



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y  
2E3

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1327

## MEMORANDUM

**To:** ACRD Board of Directors

**From:** Alex Dyer, Planner

**Date:** November 02, 2017

**Subject:** RD17006 – 10412 Lakeshore Road, Klehkoot Marina  
Public Correspondence Received

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Planning staff have received a large amount of correspondence and letters from the public to date regarding the rezoning application for the Klehkoot Marina property located at 10412 Lakeshore Road. All correspondence received has been compiled and attached to this memorandum which is intended to be considered by the Board in conjunction with the staff report and bylaws in the November 8<sup>th</sup> Board agenda.

1. **Appendix A** – 123 letters received that are generally in support.
2. **Appendix B** – 38 letters received that are generally in opposition.
3. **Appendix C** – Presentation and petition of opposition submitted to the ACRD Board by Steve Gray at the October 25<sup>th</sup> regular Board meeting. The petition includes 226 signatures on paper and 339 signatures from an online form.

All correspondence received prior to October 23<sup>rd</sup>, including the two petitions, was considered by the Sproat Lake APC. There are multiple letters from the same individuals or residences in some cases due in part to the proposal being amended after consideration by the APC.

## RD17006

# SPROAT LAKE LANDING



Middle of Vancouver Island

## Appendix 'A'

30 September 2017

Mr. Craig Casavant  
Klehoot Marine Development  
10412 Lakeshore Road  
Port Alberni, BC V9Y 8Z7

Dear Craig,

Further to our conversations, I am pleased to provide this letter of unconditional support for the proposed development at Klehoot Marina.

Simply stated, the long-term sustainability of Sproat Lake Landing depends upon the continued and increased influx of seasonal visitors/residents to the area. Similar to your research efforts, we continually measure the market segmentation and loyalty of our customers. Our analysis demonstrates the following customer segmentation by %:

	<b>Permanent Residents of Sproat Lake (incl. Alberni Valley)</b>	<b>Seasonal Residents &amp; Sproat Lake Visitors</b>	<b>Pacific Rim Visitors</b>	<b>Sustainable</b>
<b>Dellas Café &amp; Gift Shot</b>	10	40	50	Yes
<b>Drinkwaters Restaurant</b>	30	65	5	No
<b>Hotel &amp; Adventure</b>	0	75	25	Yes
<b>Liquor Store</b>	40	55	5	No

All of our business units that rely on the seasonal influx of visitors to Sproat Lake have a strong financial outlook, whereas those that have a greater dependency on permanent resident business do not. While we enjoy the wonderful loyal support of our local community, the challenge is the sheer low population of permanent residents and the fact that people tend to spend differently (more) on recreation and while vacationing. This is evidenced by the 10x improvement in business from a weekend in August versus a weekend in March. Another salient factor is the relative levels of disposable income that Seasonal Residents & Sproat Lake visitors expend at Sproat Lake Landing and the ACRD. Tourism associations recognize the economic impact of middle class tourists (independent of origin) on regional prosperity. At Della's Café, in the summer we witness over 200 customers a day, spending \$10 at Sproat Lake and the same customer spending over \$500 per day in Tofino or Ucluelet.

# SPROAT LAKE LANDING

Middle of Vancouver Island

This past year, we embarked upon a “Stay at Sproat Lake” marketing program with the specific objective of transforming the customer base at our Hotel from those looking for an overnight stay while enroute to/from Tofino or Ucluelet to visitors spending typically 3 days at Sproat Lake. Obviously the financial intention was so that Sproat Lake Landing and the ACRD would receive the majority of the vacation expenditure budget. In summer 2016 over 80% of stays were one night, whereas in summer of 2017 we had almost 75% with 2 nights or more. Our 2017 rates were comparable to the Best Properties in Tofino/Uclulelet and more than double our 2016 rates. When visitors spend 2 or more nights at Sproat Lake, there is a significant improvement in our Trip Advisor ratings.

Despite the abundance of world class scenery, clean warm fresh water, outstanding hikes, wildlife, etc. the greater Sproat Lake area lacks a critical mass of basic visitor amenities: rental accommodations, housing, food, activities, playgrounds, public access, social engagement, experiences, retail, etc. essential to creating a sustainable world class destination. Development such as the Klehoot marina expansion are essential to providing such services.

Sproat Lake Landing is committed to supporting community activities and economic prosperity in the Alberni Valley.

Kind regards,

Ross Mitchell  
President and CEO  
mitchell@sproatlakelanding.com

August 14, 2017

Craig Casavant  
Klehkoot Marina  
10412 Lakeshore Road  
Port Alberni, BC  
V9Y 8Z7

Dear Mr. Casavant,

**Re: Development Application Klehkoot Marina 10412 Lakeshore Road, Port Alberni**

I am pleased to provide a letter of support for your development proposal for Klehkoot Marina.

The Klehkoot Marina has been providing marina facilities to both locals and visitors at Sproat Lake for decades. As part of the recreational boating and watersport industry, and one of two marinas on the Lake, Klehkoot Marina is an important asset playing a vital role in the local economy.

The recreational boating and watersport industry employs hundreds of local people in jobs directly and indirectly. With indications that upwards of 35% of watersport enthusiasts come from out of town, the industry helps to support not only itself but also other local businesses including accommodation and hospitality.

The recent renovations to the marina and surrounding area look wonderful and add to the esthetics of the lake. The addition of more slips will benefit clients currently on your wait list as well as help with anticipated future growth. That expansion along with the creation of better and safer lake access for the public will go a long way in helping to build sustainability in the business ensuring the marina will continue to provide much needed services in the area for many years to come.

I wish you well in your planned development.

Sincerely,



Lori Camire  
Executive Director

September 27, 2017

To Whom It May Concern:

I live in the Alberni Valley, lived here all my life.

I support the Marina expansion and development because...

- Alberni Valley residents and visitors need better Lake access.
- Boaters not living on the Lake want to dock their boats too.
- Boaters need a safe and convenient fueling alternative.
- The development provides a rural atmosphere.
- Visitors need alternative choices for accommodations.
- The Cabin concept is better than large homes in this area.
- Improved public access is important to me.
- We need more and better amenities at the Lake.
- The whole project seems well thought out.
- The public has much to gain by such improvements.
- It is important to tourism and economic development.
- Commercial revitalization is important to our future.

The above covers it all.

Gary Ruissen

Email redacted

September 25, 2017

To Whom It May Concern:

I have lived here and have called the Alberni Valley our home since 1980. I think this development will be an asset to the community. It will be another piece in the puzzle to making the Alberni Valley a destination. I believe it is important to the diversification of our economy to include projects that are attractive to both tourists and to locals.

Albert See  
8892 Sterling Arm Drive / 6360 Dorian Place  
Email - redacted

August 25, 2017

To Whom It May Concern:

I live in the Alberni Valley. Our family has been blessed for over 12 years at the Marina. We cannot afford to live on the lake but have enjoyed keeping our boat there. We are business people in town and the lake was the reason we moved here. Commercial revitalization is important to our future.

Chris Admiraal  
4455 ELIZABETH ST

August 3<sup>rd</sup> /17

This marina has been a feature in my childhood and adult life. The recent developments and proposed expansion have and would bring more amenities and better service to everybody's needs here on the lake.

I live in the Alberni Valley.

A. Smit



5.8.2017

To Whom It May Concern,

I agree with all of the reasons for this expansion. As a marine consultant for over 20 years i recognize the obvious need of such an expansion at this facility and how it will benefit the business, lake dwellers and visitors alike.

Jim Armer

Parksville

August 25, 2017

To Whom It May Concern:

Needs to happen. I live in the Alberni Valley

I support the Marina expansion and development because...Alberni Valley residents and visitors need better Lake access.

Boaters not living on the Lake want to dock their boats too

Trevor Bertrand  
4824 Bute Street

August 25, 2017

To Whom It May Concern:

More marina space is needed on the lake. I grew up visiting the Lake with Family and Friends. I enjoy the lake for kayaking, rowing, paddle boarding, swimming, camping, hiking. I support the expansion because need more and better amenities at the Lake.

Steven Blanchette  
7354 Rossiter Avenue Lantzville BC  
V0R2H0

August 4, 2017

To Whom It May Concern,

When we visit it appears there is room for much more in the area - the plan is appropriate and would add great value and experience for visitors and locals.

I support the Marina expansion and development because... boaters need a safe and convenient fueling alternative. The development provides a rural atmosphere.

Cheryl Bradley

310 - 1011 Fourth Avenue

August 7, 2107

To Whom It May Concern,

I've been an owner on Sproat Lake for 5 years and support this development 100%. Sproat Lake needs more affordable living for those who want to enjoy the lake seasonally. I really like the idea of a small cafe and convenience store with public access all in one place.

