

**Land Use Possibilities as they pertain to
East Porpoise Bay, the greater community of Sechelt,
and Sechelt Inlet as a resource for the future**

Good evening Mayor Inkster, Councillors, Ladies and Gentlemen.

The community of East Porpoise Bay thanks you for providing this opportunity to express our hopes and concerns for Sechelt, and for East Porpoise Bay in particular.

We want to start by quoting a Directional Document Responder in the 2007 Vision Plan for Sechelt.

“The waterfront belongs to everyone. We need to ensure that it is accessible not only to able bodied people but also to those with disabilities and mobility limitations that it meets the needs of all generations, from tots to seniors”

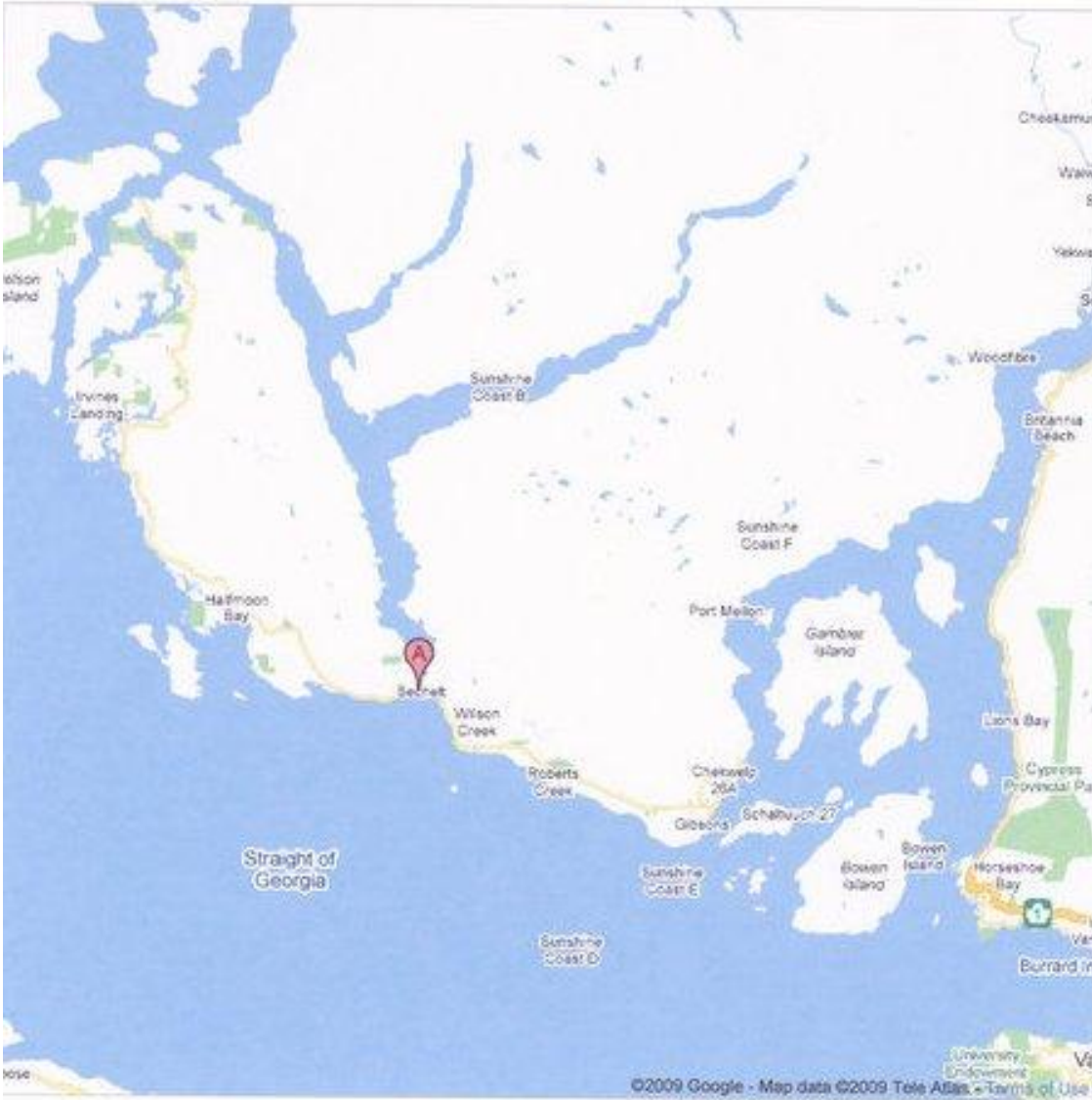
Obviously we have concerns – concerns enough about our wonderful neighbourhood to request to be heard ahead of completion of the Official Neighbourhood Community Plan. We also have real hopes, and believe we can point to some solutions.

