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OCT 06 2023

PUBLIC INFORMATION MEETING

September 27, 2023

Applicant: Sawarne Lumber Co. Location: NE Corner Derby Rd/Cowrie St DISTRICT OF SECHelt

COMMENT SHEET

Name: Ken & Jennifer Goodland Email

Address: [Redacted] Derby Rd Phone [Redacted]

Sawarne Lumber Co. has applied to the District of Sechelt for a Zoning Amendment for a 52 Unit townhome development located adjacent to SilverStone Care Centre on Derby Road in West Sechelt.

This project is under review by staff in the Planning and Development Department.

Given the information you have received regarding this project do you have any comments or questions?

We understand this development will provide a playground exclusive to the residents. There are no child friendly playgrounds in the Silverstone housing area. There is available land at Kingbird and Cowrie, and we understand there is money available for the purpose of park/green space.

What plans does the District have to provide a playground in this area?

Thanks.

Ken & Jennifer Goodland

Please return your comments by: October 4, 2023

Comment sheets can be submitted by one of the following methods:

- 1. Drop your comment sheet off at the Planning and Development Department, Municipal Office, 2nd Floor, 5797 Cowrie Street.
2. Email your comment sheet to planning@sechelt.ca

**From:** [paul rhodes](#)  
**To:** [Planning](#)  
**Cc:** [Ian Holl](#)  
**Subject:** File Numbers 3360-22-08 and 3360-22-10.  
**Date:** Wednesday, January 21, 2026 11:51:43 AM

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## **Public Hearing Notice for February the 4th.**

Many thanks for my copy of the Public Hearing on the OCP Amendment (By Law 492-32,2023). Silverstone / Greypointe Properties / West Sechelt expansion.

You invite comments and questions:-

What weight does The District of Sechelt give to this application when considering The Limits to Growth ?

Every community, including The District of Sechelt, has what is a sustainable level of population. Exceed that and ALL public services come under increased, and often, unsustainable demands.

All levels of our health service here on the coast have exceeded their capacity. The Province has between 800,000 and 1 million people without a GP. The coast had between 5,500 and 6000 the last time I looked. For consultations with specialists, many procedures and scans for most surgeries we must travel to Vancouver. We have a very serious shortage of Care Home places and very long waiting lists for every department within VCH. Our Social Services people cannot cope with existing demands, special needs and social housing. Each and every year water restrictions are applied to everyone within The District of Sechelt. Each and every year we have problems with capacity on BC ferries even when ALL ferries are in service. Nothing must go wrong with our one highway. Trees down, an accident, routine maintenance or emergency repairs etc and the system comes to a full stop. These are simply top of the head examples confirming that there are limits to growth and this proposal from Greypointe Properties covers a massive area and will be devoted to higher density housing, "Multi Family Mixed residential".

I believe that The District of Sechelt is predisposed to agree to this OCP amendment and approve all Greypointe Development planning applications irrespective of the impact this will have on ALL of our public services. I hope that this is not the case and that, at the public meeting on February the 4th, you will cover the numbers of houses involved in these schemes, the increases to our population and how our public services will cope, now and in future years. The Province has no spare cash and no chance of a balanced budget in the foreseeable future. It must restrict all departmental budgets and make savings wherever possible. VCH has no spare cash.

Many Thanks

Paul Rhodes  
[REDACTED] Oracle Road

West Sechelt.

**From:** [Art Beadle](#)  
**To:** [Planning](#)  
**Subject:** Public Hearing to consider OCP Amendment Bylaw 492-32, 2023  
**Date:** Thursday, January 22, 2026 3:58:26 PM

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I am submitting my comments and one question regarding the proposed OCP Amendment.

1. The proposal appears well thought out and comprehensive.
2. The creation of a park at the corner of Granite Rd and Oracle Rd is particularly attractive as I live three lots to the west.
3. The significant increase in land designated for Multi-Family Residential is a positive change for the area.
4. My one concern is related to the extension of Oracle Road. The proposed extension is much better than previous versions with Oracle Road becoming a feeder route for the new development.
5. Question: When will the District of Sechelt exercise its option to acquire the property required to expand the section of Oracle Road from Page Road to Granite Road?

Currently, Oracle Road from Page Road to Granite Road is a single lane country road that is highly used by many residents as a shortcut to and from the high school and town. My front yard security camera has captured the increasing activity on this section of Oracle Road over the past 10 years. The increase in traffic and ignoring posted speed limits plus being so narrow that two pickup trucks need to use the sidewalk or the ditch to pass have caused numerous close calls for vehicles and pedestrians.

I look forward to watching the Public Hearing Meeting on February 04, 2026.

Regards,  
Art Beadle  
[REDACTED] Oracle Road  
West Sechelt

**From:** [Ian Holl](#)  
**To:** [Michaela Sugars](#)  
**Subject:** Fw: Official Community Plan Amendment Bylaw 492-32  
**Date:** Tuesday, January 27, 2026 10:52:35 AM  
**Attachments:** [Outlook-b3ogfwli.png](#)

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We can add this to the public hearing comment folder.



**Ian Holl, MCIP, RPP**

*Development Planning Manager*

Direct 604-740-8474 | Office 604-885-1986

PO Box 129 | 2<sup>nd</sup> Floor, 5797 Cowrie St. | Sechelt, BC | V0N 3A0

My office hours are 8 am to 4:15 pm, Monday to Friday.

<https://www.sechelt.ca/Work/Development-in-Sechelt/Zoning>

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**From:** Judy Skogstad [REDACTED]  
**Sent:** Tuesday, January 27, 2026 10:41 AM  
**To:** Andrew Allen <Andrew.Allen@sechelt.ca>; Ian Holl <iholl@sechelt.ca>  
**Cc:** [REDACTED] Catherine Hanson  
[REDACTED]  
**Subject:** Official Community Plan Amendment Bylaw 492-32

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Good morning:

I want to share with you a few observations re communications and interface with the community re the Silverstone master plan which is scheduled for a public hearing on February 4th.

Firstly, while Bylaw No 492-32 did have one public meeting, it was for a very limited change in the OCP map. It simply was a correction of the boundary between the Institutional designation for the Trellis development and an adjacent multi-family designation. This change was in support of two rezoning applications - one for a multi-family development of 52 townhouses which required an OCP amendment and a second rezoning for 80 cluster homes which was considered residential and did not require the OCP amendment.

The OCP Amendment which is now being considered at the public hearing is a whole different bylaw in substance. My rough calculation is that over 50 acres would change from a Residential designation to a Multi-family designation, and much of it on the slopes facing the water in front of the current Silverstone single family development - thereby potentially obliterating their views. With the most recent amended second reading (October 15, 2025) the

potential 80 cluster homes was changed from Residential to a Multi-family designation. If the latter were a one-off change, it would have triggered a public information meeting under Section 8.14 of Bylaw 566 - the Planning and Development Procedures Bylaw.

I am unaware of any public information meetings on this overall proposed changes to the Master Plan. The changes are not only residential in nature but involve commercial designations - a few residents are going to discover a commercial land use at a road intersection that they front. Others who thought they would be buying into a neighborhood with a future community level park will find that the majority of that potential park is a protected burial site and subject to drainage management issues.

A second point I would like to make is regarding the advertisement in the Coast Reporter for the public hearing. It is a purple blob on a faded background with two street names that are unreadable. There is no description of where these lands are - i.e.. that they are in West Sechelt and that they are the Silverstone lands. They could be in Davis Bay or anywhere else in the District of Sechelt. People do not relate to just District Lot numbers. The advertisement should be at least one-half page or larger. It is essentially substandard.

The third point is the difficulty of accessing the public hearing binder on the District's web site. While I admit that I am not proficient at using web sites, I found it almost impossible to find the binder information - there was no link to the OCP amendment itself - I had to go into the rezoning files for the Derby Road multi-family and Granite road rezoning files (the latter no longer relevant). This took a significant amount of time.

I suggest that you take a step backward on this file. Give it a new OCP amendment number and hold a public information meeting - this is too big of potential development to not have a transparent and open public process. The lack of a public information meeting is a procedurally flawed process - given the Planning and Development Procedural Bylaw. I realize the developer might think that the processes has been too lengthy, but his time has been spent on studies, and with staff and Council - not the public

Judy Skogstad



**From:** [Andrew Allen](#)  
**To:** [Michaela Sugars](#)  
**Subject:** FW: Silverstone Heights Development Agreement Covenant and OCP Excerpts for Public Hearing Binder  
**Date:** Monday, February 02, 2026 8:32:14 AM  
**Attachments:** [OCP Sustainable Land Use Design With Nature.pdf](#)  
[OCP Conservation Design Definition -50 or more open space,DCC, etc..pdf](#)  
[Map Showing Woodland Sensitive Ecosystem.pdf](#)  
[Climate Change OCP.pdf](#)  
[OCP Highlights Conservation Design.pdf](#)  
[Covenant Highlighted CA3315855 Development Agreement.pdf](#)  
[image001.png](#)  
[Flooding Trail & Dolphin - No WRC - Waters almost meet.pdf](#)  
[image002.png](#)

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**From:** Dianne McLauchlan <mclauchlan@sechelt.ca>  
**Sent:** Saturday, January 31, 2026 5:41 PM  
**To:** Andrew Allen <Andrew.Allen@sechelt.ca>; Council <Council@sechelt.ca>  
**Subject:** RE: Silverstone Heights Development Agreement Covenant and OCP Excerpts for Public Hearing Binder

Kindly include this email and the attachments including what I assume is the existing covenant (sent by planning) and some pages from the OCP with highlights in areas that I think are important in the discussion as policy pertaining to this project.

Note Covenant (page 7 of 14) is the section 5 on Discharge upon Replacement Covenant with the master development agreement ( with reference to phasing and timing). Council will have already seen the covenant in the December 16, 2025 email and may not be aware of key aspects of the OCP that apply to this large project which is raised as a concern by the community associations. I assume that the public and SCAF can view this information before the Public Hearing since it will posted in the binder for the public hearing.

Also please note that the SCR D has pointed out in the flood mapping (climate change) presentation that the sewage treatment at the WRC is the #1 infrastructure issue for Sechelt which suggests that caution is required before making big commitments for sewage and water facilities. DCCs will need to finance any and all new infrastructure as per the definition of DCC in our OCP.

Thank you,  
Dianne McLauchlan

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**From:** Andrew Allen <[Andrew.Allen@sechelt.ca](mailto:Andrew.Allen@sechelt.ca)>  
**Sent:** December 16, 2025 10:22 AM  
**To:** Council <[Council@sechelt.ca](mailto:Council@sechelt.ca)>

**Subject:** Silverstone Heights Development Agreement Covenant

Hello,

I have requested to share the development agreement covenant that is registered on title for Silverstone Heights properties in advance of Council meeting on Wednesday. This covenant was registered on title in 2013 as part of the initial rezoning that implemented the special infill area policy in the OCP. The intent of the covenant is described in the **Restrictions and Requirements, Exceptions and Discharge** sections of the covenant.

The applicants will describe it further during their presentation at Council on Wednesday evening.

Thank you,  
Andrew

***Andrew Allen, RPP***

***Director of Planning and Development***

Direct 604-740-8464 | Mobile 604-989-7602

PO Box 129 | 2<sup>nd</sup> Floor, 5797 Cowrie St. | Sechelt, BC | V0N 3A0

**Interested in the future of Sechelt, and our Official Community Plan? Check out this [link yoursaysechelt.ca/official-community-plan](https://link.yoursaysechelt.ca/official-community-plan)**

## Preparing For Climate Change

Changes to the earth's atmosphere and climate are occurring at a more rapid pace with much higher levels of carbon dioxide in the atmosphere, resulting in climate changes that are already affecting our forests, rivers, lakes and shorelines, wildlife species, infrastructure and land use. For Sechelt, provincial climate models<sup>7</sup> suggest increased risks of coastal flooding associated with sea level rise, storm surges and more severe weather events pose increasing risks. Warmer temperatures and drier conditions also increase the potential for insect infestations, wildfire threats and longer periods of summer drought place increased demands on water supply. Much of the settlement in Sechelt is focused along the shoreline, and increased rates of erosion of properties or flooding may occur. Many of the climate change actions identified by the province are important for Sechelt, particularly actions to:

- Minimize building in flood prone areas; allow room for rivers/ocean to flood and surge;
- Improve the flood protection infrastructure, if necessary, for existing developed areas;
- Buffer the effects of extreme water flows by retaining wide, healthy riparian zones that can store carbon dioxide, reduce erosion during storm flows, protect aquatic habitat during low flows and store/provide water during times of drought;
- Retain large areas of forested lands to absorb CO<sub>2</sub> and mitigate temperatures.

OCP Chapter 3 (Natural Environment) and Part Eight (Development Permit Area guidelines) provide detailed policies

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<sup>7</sup> See further discussion in Chapter 3, Natural Hazards.

regarding setbacks and protection of natural systems vulnerable to climate change.

## Air Quality

Sechelt has limited industrial uses, and the main issues related to air quality arise from open burning due to backyard burning, woodstoves and land clearing. Air quality in Sechelt has been monitored regularly by the Ministry of Environment since 1995, and reports by the Ministry indicate that emissions in the District are consistently below provincial and federal standards.<sup>8</sup> Provincially, new standards have been put in place through the BC Air Action Plan, and two new particulate samplers have been installed on the roof of the Trail Bay Mall and the Airport. Some concerns have been raised by residents that these samplers do not accurately assess conditions further up Sechelt Inlet. Localized burning continues to be an issue for area residents, and Sechelt enacted a bylaw to ban backyard burning as of Jan.1, 2006. Burning of large areas of cleared land is still permitted and regulated by the province under the Environmental Management Act. OCP policies recommend that land development use other methods of disposing of land clearing waste, and that Sechelt consider adopting an anti-idling bylaw to further reduce emissions. Other actions the municipality may take include regulating woodstoves (requiring new installations to meet specific standards) and banning woodstove burning during times of poor air quality.