Braden Conley

9618 Stirling Arm Crescent Port Alberni

August 13, 2017

To Whom It May Concern:

I enjoy the Marina because it's a place to go to put your boat, have family fun, and get ice cream in the store. People need this on the lake. We used to go there when we were kids.

I live in the Alberni Valley

Linda Cyr  
Kendall Ave PA

August 25, 2017

To Whom It May Concern:

We have moored our boat at the marina for the last seven years and we are so appreciative of the service they provide. As we are not born and raised in Port Alberni our spot at the marina has allowed us to feel like true members of the community.

Stephen & Allison Dupuis

I live in the Alberni Valley

August 17, 2017

To Whom It May Concern:

The lake needs more places to keep our boats especially if you don't own property on the lake so I fully support the expansion to get more boat slips.

Jordyn Goovaerts  
9578 winters Rd



August 17, 2017

To Whom It May Concern:

It would be nice to have more variety of amenities available at Sproat Lake. The lake needs more places to keep our boats especially if you don't own property on the lake so I fully support the expansion to get more boat slips.

Boaters need a safe and convenient fueling alternative. We need more and better amenities at the Lake. I visit the Marina for snacks, ice cream, ice, drinks and to pick up drop off friends and family Swimming Camping, hiking.

Tamara Goovaerts  
9578 Winters Rd

August 4, 2017

To Whom It May Concern,

I live on Sproat Lake. I support the Marina expansion. The expansion would bring more life to this side of the lake

Kolton Goovaerts  
9578 winters road

August 25, 2017

To Whom It May Concern:

I'm 100% for this idea. I live in the Alberni Valley and I've lived here all my life. I use the Marina to pick up drop off friends and family and to gain access to the Lake.

The development provides a rural atmosphere. Visitors need alternative choices for accommodations. The Cabin concept is better than large homes in this area. Improved public access is important to me. The whole project seems well thought out.

Wynita Jaworski  
Port Alberni

26.8.2017

To Whom It May Concern:

The lake needs more amenities to serve the people better. Sprout Lake is beautiful and everyone should have access. Expansion of the marina should allow this for tourists and locals. The owners are very friendly and provide great service on the lake.

Jamie Johannesen

2230 Chelsea Pl, Nanoose Bay, BC

August 8-17

To Whom It May Concern,

Without a doubt Sproat lake is the most amazing lake on Vancouver island. That being said there isn't enough places to stay or even mooring for boats. Have you ever seen the launch ramp? Last year my trailer was hit and I have a family so good luck getting your boat in the water. We need something like this in the area for our families to grow up and enjoy Sproat lake.

Kate Koreski

210 first street

**August 26, 2017**

**To Whom It May Concern:**

**Amenities on the lake are very limited so an expansion of the marina, accommodations and services would be beneficial for everyone.**

**Leslie Martin**

**I live on or around Sproat Lake**

August 4, 2017

To Whom It May Concern:

Been coming to the lake for years, we love this store! Friendly people and great service, looking forward to improved services here on the lake!

Chris Mccollister  
I live on or around Sproat Lake

August 8, 2017

To Whom It May Concern,

I think it is so crazy that there is not enough dock spaces or places to rent for the weekend on the most beautiful lake that I have been to. Last year we camped and had a horrible experience with some very drunk campers, so bad that I had to call the cops. I have a family and we always look for places to stay at Sproat and have very little luck. What about boat space? There really isn't any last year Klehkoot was full and I had to use the launch ramp every weekend talk about a nightmare. There was usually a 45 minute wait and I saw numerous yelling matches. This is a horrible way to enjoy the lake experience.

**This summer I got a slip in early March at the marina what a difference for my family. Night and day we love Sproat Lake again because of Klehkoot.**

Josh Mulcoy

210 First Street Tofino



26/8/17

To Whom It May Concern,

We currently moor our boat at the marina and have been very pleased with the service. Any enhancement of facilities such as washrooms and expansion would be great appreciated.

Bruce Neugebauer

5<sup>th</sup> August 2017.

To Whom It May Concern,

I live in the Alberni Valley. We utilize the fuel dock regularly. Looking for a place to have friends come and stay at the lake.

I support the Marina expansion and development because...

- Alberni Valley residents and visitors need better Lake access.
- Boaters not living on the Lake want to dock their boats too.
- Boaters need a safe and convenient fueling alternative.
- The development provides a rural atmosphere.
- Visitors need alternative choices for accommodations.
- The Cabin concept is better than large homes in this area.
- Improved public access is important to me.
- We need more and better amenities at the Lake.
- The whole project seems well thought out.
- The public has much to gain by such improvements.
- It is important to tourism and economic development.
- Commercial revitalization is important to our future.

Danielle Parker

5300 Darnley Road, BC, V9Y

8V5

August 25, 2017

To Whom It May Concern:

Economic development around Eco tourism is the key to the valleys future. As long as it's done in good taste and with respect to the community and more importantly the First Nations community I would happily support any venture.

Chris Pouget  
9472 Faber Rd.

13.8.2017

To Whom It May Concern,

Convenience for supplies a plus. I support the Marina expansion and development because boaters need a safe and convenient fueling alternative and the Cabin concept is better than large homes in this area.

john reaume

507 caleb pike rd victoria bc

24.8.2017

To Whom It May Concern:

This is a great opportunity for the public to enjoy the lake. Too many lakes are being privatized to benefit people who only visit for holidays.

This is a wholesome place to spend time with family and friends and enjoy the beautiful the island has to offer. I truly believe locals and tourists alike will benefit from this plan if it is approved.

Nadine Rigsby  
566 Weber St

August 25, 2017

To Whom It May Concern:

Grew up visiting the Lake with Family and Friends I discovered the Lake when visiting and realize its awesomeness.

I support this full its well run, the people are great and I need a place to leave my boat and travel there.

Dorothy Roi  
Qualicum beach

August 9, 2017

To Whom It May Concern,

I live in Ucluelet BC if it wasn't for this marina I would not be able to use lake. I'm handicapped and to put boat in and take it out is very difficult. I've been treated very well. These people have tried to do everything they could with limited moorage to look after my limited mobility.

I support the Marina expansion and development because...

- Boaters need a safe and convenient fueling alternative.
- The development provides a rural atmosphere.
- Visitors need alternative choices for accommodations.
- The Cabin concept is better than large homes in this area.
- Improved public access is important to me.
- We need more and better amenities at the Lake.

Thanking you

Capt Norm Sigmund

241 lee St Ucluelet BC

August 7, 2107

To Whom It May Concern,

I live in the Alberni Valley. Having a space for my boat is very important, having enough spots for a weekly guy like my self is tough for them to find and i don't want to be launching my boat every day.

I support the Marina expansion.

Darcy Simmons

4771 Leslie Ave



August 4, 2017

To Whom It May Concern:

The plans look awesome! I will buy a unit and Moore our boat.

I support the Marina expansion and development because...

- The development provides a rural atmosphere.
- Visitors need alternative choices for accommodations.
- We need more and better amenities at the Lake.

Anne Stacey  
2960 newton st

August 25, 2017

To Whom It May Concern:

I live in the Alberni Valley. The potential of Sproat Lake is endless.

I support the Marina expansion and development because...

- Alberni Valley residents and visitors need better Lake access.
- Boaters not living on the Lake want to dock their boats too.
- Boaters need a safe and convenient fueling alternative.
- The development provides a rural atmosphere.
- Visitors need alternative choices for accommodations.
- The Cabin concept is better than large homes in this area.
- Improved public access is important to me.
- We need more and better amenities at the Lake.
- The whole project seems well thought out.
- The public has much to gain by such improvements.
- It is important to tourism and economic development.
- Commercial revitalization is important to our future.

Marty Stevens

5535 Swallow Drive, Port Alberni

13/8/17

To Whom It May Concern,

A great way to keep the lakers up to date. I live on or around Sproat Lake. Came to love the Lake once I moved to the area. I enjoy kayaking, rowing, Swimming etc.

I support the Marina expansion and development because the public has much to gain by such improvements.

Ron Thomson

August 14, 2017

To Whom It May Concern,

Grew up visiting the Lake with Family and Friends. Brought to Sprout Lake in a date and it went from to where family comes and it's become tradition.

I visit the Marina for fuel, boat supplies, snacks, ice cream, ice, drinks to pick up drop off friends and family and to gain access to the Lake.

Cellie Van Eijk  
Sidney BC

26/8/2017

To Whom It May Concern:

**We need access to lake and fuel for non lake residents. All people of the valley need access ...not just property owners at the lake. There is a demand for these expanded facilities.**

I grew up visiting the Lake with Family and Friends and I've lived here all my life.

We enjoy, power boating , wake board, water ski, sail boating, kayaking, rowing, paddle boarding and swimming at the Lake.

We visit the Marina for fuel, boat supplies, boat storage, to pick up drop off friends and family and to gain access to the Lake.

