

I have been Shell Cove resident for over 5 years. When we moved in, Shell Cove was very good looking suburb with spacious houses. Then it gradually decay - smaller and smaller land lots, more dense development ruined Shell Cove architectural character.

Initial Shell Cove Boat Harbor Concept, the way it looks, was one of the reason why we have chosen Shell Cove. However modified plans will change the the perception of Shell Cove greatly, it will become another crowded city at the sea.

I do have concerns that proposed changes will have detrimental impact on the look of Shell Cove, on a quality of life, access to harbor precinct.

Another concern is that proposed changes came at a very late stage of the development, when most lots had been sold with promised "planned" development, proposed changes will be unfair. It look like that Fraser Property just trying to squeeze last cent from development, without any care on how it might/will impact Shell Cove and its residents.

Yet another concern is that essential services already at a capacity

- Shell Cove Family Medical Center - some times you need to wait for a week or two to see a GP.
- Traffic congestion, for example congestion during school hours Shell Cove Public Primary School