## Energy Conservation and Greenhouse Gas Emissions

Municipalities play a significant role in energy use, energy conservation and greenhouse gas emissions. Although direct municipal emissions account for some 1% of GHG emissions in

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<sup>8</sup> <http://www.for.gov.bc.ca/hfd/library/documents/bib97378.pdf>

NEW WESTMINSTER LAND TITLE OFFICE

CA3315855

LAND TITLE ACT  
FORM C (Section 233) CHARGE

Aug-28-2013 10:17:25.001

PAGE 1 OF 14 PAGES

GENERAL INSTRUMENT - PART 1 Province of British Columbia

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

**Brock Robert Rowland QVYBF2**  
Digitally signed by Brock Robert Rowland QVYBF2  
DN: c=CA, cn=Brock Robert Rowland QVYBF2, o=Lawyer, ou=Verify ID at www.juricert.com/LKUP.cfm? id=QVYBF2  
Date: 2013.08.28 09:33:33 -0700'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Rowland and Company

Brock R. Rowland

990 1040 West Georgia Street

Vancouver

BC V6E 4H1

Telephone: 604-637-0928

File Number: 25233-13

Document Fees: \$73.50

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

**SEE SCHEDULE**

STC? YES

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

**Covenant**

Page 4 Section 219 Covenant

4. TERMS: Part 2 of this instrument consists of (select one only)

(a)  Filed Standard Charge Terms D.F. No.

(b)  Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

**SAWARNE LUMBER CO. LTD. (INC. NO. 199434)**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

**DISTRICT OF SECHLT**

2ND FLOOR, 5797 COWRIE STREET, PO BOX 129

SECHLT

BRITISH COLUMBIA

V0N 3A0

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

NIL

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

KIRPAUL KRIS SANGARA

Notary Public

#280 - 1770 Burrard Street

Vancouver, BC V6J 3G7

Y	M	D
12	06	27

SAWARNE LUMBER CO. LTD. by its authorized signatory:

Name: KERRY SANGARA

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

**LAND TITLE ACT  
FORM D**

**EXECUTIONS CONTINUED**

Officer Signature(s)

**Execution Date**

Transferor / Borrower / Party Signature(s)

\_\_\_\_\_  
ANDREA DE BUCY

Y	M	D
12	06	29

Commissioner for Taking Affidavits in BC

P.O. BOX 129  
Sechelt, BC V0N 3A0  
Telephone (604) 885-1986

DISTRICT OF SECHELT by its  
authorized signatory/ies:

\_\_\_\_\_  
Name: JOHN R. HENDERSON, Mayor

\_\_\_\_\_  
Name: MARGI NICHOLAS, Interim  
Corporate Officer

as to all signatures

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT  
FORM D**

**EXECUTIONS CONTINUED**

Officer Signature(s)

**Execution Date**

Transferor / Borrower / Party Signature(s)

Y	M	D

This is the instrument creating the condition or covenant entered into under S. 219 of the Land Title Act by the registered owner(s) referred to herein and shown on the print of the plan annexed hereto and initialled by me.

Approved under the Land Title Act this 6th day of August, 2013.

\_\_\_\_\_  
RAY PARFITT, Approving Officer,  
District of Sechelt  
File Ref: 3320-2011-10

**OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT  
FORM E**

**SCHEDULE**

PAGE 4 OF 14 PAGES

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2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
[PID] [LEGAL DESCRIPTION]

**015-861-660 DISTRICT LOT 1384 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT: PART  
ON PLAN 14180 AND PLAN BCP31726**

STC? YES

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2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
[PID] [LEGAL DESCRIPTION]

**024-694-118 LOT A DISTRICT LOT 4295A GROUP 1 NEW WESTMINSTER DISTRICT PLAN  
LMP43915 EXCEPT PLAN BCP31726**

STC? YES

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2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
[PID] [LEGAL DESCRIPTION]

STC? YES

**TERMS OF INSTRUMENT - PART 2****RECITALS:**

- A. The Transferor is the registered owner in fee-simple of those lands with PIDs of 015-861-660 (“**DL1384**”) and 024-694-118 (“**Lot A**”) as more particularly described in Item #2 of Form C, in the District of Sechelt in the Province of British Columbia (collectively the “**Lands**”).
- B. The Transferee is the District of Sechelt (“**Transferee**” or “**District**”).
- C. The Transferor has submitted an application to amend the District of Sechelt Zoning Bylaw No. 25, 1987 (“**Zoning Bylaw**”) to rezone part of the Lands from *RR1 Rural 1 Zone* to *R-1 Residential 1 Zone* and to *PA-1-Park, Recreation and Assembly 1 Zone*, (“*Zoning Amendment Bylaw 25-245 (Sawarne Lumber), 2011*”, a copy of which is attached as Schedule A to the Agreement), which first requires amendment District of Sechelt Official Community Plan Bylaw No. 492, 2010 (“**OCP**”) further to “*Official Community Plan Amendment Bylaw No.492-1, 2011 West Sechelt Neighbourhood Comprehensive Development Area #1*” (collectively the “**Amendment Bylaws**”), and acknowledging that it is in the public interest that the subdivision, development and use of the Lands be limited, in particular given the preliminary nature of its development proposals, the Transferor has volunteered and wishes to grant this covenant to the Transferee, and the Transferee has accepted this covenant and required its registration as a condition of the Amendment Bylaws (the “**Agreement**”).
- D. Section 219 of the *Land Title Act* gives authority for a covenant and indemnity, whether of a negative or positive nature, to be registered against the Lands and granted in favour of the Transferee with provisions:
- in respect of the use of land or the use of a building on or to be erected on land;
  - that land is to be built on in accordance with the covenant;
  - that land is not to be built on or subdivided except in accordance with the covenant;
  - that land is not to be used, built on or subdivided;
  - that parcels of land designated in the covenant and registered under one or more indefeasible titles are not to be sold or otherwise transferred separately; and
  - that land or a specified amenity in relation to it be protected, preserved, conserved, maintained, enhanced, restored or kept in its natural or existing state in accordance with the covenant and to the extent provided in the covenant.

**NOW THEREFORE** in consideration of the payment of the sum of \$10.00 by the Transferee to the Transferor (receipt and sufficiency acknowledged), the mutual covenants and agreements contained in this Agreement, and for other good and valuable consideration, the parties covenant and agree as to the following, including under Section 219 of the *Land Title Act*:

**Restrictions and Requirements**

1. Notwithstanding broader or greater uses permitted in the Transferee’s Zoning Bylaw, as

amended or replaced from time to time, the Transferor covenants and agrees the Lands must not be:

- (a) subdivided, including under the *Strata Property Act*,
  - (b) built upon; or
  - (c) used for any use except:
    - (i) those uses already lawfully existing and operating as of the date of registration of this Agreement; and
    - (ii) site servicing, clearing or excavation, including geotechnical and geohazard investigations.
2. The Transferor further covenants and agrees that DL1384 and Lot A must not to be sold or otherwise transferred separately.

### Exceptions

3. The Transferor and Transferee agree that the restrictions of this Agreement do not apply to the portion of the Lands rezoned to R-1 and PA-1 Zones further to the Amendment Bylaws, generally as shown on Schedule A and the former more particularly shown on the Preliminary Plan of Subdivision for the 32-lot Phase 1 portion, a reduced copy of which is attached as Schedule B. The parties acknowledge and agree that the Plans in Schedule "A" and "B" are schematic only and the exact configuration of boundaries, including of the areas labelled R-1 and PA-1, each of the proposed 32 lots, and adjoining roads and trails, may be determined in accordance with subsequent surveys and, provided that the total number of lots does not exceed 32 and their respective areas does not change by more than five percent (5%), the PA-1 area remains a minimum of 1.89 hectares in area, and any changes are consistent with the Transferee's bylaws and regulations, this Agreement shall be interpreted to apply to the areas so defined. The parties may modify this Agreement from time to time to reflect the more accurate description of the above noted areas, and the Transferor agrees that these covenant restrictions may be registered against the whole of the Lands until such modification.
4. The parties acknowledge and agree that a portion of the Lands may be remaining in the Agricultural Land Reserve ("ALR") as of the date of registration of this Agreement, and although the Transferor has secured preliminary approval to remove that part of the Lands from the ALR, provincial legislation continues to apply to affect the validity and enforceability of covenants registered without the permission of the Agricultural Land Commission. As such, the parties agree that this Agreement shall not be interpreted in a manner as to restrict or prohibit agricultural land, farm uses or other uses permitted in accordance with provincial legislation and regulation concerning agriculture in relation to any portion of the Lands within the ALR, for so long as such portion remains within the ALR.

### **Discharge upon Replacement Covenant**

5. The Transferor further covenants and agrees that it intends on advancing more detailed development proposals for the Lands, including but not limited to alternative uses and density than presently existing, dedication or transfer of additional parkland, trails and minimum 15 metre landscaped buffer (on the east portion of the Lands) to the District at no cost to the Transferee, detailed proposals for infrastructure servicing, dedication and construction of Derby Road and Cowrie Street extensions and the phasing/timing of such, and upon the registration against title to the Lands of replacement covenant (master development agreement) reasonably agreed to by the parties, the Transferee agrees to discharge this Agreement from title to the Lands.

### **Indemnity and Release**

6. The Transferor covenants and agrees to indemnify and save harmless the Transferee from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which anyone has or may have against the Transferee or which the Transferee incurs as a result of any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the restrictions or requirements of this Agreement, the breach of any covenant in this Agreement, or the use of the Lands contemplated under this Agreement.
7. The Transferor releases and forever discharges the Transferee of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which the Transferor can or may have against the Transferee for any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the restrictions or requirements of this Agreement, the breach of any covenant in this Agreement, or the use of the Lands contemplated under this Agreement.
8. Without limiting the above release and indemnity, the Transferor acknowledges that this Agreement contains conditions, restrictions, requirements, benefits or gifts that may not be specifically identified or required by bylaw. The Transferor hereby expresses its intention to be solely responsible for the costs resulting from satisfying the conditions of this Agreement, and to donate any contribution to the District as a gift and without any expectation of credit, payment or reward of any kind. The Transferor further releases, waives and forever discharges the District from and against any claims, actions, or causes of action, whether based in contract, tort or equity, for damages or losses, for the recovery of the contributions or costs incurred, including legal expenses, or for unjust enrichment, in connection with the provision of those contributions.
9. The releases and indemnities of this part shall survive the termination of this Agreement.

### **Registration**

10. The restrictions and requirements in this Agreement are covenants running with the

Lands in favour of the Transferee and intended to be perpetual, and shall continue to bind all of the Lands when subdivided, only excepting the Phase 1 32-lot subdivision generally as shown in Schedule "B".

11. At the Transferor's sole cost, the Transferor must do everything necessary to secure priority of registration and interest for this Agreement over all encumbrances of a financial nature.
12. The Transferor agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement. However, the Transferee acknowledges that if the Amendment Bylaw are not adopted, then this Agreement shall be discharged from the Lands.
13. The Transferor, as a personal covenant between the parties, agrees to attend to registration and its costs and pay the legal fees of the Transferee in connection with the preparation of this Agreement.

#### **General**

14. The Transferor covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions set out in this Agreement.
15. It is mutually understood, acknowledged and agreed by the parties that the Transferee has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Transferor other than those contained in this Agreement.
16. Nothing contained or implied in this Agreement:
  - (a) prejudices or affects the rights, powers or discretion of the Transferee in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if the Agreement had not been executed and delivered by the Transferor;
  - (b) imposes any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement or the breach of any provision in this Agreement; or
  - (c) imposes any public law duty, whether arising from the principles of procedural fairness or the rules of natural justice, on the Transferee with respect to its exercise of any right or remedy expressly provided in this Agreement or at law or in equity
17. The Transferor covenants and agrees that the Transferee may withhold development permits, building permits and other approvals related to the use, building or subdivision of land as necessary to ensure compliance with the covenants in this Agreement, and that the issuance of a permit or approval does not act as a representation or warranty by

the Transferee that the covenants of this Agreement have been satisfied.

18. The Transferor covenants and agrees that:
  - (a) if the Transferee advises of a breach of this Agreement, as determined in its reasonable discretion, the Transferor must promptly remedy that breach at its sole cost;
  - (b) if the Transferor has not remedied the breach to the reasonable satisfaction of the Transferee within fifteen (15) days of notice or other time longer period specified by the Transferee, the Transferee may, but is under no obligation to, remove or rectify the breach at the expense of the Transferor without further notice; and
  - (c) any costs to the Transferee of such removal or rectification is a debt due from the Transferor to the Transferee together with interest at a rate of 3% per annum in excess of the Prime Lending Rate of the Royal Bank of Canada in effect from time to time, and:
    - (i) the Transferor shall pay such costs and interest to the Transferee forthwith upon demand; and
    - (ii) failing payment, the Transferee may add such costs to property taxes for the Lands.
19. No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
20. The waiver by a party of any breach of this Agreement or failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar, and no waiver is effective unless it is written and signed by both parties.
21. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
22. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

The Transferor and Transferee acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C (pages 1 and 2) attached.