I support the Marina expansion and development because...Alberni Valley residents and visitors need better Lake access. Boaters not living on the Lake want to dock their boats too. Commercial revitalization is important to our future.

Glen White  
2907 7TH AVE

August 7, 2107

To Whom It May Concern,

I used to live in Port Alberni and spent a lot of time at Sproat Lake, fishing, swimming and family picnics. Now I travel to PA to visit family and friends and continue to spend time at the lake, it would help to have accommodation and better access to the lake with improved boating and picnic facilities.

Margaret Wilson

10866 164A Street

August 14<sup>th</sup> 2017

To Whom It May Concern:

**I support the Marina expansion and development because...**

- Visitors need alternative choices for accommodations.
- The Cabin concept is better than large homes in this area.
- We need more and better amenities at the Lake.
- It is important to tourism and economic development.

Farrah Newnham  
3351 university woods

August 4<sup>th</sup> 2017

To Whom It May Concern:

**I support the Marina expansion and development because...**

- Boaters not living on the Lake want to dock their boats too.
- Boaters need a safe and convenient fueling alternative.
- The Cabin concept is better than large homes in this area.
- It is important to tourism and economic development.

Go Klehkoot Marina!

Hugo Dussault



August 14<sup>th</sup> 2017

To Whom It May Concern:

**I support the Marina expansion and development because...**

- Boaters not living on the Lake want to dock their boats too.
- The development provides a rural atmosphere.
- The Cabin concept is better than large homes in this area.
- Improved public access is important to me.
- It is important to tourism and economic development.

John Johnson  
331 Neil Street

August 25<sup>th</sup> 2017

To Whom It May Concern:

**I live in the Alberni Valley.**

**I support the Marina expansion and development because...**

- Alberni Valley residents and visitors need better Lake access.
- Boaters not living on the Lake want to dock their boats too.
- Boaters need a safe and convenient fueling alternative.
- The Cabin concept is better than large homes in this area.
- Improved public access is important to me.
- We need more and better amenities at the Lake.
- The whole project seems well thought out.

Ken Dornian  
4012 Shaughnessy St

August 3<sup>th</sup> 2017

To Whom It May Concern:

**I live in the Alberni Valley**

**I support the Marina expansion and development because...**

- Alberni Valley residents and visitors need better Lake access.
- Boaters not living on the Lake want to dock their boats too.
- Boaters need a safe and convenient fueling alternative.
- The development provides a rural atmosphere.
- Visitors need alternative choices for accommodations.
- The Cabin concept is better than large homes in this area.
- Improved public access is important to me.
- We need more and better amenities at the Lake.
- The whole project seems well thought out.
- The public has much to gain by such improvements.
- It is important to tourism and economic development.
- Commercial revitalization is important to our future.

Lance Goddard  
5771 Beaver Creek Road

August 25<sup>th</sup> 2017

To Whom It May Concern:

**I live in the Alberni Valley.**

**I support the Marina expansion and development because...**

- The public has much to gain by such improvements.

**Nicole Shanks**

August 4<sup>th</sup> 2017

To Whom It May Concern:

**I support the Marina expansion and development because...**

- Alberni Valley residents and visitors need better Lake access.
- Boaters need a safe and convenient fueling alternative.

Love it!

Tim Works

August 25<sup>th</sup> 2017

To Whom It May Concern:

**I support the Marina expansion and development because...**

- Boaters not living on the Lake want to dock their boats too.
- Boaters need a safe and convenient fueling alternative.
- The Cabin concept is better than large homes in this area.
- Improved public access is important to me.
- We need more and better amenities at the Lake.
- The whole project seems well thought out.
- The public has much to gain by such improvements.
- It is important to tourism and economic development.
- Commercial revitalization is important to our future.

Comments: Yes Development

Brian Zimmer  
Nanoose Bay

August 26, 2017

To Whom It May Concern:

I am glad there is a public marina to store our boat in. Without public access people who don't live on the lake have access now. I believe a thoughtful, small-scale enlargement and improvement of the land will be a benefit for the community. It will certainly improve the existing looks and facilities.

Andrea Menin  
325 Pine Crest Pl

August 26, 2017

To Whom It May Concern:

I live on or around Sproat Lake.

Definitely a needed expansion for the area. Continued growth will only fuel on this wonderful lake and further the amenities offered here. Would love to see some additional fuel docks so we don't have long weekend waits.

Brendan Robertson  
Blodel Drive



August 26, 2017

To Whom It May Concern:

The professional and friendly staff are what you want when you are promoting tourism.

I support the Marina expansion and development because boaters need a safe and convenient fueling alternative.

Dan Parker  
#12-344 Hirst  
Ave Parksville

August 26, 2017

To Whom It May Concern:

I live on or around Sproat Lake.

We often have boaters come to our property looking for more age as there seems to be a definite shortage on the lake. Also, when we fuel the wave action from passing boats is a hazard and could easily lead to injuries. A break water is a necessity.

Frank Johnson

10262 Lakeshore

August 27, 2017

To Whom It May Concern:

Having a slip at the marina provides us with a safe and reliable way to access the lake. We are excited about this new plan to expand and would like to endorse it.

Fraser Macdonald  
10215 Bishop Dr

August 26, 2017

To Whom It May Concern:

I believe that this development is nessecary for accommodation around the lake area to becoming more economical, and more accessible.

I live on or around Sproat Lake.

Pierce Colpman  
Lot 9 Dog Mountain

August 27, 2017

To Whom It May Concern:

This would be great for the Alberni Valley.

DARREN DORN  
2555 PORT ALBERNI HWY

August 28, 2017

To Whom It May Concern:

Would be a fantastic improvement. Thumbs Up!

Kevin Brown  
Nanaimo

August 28, 2017

To Whom It May Concern:

There is not many places to fuel and store boats on the lake and more amenities would are needed.

Kevin Thomson

August 27, 2017

To Whom It May Concern:

This is Proposal serves to improve the Sproat lake community and offers needed services and Amenities to its residents. It is a reasonable expansion and should be supported by Council.

Kim Colpman  
Lot 9 Dog Mountain  
Sproat Lake BC



August 28, 2017

To Whom It May Concern:

I have owned property on the lake for 14 years now and due to its ever increasing popularity Sproat Lake needs more Marina development supporting this increase.

Marshall Cooper

August 28, 2017

To Whom It May Concern:

The convenience of having our boat parked at the marina is wonderful because we live on the lower mainland.

Being able to gas up at the marina is very convenient and safer as they ensure there is no spillage and if there is, they clean it up.

Having someone at the marina most days/hours also safer for all of us out of town boaters.

ROGER & DARCEY Vicic  
3316 Wingrove Terrace

August 29, 2017

To Whom It May Concern:

I live on or around Sproat Lake. I have been on the lake my whole life! The lake is expanding!! The impact on the lake front is very minor compared to how much this project can offer the public!

Taylor Saywell  
3103 West Rd

August 28, 2017

To Whom It May Concern:

Well-planned and sensible development such as this is good for the economic viability of the region as a whole.

Rebecca McKay  
1760 Maple Bay Road

August 29, 2017

To Whom It May Concern:

Increasing the size of the Marina gives others a place to moor their boats and there's not enough moorage spots on Sproat Lake and the fact that the lake only has one boat ramp makes it difficult for boaters on busy days. What I wouldn't want to see is another increase in moorage rates to pay for this expansion. Most boaters pay for six months of berth rental but realistically only have their boat there for 3 months...not many but their boat in for April, May and most of June. Good luck with the plans for expansion....it's needed for all to enjoy the lake fully!!

Ron Lightfoot  
5560 Cherry Creek Rd  
Port Alberni BC V9Y7Z2

September 4, 2017

To Whom It May Concern:

I live on Sproat Lake.

To lose the Klehkoot Marina would be a huge loss to Sproat Lake. They have been servicing this lake for decades which more than proves their years of hard work and dedication to this community. The owners of the Klehkoot Marina are moving towards a future of environmentally friendly improvements along with a well thought out business plan.

Anne Marie McGaw  
#4 10010 Lakeshore Road

September 1, 2017

To Whom It May Concern:

As the owner of a boat access only lake property, the marina is an essential derive to myself and all of the other boat access only properties. Many of us have been on the lake for generations.

I support the Marina expansion and development because boaters not living on the Lake want to dock their boats too and boaters need a safe and convenient fueling alternative.

Dean Colpman  
755 Caledonia Ave, Victoria, BC V8T 0C2

September 3, 2017

To Whom It May Concern:

I live in the Alberni Valley.

I love towing my wife around on the kayaks when she is tired! We would like to see motorized boat rentals at the marina someday. We would love to see this place expand to the next level. We look forward to providing more sushi for sale!

