 people by the time they are completed!

1. Onni Development of 16 duplex units between the Blue Heron and Choquer. They have received 4<sup>th</sup> reading and have a development permit, but the development has been delayed. They had hoped to start building this spring but are looking at starting to build in the fall.

The four lane highway on Sechelt Inlet Road will be changing to three lanes with the Onni development. We will have a bicycle / pedestrian pathway on each side. The road will be narrowed to three lanes, with a centre lane for turns into the development. At this time we are not sure if the three lanes will be in front of the Onni property only or if it will continue on to Dusty Road.

2. The Stockwell/Howes project, known as Aquavac Recovery Services, is located at the corner of Yew Road and Sechelt Inlet Road. It is a 16 lot subdivision. The District will obtain rights to part of the land for a park at the corner at Sechelt Inlet Road and Yew Road.
3. The Industrial Park – if you have driven by you will see that lots are now for sale. The development permit has not been received by the District. Serge reminded us that zoning here is I-6 which includes fish processing.
4. The Starlight Development at the former Gow Pit – nothing is happening at this time and the developer has not brought anything forward since 2006
5. Curcil Property – currently industrial land running between the Bus yard and Kontiki Road. It has now come on the market again, with rumors of it being listed for 3 million. A few inquiries have been made from developers to the District office but there has been no sale yet.
6. Developments in Tuwanek – I will include these because they will have an impact on our single lane road, and there is great concern among the Tuwanek residents with only one access road out in the event of an emergency. In total three new developments would bring in 580 units, and with two people per unit we would have to provide services for an additional 1160 people.

- a) Publico – Sechelt Inlet Road south of Uplands Road – a subdivision of 112 lots for single family homes – most are 900 square meter lots (just meeting the District minimum lot size)
- b) Eden Pacific – the end of Todd Road – 35 lots ranging in size from 6700-13,500 square meters
- c) Jackson Point – 433 units, with a mix of cottages, townhouses, 4 story low-rise condominiums, lodge, pub, and floating homes on the water. These will likely be fractional ownership as this is being touted as a resort development

#### 7. Silverback Development

We have seen nothing on Silverback since the third reading in November 2006. In the last ten days we have been hit with information that the Developer will not go forward with the fully stratified development as earlier proposed in their Comprehensive Development Plan. Alternately they plan to use the local government utilities – water and sewer, and will subdivide the project into 24 fee simple parcels for future development. This way the developer can sell off individual parcels as he wishes. Community Associations have not been given a copy of the new proposal, which the District of Sechelt mayor and councilors are planning on voting on tomorrow night at a special called meeting. I have reviewed the minimal documentation presented by the planning committee and a few items stand out very clearly

- they have not included a pedestrian / bicycle path
- they are not allowing for the 10% affordable housing – which would mean 160 units. Instead they are offering a piece of raw land valued at \$169,500.
- no mention is made of road widening or a traffic light at Wharf and East Porpoise Bay Road

There will not be a public hearing before council votes tomorrow evening, even though we have a letter from the head planner assuring us that there would be a meeting. I have sent a letter to Mayor and Council requesting that community associations be given an opportunity to meet with planning before their vote. I would urge all of you to attend this open council meeting tomorrow evening at 7 pm

8. Andercheck Property. Yesterday we received a referral form from the District advising that Mr. M. Andercheck wishes to rezone a portion of his property between Dusty Road and Allen Road, east of Sechelt Inlet Road, from RR2 to Industrial 5 to include a “garden nursery”. This will be reviewed at our next Directors meeting, where we will have Angela Letman from the Planning Department in attendance.

**Elections:** At this time Lorraine thanked the six people allowing their names to stand for nomination as Directors for the coming year - Lorraine Gallant, Michael Watson, Rena March, Val Morris, Tony Wearmouth and Linda Buckingham.

Nominations were accepted from the floor. Three people were nominated – Eric Katzer, John Henderson and Gayleen Warner. Serge Planidin moved and Jeanette Barnard seconded that nominations cease. Carried. Welcome to the new Directors.

**New Business:**

1. On occasion we receive emails from SCAF and other community organizations within SCAF. We have been asked to forward these notices on to our membership, but we have chosen not to do so in the past. The Directors are asking for feed-back on whether or not you would like to have these emails forwarded through our Association mailing.

A motion was made by Tom Morris and seconded by Bill MacKinnon that we forward any pertinent notices on to our membership via email. Carried.

2. Moira Scholtz spoke on the difficulties that the lawn bowling group of Sechelt has encountered. Since their facility at the golf course has been dug up they have had no place to lawn bowl. They have approached the ombudsman without any success, and feel they were shafted by the District of Sechelt. To date their group has raised \$13,000 but they need to raise \$100,000 before the government will match their \$100,000. They will need \$250,000 to build a new lawn bowling green. The District of Sechelt is looking for land, but without success. Moira asked that we sign on as members of the group, and the \$10 membership fee would be waived. Her listing was circulated.

3. On the table as you came in and picked up your Agendas there was a SEA handout. If you would like further information please see Val or Tom Morris.

4. Serge Planidin requested that every third or fourth meeting of the Director's be held in a meeting room, open to the general membership. Lorraine reported that any member was welcome to come to any of the Director's meetings, but we would discuss the request at a future board meeting.

**Adjournment:** Joy Middleton moved and Roy Gallant seconded that the meeting be adjourned at 8:10 p.m.

Refreshments were served.