**Schedule A**  
**Zoning Amendment Bylaw No. 25-245 (Sawarne Lumber), 2011**

**DISTRICT OF SECHELT**

**Zoning Amendment Bylaw No. 25-245, (Sawarne Lumber), 2011**

A bylaw to amend District of Sechelt Zoning Bylaw No. 25, 1987 by rezoning a portion of District Lot 1384 from RR-1 to R-1 and by rezoning portions of District Lot 1384 and Lot A, DL 4295A, Plan LMP43915 from RR-1 to PA-1.

---

**WHEREAS** Council of the District of Sechelt has considered an application to amend the District of Sechelt Zoning Bylaw No. 25, 1987 by re-zoning a portion of District Lot 1384 from *RR-1-Rural Residential 1 Zone*, a rural residential zone to *R-1-Residential 1 Zone*, a single family dwelling zone;

**AND WHEREAS** Council of the District of Sechelt has considered an application to amend the District of Sechelt Zoning Bylaw No. 25, 1987 by re-zoning portions of District Lot 1384 and Lot A, DL 4295A, Plan LMP43915 from *RR-1-Rural 1 Zone*, a rural zone to *PA-1-Park, Recreation and Assembly 1 Zone*, a zone that includes parks & outdoor recreation as a permitted use;

**AND WHEREAS** the proposed rezoning is consistent with the Official Community Plan Bylaw No. 492, 2010;

**NOW THEREFORE** the Council of the District of Sechelt in open meeting assembled enacts as follows:

**1. Title**

This Bylaw may be cited for all purposes as "District of Sechelt Zoning Bylaw No. 25, 1987, Amendment Bylaw No. 25-245, (Sawarne Lumber), 2011".

**2. Amendments**

- 1) That Part of District Lot 1384, (PID. 015-861-660) as shown on the plan attached to and forming part of this bylaw as "Schedule A" be rezoned from RR-1, Rural Residential 1 Zone to R-1, Residential 1 Zone.
- 2) That Part of District Lot 1384, (PID. 015-861-660) as shown on the plan attached to and forming part of this bylaw as "Schedule A" be rezoned from RR-1, Rural Residential 1 Zone to PA-1-Park, Recreation and Assembly 1 Zone.
- 3) That Part of Lot A, DL 4295A, Plan LMP43915, (PID. 024-694-118) as shown on the plan attached to and forming part of this bylaw as "Schedule A" be rezoned from RR-1, Rural Residential 1 Zone to PA-1-Park, Recreation and Assembly 1 Zone.
- 4) Schedule "A" of Zoning Bylaw No. 25, 1987 (Official Zoning Maps) shall be amended to reflect the zoning designations and boundaries brought into force by this bylaw.

2

READ A FIRST TIME THIS 19<sup>th</sup> DAY OF October, 2011  
 PUBLIC HEARING HELD THIS 2<sup>nd</sup> DAY OF November, 2011  
 READ A SECOND TIME THIS 16<sup>th</sup> DAY OF November, 2011  
 READ A THIRD TIME THIS 16<sup>th</sup> DAY OF November, 2011  
  
 APPROVED BY MINISTRY OF TRANSPORTATION AND  
 INFRASTRUCTURE THIS DAY OF 2011  
  
 ADOPTED THIS DAY OF , 2011

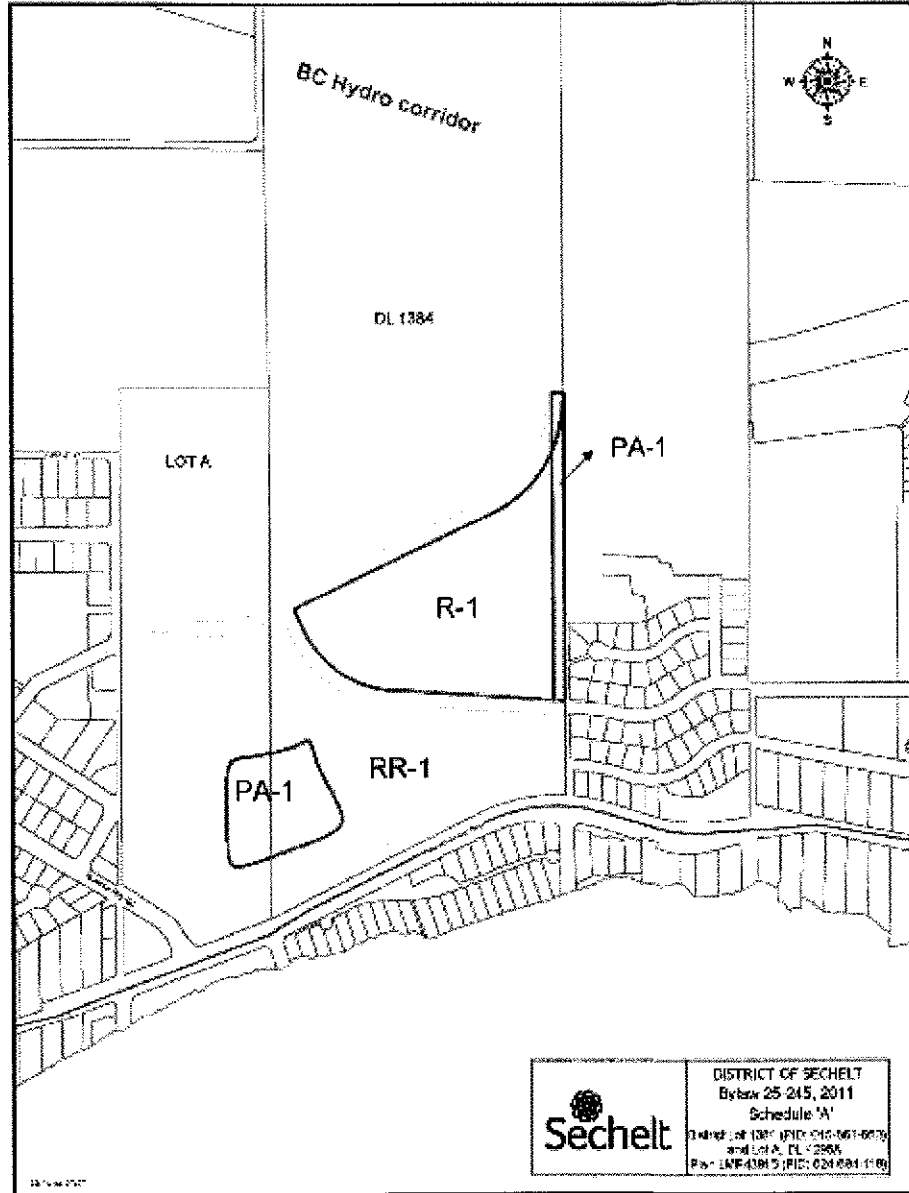
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

I hereby certify this to be a true and accurate copy of  
"District of Saatchi Zoning Bylaw No. 25, 1987,  
Amendment Bylaw No. 23-243, (Sawarne Lumber, 2011)".

\_\_\_\_\_  
Corporate Officer

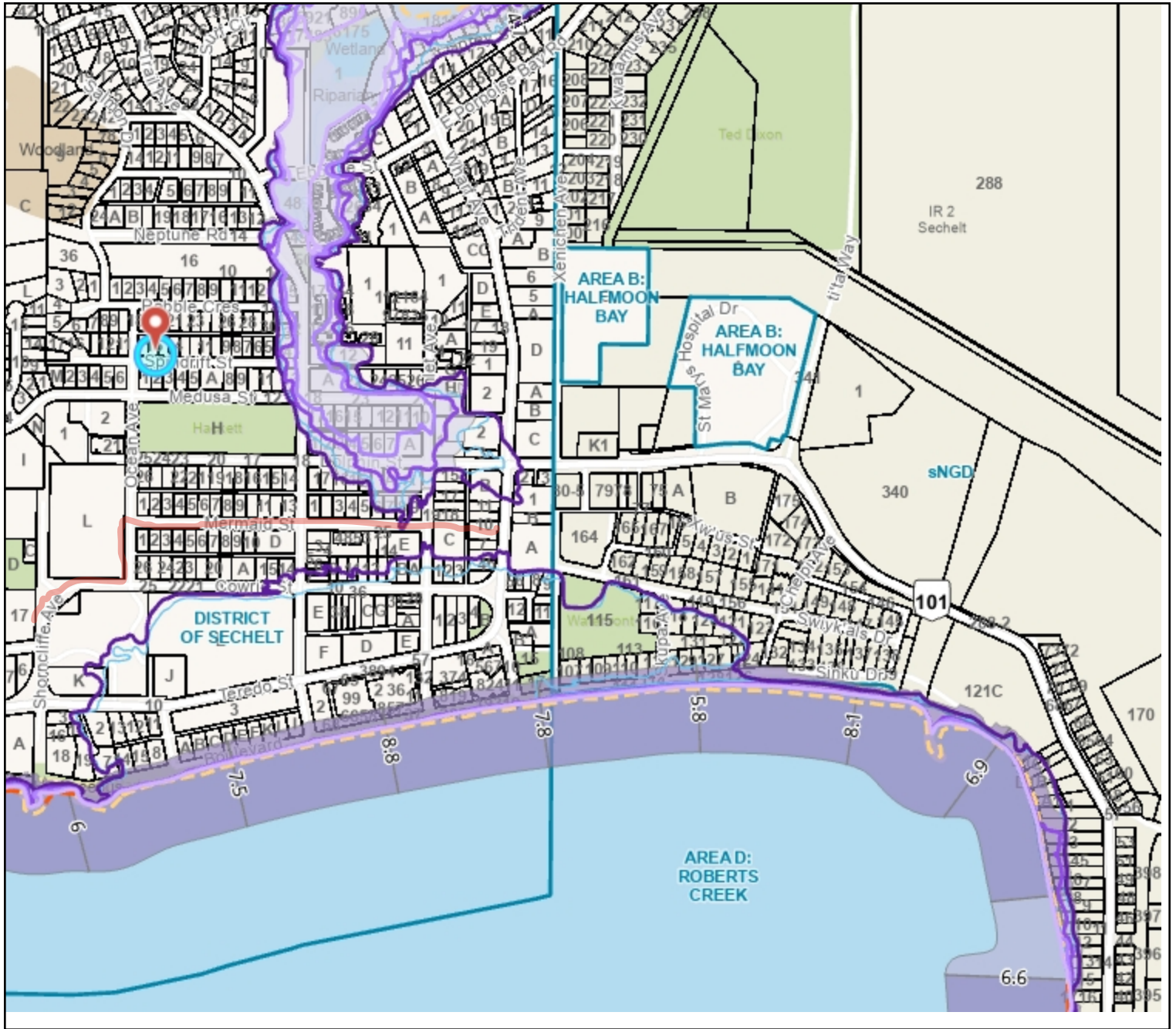
3







# Flood Mapping Porpoise Bay Trail Dolphin



This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRd disclaims all responsibility for the accuracy or completeness of this information.



Index Map

- Inundation at Current Sea Level
  - Inundation with 0.5m Sea Level Rise
  - Inundation with 1m Sea Level Rise
  - Inundation with 2m Sea Level Rise
  - Limited Topo-Bathymetric Data Quality
- Coastal Vulnerability Index
- Low
  - Moderate
  - High



1/31/2026  
Scale 1: 14,276





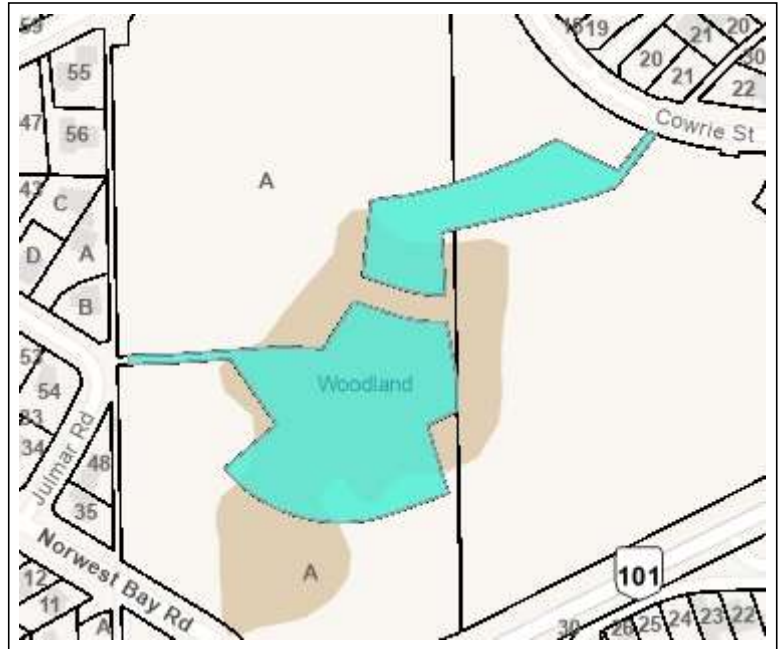


# Property Report

1/31/2026

## PARCEL INFORMATION:

**Jurisdiction:** No data  
**Folio:**  
**PID:**  
**Lot:**  
**Block:**  
**Plan:**  
**District Lot:**  
**Approx. Size:** 1.89 ha  
**Land Value:**  
**Improvement Value:**  
**2025 Assessed Value:**



## SERVICES:

**Water Service Area:** Not in a Water Service Area  
**Fire Protection Area:** Not in a Fire Protection Area  
**Curbside Collection Service Area:** Not in a SCRD service area  
**Sanitary Sewer Service Area:** Not in a SCRD service area

## SCRD LAND USE INFORMATION:

<b>OCP Area:</b> Not in a SCRD OCP area	<b>Zoning Bylaw:</b> Not in a SCRD Zoning area
<b>OCP Landuse:</b> Not in a SCRD OCP Area	<b>Landuse Zone:</b> No SCRD Zoning
<b>Development Permit Area(s):</b> No SCRD DPAs	<b>Subdivision District:</b> No SCRD Zoning
<b>Tree Cutting Permit Area(s):</b> Not in a SCRD Permit Area	

For more information about planning applications, please visit: [www.scrd.ca/planning-applications](http://www.scrd.ca/planning-applications)

space land, infrastructure, public art, plaza, streetscape improvements, community facilities or cash-in-lieu.