Dojin Won

4266 10th Ave Port Alberni BC v9y4x3



August 1, 2017

Attention Alex Dyer

Re: Sproat Lake Marina Expansion Proposal

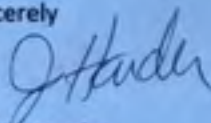
I am writing to support the proposed expansion at Sproat Lake. I have traveled to Sprout Lake to visit family (that live in a mobile home that is not on the lake) and have enjoyed the lake for the past 15 years. However there is a serious lack of public space, rental spaces, washroom facilities and moorage places on the lake.

We would love to stay at the lake but the Landing is unaffordable and my parents place very small. So we travel back and forth. We would also like some green space to enjoy the lake, a picnic and use a washroom not a very busy port-a-potty.

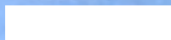
The proposed expansion at Sproat Lake makes sense and is aesthetically pleasing. The opportunity to create jobs and support the local economy in an environmentally friendly way is without doubt overdue. The expansion of this area enables other areas on the Lake to remain untouched. It provides services to the cabin owners, local area dwellers and the general public. It would be well used area now and in the future.

I support this well thought out proposal and wait patiently for its approval.

Sincerely



Janine Harder  
1345 Coastview Dr  
Comox BC



September 3, 2017

To Whom It May Concern:

I live in the Alberni Valley.

We love coming here to use your kayaks, we hope to provide more sushi in the coming years! Maybe some accommodation when it's built.

I support the Marina expansion and development because...

- Alberni Valley residents and visitors need better Lake access.
- The development provides a rural atmosphere.
- Visitors need alternative choices for accommodations.
- Improved public access is important to me.

Hyun-Jung Shin

4264 10th Ave Port Alberni v9y4x3

September 2, 2017

To Whom It May Concern:

The future and sustainability of the whole Alberni valley depends on it.

I support the Marina expansion and development because...

- We need more and better amenities at the Lake.
- The whole project seems well thought out.
- The public has much to gain by such improvements.
- It is important to tourism and economic development.
- Commercial revitalization is important to our future.

Jennifer Richards  
Nanoose Bay

September 1, 2017

To Whom It May Concern:

I live around Sproat Lake

I have been using this Marina since the Casavant's bought the old Lakeshore store. Very friendly and helpful people. With the ever increasing use of the lake for boating etc., the need for a secure moorage and fueling area is a must. With going through the proper channels and having well planned and thought out expansion, this should be an asset to the area.

Jim Miller  
10541 Asher road Port Alberni

September 4, 2017

To Whom It May Concern:

I live on Sproat Lake

Safe and environmentally responsible refueling is critical to sustaining our beautiful lake. Dragging gas cans to refuel boats on private docks is a step backward in environmental sustainability.

John McGaw  
10010 Lakeshore Dr.

September 1, 2017

To Whom It May Concern:

I support the Marina expansion and development because...

- Alberni Valley residents and visitors need better Lake access.
- Boaters not living on the Lake want to dock their boats too.
- Boaters need a safe and convenient fueling alternative.
- The development provides a rural atmosphere.
- Visitors need alternative choices for accommodations.
- The Cabin concept is better than large homes in this area.
- Improved public access is important to me.
- We need more and better amenities at the Lake.
- The whole project seems well thought out.
- The public has much to gain by such improvements.
- It is important to tourism and economic development.
- Commercial revitalization is important to our future.

Mike Cole  
Port Alberni

August 30, 2017

To Whom It May Concern:

One of the most obvious reasons is that boats need gas. Transporting gas for our boat from the gas station in our truck is inconvenient at the least, and hazardous if not done properly. And even more serious is the spillage that inevitably comes from people filling their boats at private docks - compromising our drinking water. Boats need moorage... there is obviously a business case for expansion, given the waiting list.

Patty Shepherd  
9170 Stirling Arm Drive

September 1, 2017

To Whom It May Concern:

I live in the Alberni Valley.

This city and area need to stop saying no to projects let's do this, to many times projects go through so much red tape that they give up. If there is someone that is willing to put up the money then let's help them.

Rob Pretty  
6161 Beaver Creek Road



September 2, 2017

To Whom It May Concern:

The Alberni valley needs this expansion to keep things safe and accessible.  
Tourism generates a lot of revenue for the area.

Ross Richards  
Nanoose Bay

August 28, 2017

To Whom It May Concern:

I have owned property on the lake for 14 years now and due to its ever increasing popularity Sproat Lake needs more Marina development supporting this increase.

The Cooper's

August 30, 2017

To Whom It May Concern:

I think the expansion plan is well thought out and very esthetically pleasing. I love the idea of quaint little cottages for families to come and enjoy a lovely lake vacation. The marina is well run with friendly knowledgeable owners. I have every confidence that given the opportunity that they will succeed in building a beautiful expansion.

Wendy Young

Wendy Young  
6020 Icarus Dr, Nanaimo, BC

August 25, 2017

Penny Cote  
Area "D" Director  
Alberni-Clayoquot Regional District

Penny, you won't be around forever and you won't have the Area 'D' vote forever. I'm 77 years old and I sure won't be around forever either. This is our opportunity to make a positive difference.

I think you need to make this decision to continue a tradition and legacy on this lake. A legacy that will last generations so our families can enjoy the lake and take care of it even better than we all have.

It's our legacy and the least we can do for the generations to come.

Please make the right decision and vote for this relatively small expansion that will mean the world to this small business.

A yes vote will also set an example that the Regional District is voting to keep small family businesses alive to service the lake dwellers, the Alberni Valley residents and to foster tourism so all can enjoy the lake and create the memories so many generations before us have been afforded.

Please vote yes on the expansion.

A handwritten signature in black ink, appearing to read 'SC', with a large, sweeping flourish at the end.

Sharon Casavant

#23 Lakeshore Road  
Port Alberni

August 25, 2017

Penny Cote  
Area "D" Director  
Alberni-Clayoquot Regional District

Dear Penny,

We are providing an important service on the lake that is appreciated by most lake front owners and many Alberni Valley residents and it would be a shame to not be able to provide services any longer.

A relatively small increase in moorage slips compared to the hundreds of extra moorage spaces in front of homes on the lake will not change the character of Sprout Lake.

An increase in slips does not necessarily equal an increase boats on the lake. Many boaters wish to move away from friends and families slips so they are not intruding on them when accessing their boats through private property or they are avoiding the crowded park ramp twice a day for 2 or 3 days on a weekend.

*The boats are already here and we are providing a service to the boaters many of whom are from the Alberni Valley.*

We need to progress while keeping a rural atmosphere. Not go backwards, force our closure then have some big company fill the needs of the lake in some other location.



Gerry Casavant

#23 Lakeshore Road  
Port Alberni

August 26<sup>th</sup>, 2017

Penny Cote  
Alberni Clayoquat Regional District  
Area D Director

Dear Penny,

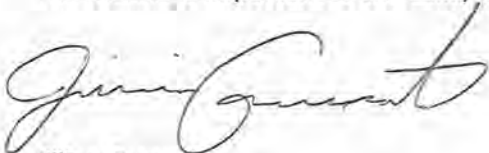
I have many memories of lake life. I grew up spending my summers on the Lake creating lifelong memories. I also worked at the Marina at every opportunity and it was always a highlight of the summer.

I have heard you may not think keeping the Marina open is important to the lake.

With all due respect, if someone told me the Marina wasn't important to the lake then they would be absolutely wrong. To me whoever is saying that doesn't know the lake and they've never been to the Marina. Maybe they know the Lake's name but not it's story.

The Marina isn't just like a regular store, people who are working at the marina don't just work there to get paid, they work there because they care about the lake and the people.

The Marina is important to the Lake, it brings the community together.



Jillian Casavant  
Share the Lake, Share the Love

August 26<sup>th</sup>, 2017

Penny Cote  
Alberni Clayoquat Regional District  
Area D Director

Dear Penny,

I've grown up my whole life going to the Lake. I've made thousands of memories there with my friends and family. I've seen the beautiful and great things that come from the sense of community around the lake the marina being a big part of that.

I've also seen the hardships and strains that have been put on the Marina as a business and that have been put on my family to keep the Marina going. I've seen how hard my family has worked and how the community has come through and helped us in our endeavors.

It would be a shame to see all the hard work that my family and the community has put into this go to waste. It's been a difficult process and a long struggle and now things are just starting to look good and we need to continue on this path to make a better place for everyone.

Join us in making this possible with your positive vote on the proposed changes.

A handwritten signature in black ink, appearing to read 'Austin Casavant', written over a light blue horizontal line.

Austin Casavant

August 26<sup>th</sup>, 2017

Penny Cote  
Alberni Clayoquat Regional District  
Area D Director

Dear Penny,

I found that in the 14 years we've owned the Marina that many people enjoy coming to visit the Marina whether they have a boat or not. They enjoy the meetings and conversations with other boaters and visitors.

