

Concerned Citizens of Lot B Baillie Road, West Sechelt

The citizens of the surrounding area understand about the recent ruling by the provincial government regarding density, however, density in some areas are cause for concern.

Currently there are plans to develop Lot B Baillie road.

Lot B Baillie Road is near the intersection of Derby Road and Baillie Road. It is surrounded on 3 sides by single family dwellings. It is 61.7 meters from the intersection of Baillie and Derby. 41.2 meters of this distance is open ditch.

The concerns of the surrounding citizens is that of safety if the lot is developed either as current zone 2, or changed to requested zone 5 by the developer.

The lot has only one access point, off of Baillie Road and is situated one house away from the Derby /Baillie intersection. The intersection of Derby and Norwest Bay road is about 1 block away.

Baillie Road is not built as a feeder road .It is only 8.2 meters wide. It has no curb on Lot B side of the street. There is an open ditch from the corner of Baillie and Derby to Lot B. Across the street is a curb and sidewalk. There is a 2 way stop sign at the corner of Baillie and Derby.

The residents are concerned, (as a safety issue), that the density proposed for this lot would not offer sufficient parking to residents causing residents to be forced to park on Baillie Road.

If parking were to take place along Baillie Road, it would make it virtually impossible for snow plows to do their job. When the bollards were removed at Maxi Lane and Baillie Road, the residents were told snow plowing would be impossible unless the bollards were removed. The removal of the bollards has created a large increase of traffic and speeding along Baillie Road creating a serious traffic safety hazard. Also parking along any part of Baillie would severely restrict the movement of fire and ambulance and other service vehicles (ie delivery garbage trucks and snow plows). There is insufficient space between cars if they are parked on both sides of the road. Garbage disposal and work trucks in and out of Lot B Baillie would create a residential hazard with traffic congestion near the intersection of Baillie and Derby. Any children resident in the complex would be at serious risk from movements of such vehicles.

Derby road, has had a tremendous increase in traffic since its extension with the opening of Silverstone and being a direct access to the high school. As parents drive their children to the high school and turn off Norwest in the mornings, there has become a back up of traffic on Derby trying to turn left. If Lot B Baillie Road is developed with maximum density so close to the intersection it will cause a back up of traffic on Baillie road turning either way onto Derby.

If it would be hard for motorists to see someone riding a bike or an e-scooter using the dedicated bike lanes on Derby road.

Baillie road is a curved road built on a moderate hill. Views in and out of driveways to oncoming and speeding traffic will be obstructed if cars are parked on Baillie Road.

The residents in the surrounding area are not majorly concerned about the lot development, however they are very concerned about the fit into the existing neighbourhood of single family dwellings. It is our understanding of the ocp and the provincial guidelines that new developments should fit within the existing character of the neighbourhood. At one point in time, this lot was approved for 6 small single family dwellings. This would allow for more room for parking on site. There is a new development happening off Nickerson Road, of small single family dwellings. A development on Lot B Baillie similar to the Nickerson Road development would be a much more harmonious fit to the existing neighbourhood.

In conclusion, we are not opposed to a development that fits into the existing character and tone of the neighbourhood and addresses the issues of safety both of current and future residents of traffic safety

. We hope these important considerations will be applied to any approved development of Lot B Baillie Road

From: [Darlene Devries](#)
To: [Council](#); [Andrew Allen](#); [Tyson Baker](#); [Planning](#); [Andrew Allen](#); ihol@sechelt.ca; [Mayor John Henderson](#), [Sechelt](#)
Subject: Proposed rezoning of Lot B Baillie Road from R2 to R5
Date: Friday, May 09, 2025 12:31:42 PM

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We are forwarding our personal letter regarding this matter. We are also aware that the Planning Department has received a petition of the neighbourhood regarding the rezoning proposal. The petition has 85 signatures asking for consideration of NOT rezoning from R2 to R5. We understand that the Planning Department is having meetings concerning this property and proposed development. We are asking for a better "fit" into the existing neighbourhood. As you will see from our attached letter there are safety concerns for both the proposed development and surrounding neighbourhood.