### **Community Flood Hazard Mitigation Strategy**

A flood hazard mitigation strategy developed by a Qualified Professional for the local community or neighbourhood scale and adopted by the District of Sechelt. A Community Flood Hazard Mitigation Strategy is intended to define proactive flood protection goals for a broad area, leading to transparent and cohesive flood mitigation requirements for each development.

### **Conservation Design**

A density-neutral alternative to conventional subdivision or development patterns, which increases the amount, quality and contiguous nature of open space by compact arrangements of residential units and accompanying infrastructure such as roads and parking areas, typically resulting in at least 50% open space.

### **Continuum of Care**

Means the various care options a person has as they progress from independent living to more intensive care requirements.

### **Creek Fan**

A landform built over geologic time, generally consisting of alluvial materials transported by creek flows and progressively deposited at a delta, estuary or other creek outlet.

### **Density Bonus**

An increase in the allowable number of dwelling units or floor area on a parcel of land in exchange for an amenity provided by the developer for the community.

### **Destination Resort**

Means a comprehensively planned development with residential units and/or short-term visitor accommodation, developed with a range of on-site recreation facilities and related commercial uses such as golf course or marina.

**Development** – means any activity carried referred to in Section 920.1 of the *Local Government Act* and includes the:

- removal, alteration, disruption or destruction of vegetation;

- disturbance of soils (grading, removal, deposit);
- construction or erection of buildings or structures, including expansion of existing structures;
- creation of impervious or semi-impervious surfaces;
- construction of roads, trails, docks, wharves and bridges;
- flood protection works;
- development of drainage systems
- development of utility corridors
- provision and maintenance of water and sewer services;
- subdivision as defined in section 872 of the *Local Government Act*.

### **Development Cost Charge (DCC)**

Is a charge assigned to new developments to compensate for the cost of providing additional service capacity necessary to accommodate growth.

### **Downtown Centre**

This designation is the primary location of retail, office, tourist commercial, cultural, institutional, and civic facilities, including residential and mixed residential/commercial uses.

### **FAR (Floor Area Ratio)**

The gross floor area of a building divided by the lot area. For example if a 4000 sq.ft. home was built on a 10,000 sq.ft. lot, the FAR would be 0.4.

### **Fish Bearing**

A stream in which fish are present or potentially present if introduced barriers or obstructions could be removed or made passable by fish.

### **Fish Hatchery**

This designation provides for the growing and breeding of fish, shellfish, mollusks, crustaceans and marine algae and in the case only of that .35 ha (.86 acres) portion of the lands located at 7333 Sechelt Inlet Road shown shaded on the map attached as Schedule "C2A" to this Bylaw, includes the processing of sturgeon and sturgeon roe grown on the hatchery site.

## Objectives:

- Create high quality built environments that respect, enhance and integrate with the natural surroundings of the area.
- Reduce energy consumption and GHG emissions through design of compact, mixed-use neighbourhoods which encourage walking, cycling and support transit usage.
- Plan for possible impacts of climate change by minimizing new development in flood or landslide prone areas.
- Conserve energy, materials, water and other resources in new developments.
- Support alternative infrastructure standards that are appropriate to local site conditions.
- Reduce greenhouse gas emissions associated with municipal operations.

## Policies

### *Conservation Design for New Developments*

- 2.1** All new subdivision and development applications will be evaluated in accordance with Conservation Design<sup>10</sup> principles, to achieve preservation of natural site features and large areas of contiguous open space within new developments, while achieving the same density.
- 2.2** Alternative design approaches such as clustered housing and mixed housing types and lot sizes are supported and favoured over conventional subdivision layouts in order to implement Conservation Design approaches.

### *Preserving Trees and Vegetation*

- 2.3** The District of Sechelt will use its Environmental Management and Protection Bylaw and Development Permits as the key tools to manage the visual and environmental impacts of new development.

### *Green and Sustainable Building*

- 2.4** The District of Sechelt will develop and implement a performance-based “sustainability checklist” to evaluate conservation design and sustainability measures, including reduced water consumption, stormwater/rainwater retention measures, enhanced energy efficiency, glare free full cut-off exterior light fixtures, alternative energy systems, accessibility, and environmental/ecosystem protection measures.
- 2.5** New development shall demonstrate use of natural and/or local site and building materials, reuse of materials, and minimal waste production.

### *Alternative Engineering Standards*

- 2.6** Innovative approaches to design of on-site and off-site infrastructure are supported where the alternative approach provides a better fit with neighbourhood character, or provides environmental, economic or other benefits to the community. Long-term maintenance and lifecycle costs of alternative approaches shall be considered, in addition to up-front construction and installation costs.
- 2.7** The development standards in Subdivision and Development Servicing Bylaw 430 will be reviewed to ensure infrastructure requirements are aligned with OCP Sustainability goals and Conservation Design principles.

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<sup>10</sup> See the Vision Plan for more details.

## *Adapting To Climate Change*

- 2.8** New residential and commercial development will be located where long-term risks of flooding, wave action and landslip are not present, or where risks can be safely managed without significant cost to the municipality or owners. See Development Permit Area guidelines (Part Eight) for potential risk areas.
- 2.9** The District of Sechelt will update the natural hazard assessment (Golder Report) to review climate change impacts related to building setbacks and elevations for streams and coastal areas.

## *Energy Use; Reducing Greenhouse Gas Emissions*

- 2.10** The District of Sechelt supports the B.C. Climate Action Charter goals to reduce emissions. The target for overall greenhouse gas emissions in Sechelt is 58,300 Tonnes per year by 2031, which represents a 29% reduction compared to “business as usual”.
- 2.11** Recognizing the majority of emissions in Sechelt (and the Sunshine Coast) are generated through transportation activities, the priority actions and goals for Sechelt focus on compact land use patterns and transportation demand strategies (i.e. reducing dependence on vehicles).

## *Actions and Incentives*

- 2.12** The District of Sechelt will consider adopting incentives to improve the energy efficiency of new and existing buildings, and create more compact communities, including:
- Use of the Urban Containment Boundary to increase density in the Downtown and neighbourhood centres;
  - Implementing the Active Transportation Plan to reduce dependence on vehicles, with more walking, cycling and transit use;
  - Establishing or adopting Built Green standards for Sechelt (or R2000, Built Green, Leed or other standards);

- Providing for bonus density for green buildings/infrastructure or developments that include renewable or alternative energy sources;
- Priority processing for applications that achieve Built Green standards;
- Reduced building permit fees for buildings that achieve Built Green standards;
- A revitalization tax exemption bylaw under S.226 of the Community Charter providing a temporary tax exemption for higher density or infill development within the Downtown Centre (i.e. 100% exemption during year 1, 50% during year 2 etc.);
- Tax exemption bylaw for buildings that achieve Green building standards;
- A bylaw under S.904 of the Local Government Act establishing a density bonus for green buildings and/or conservation design approaches listed in policies 2.2 and 2.4;
- Use of Local Improvement Charges to assist existing buildings to finance energy efficiency improvements over a longer payback period;
- Incorporating energy efficiency and full cutoff exterior light fixtures as part of the Development Permit guidelines;
- Maintaining healthy urban forests; requiring tree retention and planting of development sites;

## *Air Quality*

- 2.13** Backyard burning is prohibited in Sechelt through Bylaw 446
- 2.14** Burning of waste from land clearing is discouraged in favour of retention of significant areas of vegetation/trees and use of alternatives such as chipping and composting of waste materials. New developments will be required to submit a waste management plan as part of any Development Permit applications.
- 2.15** The District of Sechelt will adopt an anti-idling bylaw.

# 3. Natural Environment

## Important Habitats and Ecosystems

The District of Sechelt contains a wide range of important natural features and habitats, including marine and freshwater riparian areas, rocky outcrops, steeply sloped hillsides and mountain areas, major streams and watersheds, wetlands, floodplains and forested lands. These diverse areas support extensive plant and wildlife species, and are highly valued natural features of the community. The environmental resources of the community are identified in the inventory completed in the 1993 *Geotechnical and Environmental Reconnaissance Study* (Golder Associates). That study provides an assessment of environmentally sensitive areas and potentially hazardous lands, and forms the basis of the Development Permit Area designations of the OCP. The general location of these habitats and sensitive areas is indicated on Schedules D and E (Environmental and Hazard Development Permit Areas). The Sunshine Coast Habitat Atlas (2002) provides additional detail on old growth and forested

*Vision:  
Sechelt is developed in harmony with its unique natural environment.*



areas as well as localized environmentally sensitive areas such as smaller wetlands, streams and eelgrass beds.

The 2010 OCP includes a number of changes to the environmental policies to follow the original intent of the Golder report, and to reflect changes in provincial legislation. These are:

- Inclusion of single family parcels in the Natural Hazard and Environmental Protection Development Permit Area designations.
- Inclusion of all streams in the Watercourse Habitat (riparian) Development Permit Areas.
- Implementation of recommendations regarding tree cutting/preservation of forested areas.

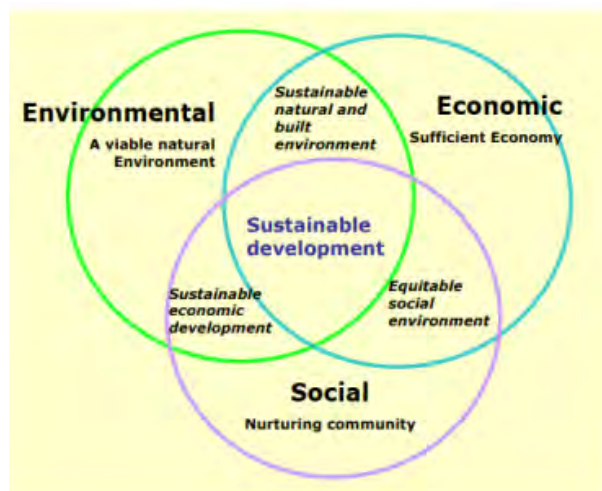
## Watersheds

Several major and minor watersheds are located in Sechelt as shown on the sketch below. Each of these watersheds is a natural system that stores and purifies rainwater, maintains stream flows and recharges groundwater to surrounding lands. Protection of these invaluable resources is a priority in the OCP. Two major watersheds terminate within the District of Sechelt – Chapman and Gray Creeks. Chapman Creek provides the majority of the water for the SCR D water supply system, which services most residents of Sechelt as well as the other portions of the regional district. The lower portions that are within the District of Sechelt consist of both private lands and Crown lands. All areas adjacent to streams within the municipal boundary are designated as Development Permit Areas, to assess and minimize any environmental impacts associated with development near streams.

The majority of land within these watersheds is outside the municipal boundary, within the Provincial Forest and the Tetrahedron Provincial Park, and large portions of the upper

## 2. Sustainable Land Use

The term “sustainability” embraces many incremental actions that a community undertakes to meet future needs in ways that reduce the impacts on finite resources and the natural environment. One of the commonly used definitions of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”<sup>5</sup>



Sustainability also embodies a viewpoint where the three “pillars” of sustainability—environmental, economic and social considerations - are applied in all decision-making. In Sechelt, OCP sustainability policies are focused on the following areas where the municipality has direct influence, specifically:

- Growth management policies and incentives to create more **compact development** and **complete communities**.
- Policies and strategies that recognize the **social, cultural and accessibility needs** of the diverse population.

<sup>5</sup> Our Common Future, Brundtland, World Commission on Environment and Development, 1987.

- A **conservation design** approach to development that places priority on preserving and enhancing open spaces and creating attractive new neighbourhoods.
- Requiring **green building/sustainable design** through material selection, water conservation, energy efficiency and glare-free, full cutoff light fixtures for new construction.
- A new Active Transportation Plan that focuses on **alternatives to vehicle use**.
- Preparing community-wide Greenhouse Gas (GHG) reduction targets to promote **energy efficiency**.
- Developing “**green**” **municipal infrastructure** that takes a long-term view of economic and environmental costs.
- Taking a **leadership role** with the District’s own operations for vehicle fleet management and energy efficient buildings.

### Conservation Design/Design with Nature

Adopting a new approach to development is an essential issue for Sechelt. Many of the concerns expressed by residents regarding growth in the community are related to the appearance or quality of new developments, rather than the fact that growth is taking place. Changes to the character of neighbourhoods and extensive impacts to the natural landscape have occurred in recent years. Residents have expectations that land be developed “sustainably” and that development practices respect the natural site conditions and retain significant open space areas. This requires a change from conventional



subdivision design approaches that have resulted in loss of forested areas, disturbance and alteration of sloped lands, habitat and rural landscapes, to more innovative forms of development. The Vision Plan describes this approach as “**conservation design**”. This approach clusters the housing units in a manner that protects open space (typically 50% of the land area), reduces infrastructure costs, reduces paved surfaces and stormwater discharges, and provides for more diverse housing types. The key principles of conservation design have been incorporated into OCP land use and infrastructure policies and Development Permit Area guidelines.