We want to make it crystal clear that we are not opposed to business interests and activities in East Porpoise Bay. This is not a “NOT IN MY BACKYARD DELEGATION”, nor is it an “EVERYTHING IN OUR BACKYARD DELEGATION”. We welcome well managed responsible business practice in our community – we want it. We are not seeking total tranquility for the retired. Who would want that? However, we have to recognize the value and contributions to Sechelt and the Sunshine Coast of our retired population.

We would like to draw your attention to three Google maps:

Map 1

Shows Sechelt and its environs. It's one that bears looking at daily – lest we forget our good fortune. It yells out that the physical feature that defines and blesses Sechelt is its inlet.



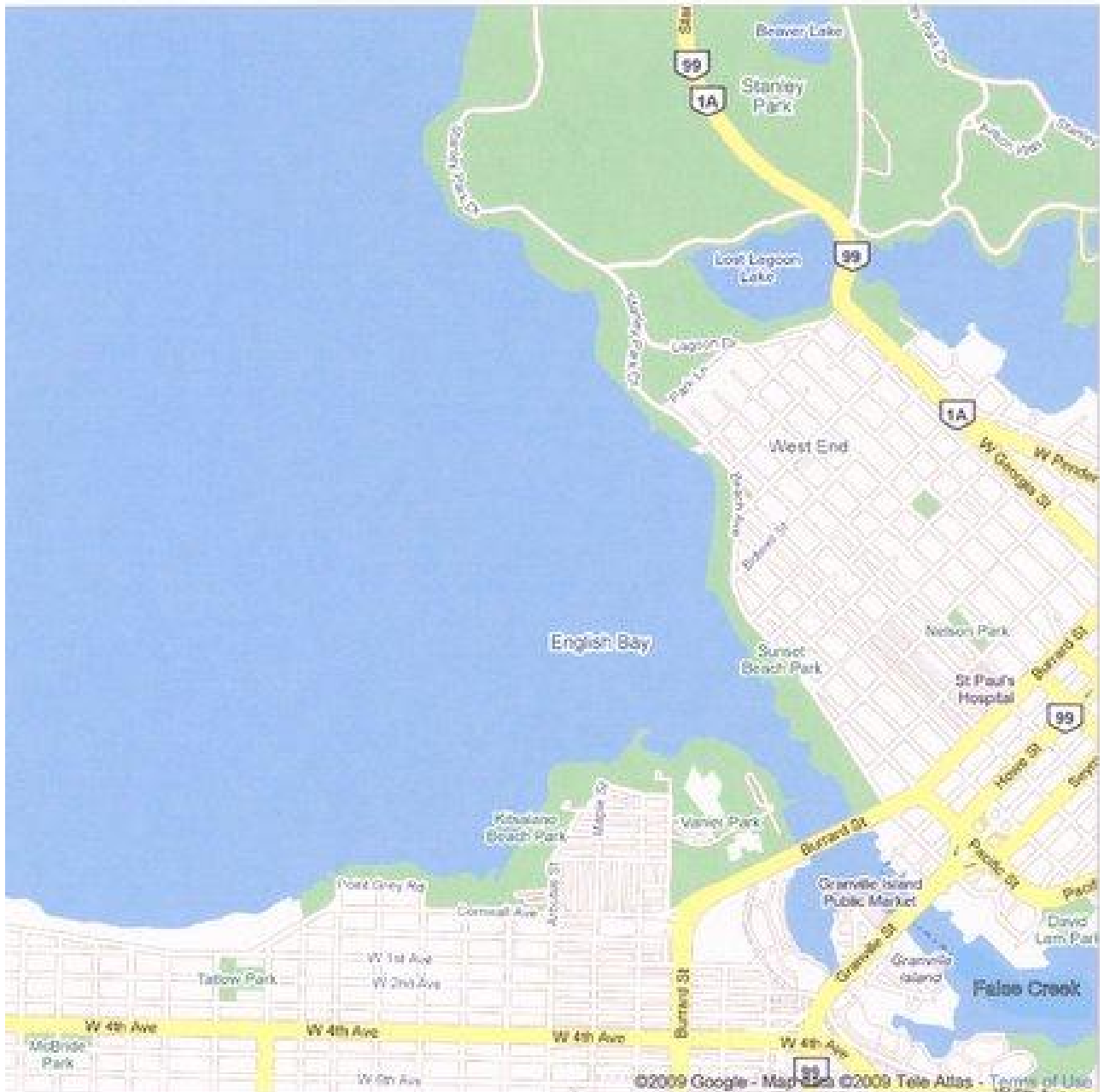
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number of communities are similarly located on the Georgia Strait, but only Sechelt has direct access to the Southern end of Sechelt Inlet – in fact, it encompasses it.