Sincerely,
Darlene Devries/Sid Devries
6216 Baillie Road

[REDACTED]
[REDACTED]

April 28, 2025

We are writing about our concerns regarding a rezoning proposal for lot- B, Baillie Road from current R-2 zoning to R-5.

Lot- B Baillie Road is currently zoned R-2, which even with the new density rules is a much better fit into the current neighborhood. Lot-B is a difficult one to build on, because it is surrounded by existing single family dwellings. One of the concerns is that there is only one access into this lot as displayed on the proposal. Our understanding is that under the current R-2 zoning, it may be possible for a five lot cul-de-sac to be created that can accommodate dwellings of either duplex or fourplex configuration.

The proposal is to change the zoning from R-2 to R-5. We are not in favour of the proposed re-zoning.

We understand that in our current Official Community Plan (OCP), requirements of Development Permit Application (DPA)-8 apply to R-2 property zoning. The DPA-8 states that the following objectives for new developments coming into existing neighborhoods are required to respect the following:

- the character of the neighborhood and existing adjacent properties
- minimize overlooking of adjacent residential properties
- orient housing while not compromising sightlines for adjacent neighbors
- height should not exceed max. permitted in adjacent residential properties

If the zoning is changed to R-5, the development proposal is unsuitable for safety and density concerns. Surrounding lot-B Baillie are single family dwellings. The proposed development would be "dropped" into an existing subdivision. The density of 23 units, 3 stories in height does not respect the current objectives of our OCP. The parking "lot" will be at the rear of the houses on Norwestbay Road, creating noisy and an unsightly parking lot behind their decks and back yards. The house on the right (or north) of the proposed complex on Lot -B will have 3 story townhomes at his fence line. He will lose all his privacy and view, which will be replaced with 4 townhomes with 3 stories of windows. This will result in the creation of a "fishbowl" effect upon his home. The next house on Baillie has a panhandle driveway and a pool in the backyard, again the "fishbowl" effect. The house on the left side (or south) of the proposed development has a slanted driveway that will be encroached upon by the access road to the proposed development. They will also have 3 story townhomes along their property line. This is not a "fit" into the existing character of the neighborhood.

Of greater concern is the safety of those in the proposed development and the surrounding neighborhood . There is only a single access to proposed development, which is along Baillie Road. Parking is of utmost concern, as there is never enough parking in these developments. The development concept of providing all parking unenclosed in a central parking lot is detrimental to the overall neighborhood aesthetic and limits opportunity to move proposed townhouse buildings away from property lines, where private yard space for units could have otherwise been created to match the neighboring character of adjacent properties. There is no parking on Derby Road due to bike lane dedications. Baillie Road is not built to be a "collector" road and cannot accommodate parking. If parking were allowed on Baillie Road, Emergency and Service vehicle constraints (i.e. snow plows, garbage trucks) would be created. Recently we parked a car on each side of Baillie Road, and found that the distance between these two parked vehicles was only 12 feet, creating single lane traffic for a vehicle of regular width. Emergency vehicles for the proposed development would have difficulties with the one access point and cannot turn around on site. If there is backing up of garbage trucks, and service vehicles it creates a hazard, especially for children. The entrance to the development is too close to the corner of Derby and Baillie, creating sight line problems of passing vehicles.

Please note we are not against development of the lot even with increased density; we are against the rezoning of the lot to R-5. While change is a good thing, GOOD change is better!

Sincerely,

DG Devries / Sid Devries

Darlene Devries/Sid Devries

TEL: [REDACTED]

, 6216 Baillie Road

From: [Andrew Allen](#)
To: [Planning](#)
Subject: FW: Zoning Amendment Application Lot B Baillie Road, Sechelt
Date: Monday, May 12, 2025 8:27:27 AM
Attachments: [image001.png](#)
[image002.png](#)

Andrew Allen, RPP
Director of Planning and Development
Direct 604-740-8464 | Mobile 604-989-7602
PO Box 129 | 2nd 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