**A ‘Design with Nature’ approach to community design means:**



- Develop compact, complete communities
- Increase transportation options
- Reduce the loads on water, waste and energy systems

- Protect and restore urban green space
- Strive for a lighter hydrologic footprint
- Achieve higher levels of stream, wetland and shoreline protection

**Tree Preservation and Retention**

In addition to the visual importance of trees within new development, retaining trees and vegetation during development is one of the most important practices in “sustainable” development. Trees and forests provide a key component of the health of an urban ecosystem, and provide oxygen and absorb carbon dioxide and air pollutants. Trees also absorb significant amounts of water and prevent or reduce the severity of flooding, while also providing habitat for a wide range of wildlife, and shade and shelter for human activities. To ensure trees are retained (or replanted) during development, Sechelt has

implemented a tree cutting permit bylaw<sup>6</sup>, which applies to new development sites (not existing residential lots).

**Green Building and Infrastructure**

Sustainable development also involves new approaches to building and servicing. **Green building and infrastructure tools** include:

- Building material selection, looking at process and material lifecycles, material extraction, processing, transportation and disposal costs
- Minimizing generated waste and promoting reuse
- Water conservation using low-flow fixtures and water meters
- Energy efficient buildings and appliances
- Use of new renewable energy sources (solar, geothermal, tidal)
- Use of alternative road design and stormwater management approaches to reduce impacts to natural areas.
- Use of exterior full cut-off light fixtures to promote glare-free livable neighbourhoods and streetscapes.

OCP policies in this chapter, Transportation (chapter 12), Infrastructure (chapter 13) and Development Permit Area guidelines (Part Eight) provide detailed policies and recommendations to support future green building and infrastructure. Some “green” infrastructure and building approaches can increase costs by 10-15% above conventional approaches, and the District of Sechelt will need to consider incentives (such as density bonus) to achieve these new approaches to development.

<sup>6</sup> Environmental Management and Protection Bylaw 484, 2009

**From:** [noreply@sechelt.ca](mailto:noreply@sechelt.ca) on behalf of [Craig Irwin](#)  
**To:** [Planning](#)  
**Subject:** new silverstone development  
**Date:** Friday, January 30, 2026 5:44:37 PM

---

**CAUTION:** This email originated from outside the organization. **Use caution opening links or attachments.**

Caution! This message was sent from outside your organization.

[Block sender](#)

I sent this to Aplin... I live in the first Silverstone on lot 30 (beside the park). Running alongside my lot is a waterway that takes water from Upper Silverstone to the ocean. During extreme water events, this waterway can almost flood. I am concerned about your surface water drainage plan and how that will affect this waterway and in turn my home. thank you  
Craig Irwin Lot 30 Silverstone ----- Origin:  
<https://www.sechelt.ca/en/business-and-development/planning-and-development.aspx> -----  
----- This email was sent to you by Craig Irwin [REDACTED]  
through <https://www.sechelt.ca>.

*Public Hearing Comments - Greypoint Properties (Sawarne Lumber) Proposed OCP Amendment, Bylaw 492-32*

Mayor and Council,  
District of Sechelt  
Box 120  
Sechelt, BC  
V0N 3A0

RECEIVED  
JAN 29 2026  
District of Sechelt

The following paper provides rationale for Council not to adopt Bylaw 492-32 and to direct a revision to the current Greypoint Properties Master Plan. The following sections provide support for not moving forward with this plan at this juncture.

- (A) PROCESS
- (B) CONSULTATION
- (C) PLANNING ISSUES
- (D) OPTIONS GOING FORWARD.
- (E) CONCLUSION
- (F) RECOMMENDATIONS

**(A) PROCESS**

The administrative process for the Silverstone Amendments has been lengthy with a considerable number staff reports going forward to Council. The First Reading of OCP Amendment 492-32 was received on December 20<sup>th</sup>, 2023, Second Reading on March 19<sup>th</sup>, 2025 in addition to Zoning Bylaw amendments in support of Downtown 80 Cluster units on Granite Road at Derby Road and 52 town house units on Derby Road. The OCP amendment 492-32, 2023 proposes a “Master Plan to change land use designations in the Silverstone neighbourhood comprising the following land uses: “Residential” - 22 acres; Multi Family - 47 acres); Park and Open Space 21 Acres and Neighbourhood Center - (2.7 acres)

The OCP amendment (i.e. Master Plan) was referred to external agencies with what appears to have been no supporting documentation, background information, planning analysis or rationale. Referral comment appear to have been focused on road network issues. The consultant made revisions to the proposed alignments to be consistent with

the District's draft Transportation Network Plan. A second reading of the OCP Bylaw took place on March 19<sup>th</sup>, 2025 with a second referral in October 2025

On March 6<sup>th</sup>, 2025, the Consultant filed a letter report to staff proposing to extend the Residential Designation into the wildlife use area. (6.78 acres)

At the December 17, 2025 the Consultant appeared as a delegation referencing a number of studies that have been prepared in support of the Master Plan

## **Comments**

The following section identifies issues related to Process

1. The Staff reports going forward to Council lack an analytical framework. (i.e.) What is the context of the Master Plan? How is it consistent with the OCP? How does it fit the neighbouring West Sechelt and Downtown Neighbourhoods. (i.e. What is the rationale for 47 acres (60%) of the total residential designation? Is there a typology for housing types? What are the urban design principles or vision for future development. The Master Plan doesn't appear to meet the OCP policies for Infill area 1 What's the projected population at build out? What's the proposed phasing of development? Are the proposed parks related to population? Do the residential designations address the Housing Needs study? Is the size of the Neighbourhood Center excessive? What potential uses would be included?
2. There is very little planning analysis put forward by staff to address the above questions and issues. A March 19<sup>th</sup>, 2025 Staff report references the Community Land Development Analysis and identifies a complete community being characterized by four lenses (transportation, daily needs, housing and infrastructure) and references the Sustainability Plan, and Strategic Plan. However staff fails to show how the Master Plan meets these criteria.
3. If Zoning bylaw 580 is amended to be consistent with the multi family designation in the Master Plan, 66 acres could be rezoned to RM6 (multi family ) without requiring a public hearing.
4. At the December 15<sup>th</sup> Council meeting the Consultant appeared as a delegation to speak to their Master Plan with specific reference to technical studies including an Environmental Assessment; Slope Analysis; Archaeological Study; Stormwater Management and Drainage; and Geotechnical and Hydro geological Studies.

These studies (plus others) should have been the basis of the Master Plan, and been part of the original application (a “Complete Application” rather than being offered up at the last hour.

5 The Master Plan should have included a comprehensive Planning Report showing how the Environmental, Geotechnical, Arborist reports, and the Traffic Impact, Civil Engineering have been used as the basis for developing the Master Plan.

## **(B) CONSULTATION**

The Master Plan represents a significant change in land use. Why did Staff not direct the Consultant to hold a series of workshops with stakeholders particularly the West Sechelt Community Association to assist in developing the Plan. For a project of this magnitude, simply referring an application for comments does not constitute adequate consultation This Master Plan is developer driven. However, it should have had a considerable amount of community input.

## **(C) PLANNING ISSUES**

The following section outlines Planning issues related to the Master Plan

### **(i) OCP Policies**

1 The OCP references the long term development objectives of Special Infill Area 1 which includes Trail Bay Estates (100 acres) and Sawarne Lumber (Silverstone) 140 acres properties ( total acreage - 240 acres)

The Special Infill Area 1” parameters include the following:

- Potential for 2300 housing units
- A focal point for West Sechelt
- Intensive Residential - 30% - 40% Multi family
- New Neighbourhood Center (Commercial, Community Amenities
- Major Community Park – 8-10 acres.
- Base Residential Density (10 units ha – 4 units/acre) Maximum Density 25 units/ha (10 units/acre) with provision of amenities, open space/affordable housing

Thee OCP Future land Use schedule identifies a Special Infill Area for the subject lands which includes 4 park areas and a future neighbourhood center

OCP Policy 5.15 (Special Infill Areas) state that Infill lands development applications must demonstrate a high standard of design, amenity, and integration with the surrounding neighbourhood. Permitted densities and land uses to be established at the time of rezoning with amenity contributions, including residential developments providing additional public open space and protected natural features through Conversation Design principles and affordable housing, special needs housing, family oriented facilities, recreation amenities or recreation , community meeting spaces, open space preservation; public art )

These OCP criteria and policies are intended to direct the development of a community through the provision of housing, recreation, open space, and public facilities.

West Sechelt is fundamentally a single family neighbourhood (Cascade Green, Tyler Heights, Samron, Jasper. (Resland Developments) Pockets of low rise multi family (Townhouses) have been developed over the years with site specific zoning applications (Jasper Ave ,Tyler Heights Wakefield ) Not a broad brush land use designation

The following OCP revisions have taken place that relate to the Master Plan

#### OCP Revision # 1

OCP Amendment No 492 06/27/2024 revised OCP 492 Schedule C1 “Future Land Use” by providing detailed land use designations to the Silverstone Lands including:

- Designating a portion of “Residential” land to “Multi Family”
- Introduces a specific “Civic Institutional” designation (Trellis)
- Identifies a Linear Park and Quarry Park.

#### OCP Revision 2

OCP Amendment 492-35, (Residential Density/Height policies) amended the OCP by:

- Removed typical lot sizes and Base Density and Maximum Density (bonus density provisions) Figure 17
- In the Neighbourhood Center designation, increasing maximum height to 5 storeys; and increasing the FAR to 1.7

(ii) Proposed Master Plan (OCP Amendment 492-32)

The proposed land use distribution in the Master Plan includes the following:

Residential - 21.8 acres (15% total)  
Multifamily Res - 46.6 acres (33% total)  
Parks/Open Space - 21 acres (15%)  
Neighbourhood Center - 2 acres (87120 sq ft)  
Environmentally Sensitive Areas  
Agriculture  
Trails  
Sensitive Ecosystem Areas, Wildlife Corridors, Stream side Areas

The Master Plan presents a significant potential change to the West Sechelt Neighbourhood (over 19 year horizon.) Particularly considerable densification with the proposed 46.6 acres of multi family housing. And the removal of native tree cover/wildlife habitat outside of designated wildlife, environmental areas.

**(i) Master Plan Residential Designations**

The Infill area of the 2010 OCP talks of a hypothetical 2300 units in the Silverstone and Trail Bay Estates lands. In reality this includes Trail Bay Estates (100 acres) and Silverstone (143 acres) Based on the ratio of the acreages of the two properties, the distribution of units should be Trail Bay Estates – 946 units, and Greypoint 1350 units

It's uncommon to see a broad brush multi family designation (particularly 46 acres) as proposed in the Master Plan. Multi family development is usually supported by a site specific OCP amendment Zoning Bylaw Amendment based on a number of factors, (suitable location, transportation, infrastructure services, compatibility with surrounding land uses, provisions of amenities with density bonus and market considerations.

The Master Plan provides no market analysis to support the multi family designation. No reference to housing types, (3 storey walk ups; apartments, townhouses, 3 storey walk ups; 5-6 storey units; tenure (strata; rental, market vs not for profit) prices, rental rates, location, topography, traffic impact, impact on the neighbourhood or phasing of the development. Master Plan fails to address the District's Affordable Housing Assessment.

Is the broad brush designation of the multi family area appropriate? Should multi family nodes be limited to such strategic locations as proximity to the Neighbourhood

Center, intersections of collector roads; or located on the south facing slopes overlooking the Georgia Strait?

### **Potential Build Out Calculations**

The following calculations show the potential build out of the Master Plan (i.e) 46.6 acre multi family designation and the 21.8 acre Residential designation based on OCP and Zoning Bylaw density criteria .

#### **(a) Multi Family designation 46.6 acres**

The former OCP figure Figure 17 included the following Multi Family housing types and densities/ bonus densities:

##### **(i) Townhouses/ fourplex uses**

Base Density 20 units Ha – (8 units/Acre) Bonus density - 35 units/ha (17 units/acre)

Therefore potential Townhouse units - 8 units /acre x 46.6 acres = 373 units or with a bonus density - 17 units x 46.6 = 792 units (Townhouse, fourplex)

##### **(ii) Multi Family/Mixed Residential uses (Apartments)**

Base Density – 50 units / ha; (20 units/acre) Bonus Density 100 units/ha (40 units acre)

Therefore - Potential Multi family units 47 acres x 20 units/acre = 940 units or with density bonus 47 acres x 40 units/acre = 1864 units.

#### **b) Single Family Designation – 21.8 acres**

Per Zoning Bylaw 580

R2 Low density SSMUH

Subdivision lot size - 900 sq meters; (.22 acres)

Permitted Uses, 2 Single/Detached units

Subdivision lot size 900 sq meters (.22 acres) . Permitted use - 2 Single detached,

Therefore - 21.8 acres / .22 acres = 99 single family units or 198 two units

### R3 Small lots (SSMUH)

Subdivision lot size - 600 sq. m. 6000 sq. ft. (.13 acres ) = 7.26 lots

Permitted Uses – single detached, fourplex, townhouse triplex

21.8 acres x 7.26 lots/acre = 158 lots

Number of single family housing units 158 single family – 632 fourplex units

### R6 (SSMUH)

Subdivision lot size – 350 sq m. (.086 acres )

Permitted Uses: Single detached, duplex, triplex, fourplex, townhouse

21.8 acres / .086 acres = 253 lots

Number of single detached housing units 253 or 1013 fourplex units.