We don't have time to talk of its many virtues. Suffice to say that its viability is crucial to the viability of Sechelt as an outstanding community on the Sunshine Coast.

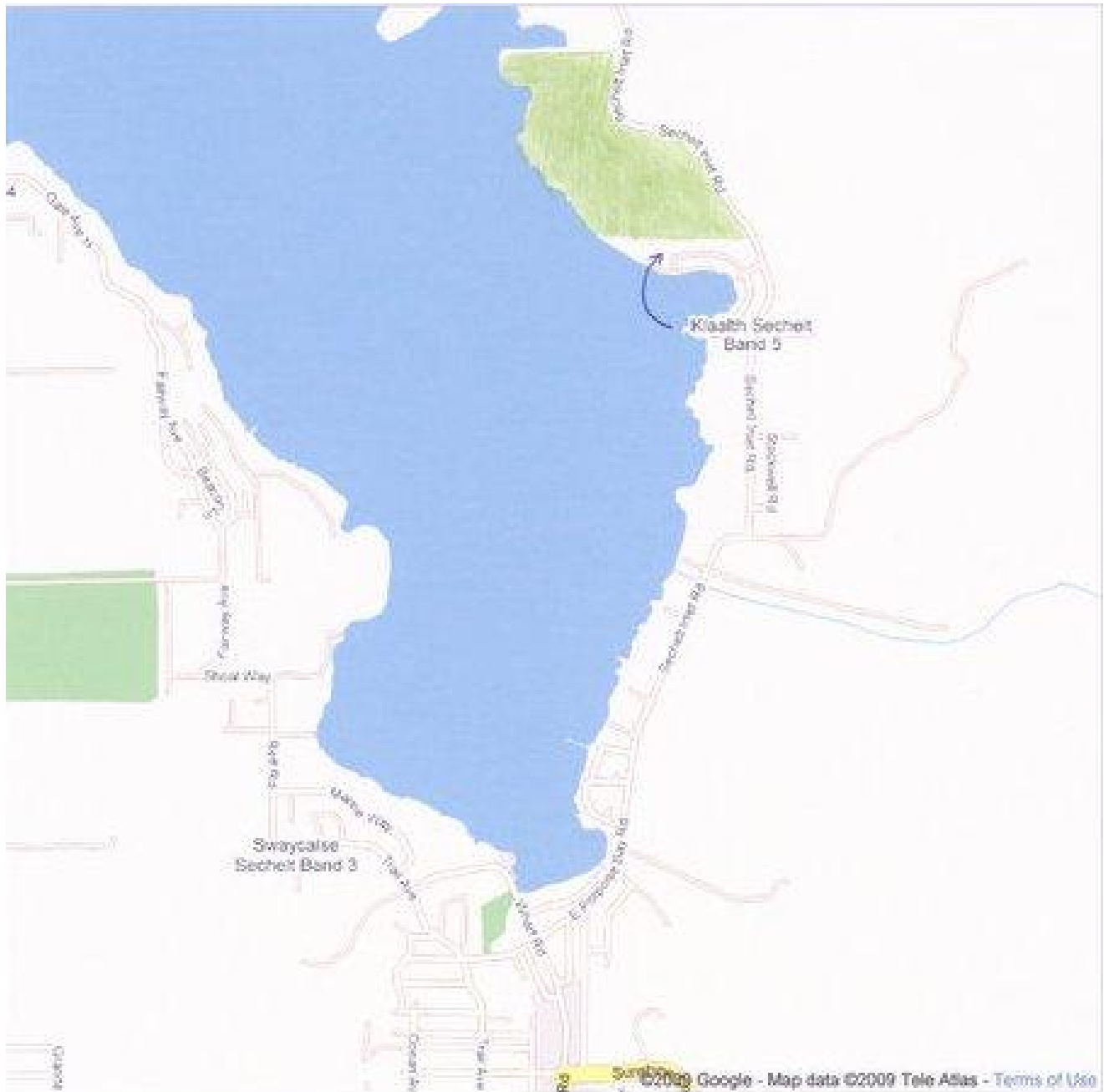
Map 2

Shows some of the most desirable (outside of Sechelt, of course) and most expensive (hopefully that won't become true for Sechelt) real estate on the planet. What makes it so? There is lots of other real estate in Vancouver.



Map 3

Shows the Southern end of Sechelt Inlet. Let's compare Maps 2 and 3. They share many of the same highly desirable characteristics – especially when we compare the shorelines of East Porpoise Bay with Kitsilano Beach, False Creek, Sunset Beach, and Stanley Park.



We have Porpoise Bay Provincial Park with a still viable salmon run in Angus Creek. They have Stanley Park with the remnants of a salmon run.

Most importantly, both areas have gentle naturally sloping sandy beaches with reasonably easy inclines going back enough distance to allow for considerable development.

Both areas sit in glorious hours of sunlight during the times when beaches are most often used – (the sun rises, shines throughout the day and sets on East Porpoise Bay).

We have the edge (for the most part) when it comes to gentler weather and calmer water – ideally suited for the safer use of smaller non-motorized watercraft.

They presently have wonderful public access to their waterfront. We presently don't.

They successfully mix residential and business life. We need to learn how to more successfully do that.

We think that we can mix residential and business activity too – but only if everyone will abide by the very few regulations that are needed, as long as they are applied effectively and consistently – because that is exactly what virtually all residents and business operators want.

Since East Porpoise Bay has such great topographical and beach orientation advantages, we want to see – and call for:

- 1.A predominance of residential development at the waterfront and going back up these manageable slopes.**
- 2.Zoning that encourages the residential development of high quality, increased density, more affordable housing of varied attractive design that allows easy access to the waterfront for all residents.**