We always have positive responses from customers. It's been a struggle to keep it running all these years but it would be a shame for the community if we were forced to close because it could never be replaced as it is now.

I hope you can make the right decision and vote yes to the proposed expansion and development for everyone's sake.

Nicole Casavant

A handwritten signature in black ink that reads "Nicole Casavant". The signature is written in a cursive, flowing style.



August 26<sup>th</sup>, 2017

Penny Cote  
Alberni Clayoquat Regional District  
Area D Director

Dear Penny,

My family has owned this marina all my life. I remember playing on the beach and getting chocolate ice cream at the Marina. I remember jumping off the pontoon boat into the warm lake.

This is not just a place you can dock your boat it's also about the human experience.

It's a family business it's not just people we hire to get the job done it's people that can make the customers feel enjoyment and feel like they were really taken care of.

I hope you will support our family business.

A handwritten signature in cursive script that reads "Jennifer Casavant". The signature is written in dark ink and is positioned above the printed name.

Jennifer Casavant

August 19, 2017

I live on or around Sproat Lake. **This expansion will be good for the lake and the residence surrounding.**

Lived here all my life - these are my stomping grounds.

I visit the Marina to gain access to the Lake.

I enjoy power boating , wake board, water ski swimming, camping and hiking.

I support the Marina expansion and development because...

- The development provides a rural atmosphere.
- The Cabin concept is better than large homes in this area.
- Improved public access is important to me.
- It is important to tourism and economic development.

Nathaniel Casavant  
10412 Lakeshore Rd.

ATT: Alex Dyer.

Alberni - Clayoquot Regional District

3002 Fifth Ave.

Port Alberni, B.C.

Dear Mr Dyer,

As property owners our family supports the Klehbaat Marina expansion. We own an island and any improvement on the marina is welcome.

Please do not hesitate to contact me if required.

Regards

Marshall Cooper.

250 8826601

DL502 Clayoquot District.

Port Alberni

V9Y 7L8.

## Craig Casavant

---

**From:** Shawn Kelly <>  
**Sent:** Saturday, August 12, 2017 5:48 AM  
**To:** adyer@acrd.bc.ca  
**Subject:** Klehkoot marina expansion/development

Alex  
I own a lot above the marina and have lived in the Alberni Valley all my life. I support the proposed expansion/development at Klehkoot. Over the past many years it has been difficult to find both short term rentals and boat moorage at the lake, I was on a waiting list for years. I think the development will give both Alberni Valley residents and tourists the chance to experience the most spectacular lake in the country. Hopefully Klehkoot can make this happen.

Shawn Kelly  
2353 Highmoor Rd  
Port Alberni, B.C.

August 1, 2017

Attention Alex Dryer  
Alberni-Clayoquat Regional District  
3008 Fifth Ave  
Port Alberni, BC V9Y 2E3

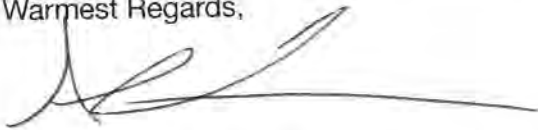
Dear Mr. Dryer,

I am writing to express my support for Klehkoot Marina's application for rezoning, and amendment to zoning covenants.

As a homeowner on Vancouver Island, with vacation property on the west coast of the island, I often stop in Port Alberni to visit friends, or enjoy recreational opportunities at Sproat Lake. Additional recreation and real estate opportunities will add to the tourism and economic activities in the region.

Thank you in advance for your support of this project.

Warmest Regards,

A handwritten signature in black ink, appearing to read 'Alex Lasheras', with a long horizontal flourish extending to the right.

Alex Lasheras  
1216 Clovelly Terrace, Victoria B.C. V8P 1V6

August 1, 2017

Attention Alex Dryer  
Alberni-Clayoquat Regional District  
3008 Fifth Ave  
Port Alberni, BC V9Y 2E3

Dear Mr. Dryer,

I am writing to express my support for Klehkoot Marina's application for rezoning, and amendment to zoning covenants.

As a former resident of Port Alberni, formerly working on Sproat Lake as Director of Operations at Sproat Lake Landing, and now as a visitor to the region, I deeply understand the need, and benefit, of economic growth.

Having developed a relationship with the owners at Klehkoot Marina during my time at Sproat Lake Landing, I greatly respect their responsible stewardship of Sproat Lake, and their initiatives with this development.

It's been said that "a rising tide floats all boats," and increased economic activity for tourism and real estate will benefit many other businesses in the valley.

Thank you in advance for your support of this project.

Warmest Regards,



David Rose  
PO Box 2037, Golden BC, V0A 1H0  
(Formerly Port Alberni resident, 2016)

August 1, 2017

Attention Alex Dryer  
Alberni-Clayoquat Regional District  
3008 Fifth Ave  
Port Alberni, BC V9Y 2E3

Dear Mr. Dryer,

I am writing to express my support for Klehkoot Marina's application for rezoning, and amendment to zoning covenants.

As a former resident of Port Alberni, formerly working on Sproat Lake as General Manager at Sproat Lake Landing, a member of the Sproat Lake Canoe Club, and now as a visitor to the region, I deeply understand the need, and benefit, of economic growth.

Having developed a relationship with the owners at Klehkoot Marina during my time at Sproat Lake Landing, I greatly respect their responsible stewardship of Sproat Lake, and their initiatives with this development.

It's been said that "a rising tide floats all boats," and increased economic activity for tourism and real estate will benefit many other businesses in the valley.

Thank you in advance for your support of this project.

Warmest Regards,



Chad Toronchuk  
2328 Holmes-Deakin Road, Golden BC, V0A 1H0  
(Formerly 3175 4th Ave, Port Alberni from 2015-2017)



Dan and Sharon Powell  
10521 Asher Road  
Port Alberni, B.C.  
V9Y 9A2

Alberni-Clayoquot Regional District  
3008 Fifth Avenue  
Port Alberni, B.C.  
V9Y 2E3

August 4, 2017

Attention: Alex Dyer, Planner

Dear Sir:

We are writing concerning Klehkoot Marina's application for rezoning to expand their Marina and the request for an amendment to the commercial zoning covenants on the land adjacent to the Marina. This amendment would permit the construction of up to 20 variable sized units including cabins and condominiums rather than the 10 large single family units currently permitted. Although there are many reasons for supporting this proposed rezoning for the marina and amendment to the Zoning covenants on the upland we will limit our comments to those matters which will have a positive impact on us personally.

We will start by reminding you about the indefinite closure of Somass Sawmill in Port Alberni earlier this week. This closure should make it all the more obvious that the economy in the Alberni Valley needs to be diversified and supported wherever possible. One of the brighter spots respecting the local economy is the influx of people to the valley. No one can deny the beauty of Sproat Lake and how attractive it is to newcomers. However, without support, more specifically somewhere to live; this economic boost to our local economy will be significantly reduced. In order of importance to us, following are our personal reasons for supporting these proposed changes:

- Positive economic impact to the valley. Without an improvement to the economy we will undoubtedly see a reduction in services over time. We are both retired and cannot live in a community with limited services.
- We need a safe place to park our boat. We have friends with waterfront so have other moorage options available but they are nowhere near as safe as Klehkoot Marina.
- We cannot lose this gas dock. We are past the stage where we can lug a container of gas down to our boat and fuel it up.
- Increasing the size of the marina will reduce congestion at the Provincial Park boat Launch because less people will have to put their boats in and out of the lake daily if they have additional moorage options. At present we put our boat in and take it out of the lake only on weekday mornings to avoid the congestion at the boat launch.

We will close with our personal assessment about the current economics of operating this marina. We have kept boats there since 1984. The previous owners ran this small business as a family operation with very few employees. They sold car gas up at Lakeshore Road and ran a small grocery outlet. The old store was very old in need of upgrading and environmental standards for gasoline storage have changed significantly. These previous owners worked 7 days a week and tried to sneak away for a short break during the winter. This situation was borderline from an economic standpoint at best and considering the age of the store and new environmental standards, unsustainable in our view. This rezoning application and the change of covenants on the upland should be approved.

Yours truly,

  
Dan and Sharon Powell



August 08 2017

Alberni-Clayoquot Regional District  
3008 Fifth Ave  
Port Alberni , B.C.  
V9Y 2E3

Attention: Alex Dyer

Dear Sir,

I am submitting this letter to you in support of the proposed Klekoot Marina expansion that is under review , as a present user and local neighbor of the marina I feel that the expansion is needed on Sproat Lake to further enhance an essential service facility for boat moorage and fuel facilities.