### Comments:

The residential designation in the Master Plan has the potential for supporting a significant range of housing units as shown above. (It is recognized that these are gross numbers, not net (i.e. deductions for roads, utilities etc.) However, the numbers show a range of single family units between 158 and 1013 (based on single detached units and fourplex units with the 1063 units – 1964 units; up to 1867 multi multi family units for a total of 2927 units. (This is considerably greater than the hypothetical number of units spelled out in the OCP) Assuming an average family size of 2.1 persons per household the plan area could ultimately house 6146 persons. )

These numbers have considerable implications in terms of traffic impact; school enrolment; park requirements, sewer, water, utilities; none of which are identified in the Master Plan.

The Master Plan fails to take into account the siting and form and character of multi family housing. The OCP Multi Family development permit objectives include: “Ensuring a high quality of urban design”; “site planning that protects natural features, including ocean views and view corridors”. These considerations should have been a guide for the preparation of the Master Plan multi family designation

## **(ii) Neighbourhood Center**

Policy 5.15 of the OCP talks of development of the neighbourhood to be focused around a new neighbourhood center with local commercial uses and community amenities.

The Master Plan designates two Neighbourhood Center locations (i.e. A .57 acre parcel at Derby and Tyler Roads and a 2.15 acre site on Perigrine west of Cowrie Street. The original commercial designation comprised one small site in the vicinity of Derby and Tyler Roads.

Why expand this designation to two locations? There is no retail analysis or planning rationale to justify two designations. The combined area is 2.72 acres or 118,500 square feet. In comparison, the Wilson Creek shopping Center is 1.47 acres (64,200 square feet)

OCP Amendment 492 – 35 changed the Height and FAR in the Neighbourhood Center to 5 storeys and FAR 1.7. This represents a possible footprint of 118,500 sq ft x 1.7 = 201,450 sq ft, and a development 5 storeys high, somewhat excessive for a neighbourhood center and could have a competing effect on downtown Sechelt.

### **Comments**

A neighbourhood center could be a focal point for the community including personal services, a community center, day care, a neighbourhood pub, a people place with outdoor patios and an attractive streetscape. These potential uses and characteristics are not addressed in the Master Plan.

## **(iii) Parks and Open Space**

The OCP ( Parks, Trails, Opens Space) talks of a future park of 3-4 ha (8-10 acres) to be acquired with future development in the Greystone property.

The Master Plan shows a total of 21 acres of Parks and Open Space ( which includes 10.66 acres of wildlife corridor, in the BC Hydro Right of Way; a waterfront park below the Norwest Bay Road/Hwy 101 intersection. Quarry” Park - 3.9 acres natural feature (mined out quarry) dedicated with the Silverstone subdivision. (Intended to be a passive landscaped park. Nothing constructed to date. There is no reference in the Master Plan to useable space for sportsfields

OCP Policy 9.2 (pp 69) states that Community Parks should be provided at approximately 1 ha per 1000 residents and that a park of at least 3 – 4 ha (7 – 10 acres) is required in West Sechelt as part of the park dedications within Infill Area 1.

A population of 2230 = 2.23 ha (5.5 acres)

A population of 3900 = 3.90 ha (9.6 acres)

However, ultimate build out could be as high as 6200 persons thus requiring a park of 6.2 ha (15 acres)

## **Comments**

The Master Plan doesn't specify active / usable park space vs. Open space. The West Sechelt neighbourhood deficient in usable park space.

What is an appropriate size park and location for this proposed development (long term)

Can the smaller proposed parks be consolidated into one larger site

Do the "open space" corridors qualify as parks.

New park designations in the Master Plan includes a 4.6 acre park abutting the Mackenzie lands at the corner of Oracle and Granite Roads and 1.42 acres above the Quarry Park, an open space corridor south of the BC Hydro Corridor and an open space corridor north of the Hydro corridor. A .5 acre park at the northerly intersection of Derby Road and Tyler Road.

No indication of play areas or parkettes for future multi family development.

The 4.6 acre active park is far less than the 10 - 15 acres prescribed in the OCP including space to accommodate soccer, baseball, soft ball, playgrounds

There is no analysis of topography, drainage, land forms in the Master Plan park proposals

### **(iv) Open Space, Wildlife corridors, ESA's**

The open space, ESA's are poorly defined, no reference to sources of this information. Furthermore there is no reference to tree(habitat) protection throughout the planning area. (i.e. no arborist report) The wildlife corridors appear to fall within the Hydro right of way. Will the developer clear cut the Residential and Neighbourhood Commercial areas? (like Silverstone subdivision – and other West Sechelt subdivisions?) Aplin and Martin letter to DoS (March, 2023) talks of future residential development within

the 6.78 acre area in the wildlife corridors under the guise of following the OCP conservation design principles

**(v) Road Network, Trails**

There are two major points of access and egress into the Neighbourhood – Derby/Norwest Bay; and Cowrie / Pilot to downtown. The road network proposed in the Master Plan shows Derby tying into Tyler and proceeding into the Clayton Family lands. However there is no timeline for the future development of Clayton’s lands (and other properties to complete this road network into down town. Access / egress could continue on Cowrie street to downtown and Derby to Norwest Bay. The Cowrie Street option has considerable constraints including; excessive grades; varying road standards between the Trail Bay and Silverstone subdivisions; and the 90 degree turns on Pilot Way leading onto Shorncliffe.

Designated trails appear to be sidewalks on major collector roads (Cowrie, Barnacle, Derby, Tyler. Why not a dedicated and improved trail to downtown. Or a N/S trail from the waterfront park, to the Quarry Park, up to the BC Hydro Power line?  
Trails, bike lanes part of the proposed road system. Why not a dedicated trail system, within a landscaped greenbelt system.

**(vi) Infrastructure.**

There is no infrastructure analysis in support of the land uses proposed in the Master Plan. Issues like storm water management, sanitary sewer capacity, fire flow issues, traffic analysis are not identified or referenced. Staff Report states water, sewer to be considered at later stage of development. Why are these utilities (including gas and hydro not identified in the Master Plan at a conceptual level to ensure that the land uses in the Master Plan meet the infrastucture requirements of the municipality SCRD water Hydro and Fortis.

Usually a Master Plan would include a fiscal analysis to show the cost implications on the operations and maintenance of sewer, drainage, water, roads, parks and recreation.

**6 CONCLUSION**

The Master Plan doesn’t reflect the OCP policies that reference a high standard of design; a variety of housing types and densities; integration with surrounding properties; affordable housing, special needs housing; community meeting spaces, amenity contributions, parks.

The OCP references the Sangara lands (140 acres) as supporting from 560 units (base density to 1400 units (bonus density with amenity provisions. However, the density calculations based on the provisions in the Zoning Bylaw applied to the Master Plan residential designations far exceed the OCP provisions (i.e single family 158 – 1013 single family units and up to 1867 multi family units.

Designating a 47 acre portion of the site as multi family is unconventional. Multi family development is usually proposed on a site by site basis, and related to such factors as location, site details, transportation, site services and a market analysis

The Master Plan should include a Planning report that includes: background site information (topography, land forms, drainage, tree cover, environmental assessment, drainage, how these are a foundation for the Plan a housing analysis including housing, (typology, affordability); retail analysis in support of the neighbourhood center; parks requirements; and an engineering report discussing roads sewer, water requirements. The Master Plan should be more than a single map. The subject area is a green field application, unencumbered by development with opportunity to be creative and visionary.

Design principles, - The Master Plan should be based on contemporary planning practices and contemporary urban design principles and the OCP Development Permit guidelines. Residential and commercial uses should be attractive and creative; Subdivisions should be based on conservation design, and include modern storm water management practices. ( on site detention, green roofs,)

Development on Slopes The site slopes from Cowrie Street down to Highway 101. The plan should consider portions of this site for multi family development as well as a park featuring views of Georgia Strait

Phasing and Scheduling of development. The Master Plan is simply a map that proposes future land uses. There is no reference to phasing of development or possible time lines.

## **F RECOMMENDATIONS**

- It is recommended that Council not give 3<sup>rd</sup> reading OCP Bylaw 492-32 (Master Plan) and that the Consultant be instructed to revise the Master Plan.
- The revised Master Plan should include a detailed planning analysis to address the issues put forward in this paper and demonstrate how the plan is based on the

environmental studies; geotechnical studies; slope analysis, drainage issues, traffic impact. Show how the plan demonstrates urban design principles; provide a housing analysis to show how the the proposed housing addresses the housing needs study; a fiscal analysis to show the financial impact on the District's infrastructure. .

- A Planning team be formed to prepare a revised Master Plan. Members should include the developer's Consultant; District Planning, Engineering, Parks staff to ensure consistency with District plans, policies. Community stakeholders, particularly the West Sechelt Community Association; and a trained facilitator to ensure that discussion is balanced and meaningful
- The revised Master Plan should follow the completion of the OCP Review. The OCP should lead the Master Plan which in turn should be consistent with OCP policies and land use designations.
- Council should discharge the Master Development Agreement (Covenant CA 3315855) or modify the covenant to allow the processing of Zoning Bylaw 580-12, 2023 (80 multi family units at Granite and Derby; and Bylaw 580-04,2023 (52 townhouses on Derby Road). Sechelt's growth is 1.7% per anum. The above multi family developments should absorb a considerable portion this growth without requiring the immediate planning of the remainder of the property.

**RAY PARFITT**

**LAUREL,**

**SECHELT, V7Z OB5**

2026 February 3

Dear Sechelt council and planners,

I'm writing today in support of the proposed townhome development on Derby Road being discussed at the council meeting this week. However, the current site layout prioritizes vehicle circulation in ways that will unnecessarily limit walking and cycling, and I believe this can and should be improved. Improving walking and cycling connectivity within the site would benefit residents of all ages by making short daily trips safer and more comfortable, while strengthening connections to parks, the high school, and the town's active transportation network.

The internal street layout relies on a large loop road, which concentrates traffic and forces pedestrians and cyclists to take indirect routes. Given the site's size, adding just one well-placed east-west and one north-south walking and cycling connection would make a meaningful difference. These routes do not need to accommodate cars or emergency vehicles and could be narrow, landscaped paths that allow people to clearly and safely bypass the loop road without significantly affecting lot sizes. Where these paths cross the loop road, clear crossings would help maintain safety and continuity. Direct connections to the existing separated bike lane along the southern arterial would further tie the site into the broader active transportation network Sechelt is developing.

As Sechelt's population grows, developments like this one may gradually evolve to include modest increases in density or small neighbourhood-scale destinations. Establishing strong walking and cycling connections now would allow this area to accommodate future growth more gracefully, reducing reliance on driving as travel demand increases. There is also an opportunity to combine these routes with green infrastructure, such as bioswales or permeable surfaces, to help manage runoff on this steeply sloped site during the increasingly intense winter storms we experience.

I strongly support reducing minimum parking requirements at this site in exchange for dedicating limited space to walking, cycling, and stormwater infrastructure. This would support long-term livability while helping the project remain economically viable.

Finally, I would like to offer some broader comments on the larger area covered by Bylaw No. 492-32, 2023. The Darby town homes development sits within a landscape that slopes steeply toward the ocean and includes a stream, proximity to multiple beach access points, and important connections between West Sechelt, downtown, and the West Porpoise Bay neighbourhoods. As this site and nearby lands are developed over time, there

is an opportunity to carry forward the successes already achieved along Derby Road by strengthening walking and cycling connections throughout the surrounding area.

Strong pedestrian and cycling routes should link neighbourhoods to one another, provide safe and direct access down to the shoreline, and connect clearly to existing and future transit stops along the arterial, as well as the bus stop at Norwest Bay Road on the west edge of the site. As development increases and transit service expands, safe and convenient access to transit by foot and bike will only become more important.

It would be especially valuable to treat walking and cycling routes as primary infrastructure, with the road network designed around them rather than the other way around. Planning for direct, low-stress routes for non-drivers from the outset will improve safety, reduce reliance on driving, and make it easier for this area to accommodate gradual increases in density or small neighbourhood-scale services in the future.

Given the steep slopes, the presence of a stream, and the increasingly intense winter storms and atmospheric rivers we experience, there is also a strong opportunity to integrate green infrastructure directly into walking and cycling routes. Features such as bioswales, vegetated corridors, and permeable surfaces help manage runoff during major storm events while also creating beautiful and functional public spaces.

A well-connected walking and cycling network will improve our resilience during emergencies. In earthquakes, wildfires, or road closures, non-vehicular routes can support evacuation and neighbourhood-to-neighbourhood movement when roads are compromised. This is particularly important given that a significant share of residents do not drive, including children, seniors, and others whose mobility needs must also be considered in emergency planning.

Thank you very much for your time.

Sincerely,

Susannah Tysor

Lupin Lane, Sechelt

# Submission Regarding Proposed Bylaw Amendment

Application: Rezoning from Residential to Multifamily Mixed Residential

Location: District Lots 1384 and 4295A

## Position

While recognizing the District of Sechelt's commitment to housing diversity and long-term growth, this submission respectfully requests that Council **not** proceed with the proposed bylaw amendment at this time, for the reasons outlined below.

---

## 1. The Future Sechelt Update Process

The District of Sechelt has stated that *the drafting of the new Official Community Plan has started and that public engagement opportunities will continue in 2026*. The proposed bylaw amendment may or may not be consistent with the intent and direction of this new Official Community Plan (OCP).