- 3.Designs of residences, business properties, and grounds that encourage the interest and action of prospective purchasers and renters, including working families, as well as the retired.**
- 4.That approval of developments be contingent upon delivery to the District of full and continuous access along the entire waterfront for everyone.**
- 5.Zoning for commercial residential use – e.g. small hotels, B & B's, and any appropriate related business, providing needed services to attract patronage by local residents, and visitors to the area.**

6. Maintenance and effective guardianship by the District of all public beach accesses throughout its jurisdiction.

Development of this nature would be close to the downtown core of Sechelt. The junction of Dusty Road (what an unfortunate name – no matter how descriptive it may be) and East Porpoise Bay Road is less than 3 km from where we are today.

The junction with Delta Road is even closer. These distances are an easy ride or walk – especially with relatively small improvements to paths and roadways.

Continuing with distances. Is everyone aware that at 3.9 km – exclusive of reserve land – East Porpoise Bay has 22% of Sechelt's 17.7 km of shoreline along the Inlet? We think that in many ways it's the best 22%.

Conclusion

Why in the world would anyone allow the great advantages of East Porpoise Bay to aimlessly drift into a state of negligent and inappropriate use, and lost opportunity? It's a treasure that belongs to all of Sechelt.

Happily it's not too late to take the action that is needed.

We look forward to the future of a vibrant and liveably prosperous Sechelt that includes an East Porpoise Bay that lives up to its great potential. An East Porpoise Bay as part of Sechelt enviable enough for your children and grandchildren, and ours, to realistically want to come to live in, and for some to work in. It's all possible.

**Thank you.
The Community of East Porpoise Bay.**

We welcome questions.

We have some relevant thoughts on the history of development in the area – on the Onni project – on the walk-ability of communities, and on the emerging character and strengths of Sechelt as a growth area.