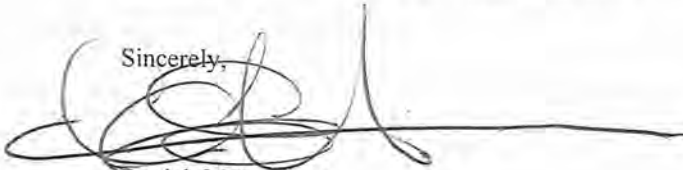
Proper facilities is required to keep fueling of boats contained and regulated for the safety and benefit of everyone using the lake, additional boat moorage will further develop the area and in my opinion will not increase boat traffic to a level that the lake cannot safely handle , it will control the storage of boats allowing tourists and local people safe and controlled access to the lake.

Sproat Lake is a beautiful asset that the Port Alberni region is fortunate to have and should be enjoyed by all citizens and not limited to the fortunate families that own property around the lake.

My wife and I discovered Sproat Lake four years ago and soon learned access to the lake was very limited to the provincial park , this is a wonderful facility but gets very busy on weekends and holidays again restricting access to the lake , we discovered Klekoot Marina and learned that a long waiting list existed.

One year later thanks to the fact that existing docks were being upgraded and repaired we attained a slip for our boat and then further purchased a development lot at 10400 Marina Vista Drive , Lot #7. Our intention is to build a lake cabin at the facility and look forward to being part of a community that intends to further enhance and beautify the area.

Sincerely,



Daniel G. Newnham  
Lot #7  
10400 Marina Vista Drive  
Sproat Lake

Attention Alex Oyer  
Alberni - Clayoquot Regional District  
3008 Fifth Avenue  
Port Alberni, B.C. V9Y 2E3

My name is Noah Seeton, I am a local resident on Sprout Lake at 9664 Lakeshore Rd. I've been employed for the past two years at the Klehkoat Marina. I would like to see the rezoning for many reasons. After working here for as long as I have, I have had to use a porta potty as a restroom and the rezoning would add a better, clean bathroom facility. Also, ~~adding more housing~~ adding more housing would help decrease some of the crowding at places like the Maple's Resort which is my neighbour and the provincial park, etc. Thank you for your time Alex and I hope you can see through on why this is necessary.

- Noah Seeton  
*noah*

August 4, 2017

To Whom It May Concern:

**This lake has long been in need of a proper Convenience Store and more slip spaces will alleviate the treacherous government launch ramp, I love the idea of a public swim area and improved non-motorized boat access to the lake. Thanks for the great service.**

I live in the Alberni Valley and I came to love the Lake once I moved to the area.

We use the lake for Power Boating , wake board and water ski.

I visit the Marina for Fuel, boat supplies, snacks, ice cream, ice, drinks etc. and to pick up drop off friends and family.

**I support the Marina expansion and development because. We need more and better amenities at the Lake.**

Robert Larsen  
3608 Lyall point Cres

August 4<sup>th</sup>, 2017

Regional District,

I would like to see the expansion happen, because I would like to put a boat of my own in the lake one day. I want a place to park our boat, while we reside in the valley, and we do not have enough money to live out Sproat Lake. Being a local I've been coming here for the majority of my life and will respect the lake as I always have, along with my friends and family. Also we need a store which offers camping goods such as marsh mellows, hamburgers, hot dogs, fire wood, milk, ketchup, mustard, coffee, ect. These are things local and non local campers have been wanting on the lake for years. Furthermore, I admire the ecofriendly system Klehkoot marina has going on. The fish habitat retaining wall was a wonderful idea and I look forward to what else Klehkoot has to offer for habitat rehabilitation as a business.

Thanks, and looking forward the expansion!

Shawn Cyr  
Redford street 46

13.8.17

Penny Cote  
Area "D" Director  
Alberni-Clayoquot Regional District

Dear Penny,

I live in the Alberni Valley and grew up visiting the Lake with Family and Friends and I've lived here all my life.

I personally believe that Klehkoot Marina is doing an awesome job, because they are environmentally aware. If some other corporation came in it would ruin the area and the lake.

Furthermore, the lake needs an onsite store that provides more inventory for camping, boating, people who are staying in their cabins and for everyday locals on the lake. Inventory such as condiments, milk, eggs, sausages, marshmallows, ready to eat food like sushi and Paninis, fishing gear, lighters & matches, dog & cat food, hats & sunglasses, sunscreen, etc. There is so much I believe this lake is just asking for.

Additionally, another spot for the public to come to the lake for lake access would be lovely. In conclusion I think the expansion is the next best thing for the lake.

Cheers!

Alana Smit  
4110 Kendall Ave  
Port Alberni, BC V9Y 5J1

August 10<sup>th</sup> 2017

To Whom It May Concern,

I recently visited and met with Craig and learned of his development proposal. My wife and I own a marine related business in Port Alberni harbour and recognize the value of well thought out, properly constructed new development in the Alberni Valley. There is a shift coming to the Alberni Valley from industry to tourism, and whether it is wanted or not, it will happen. As such, it is important to recognize and endorse those projects that will benefit the majority in a way that doesn't negatively impact the minority who are opposed to change or development. Craig's proposal does just this, and will, given the opportunity, provide valuable construction jobs to local tradespeople, create seasonal jobs to young people, create investment opportunity for some, and creates necessary and controlled moorage space for the ever growing boat population on Sproat Lake. The non-boating public wins with this development as well with the safe and usable beach and swimming areas being proposed. I would also suspect that local government will see an increase in tax revenue, local businesses currently being supported will see growth, and others will see opportunity. I believe there is little risk in allowing this development to proceed, and much to be lost, including local history, if Kleh Koot Marina does not receive approval to proceed.

Kindest regards,

Doug Smith

Port Alberni Marine Fuels and Services Ltd. Doug Smith

3857 Yellow Point Road, Ladysmith and seasonally in Port Alberni

August 11<sup>th</sup>, 2017

I live on Sproat Lake

Lived here all my life - these are my stomping grounds

What activities do you enjoy at the Lake?

Power Boating , wake board, water ski etc.

Sail boating, kayaking, rowing, paddle boarding etc.

What do you visit the Marina for?

Fuel, boat supplies

I support the Marina expansion and development because...

Alberni Valley residents and visitors need better Lake access.

Boaters not living on the Lake want to dock their boats too.

Boaters need a safe and convenient fueling alternative.

The development provides a rural atmosphere.

Visitors need alternative choices for accommodations.

The Cabin concept is better than large homes in this area.

Improved public access is important to me.

We need more and better amenities at the Lake.

The public has much to gain by such improvements.

It is important to tourism and economic development.

Commercial revitalization is important to our future.

**Basic plan is good .provided the following amenities and services are to be included**

**pump out sewage service for all marine craft with holding tanks -no overnite accommodation allowed**

**on craft moored at marina -adjoining easterly road allowance be suitably developed/maintained by**

**applicant as public parking ,picnic area ,with non-motorized marine craft access to launch craft -.**

**parking for all moored vessels at marina to meet required zoning regulations -southerly expansion of**

**marina not to impede marine traffic -.several "open house public visits" to area for actual on site**

**explanations .A certified fuel spill system in place for emergency- on shore .toilets to meet required**

**regulations for expansion -.marine fuel dispensing is certainly a great convenient service as is the**

**small store & both well-staffed by trained obliging staffed .**

Joe Van Bergen

8597 Bothwell

Rd

*Max Seelenmayer*

*10404 Marina Vista Drive Sproat Lake*

*5590 Haslam Drive Port Alberni B.C. Port Alberni B.C.*

*Aug 09 2017*

*Re. Klehkoot Marina Development*

*As a Port Alberni resident all my life and home owner at the lake and in town. I welcome the idea for increased moorage at the lake as well as rental accommodations.*

*It is no secret that the limited moorage causes locals as well as tourists distress. The fish and Duck is really not an option as it's full of house boats and the moorage slips are a disaster. We really need this expansion for our community and there is not much accommodations to rent on the lake unless your able to pay lrg sums to rent a house which usually require lengthy stays.*

*Countless times I have heard from friends that the boat launch takes so long as its sooo busy and how disappointed they are having to travel back to town because no accommodations' are avail.*

*The development plans are very beautiful and would be a benefit to our area directly above on Marina Vista Drive.*

*I am fully endorsing this project and think there is a great need for it*

*Looking forward to it!*

*Carrie Seelenmayer*

*Carrie Seelenmayer*



**Ian Thomas**

3989 6<sup>th</sup> ave

Port Alberni B.C.

V9Y 4M5

Aug 15 2017

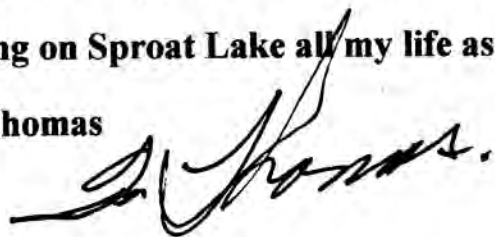
To: Alberni Regional District

Re. Klehkoot Marina

**I am in full support of the Marina expansion as it is desperately needed**

**Fishing on Sproat Lake all my life as well as my sons.**

**Ian Thomas**

A handwritten signature in black ink, appearing to read 'Ian Thomas', written over the printed name.