The current OCP, adopted in 2011, designates the area, that would be impacted by the proposed bylaw amendment, for low-density / ground-oriented / residential] development and establishes clear expectations regarding:

- Appropriate density levels
- Built form and scale
- Growth sequencing

The proposed bylaw amendment to the existing OCP, changing it from Residential to Multifamily Mixed Residential designation, introduces a level of density and intensity that exceeds what was contemplated in the current OCP for this area.

Moreover, to make this bylaw amendment before completion of the public engagement process that would inform the comprehensive planning process would effectively result in a site-specific policy change, undermining the integrity of the new OCP as the District's primary long-range planning document.

## 2. Infrastructure Capacity and Servicing Concerns

Insufficient evidence has been presented that existing infrastructure which would have been designed using the adopted 2011 OCP as a guide can accommodate the proposed increase in density.

Specifically:

- Water, sanitary sewer, and stormwater systems were designed for lower-density residential use
- Road and intersection capacity in the surrounding area is already constrained
- Emergency access and fire protection capacity have not been clearly demonstrated

Until detailed servicing assessments confirm that infrastructure upgrades are not required or are fully funded, approval would expose the District of Sechelt to long-term financial and operational risk, contrary to prudent asset management principles.

### **3. Transportation and Mobility Impacts**

The proposed bylaw amendment would generate additional traffic and parking demand that is already not adequately supported by the existing transportation network.

Examples include:

- Employees and visitors to the Silver Stone Seniors Complex are forced to park on the Derby Rd. boulevard as there is inadequate on-site parking.
- When vehicles are parked on the roadway on the upper part of Cowrie Street the roadway is already inadequate for two-way traffic.

Existing difficulties will be aggravated by:

- Increased vehicle volumes on local roads not designed for higher-density traffic
- Limited transit service to support reduced car dependency
- Pedestrian and cycling infrastructure that does not meet the needs of increased population density

Without a comprehensive transportation impact assessment and mitigation plan, the proposed bylaw amendment does not align with the District of Sechelt's objectives for safe, efficient, and multimodal mobility.

### **4. Neighbourhood Compatibility and Transition**

The proposed change in land use is incompatible with the surrounding residential context.

Key issues include:

- Building height and scale that exceed adjacent development
- Inadequate transition between low-density residential uses and higher-density forms
- Potential privacy, shadowing, and overlook impacts on neighbouring properties

The current OCP emphasizes context-sensitive development and gradual transitions, which are not sufficiently addressed or articulated in the proposed bylaw amendment.

Additional observations

The population of Sechelt is disproportionately senior citizens whose mobility needs are not typically met in multi-level homes and at present there is little or no employment to attract young families

## **5. Precedent and Policy Integrity**

Approval of this bylaw amendment would establish a precedent that could:

- Encourage similar applications in areas not planned for densification
- Incrementally erode established land-use policy
- Reduce Council's ability to manage growth in a coordinated and strategic manner

Maintaining consistent application of planning policy is essential to public trust, predictability, and long-term community outcomes.

## **6. Prematurity of the Proposal**

While increased housing supply is an important objective, this proposed bylaw amendment is premature relative to the District of Sechelt's completion of the new OCP.

The area has not yet been identified for:

- Near-term densification
- Supporting infrastructure investment
- Expanded community amenities

Advancing density ahead of these considerations risks fragmented growth and inefficient use of public resources.

## **Conclusion**

For the reasons outlined above, the proposed bylaw amendment does not adequately align with the current OCP and is premature as the new OCP has not been completed.

It is respectfully recommended that Council:

- Decline the proposed bylaw amendment at this time, or
- Defer consideration pending broader consultation, area planning, infrastructure analysis, and the completion of the new OCP

This approach would support responsible growth while maintaining the integrity of the District of Sechelt's long-term planning framework.

Respectfully submitted by:

Peter Istvanffy & Diane Jankowski

████████ Derby Rd., Sechelt, B.C. V7Z 0M2

**From:** [Linds B](#)  
**To:** [Planning](#)  
**Subject:** Ref: 492-32,2023  
**Date:** Tuesday, February 03, 2026 1:46:39 PM

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Here is a short list of questions for consideration for the public hearing Wednesday, February 4, 2026

Q.1)

How does the district plan to ensure that developments adhere to environmental guidelines; ie. not removing trees in riparian areas, or fall trees without ensuring adequate drainage etc. ?

These issues have happened at two locations in West Porpoise Bay, with local officials claiming that they lack the resources to oversee these processes. How does the district plan to oversee this process ? Trees, once cut down, cannot be replaced to carbon store or provide homes/tree cover for nesting birds for many years, into maturity, and as such, need care and caution in removal.

ii) Does the district plan to make securing existing tree cover a priority to serve local wildlife and temperature regulation, and minimize soil erosion ?

Q.2)

How will infrastructure (ie. water etc.) accommodate and influx of residents ?

Q.3)

Will any of these builds include social or below-market housing ?

Q.4) Citizens have the right to 'quiet enjoyment' of their homes - how does the district plan to enforce/ensure that neighbouring development will meet this need and minimize disturbances to neighbouring residents and homeowners ?

"Quiet enjoyment" is a legal principle granting homeowners and tenants the right to use, occupy, and enjoy their property in peace, free from unreasonable, substantial, and ongoing, disturbances. While often associated with rental agreements, this right applies broadly to homeowners regarding neighbors, municipal issues, and, in some cases, developers

February 3rd, 2026

Mayor and Council  
District of Sechelt  
P.O. Box 129  
Sechelt, BC V0N 3A0

RE: February 4, 2026 Public Hearing Submission for Lot REM A District Lot 4295, Plan LMP43915, PID 024—694-118 and Lot REM District Lot 1384, Plan LMP 43915, PID 015-861-660 (sometimes collectively “Silverstone”); Official Community Plan Amendment Bylaw No. 492-32, 2023

Greetings:

The West Sechelt Community Association (“WSCA”) has already submitted a response to the initial referral on a minor boundary adjustment between an existing multi-family designation and the Trellis Institutional facility, and detailed comments on the overall Master Plan when initially introduced into Bylaw 492-32 (May 9<sup>th</sup>, 2025). These comments are included in the public hearing binder and by reference incorporated into these formal public hearing comments.

Bylaw 492-32, as given amended second reading on October 15, 2025, does not address WSCA concerns, and therefore, WSCA does not support this Bylaw for the following reasons:

1. Bylaw 492-32 would represent a major growth focus in the District of Sechelt, undertaken in a piecemeal manner, prior to and separate from the context of an overall OCP review which is currently underway. Approximately 40 additional acres of land would change from a Residential to a Multi-Family designation, permitting the construction of an unspecified number of housing units or projected population. There are no policies or guidelines related to the locations and numbers of housing types required to meet the District’s housing needs such as affordable and senior’s housing.
2. A significant number of multi-family designations occur downslope from the now established Silverstone neighbourhood of single storey dwellings. There are no policies or development permit guidelines as to how such multi-family sites can be integrated into the neighborhood in a manner that both recognizes existing ocean views and existing mature vegetation.
3. The proposed commercial land use is in two locations instead of one centralized to create a commercial focus. The larger one will introduce traffic at an intersection with established existing single-family residences. Have they been consulted respecting the potential impacts of this designation, which did not exist when they bought into the neighborhood? The second one is located where slopes are indicated to be 30% to 50%. Is this feasible?
4. The need for a community level park of 4 hectares in size is specified in the existing OCP to address not only development on the subject lands but development of a large tract of land to the east. The parkland for these District Lot parcels should consist of 5 acres of

development land that is positioned to tie into park land dedication of adjacent lands. This issue has not been properly addressed. What has been proposed is a 5 acre site, compromised by archaeological burial sites that require a significant buffer of protection, as well as land required for drainage management. Approximately only one acre would be useable.

The District of Sechelt should be planning for the recreational needs of future residents – not ignoring their needs and being blind sighted by the amount of unusable developable areas identified for protection of wildlife. The latter can be achieved via covenants and development permit designations – not necessarily park dedication.

The Silverstone lands are perhaps the only opportunity for a major community park in all of West Sechelt due to the topographic characteristic of relatively flat land in behind and to the north of the Trellis facility. In addition to existing and potential growth in the Silverstone lands, in the past few years, there have been a considerable number of development applications approved without any substantive park dedication.

This issue should be addressed within the context of an overall OCP update. It should include calculations of growth potential overall and the identification of sites suitable for identified active recreational activities suitable for the projected demographics (e.g. field sports, pickle ball courts, lawn bowling, children’s play areas, a community center., etc.) WSCA is requesting that Council take a visionary stance on this issue.

5. Road access from West Sechelt into the Village is an outstanding issue. How feasible is the proposed link south of the power line and when will it be built? The topographical map on page 21 of the December 8<sup>th</sup> Alpin and Martin Consultant’s Report indicates the slopes to be 30% -50% on the eastern edge where the road would exist the subject lands.

Multi-family sites are designated adjacent to the intersection of Norwest Bay Road and Highway 101. How will the access from these sites affect traffic flow and safety?

6. Protection of mature vegetation on development sites was absent in the first development phases of the Silverstone lands. There is no forest canopy in the current Silverstone developed area. This is an important issue as the DoS recently released its concerns about climate change and its efforts in connection with preserving and protecting the environment, specifically preserving the forest canopy. What are the guidelines for preventing clear cutting again?

Page 19 of the December 8<sup>th</sup>, 2025 Alpin and Martin Consultant’s Report identifies a Sensitive Inventory Category of Vegetation that overlaps with designated Commercial and Multi-family sites. How will this vegetation be protected and integrated into the designated land uses?

7. The communication aspects related to developing the Master Plan to enable meaningful public participation and comment have been lacking. Despite Section 8.14 of the Planning and Development Procedures Bylaw 566, there has been no public information

meeting on the Master Plan itself which is now the substance of Bylaw 492-32. A public information meeting was held only on the realignment of two existing OCP designations – Multi-Family (proposed 52 townhouses) and Institutional (Trellis facility). The public hearing ad in the January 23, 2026 Coast Reporter, was printed on a faint map with blurred wording for the roads that would have defined its location. In addition, accessing the public hearing border on the District of Sechelt’s web site initially at least was convoluted and difficult. The communication aspects have significant implications, as once the Bylaw amendment is passed, residents will not have an opportunity for a public hearing for related rezonings.

8. For the above noted reasons, WSCA is requesting that Council not adopt Bylaw 492-32 in its present form. Due to the outstanding issues that should be addressed within the context of an overall OCP review, we suggest that the work and background information be used as a basis to inform the development of a Master Plan in the OCP update. This should be supplemented with additional information to address the foregoing identified issues.
9. However, WSCA recognizes the work undertaken by the developer and his willingness to proceed. The area to the east of the Trellis development is currently designated Multi-Family and a proposal has been developed for 52 townhouses. WSCA would support a modification of the current covenant registered on-title to enable this development (as presented with the initial reading of Bylaw 492-32) to proceed while the overall OCP update is completed.

Respectfully submitted

Candice Sayre West Sechelt Community Association

Cc: Planning Department  
The Board

**From:** [Halfmoon AI](#)  
**To:** [Planning](#)  
**Cc:** [Jennifer Doherty](#)  
**Subject:** Greypointe properties OCP amendment proposal  
**Date:** Tuesday, February 03, 2026 3:02:49 PM

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Our property, registered Title, under Barbara Holt, front the subject property for the rezoning application.

The street address is [REDACTED] Granite Road, Sechelt.

I will state that having read the mail we received from Greypointe and the District neither the mail nor the district web site tell us anything about their proposal for changing the OCP. The information is all general and in the case of the online site for the district it is unintelligible and unreadable. As Steward's of my tax dollars I expect more due diligence in this process.

We are all in for forward thinking development of Sechelt.

Where are the roads for carrying the vehicle traffic to and from this proposal?

Where will the water come from ?

Where are the proposed traffic lights for Derby and Norwest Bay and Cowrie and Shorncliffe?

Has anyone taken the time to check the traffic on Norwest bay lately, or is staff playing the part of NIMBY?

If a park is proposed for this development I fully expect the cost to be borne by the developer not in lieu of DCC's at a cost to tax payers.

We all know that land given in lieu of money is land that will not support house construction and costs us the taxpayers endless terms of payments.

We are off on our annual winter vacation and are unable to attend this meeting. Please enter this discussion into the record as presented. We hope to engage in further discussions upon our return in April.

Yours truly,

Barbara and Allan Holt

**From:** [noreply@sechelt.ca](mailto:noreply@sechelt.ca) on behalf of [Jim Christie](#)  
**To:** [Planning](#)  
**Subject:** Public Hearing Master Land Use Plan (Silverstone)  
**Date:** Wednesday, February 04, 2026 11:26:14 AM

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Hello I have a few questions/comments about the proposed plan. 1. The Silverstone properties have been in development for over 12 years and the plan refers to Quarry Park. At what point will the developer start and complete this park including access trails? 2. What is the plan for upgrading/improving/and maintaining the existing trail network from Peregrine Crescent/Kingbird Crescent? 3. The plan indicates a Neighbourhood Centre at the junction of Cowrie and Peregrine. What type of centre will this be and when will it be built? Is there a plan to install a light at this intersection? 4. The plan indicates a mix of single family homes as well as multi family homes. What is the ratio of single to multi family homes and how will this impact the traffic flow along north Cowrie? (At the present time the traffic to and from Chatelech H/S during school days has traffic backing up from the entrance to the high school and east down the hill which makes it difficult for through traffic to safely bypass at the crest of the hill) Thank you. ----- Origin:

<https://www.sechelt.ca/en/news/notice-of-public-hearing.aspx> -----

This email was sent to you by Jim Christie [REDACTED] through

<https://www.sechelt.ca>.