From: Susan Hayes <[REDACTED]>
Sent: Friday, May 09, 2025 7:44 PM
To: Andrew Allen <Andrew.Allen@sechelt.ca>
Cc: Ian Holl <iholl@sechelt.ca>; MayorJohe@sechelt.ca; Donna Bell <bell@sechelt.ca>; Darren Inkster <inkster@sechelt.ca>; Dianne McLauchlan <mclauchlan@sechelt.ca>; Brenda Rowe <Rowe@sechelt.ca>; Adam Shepherd <shepherd@sechelt.ca>; Alton Toth <Toth@sechelt.ca>
Subject: Zoning Amendment Application Lot B Baillie Road, Sechelt

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Sechelt Planning Department

Mayor

Council Members

My concerns regarding the re- zoning proposal for Lot B Baillie Road.

I am opposed to the re-zoning of Lot B Baillie Road from current R-2 to proposed R-5. I am also opposed to the proposed development if this rezoning goes ahead.

If the lot in question was built on as R-2 it would be more of a fit into the current neighborhood. Yes, I know that densification is happening everywhere and that there is a shortage of houses. However, the rezoning to R-5 is not a fit into the current neighborhood. There are six houses surrounding this lot on three sides. These houses will be greatly affected. Views will be gone, proposed parking lots will be created by their back yards, three stories of windows at their fence line will be looking into their yards and homes. This is not a sympathetic fit into the existing community. I live up the hill from Lot B and my view will be compromised and my house value will go down.

There is one access to the proposed development which is a concern regarding safety vehicles having appropriate access. There is NOT enough parking provided for the proposed plan, and parking on Baillie will create a hazard, since Baillie Road is not built to be a collector road. You cannot park cars on Baillie, let alone on both sides.

If this proposed development is being built for families, where will the children play? They will be riding their bikes on Baillie and with the traffic hazards this will not be safe.

The proposed development is too high, too dense, and doesn't fit within the existing tone of the neighborhood. The proposed access is in a dangerous location (too close to the nearest intersection), there is not enough green space, and there is not enough parking for the scope of the proposal.

My suggestion is to not re-zone the property, leave it at R-2, build something that will fit into the existing neighborhood harmoniously, and we will welcome it!

Sincerely,

Susan Hayes

6221 Sunrise Boulevard



Photo A – Development sign at Baillie Road Lot B



Photo B – Looking north on Baillie Road from Baillie Road Lot B

From: [Building Department](#)
To: [Planning](#)
Subject: Fw: Baillie Road Lot B
Date: Friday, May 02, 2025 11:26:54 AM
Attachments: [baillie road development_april30.256d07607a-fd83-4a3b-9236-c74a74d9cdce.pdf](#)

From: noreply@sechelt.ca <noreply@sechelt.ca> on behalf of Sherryl A Latimer
[REDACTED]

Sent: Thursday, May 1, 2025 4:11:48 PM

To: Building Department <BuildingDept@sechelt.ca>

Subject: Baillie Road Lot B

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Baillie Road Development Under Scrutiny Some of the residents living on Baillie Road in West Sechelt have been contemplating the recent proposed development and zoning amendment application by CityState Consulting Group. A zoning amendment application is in the works changing Lot B on Baillie Road from a R-2 to R-5, meaning the 1.12 acre lot could possibly be built to accommodate 5 townhomes with 4-7 units in each, for a total of 23 units. In 2017, the property was for sale and was approved at the time for a 6 lot subdivision, equating to 6 single family homes. Upon attending the open house coordinated by CityState on April 23, 2025, many of the residents viewed the plan and concerns arose. The neighbourhood residents are not opposed to increased housing in the neighbourhood, but are opposed to:

- the density of this proposed plan - from a 6 lot subdivision (accommodating 6 single family homes) to a 23 unit-5 townhome development
- building heights - homes in the area are either rancher style with no basement or basement with a main floor. The 5 suggested townhomes are proposed at 3 stories above ground, plus roof top patios
- the possible congestion and parking on Baillie Road, leading to safety concerns and possible restriction of emergency access to and from the development
- not to mention the additional stress for water consumption during the summer months. Road congestion and parking on Baillie Road is the big concern, if the zoning is changed to R-5 and the proposed development goes ahead. A quick survey of vehicles per household on Baillie Road, from Derby to Mica and including Sunrise Blvd, concluded 29 households and 61 vehicles, averaging 2 vehicles per household. The Canadian average is 1.5. The CityScape development allows for a parking spot per unit, 24 spots, with 5 visitor parking spots. Baillie Road, being an artillery road, is not designated or designed for parking. PDF ATTACHED WITH MORE INFORMATION -----

----- Origin: <https://www.sechelt.ca/Modules/contact/search.aspx> -----
----- This email was sent to you by Sherryl A Latimer [REDACTED] through <https://www.sechelt.ca>.



Photo A – Development sign at Baillie Road Lot B



Photo B – Looking north on Baillie Road from Baillie Road Lot B

Baillie Road Development Under Scrutiny

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Road congestion and parking on Baillie Road is the big concern, if the zoning is changed to R-5 and the proposed development goes ahead. A quick survey of vehicles per household on Baillie Road, from Derby to Mica and including Sunrise Blvd, concluded 29 households and 61 vehicles, averaging 2 vehicles per household. The Canadian average is 1.5. The CityScape development allows for a parking spot per unit, 24 spots, with 5 visitor parking spots. Baillie Road, being an artillery road, is not designated or designed for parking. If the statistics are accurate, the residents of the new development would most likely have 36 cars for an area only planned for 24. If the visitor parking spots are being used by residents this would still leave 7 vehicles without a parking spot – only to seek parking on Baillie Road? And what about visitors? The thought of ten vehicles parked on Baillie Road as an everyday occurrence, causing interference of daily traffic, snowplows, and emergency vehicles, does not bide well or fit into the dynamic and structure of the neighbourhood.

Understanding our community needs more homes built, many of the residents on Baillie Road do not agree with changing the Lot B to R-5 but agree to keeping Lot B R-2 in anticipation of a development more suitable for the neighbourhood, and the safe traffic flow of Baillie Road for both residents and emergency vehicles.

Written and submitted by Sherryl Latimer

6235 Baillie Road

With notes and comments from Baillie Road neighbours

April 30, 2025

CC. Mayor John Henderson and District of Sechelt council

From: [Andrew Allen](#)
To: [Planning](#)
Subject: FW: Zoning Amendment Application - Lot B, Baillie Rd., Sechelt.
Date: Tuesday, April 29, 2025 11:56:00 AM

From: Liz Long [REDACTED]
Sent: Tuesday, April 29, 2025 11:53 AM
To: Andrew Allen <Andrew.Allen@sechelt.ca>
Subject: Zoning Amendment Application - Lot B, Baillie Rd., Sechelt.

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Hi Andrew,

I live just around the corner from this lot on Sunrise Blvd. Thought I'd take a minute to document my adamant opposition to the rezoning of this property.

The proposal that more than twenty townhomes be built on that property would definitely be a detriment to the character of the neighborhood. More importantly, a high-density development would have a negative effect on the infrastructure demands. We don't have enough water to service the existing properties.

Here's hoping that common sense and integrity outweighs potential property tax income.

Kind regards,
Liz Long

6260 Sunrise Blvd.
Sechelt, BC.

From: [Will Markwick](#)
To: [John Henderson](#); [Adam Shepherd](#); [Darren Inkster](#); [Donna Bell](#); [Brenda Rowe](#); [Alton Toth](#); [Dianne McLaughlan](#); [Andrew Allen](#); [Ian Holl](#); [Tyson Baker](#)
Subject: Concerns regarding development of Lot B, Baillie RD
Date: Wednesday, April 30, 2025 4:04:59 PM

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Hello all

My name is William Markwick, and I am the owner and resident of at 6211 Baillie Road since 2021. My property is directly adjacent to the proposed development. I chose to purchase and live here because the community and surrounding neighbourhood provide a peaceful, suburban lifestyle, which is consistent with the OCP for West Sechelt.