*Max Seelenmayer*  
*10404 Marina Vista Drive*  
*Port Alberni (Sproat Lake ) B.C.*

*Aug 09 2017*

*Re. Klehkoot Marina Expansion and upper development.*

*As the owner of the property directly above the proposed development and long term Port Alberni resident and business owner, I am very excited and in favor to see the potential this proposal has.*

*For my friends to be able to finally get moorage for a weekend visit or even rent a cabin would be outstanding. For locals to be able to get moorage even more important without having to wait at the public boat launch.*

*The limited moorage currently available is at best 2 years The convenience of fuel and amenities are a must. Consider the alternative to bringing fuel to docks and the spillage from jerry cans into the lake if there was no fuel avail. The more than realistic potential for tourists wanting to take part in activities on the lake would be of economic benefits.*

*The main reasons for us to move from town and build a home at the lake is the Marina. We are avid boaters with plenty of children and grandchildren to be able to take part in water skiing, tubing, swimming etc. as we were able to as kids.*

*I am 100 percent in favor of this expansion and the wonderful cabins and amenities that it will provide.*

*Looking forward to it*

*Best Regards,*

*Max Seelenmayer*

A handwritten signature in black ink, appearing to be 'Max Seelenmayer', written over a horizontal line. The signature is stylized and cursive.

# **Stacie Huot**

5017 Pybus Street

Port Alberni B.C.

V9Y 7H8

Aug 14 0217

To: ACRD

Re. Klehkoot marina expansion and development.

**I have researched the Marina's website to discover that the marina may be expanding and wish to extend my utmost approval in this matter.**

**Living in Port Alberni all my life and growing up with the advantage of our beautiful Sprat Lake to go boating, swimming, fishing has and will always be part of my family's life.**

**The expansion of the marina is definitely needed, as we have never been able to get a moorage spot and just gave up.**

**We have used the public launch many times and find it busy and inconvenient, opposed to a moorage slip. Very handy getting fuel there and other amenities.**

**The proposed cabins/cottage accommodation would be a really good thing as well.**

**Look forward to the positive changes.**

**Regards, Stacie Huot**

A handwritten signature in black ink that reads "Stacie Huot". The signature is written in a cursive, flowing style.

August 12 2017

RE. Expantion of the Klehkoot Marina

To Whom it may concern:

I have been a resident of Port Alberni all my life and an active boater on Sproat lake.

We are definitely in need of an expantion for boat slips as there is only a limited supply on the lake.

There is only 1 public launch which is chaos in the summer because people have no choice but to launch daily.

The Town is only going to grow and we are in desperate need of safe moorage.

I hope they will be allowed to expand.

Thank you in advance if you can make this possible for the people of Port Alberni.

*Ded Geneile*  
*4924 Ian Ave.*

August 18<sup>th</sup>, 2017

Penny Cote  
Area "D" Director  
Alberni-Clayoquot Regional District

Dear Penny,

*I become more dismayed as the years go by and I see so many gorgeous areas become consumed with material growth. Specifically structures and businesses designed to selectively block off public access to waterways and natural areas. I've watched Klehkoot Marina take all this into consideration as it strives to maintain the natural beauty of the lake while giving the public better access and amenities. I support the efforts of Klehkoot Marina as they move forward with their expansion and incorporation of a swimming area, store and additional docks for the general public.*

My family grew up visiting the Lake with Family and Friends

The activities we enjoy at the Lake are...Power Boating , wake board, water ski etc., kayaking, rowing, paddle boarding etc. Swimming, Camping and hiking

We visit the Marina for... Fuel, boat supplies, Snacks, ice cream, ice, drinks etc. Pick up drop off friends and family and to gain access to the Lake and other things.

**I support the Marina expansion and development because...**

Alberni Valley residents and visitors need better Lake access.

Boaters need a safe and convenient fueling alternative.

The development provides a rural atmosphere.

The Cabin concept is better than large homes in this area.

Improved public access is important to me.

We need more and better amenities at the Lake.

The whole project seems well thought out.

The public has much to gain by such improvements.

It is important to tourism and economic development.

Commercial revitalization is important to our future.

**Charlene Pacholuk**  
**7510 Garnet Dr.**

August 17<sup>th</sup>, 2017

Penny Cote  
Area "D" Director  
Alberni-Clayoquot Regional District

Dear Penny,

I live on Sproat Lake. I've lived here all my life.

The activities we enjoy at the lake are... Power Boating , wake board, water ski etc. Sail boating, kayaking, rowing, paddle boarding etc. Swimming Camping, hiking.

We visit the Marina for...  
Fuel, boat supplies Snacks, ice cream, ice, drinks etc.

**I support the Marina expansion and development because...**

Alberni Valley residents and visitors need better Lake access.  
Boaters need a safe and convenient fueling alternative.  
Visitors need alternative choices for accommodations.  
The Cabin concept is better than large homes in this area.  
We need more and better amenities at the Lake.  
The public has much to gain by such improvements.

**I think this would benefit the lake and be good for both visitors and residents.**

***Jason Goovaerts***  
***9578 Winters Road Port***  
***Alberni***

August 17<sup>th</sup>, 2017

Penny Cote  
Area "D" Director  
Alberni-Clayoquot Regional District

Dear Penny,

I discovered the Lake when visiting and realize its awesomeness. The activities I enjoy at the Lake are Power Boating, wake board, water ski etc. Swimming

I visit the Marina for Fuel, boat supplies, Boat storage, Snacks, ice cream, ice, drinks etc. Pick up drop off friends and family, Gain access to the Lake and other reasons.

**I support the Marina expansion and development because...**

Alberni Valley residents and visitors need better Lake access.  
Boaters not living on the Lake want to dock their boats too.  
Boaters need a safe and convenient fueling alternative.  
Visitors need alternative choices for accommodations.  
The Cabin concept is better than large homes in this area.  
Improved public access is important to me.  
We need more and better amenities at the Lake.  
The whole project seems well thought out.  
The public has much to gain by such improvements.  
It is important to tourism and economic development.  
Commercial revitalization is important to our future.

**I think this expansion would be good for the community.**

***John Prachnau***  
***1678 sheriff way***  
***Nanaimo***

August 17<sup>th</sup>, 2017

Penny Cote  
Area "D" Director  
Alberni-Clayoquot Regional District

Dear Penny,

I live in the Alberni Valley. I grew up visiting the Lake with Family and Friends. The activities my family enjoys at the Lake include; power Boating , wake board, water ski etc. sail boating, kayaking, rowing, paddle boarding etc., Swimming, Camping, hiking etc.

I visit the Marina for fuel, boat supplies, boat storage, snacks, ice cream, ice, drinks etc. and to gain access to the Lake and other reasons.

**I just finished building a house in the development in question. We love our home away from home and being right across the road from the marina is truly awesome! I am supporting the Casavant family as I really think it would be beneficial to have all the extra amenities proposed!**

**Sproat Lake is a real gem but is difficult for local people to moor their boats etc. As there is only one other option at the moment!**

**Our valley has to rely on tourism for the future if we want to keep our kids here and employed! Most of my children have already left town due to not enough jobs etc. This proposal will help all Alberni residents and tourists alike! It will create places to rent to stay and enjoy our stunning lake, create much needed jobs, give tourists a vaca they won't forget and all that will in turn help bring money into the community!! As a home owner out at the development, I am excited for the next phase.**

**I support the Marina expansion and development because...**

Alberni Valley residents and visitors need better Lake access.

Boaters not living on the Lake want to dock their boats too.

Boaters need a safe and convenient fueling alternative.

The development provides a rural atmosphere.

Visitors need alternative choices for accommodations.

The Cabin concept is better than large homes in this area.

Improved public access is important to me.

We need more and better amenities at the Lake.

The whole project seems well thought out.

The public has much to gain by such improvements.

It is important to tourism and economic development.

Commercial revitalization is important to our future.

Sincerely,

***Kirsten Reynolds***  
***3368 Waterfern Drive Port Alberni***



August 19<sup>th</sup>, 2017

Penny Cote  
Area "D" Director  
Alberni-Clayoquot Regional District

Dear Penny,

We discovered the Lake when visiting and realize its awesomeness.

**The activities I enjoy at the Lake are...**

Power Boating , wake board, water ski etc.  
Swimming

**I visit the Marina for...**fuel, boat supplies, boat storage and to gain access to the Lake.

**I support the Marina expansion and development because...**

Alberni Valley residents and visitors need better Lake access.  
Boaters not living on the Lake want to dock their boats too.  
Boaters need a safe and convenient fueling alternative.  
Visitors need alternative choices for accommodations.  
The Cabin concept is better than large homes in this area.  
Improved public access is important to me.  
The whole project seems well thought out.  
The public has much to gain by such improvements.  
It is important to tourism and economic development.  
Commercial revitalization is important to our future.

