

EAST PORPOISE BAY RATEPAYERS ASSOCIATION
PO Box 1886, Sechelt, BC, V0N 3A0

To: Angela Letman, Development Planner
District of Sechelt

Our Association wishes to lodge our objection to the proposed Temporary Use Permit for a Concrete Batching Plant in the strongest possible terms.

According to the Official Community Plan, a plant of the kind proposed by Stockwell is not permitted in an area designated RR1 – low density residential. Key problems specifically identified for Concrete Batching Plants include the following:

- Highly alkaline waste water; there is a concern about leaching into Sechelt Inlet, which is already under stress.
- Dust emissions;
- Noise

There is no excuse for situating this Concrete Batching Plant in a residential area, when ample industrial land is available elsewhere in Sechelt. Although it is deemed a temporary permit, it is renewable, presumably indefinitely.

Our Association has 46 members, many or even most of whom live in immediate or close proximity to the site of this proposed plant. Our residential area is already subject to a high level of ambient noise, caused by increasingly frequent float plane activity in Sechelt Inlet, and an existing cement plant operated by Swansons. Both of these issues have been brought to the attention of Sechelt Council. The intrusion of further industrial activity in a residential area is totally unacceptable. If allowed, it should be seen as a warning to any potential investor – residential or business -- that the nature of the area they thought they had invested in is subject to change at the whim of Council.

Sechelt Council, please do the right thing on behalf of the citizens you represent, and disallow this application.

Michael Siddall, Director,
East Porpoise Bay Ratepayers' Association