I work for BC Ferries, and due to the nature of my job, my schedule requires me to rise early and return home late. The tranquility of this neighborhood is essential for me to get adequate rest so that I can continue to safely provide a vital service to the residents of the Sunshine Coast.

I am not typically anti-development, as I understand the importance of affordable housing, however, after attending the public information meeting, it is clear to me that this proposed development is inconsistent with the objectives of development within the OCP for Sechelt and will negatively affect the character of the neighbourhood. I am voicing my strong objection to this proposed development, as it will have a significant negative impact on my property, the neighbourhood, and my community. It is clear to me that the developer does not spend time in this neighbourhood, otherwise, they would not have proposed development of this scale. My concerns are outlined further below.

Privacy and Property Impact:

My primary concern is the loss of privacy, peace, and my scenic view—factors that played a significant role in my decision to buy this home. The proposed three-story townhomes will overlook my property directly, and while a six-foot privacy fence is planned, it will not provide adequate separation or protection for my yard or home. Additionally, I will lose my view, which is one of the main reasons I was drawn to this property in the first place. The development, as currently proposed, does not respect my privacy, nor does it align with the character of the neighborhood.

Logistical Concerns:

I also have significant concerns regarding the logistics of such a development. There is no street parking available for overflow from the townhomes, and I worry that this could lead to blocked access to my driveway. Furthermore, the proposed single entrance and exit for the development raises concerns about the adequacy of waste collection and emergency access, especially in the event of an emergency.

Water Supply Strain:

I understand that the shishálh Nation have received a federal grant to improve water supply to the community. However, given the current state of the water supply, the added density from this development will likely place even more strain on an already inadequate system.

Impact on Property Value:

The proposed development places me in a difficult position. Should I wish to sell my property in the future, it is likely that potential buyers will be deterred by the lack of privacy, view, and peace—factors that make this neighborhood so desirable.

Support for Thoughtful Development:

I am not opposed to development on the lot under the current R2 zoning, I believe more thought must be given to how future development fits within the existing neighborhood. The impact on existing properties, the environment, and the community must be carefully considered to ensure that it aligns with the values and goals of the OCP.

I understand that there is a desperate need for affordable housing in Sechelt, however, due to the distance from the town centre this area is not the best option for denser housing.

Thank you for your attention to these concerns. I look forward to further discussions on how we can

achieve a balance between growth and preserving the character of our neighborhood.

William Markwick
6211 Baillie Road



From: [Ian Holl](#)
To: [Michaela Sugars](#)
Cc: [Tyson Baker](#)
Subject: FW: Request to Maintain R2 Zoning for Lot B Ballie Road– Opposition to Proposed R5 Rezoning
Date: Monday, May 05, 2025 8:10:16 AM
Attachments: [image001.png](#)
[image003.png](#)

FYI – another for the Lot B Baillie file

Ian Holl, MCIP, RPP
Development Planning Manager
Direct 604-740-8474 | Office 604-885-1986
PO Box 129 | 2nd 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>

From: Nonna [REDACTED]
Sent: Saturday, May 03, 2025 9:34 PM
To: Andrew Allen <Andrew.Allen@sechelt.ca>; Ian Holl <iholl@sechelt.ca>; MayorJohe@sechelt.ca; Darren Inkster <inkster@sechelt.ca>; Brenda Rowe <Rowe@sechelt.ca>; Alton Toth <Toth@sechelt.ca>; Donna Bell <bell@sechelt.ca>; Adam Shepherd <shepherd@sechelt.ca>; Dianne McLaughlan <mclauchlan@sechelt.ca>
Subject: Request to Maintain R2 Zoning for Lot B Ballie Road– Opposition to Proposed R5 Rezoning

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Dear Planning Department Sechelt,

I am writing to formally express concern regarding the proposed rezoning of Lot B from R2 to R5. I respectfully request that the zoning remain R2 for the following reasons, which relate to safety, infrastructure limitations, and community impact:

- Inadequate Parking Provisions:** The proposed development does not offer sufficient parking for its scale, which will inevitably force overflow onto surrounding roads.
- Derby Road Limitations:** Due to existing and planned bike lane dedications, Derby Road cannot accommodate additional street parking without compromising cyclist safety.
- Baillie Road Infrastructure:** Baillie Road is not constructed to collector road

standards and cannot safely handle the additional parking and traffic demand from an R5-level development.