**From:** [Christina Davidson](#)  
**To:** [Planning](#)  
**Subject:** Comments for Public Hearing on February 4, 2026 Re Development of Silverstone Heights  
**Date:** Wednesday, February 04, 2026 2:26:49 PM

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To the Sechelt Planning Department,

My partner and I are owners and full time residents of a home on Silverstone Lane referred to as phase 1 of the Silverstone development lands.

We do not object to the proposed development of the land above us and understand the need for additional mixed housing in Sechelt generally. We do, however, have concerns about how that development will proceed and the possible impact it will have on our property and that of our neighbours on Silverstone Lane. Specifically, we are concerned about the sufficiency of the stormwater drainage proposal for the development of the land directly above us.

The land above us is sloped and covered with protective vegetation and trees. The Silverstone Lane development currently does not have drainage issues related to the land slated for development.

We have read and understood the proposed Stormwater Management Plan and appreciate that it proposes compliance with Bylaw 430 and standard practices but we are not convinced that the current standards are sufficient to meet the current and future drainage needs. We are also not confident that all the drainage features proposed, especially those for individual housing units, will ultimately be incorporated and that there will be sufficient oversight of the drainage implementation as a whole.

There is ample evidence in this District and other areas where flooding, land-slippage and landslides have occurred in spite of apparent compliance with and adherence to current legal and engineering standards. These standards and the assessments done to demonstrate compliance with the prevailing standards have served, in the largest measure, to shield municipalities, developers and engineering professionals from legal

liability and not the individual home owners who are left with all the costs of any resulting damage.

We ask that the planning department and council consider the real risks to the owners on Silverstone Lane. Specifically, we ask the following:

1. That both the planning department and council use the lens of the Precautionary Principle in determining whether the Stormwater Management Plan is sufficient for the sloped land to be developed and for the current and future climate circumstances.
2. We request that a thorough and independent review of the proposed Stormwater Management Plan be conducted by a certified appropriate professional not retained by the developer.
3. Given the critical importance of proper drainage for such a vast and sloped area with proposed high-density housing, we request that the planning department and council consider formulating specific undertakings on the part of the developer directly related to the implementation of the drainage system.

We are not writing this email on behalf of our Strata Council, however, I currently sit as a member of our Council and I shall bring this matter to their attention. One of my recommendations to our Strata Council will be that we gather photographic and other evidence of our current drainage circumstances and monitor future drainage as development occurs.

Thank you for your attention to this matter.

Sincerely,

Christina Davidson ( [REDACTED] )

Keith Davidson

**From:** [Don Wright](#)  
**To:** [Planning](#); [contactWSCA@gmail.com](mailto:contactWSCA@gmail.com)  
**Subject:** Updated Land Use Plan in Silverstone  
**Date:** Wednesday, February 04, 2026 2:10:58 PM

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We cannot attend the meeting tonight, but have a few comments.

1. There are proposals for some dwellings to be three or four stories in height. We live on the north side of Cowrie Street in Silverstone Heights. just past Trail Bay Estates.

One of the reasons we chose to purchase property where we now reside is because of the excellent views from our property, both from both levels of our house and from our upper lot. We would be greatly disturbed if these views are going to obscure our views in the proposed developments.

2. I have contacted the District regarding traffic on Cowrie Street between Trail Bay Estates and Perigrine St. We see many drivers regularly exceeding the 30 km. speed limit. I would say many drivers are at 50+ km. by the time they pass by Perigrine St. In addition, many drivers jump the stop sign at Perigrine and Cowrie Streets for cars travelling east on Cowrie St. I asked the District Engineering Department if they would consider adding a stop sign for traffic going west on Cowrie at Perigrine. The district tracked traffic flows and advised me there was insufficient traffic to justify adding a Stop sign in this location and that the RCMP should monitor this area. To date, we have not seen much, if any activity from the RCMP to monitor speeding traffic..

Given the increasing traffic once several phases of new developments in Silverstone come online, increased traffic calming should be considered.

3. We have seen increasing amounts of black bears in our subdivision. We are very conscious of not putting food waste outside, and we usually freeze it and place it in the green bin on Cowrie St. on our pickup days.

We have captured black bears on our security cameras, but so far, have not had any incidents. We do have a neighbourhood online option for residents to advise people when bears are around, especially if they are searching for food. This "neighbourhood watch" has been widely appreciated by all neighbours.

Thank you for the opportunity to provide our input.

Don and Pauline Wright.

**From:** [Tillicum Bay Neighbourhood Association](#)  
**To:** [Planning; Council](#)  
**Cc:** [Tillicum Bay Neighbourhood Association](#)  
**Subject:** Public Hering - TONIGHT 5:30 pm - Official Community Plan Amendment 492-32, 2023 (Sawarne)  
**Date:** Wednesday, February 04, 2026 3:49:19 PM

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Good afternoon, staff and Council,

re: Public Hearing - Official Community Plan Amendment 492-32, 2023 (Sawarne)

Because this Public Hearing has always been identified as "Sawarne" and was referred to West Sechelt and the Village, I had not looked closely at the details. BUT, this OCP amendment applies to all OCP Land Use Designation Schedules; "4. [That the Land Use Designation Schedules of Official Community Plan Bylaw No. 492-2010 \(Future Land Use Schedules C1, C2, and C3\) be amended to reflect the land use designations and boundaries brought into force by this bylaw.](#)"

This amendment will change the OCP Land Use Schedules for the entire District of Sechelt not just West Sechelt. Referrals have only been sent to West Sechelt and the Village. If the Council approves this OCP change, the DoS could be in danger of a legal petition and all associated costs.

I urge the Council to listen carefully but deny this OCP amendment as written.

Regards,  
Lynne Forrest  
Tillicum Bay Neighbourhood Association

RECEIVED  
FEB 04 2026  
District of Sechelt

Received at 5:09

*[Handwritten signature]*

From:

February 4th, 2026

Angela Letman  
[REDACTED] Medusa St.  
Sechelt, BC V0N 3A0

To:

Mayor and Council,  
District of Sechelt  
P.O. Box 129, Sechelt, BC V0N 3A0

Emailed to: [planning@sechelt.ca](mailto:planning@sechelt.ca) and [council@sechelt.ca](mailto:council@sechelt.ca)

**RE: Proposed Official Community Plan Amendment Bylaw No. 492-32, 2023**

Lot REM A District Lot 4295, Plan LMP43915, PID 024—694-118 and Lot REM District Lot 1384,  
Plan LMP 43915, PID 015-861-660

I wish to express my opposition to, and observations on, the proposed OCP Amendment for several reasons:

**1. Process:**

- a) There has been no 2<sup>nd</sup> public information meeting held although the proposal has had a major revision to the application and now encompasses much more land. This is a massive departure from the current land use designations and needs further public consultation.
- b) There are no readable public hearing notification ads in the print version of the newspaper nor notification in the online version of the newspaper  
<https://www.coastreporter.net/classifieds/legal-public-notice>
- c) The District's website has been very difficult to navigate to find the components of the Public Hearing binders.
- d) Many of the referral comments in the Public Hearing Bylaw refer to the former proposed amendment to facilitate the development of 52 townhomes on Derby Road. These should be rereviewed.
- e) There are no referral comments from the shíshálh Nation Government District nor the SCR.D. The SCR.D Areas B and C and the shíshálh Nation, border the District of Sechelt. Under the Local Government Act these local governments require consultation for an OCP amendment. Their comments need to be made available before a Public Hearing.
- f) Although this is a massive proposal, no neighbourhood associations, other than West Sechelt, were asked for comment.

2. December 8<sup>th</sup> 2025 *Silverstone Sechelt Land Use Package Report* by Aplin and Martin Consultants Ltd.

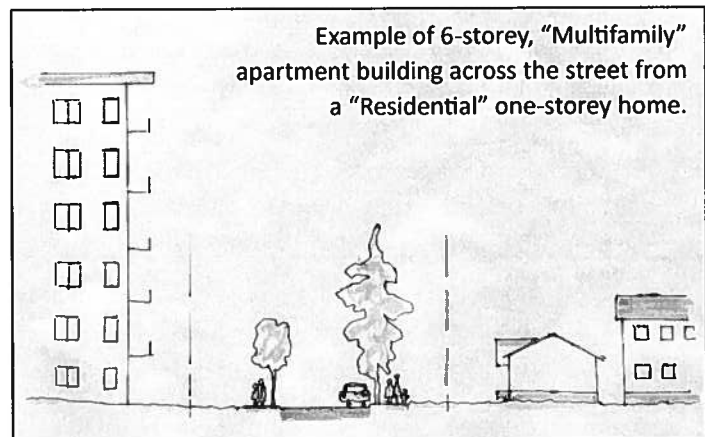
**Consistency with OCP Figure 17**

- a) In 2024, **Figure 17** the *Part 5 Residential* Section of the OCP was modified. According to the figure explanatory notes, the table's land use designations and their building forms, building height and density policies override all other policies in the OCP. These would include any new application such as what is being considered here.

What this means is that the density, building form and building height being proposed is meaningless since, if approved, the land use designations in the proposed bylaw will be interpreted by **Figure 17** as higher buildings and bigger building mass leading to a higher number of allowable uses.

*How will the District ensure that what is being proposed will be built since the ONLY change in the proposed bylaw is the incorporation of the proposed land-use map as Schedule A.*

- b) **Further:** The proposed Land Use Plan's Section 8.1 the Housing Typology lists stated housing types , density/massing and building height however these are VERY inconsistent with the definitions of those same housing types already established in the current OCP under Table 17 (page 55 of 226pages). A table that illustrates the discrepancies is on the next page.
- c) **No Intensive Residential:** Why are there no "Intensive Residential" areas that would accommodate the applicants' cluster housing proposal?
- d) **Buffering:** Where are the buffers from the existing 1 and 2 single-family homes on Cowrie St. to the proposed 6-8 storey apartment buildings below? Like in the downtown neighbourhood, a buffer zone is needed surrounding all existing and proposed "Residential" areas. A buffer zone of the "Intensive Residential" designation surrounding the "Residential" areas could help mitigate this.



- e) **Density:** The potential increase in population, with the proposed large amount of multi-family designation with proposed building heights as much as 8 storeys, more than doubles the number of housing units stated in the report. It would thus double the proposed population as well.

<b>Comparison TABLE</b>				
<b>Land Use Designation</b>	<b>Aplin and Martin building type and FAR Proposal</b>	<b>Aplin and Martin Building Height Proposal</b>	<b>OCP Figure 17 Building type and max. FAR</b>	<b>OCP Figure 17 Building Height</b>
<b>Residential</b>	Single family on 15.59 acres	Single family – 1-2 storeys Townhouse: 2 to 3 storeys	single family 0.4 low density duplex, triplex and townhomes: 0.6	single family – up to 2 storeys low density duplex, triplex and townhomes: up to 3 storeys
<b>Special Infill Areas Residential</b>	None proposed	None proposed	cluster housing, duplex, triplex, townhomes, apartments condos: 1.5	Up to 4 storeys
<b>Multifamily Residential</b>	Apartments/condos	3 to 8 storeys	apartments / condominiums: 2.4	Up to 6 storeys
<b>Neighbourhood Centre</b>	Commercial uses on the ground floor with residential above	2-4 storeys (page30) inconsistent with 2-5 storeys (page29)	duplexes, triplexes, townhomes apartments / condominiums: 1.7	Up to 5 storeys

- f) **Civic Uses:** Where are the civic lands for a new sewage treatment plant to service this new development? Where are sites for other civic uses such as a library branch, a municipal hall, a neighbourhood hall, and soccer fields.

Much of the existing and proposed parkland in the proposed plan is unusable – streams, sensitive eco areas, etc. The Silverstone lands are the only opportunity for a major community park in all of Sechelt due to the topographic characteristic of the relatively flat land behind and to the north of the Silverstone Care facility. In addition to existing and potential growth of West Sechelt and Sechelt as a whole, there have been many development applications approved without any park dedication.

- g) **Traffic and Road Realignment:** At the time of the Silverstone Care facility development, Derby Road was designed and developed as an arterial road with additional road with to accommodate bike lanes and pedestrian pathways. Now its direction is changed, and Tower Road seems to be taking on a more prominent role.
- h) **Overall:** The Land Use Package Report spends more time talking about the past context than what is proposed - the new proposal begins only on page 14 of the 33-page document. More detail and study are needed on the proposed building forms and their locations.

Regards, Angela Letman



**From:** [Daria Dudek](#)  
**To:** [Planning](#)  
**Subject:** Public Hearing RE: Bylaw No. 492-32, 2023  
**Date:** Wednesday, February 04, 2026 5:50:45 PM

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Dear Sechelt Council,

We live on Cowrie Street ( [REDACTED] ) close to the new rezoning zones - can you please advise what you intend to be the main arterial roads leading into the new development areas? I am concerned around the increase in traffic on Cowrie with the new density.

May you also please advise what requirements there are for new social services like Child Daycares, public art, retail and/or commercial space that will need to be included with the additional residential density being added to the neighbourhood?

Looking forward to your responses.

Kind regards,

Daria Dudek  
[REDACTED]