

**West Sechelt Community Association
Directors' Meeting
Tuesday, January 9, 2007
West Sechelt Elementary School**

Attending- Ken Matheson, chair
Nancy Leathley
Ted Leathley

Gail Riddell
Ron Harrington, recorder
Bill Endert

Item		Discussion	Action
6.1		The Chairman called the meeting to order at 7:07 pm	
6.2		Treasurer's Report Bill Endert reported that the Association had a bank balance of \$ 759.45 and a petty cash balance of \$ 61.66.	
6.3		Membership Report Bill reported that the current membership stands at 136 households.	
6.4		Minutes of the Previous Minutes Adopted as distributed	
6.5	6.5.1	Business From Previous Minutes Safety At West Sechelt School Ken reported that he had followed up on our member's concerns with the head of the PTA. Our Association's support in resolving outstanding safety items was offered but we have received no further communication from the parent's group.	
6.6	6.6.1	Correspondence Letter from Public Works District Engineer Ken Tang replied to our letter and emails re missing street signs on Baillie Rd and safety issues re Norwest Bay Rd and Hwy 101. A number of signs have been installed on Baillie. The highway issues have been forwarded to the Ministry of Highways for reply.	

		<p>A member expressed concern about signage at Seaview Lane and Highway 101 and the high accident rate there. Ken will request “ High Accident Zone “ signs when he meets with Ken Tang tomorrow.</p> <p>In a further discussion the association was asked to seek accident rate information on the highway in West Sechelt from appropriate sources including the RCMP, Fire Department, Ambulance Service and ICBC.</p> <p>It was agreed that the Association will consult with representatives of the Regional Board regarding their process and priorities for Hwy 101 upgrades.</p>	KM
	6.6.2	<p>Seniors’ Housing Meeting Hall Agreement</p> <p>Dale Allenback has not yet replied to written and telephone requests for the 50% share of the hall rental that he agreed to pay for the November information meeting. The Assoc. realizes there is little chance of receiving these funds so we will reluctantly pay the full cost.</p>	
	6.6.3	<p>Referral re ‘the Trails’ CDP</p> <p>The Directors reviewed a request for a land swap from Western Eagle Enterprises. There was no change other than swapping two elements within the approved CDP. We wrote to District Planning that we had no objection to the proposal.</p>	
6.7	6.7.1	<p>Committee Reports</p> <p>Sewer and Water Committee</p> <p>Since our last meeting information has been released by the district regarding future infrastructure capacity. The groups are arranging for site tours of the facilities in this quarter.</p> <p>John Bell, Chair of the Water Committee, reported that his Group had met informally and developed a series of questions including Pan Pacific Aggregates possible use of water.</p> <p>The Chairman asked that both committees pay specific attention to the real cost to the District’s infrastructure when they are reviewing development proposals on behalf of the association.</p> <p>Ken asked John and his committee to find out when the Regional Board will implement water meters.</p>	JB

	<p>6.7.2</p> <p>6.7.3</p>	<p>Sechelt Community Associations' Forum (SCAF) Scheduling conflicts have prevented the West Sechelt Association from attending the last few SCAF meetings. Our meeting schedule will be altered to accommodate this issue.</p> <p>Parks and Recreation Committee</p> <p>Chair Chris Allan reported that his committee were monitoring parkland and potential parkland in our area. Concern was expressed re destruction of habitat within the next phase of the Terrapin development at the north end of Baillie Rd. Their proposal for a park dedication was also discussed.</p> <p>Bill Endert will create an inventory of all the beach access points in West Sechelt and propose priorities for a multi-year improvement program by the District Parks Department.</p> <p>Ken reported that contrary to his impression of the Comprehensive Development Plan's intent, developers' fees in lieu of actual land for parks monies are being spent elsewhere in the district rather than in West Sechelt.</p> <p>The Chairman said the Association should be proactive in advancing our views to the District re park land acquisition and large park development in West Sechelt. Maurice suggested that the association should ask Planning staff that we be consulted regarding park area locations prior to the approval of developments.</p> <p>The District will place a newspaper ad to poll the immediate neighbourhood on our request to name the Derby/Mika Park Walter Burtnick Memorial Park.</p> <p>A request was made to have a large scale map of West Sechelt available at future meetings to provide an orientation component to land related discussions.</p>	<p>KM</p> <p>BE</p> <p>ALL</p> <p>KM</p>
	<p>6.7.4</p>	<p>Visioning Committee Nancy Leathley reported at a number of meetings have occurred during the last month including sessions with the Talbot Group, the external facilitators. The committee have become optimistic about the process and its outcomes. Nancy's written report to the assoc. will be posted on our Website.</p>	

		A public presentation on the Visioning process and the group's findings will be scheduled in late February. Nancy reported that when the vision for Sechelt is adopted it may require a parallel process to update the Official Community Plan(s).	
	6.7.5	<p>Steering Committee for The West Sechelt CDP</p> <p>Ken summarized the first submission by our members of the Steering Committee for the Comprehensive Development Proposal for the 107 hectares situated west of the village and north of highway 101. The process is at its earliest stages and will involve public information sessions as more detailed information is available. These will lead to a formal public hearing prior to approval of the plans.</p>	
6.8		<p>New Business</p> <p>6.8.1 Nickerson Road Lot 6</p> <p>The District will soon hold a Public Meeting regarding a proposal to build a second home on this estate sized lot.</p> <p>6.8.2 Emily Way Referral</p> <p>To resolve the outstanding issue of this referral regarding an application to build a sun room, the association will recommend to the District that its processes and the immediate neighbours' wishes determine the outcome. Moved by RH Secoded NL</p> <p>6.8.3 An Association Newsletter</p> <p>The first addition of the association's newsletter will be created and mailed to all residents of West Sechelt prior to the Public Hearing for the Tower Road Seniors' Centre.</p> <p>6.8.4 Information Meeting re Seniors' Center</p> <p>Discussion took place re the association's strategies for the public information meeting scheduled January 10 and the Public Hearing that will follow in two to three weeks.</p>	RH

	6.8.5	<p>Questions and Concerns from the Floor</p> <p>John Bell commented on recent storm damage to trees and suggested that the Association request the District make efforts to communicate to developers and contractors regarding the impact of disrupting and disturbing soil near the base of trees. John was asked to draft the appropriate letter</p> <p>Bill Endert and others expressed concerns related to flood damage in an area of new homes west of Nickerson Rd and south of Tower Rd. Sink holes had developed on roads and storms sewers were filled with silt and debris. Ken will discuss this with District Engineer, Ken Tang tomorrow.</p> <p>A question was raised about the processes around the development of the second phase of the Wakefield Project. We will await clarification from the district.</p>	<p>JB</p> <p>KM</p>
6.9		<p>Date and Time of Next Meeting</p> <p>TBA</p>	KM
6.10		<p>Adjournment</p> <p>The meeting adjourned at 9:33 pm</p>	