4. **Emergency and Service Vehicle Constraints:** Allowing parking on Baillie Road related to this development would create significant challenges for emergency vehicles and service access, particularly for snowplows and fire trucks.
5. **Water Supply Concerns:** There is no clear plan detailing how an adequate water supply will be provided for a development of this density.
6. **Existing Zoning Supports Growth:** The current R2 zoning already allows for increased residential density without causing the negative impacts associated with overcrowding or overdevelopment.
7. **Restricted Emergency Access:** The proposed development includes only a single access point, which could severely hinder emergency response operations in the event of a crisis.
8. **Traffic Risks to Children:** Increased traffic volume in a residential area poses heightened safety risks for children in the neighborhood.
9. **Waste and Recycling Access Issues:** The current design does not provide turnaround space for refuse and recycling vehicles, forcing them to back in or out—a hazardous scenario, especially with children nearby.
10. **Lot Size Limitations:** Lot B is only 1.119 acres, and once access roads and service easements are accounted for, the actual buildable area is insufficient for the proposed R5-level density.

Given these concerns, I strongly urge the planning committee to preserve the current R2 zoning designation for Lot B to maintain the safety, livability, and character of the neighborhood.

Thank you for your time and attention to this matter. I am happy to discuss further or provide additional input if needed.

Sincerely,

Lenora Pearce

6220 Baillie Road

From: [Andrew Allen](#)
To: [Planning](#)
Subject: Fw: Zoning amendment of Lot B Baillie Rd
Date: Thursday, May 01, 2025 12:44:41 PM

From: Len Smith [REDACTED]
Sent: Thursday, May 1, 2025 12:06 PM
To: Andrew Allen <Andrew.Allen@sechelt.ca>; Tyson Baker <TBaker@sechelt.ca>; Ian Holl <iholl@sechelt.ca>; mayorjohe@sechelt.ca <mayorjohe@sechelt.ca>
Subject: Zoning amendment of Lot B Baillie Rd

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Regarding the re-zoning of Lot B on Baillie Rd from R-2 to R-5.....

1. Because of the heights of the 5 buildings in the proposed 'New Development', it's going to be blocking the sight lines of the above neighbors, and should be limited to 1, or maximum 2 stories high, and because of the then square footage of the individual units, that wouldn't allow for any more than 1 or 2 bedroom dwellings thus defeating the purpose of the whole idea to build there.
2. After looking at the proposed pictures and diagrams of the 'New Development', I didn't see any outdoor play areas for children. Does this mean that they are going to have to play in the driveways and parking areas? That could be VERY dangerous for the children when cars are coming and going.... and especially when the garbage/recycling trucks are trying to maneuver around in there.
3. I'm absolutely sure that I'm not the first to mention the lack of on-sight parking for the residents and visitors. There isn't any parking available on Norwest Bay Rd or on Derby Rd because of bike lanes, and Baillie Rd was never designed to be a 'Collector' route with parking on one side, let alone both sides.
4. Water supply is already insufficient in Sechelt, so why add to the problem. Can't we get more water and a highway between here and Langdale first? The present goat trail can't handle the present traffic.
5. Can the sewer system in this area handle 23 more homes?

Why not stick to the original plan and build 4 or 5 single dwelling homes there.... ????

ps... Has anyone taken a good look at the lower half of McCourt Rd for further housing development? Three story housing wouldn't be blocking anyones' view of the ocean there, and while building there, the sewer system could be adapted to handle the extra load..

Len Smith

From: [Andrew Allen](#)
To: [Planning](#)
Subject: FW: Zoning amendment of Lot B, Baillie Rd, Sechelt, B.C
Date: Tuesday, April 29, 2025 3:55:27 PM

From: Pauline Smith [REDACTED]
Sent: Tuesday, April 29, 2025 3:32 PM
To: Andrew Allen <Andrew.Allen@sechelt.ca>; Tyson Baker <TBaker@sechelt.ca>; Ian Holl <iholl@sechelt.ca>
Subject: Zoning amendment of Lot B, Baillie Rd, Sechelt, B.C

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I am writing this email to let you know that I do not want the zoning of Lot B, Baillie Road property in Sechelt, B.C. to be rezoned from R-2 to R-5. The following are my reasons as to why this rezoning should not be changed:

- 1) Baillie Road was not built to handle 2 lane traffic, and allow parking on either or both sides of the road. It was not built to the collector standards to have any parking. Derby Road cannot accommodate any parking because of bike lanes.
- 2) Does the OCP mean anything? The Bollards at the top of Baillie Road were in the OCP as well, but were removed even though no one on Baillie Road below them wanted that. The traffic on Baillie Road has increased tremendously and most of that traffic does not stick to the posted speed limit. The reason we were given as to why the Bollards had to be removed was for snow plows to be able to come through as well as emergency vehicles. With parking being an issue on Baillie Road and Derby, these emergency vehicles would not be able to move through on these roads.
- 3) We built our house in 2002 and were the last house at the end of the pavement on Baillie Road. There have been many, many more houses built above us. How do you intend to increase the water supply for 23 more houses?
- 4) According to the plan for this complex, garbage/recycling trucks or fire trucks entering the complex would have to back out as there is no accommodation to turn around. If children live in this complex (which would

be likely), it could be a serious safety hazard for them.

5) Lot B is 1.119 acres in total. Access roadway and service easements will reduce the land available for the proposed structures.

6) The current R2 zoning can provide increased density without negatively impacting the neighbourhood or children's safety.

7) I would think that any new development coming into an existing neighbourhood, according to the DPA, should respect the character of the neighbourhood and adjacent properties as well as take into consideration the building heights while not compromising sightlines for adjacent neighbours.

Respectfully,

Pauline Smith

[REDACTED]

[REDACTED]

From: [Andrew Allen](#)
To: [Planning](#)
Subject: FW: Proposed new development for a rezoning of the existing R2 Lot B on Baillie north of Derby
Date: Friday, May 02, 2025 9:22:37 AM

From: Toni Zupanec [REDACTED]
Sent: Thursday, May 01, 2025 8:59 PM
To: Andrew Allen <Andrew.Allen@sechelt.ca>
Subject: Proposed new development for a rezoning of the existing R2 Lot B on Baillie north of Derby

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****TO: Planning Department****

RE: Proposed new development for a rezoning of the existing R2 Lot B on Baillie north of Derby

Dear Sir/Madam,

We are writing to strongly voice our opposition to the proposed development in our neighborhood, as it presents significant concerns that could severely disrupt our community.

****Our Concerns: ****

- 1. **Traffic and Accessibility:**** Baillie Road is not designed to support parking on both sides, resulting in hazardous conditions where only a single vehicle can pass between parked cars. This poses a serious risk to the safety of residents and visitors alike.
- 2. **Emergency Services Access: **** The development's single access point is inadequate for emergency vehicles, including fire trucks and ambulances. In a crisis, this limitation could jeopardize the safety and well-being of our community.
- 3. **Waste Management Challenges:**** There is currently no proper turnaround for recycling and garbage trucks, which could lead to unsatisfactory waste management and sanitation issues in the area.
- 4. **Water Supply Risks: **** The proposed development threatens our already limited water supply, which serves existing homes. This further strains our resources and endangers our community's access to clean water.
- 5. **Increased Density Concerns:**** The proposed rezoning to R5 would impose a detrimentally high density on our neighborhood, adversely impacting our water supply, roadways, and the existing sewer systems. Additionally, this change would likely result

in higher property taxes as we would need to fund upgrades to accommodate the increased demand.

We urge you to reconsider this proposed development, as its repercussions will resonate throughout our community. Your attention to these pressing concerns is vital for preserving the quality of life in our neighborhood.

Thank you for your consideration.

Sincerely,

Toni & Annabelle Zupanec

6306 Baillie Road, Sechelt