**We keep our boat here during the summer and would love even better access, more moorage and cabins.**

**Scott McKay**  
1760 Maple bay Rd, Duncan, BC

August 21, 2017

To Whom It May Concern:

**This development is well needed and well supported...Would be a great asset to the lake and its users.**

I grew up visiting the Lake with Family and Friends. I go to the lake for power boating, wake board, water skiing, swimming, camping and hiking.

We visit the Marina for fuel, boat supplies, boat storage, snacks, ice cream, ice, drinks etc. and to pick up drop off friends and family.

I support the Marina expansion and development because Alberni Valley residents and visitors need better Lake Access and boaters need safe and convenient fueling alternatives.

Visitors need alternative choices for accommodations, the Cabin concept is better than large homes in this area. Improved public access is important to me. We need more and better amenities at the Lake. The public has much to gain by such improvements. It is important to tourism and economic development. Commercial revitalization is important to our future.

Brent Wilson  
3001 Mapleview Drive Nanaimo BC

August 13<sup>th</sup> 2017

To Whom It May Concern,

**I'm all for the marina expansion we have a home on the lake and in town. We need washroom alternatives and a convenience store like you had before. Fueling at fish and duck is too dangerous you feel like you are going to fall through the rotted dock**

I live on or around Sproat Lake and I live in the Alberni Valley. Lived here all my life.

We use the lake for power boating and other things.

We go to the Marina mostly for fuel.

I support the Marina expansion and development because boaters need a safe and convenient fueling alternative and we need more and better amenities at the Lake.

By permission:

Darlene Neuwirth  
10246 Woodslee Loop

August 13<sup>th</sup> 2017

To whom it may concern:

**I don't believe in jerry canning. I've seen how that works. Boaters spill gas in their boats and eventually it ends up in the lake. We need a proper fueling place and the fish and duck is too worn down to be a good alternative**

I live on or around Sproat Lake and I live in the Alberni Valley. Lived here all my life.

We use the lake for power boating and other things.

We go to the Marina mostly for fuel.

I support the Marina expansion and development because boaters need a safe and convenient fueling alternative and we need more and better amenities at the Lake.

By permission:

Doug Neuwirth  
10246 Woodslee Loop

August 17<sup>th</sup>, 2017

Penny Cote  
Area "D" Director  
Alberni-Clayoquot Regional District

Dear Penny,

**I own a house right across the street from the marina. I am supporting this proposal as it will help the Alberni Valley develop more jobs, bring more tourists to town, etc.**

We visit the Marina for boat storage, snacks, ice cream, ice, drinks etc. pick up drop off friends and family and to gain access to the Lake.

**I support the Marina expansion and development because...**

Alberni Valley residents and visitors need better Lake access.

Boaters not living on the Lake want to dock their boats too.

Boaters need a safe and convenient fueling alternative.

The development provides a rural atmosphere.

Improved public access is important to me.

We need more and better amenities at the Lake.

The whole project seems well thought out.

The public has much to gain by such improvements.

It is important to tourism and economic development.

Commercial revitalization is important to our future.

***Eric Molcan***

***3368 Waterfern Drive, Port Alberni***

August 4, 2017

To Whom It May Concern:

[The proposed development] opens the lake up for more guests to enjoy.

I grew up visiting the Lake with Family and Friends and I enjoy Swimming at the Lake.

I visit the Marina for fuel & snacks.

I support the Marina expansion and development because...  
Alberni Valley residents and visitors need better Lake access.  
Boaters need a safe and convenient fueling alternative.  
The Cabin concept is better than large homes in this area.

Gary Thiesson  
8887 Faber Road

**Aug. 15 2017**

**Clint Dow**

*9065 Faber Rd.*

*Port Alberni B.C. (Sproat Lake)*

*V9Y 7H8*

To: Alberni Clayoquot Regional District

Re. Klehkoot Marina expansion and development.

*The proposed new development for the marina expansion as well as the accommodations is a sure necessity for the area.*

*Being a Business owner and commercial real estate property owner as well as a resident of Port Alberni and current resident of a waterfront home on Sproat lake I have had the pleasure of having the lake as my back yard for many years.*

*I do see the need for this upgrade. On countless occasions I have had my personal dock occupied by friends that come visit and want to enjoy the lake with their families by bringing their boats but have not been able to rent moorage.*

*How nice it would be for me to direct them to the use of a cottage and their own moorage slip.*

*As most homes on the lake front have a steep incline to the water it is also become a necessity for continued access to fuel stations to operate boats and personal watercrafts rather than hauling fuel down from your truck.*

*I am in full support of the Marina expansion and the proposed rental accommodations*

**Clint Dow**



September 13, 2017

To Whom It May Concern:

I think this development plan is beneficial to all the properties on the lake.

Shelley Cooper  
1902-83 Saghalie Rd



September 5, 2017

To Whom It May Concern:

There isn't enough proper access to this large lake and Port Alberni residents and tourists need alternatives.

This project should help in the need to make Port Alberni and Sproat Lake a tourist destination and help revitalize the area.

Stacey Cutting  
408--4728 Uplands Drive

September 7, 2017

To Whom It May Concern:

I am for the expansion. We need more access to the lake. I have lived here for 50 years and the lake is not just available to the rich.

Randy Freeman  
I live in the Alberni Valley

September 13, 2017

To Whom It May Concern:

Continual development is a must for a thriving economy.

Alberni Valley residents and visitors need better Lake access. Boaters not living on the Lake want to dock their boats too. Boaters need a safe and convenient fueling alternative. The development provides a rural atmosphere. Visitors need alternative choices for accommodations. The Cabin concept is better than large homes in this area. Improved public access is important to me. We need more and better amenities at the Lake. The whole project seems well thought out. The public has much to gain by such improvements. It is important to tourism and economic development. Commercial revitalization is important to our future.

Glen Fyfe  
3331 Alberni Hwy.

September 7, 2017

To Whom It May Concern:

I support the marina expansion. The only way to access my lake property is by boat, so this marina is very important for that. Also, my wife is handicap and can't get on and off the boat except at the marina.

Jerry Golden  
5806 GrandView Port Alberni, B.C. V9Y 8W1

September 4, 2017

To Whom It May Concern:

On behalf of myself and my family, Andrew Tanya Heather and Isabelle we would like to show our support to the marina team and thank them for all there help and work over the years. We really appreciate the marina and the staff Jerry Sharon Craig Alex Alana and the others who work on the dock.

We couldn't be here without them.

Sincerely Andrew Grant and family.

Andrew Grant  
1512 Marina Way

September 5, 2017

To Whom It May Concern:

I feel that the current owners of this property have turned, what was previously a tired, run down business and property, into something that enhances the lake area as a whole. I currently dock my boat for the summer season and use it to access property on dog mountain.

This business is kept in a neat and organized manner and the staff who are on scene operate in a professional, respectful manner.

Overall I believe that this expansion will allow a greater number of users to access the lake, and will offer a certain level of amenity that will draw much needed positive attention to the Alberni area.

Eric Iverson  
Dog Mountain  
4117 Gordon Head Rd.

September 7, 2017

To Whom It May Concern:

I am in favor of the expansion and would like to see more boat moorage and parking.

Dave Jensen

September 13, 2017

To Whom It May Concern:

These developments are vital to our community growth.

I support the Marina expansion and development because... It is important to tourism and economic development. Commercial revitalization is important to our future

Heather MacDonald  
9458 lakeshore drive



September 7, 2017

To Whom It May Concern:

I am for the expansion. More moorage brings more guests to the area, and helps us to be able to enjoy the lake for the summer.

Cheryl Payne

September 14, 2017

To Whom It May Concern:

A well thought out design for accommodations and marina would enhance the quality of the north shore of Sproat Lake. Although the accommodations should be limited to cabins or no more than two story tiered cabins.

I support the Marina expansion and development because...

1. The development provides a rural atmosphere.
2. Visitors need alternative choices for accommodations.
3. The Cabin concept is better than large homes in this area.
4. We need more and better amenities at the Lake.
5. The whole project seems well thought out.

Robert Sauer  
140 Jennings Crescent

September 7, 2017

To Whom It May Concern:

I am in favor of the expansion. I have been on the water for 7 years and would like to see more moorage and more paved parking with the expansion.

Kevin Thomson

September 20, 2017

To Whom It May Concern:

We would especially like to see bathroom facilities at the fueling station.

I support the Marina expansion and development because...

- Alberni Valley residents and visitors need better Lake access.
- Boaters not living on the Lake want to dock their boats too.
- Boaters need a safe and convenient fueling alternative.
- The development provides a rural atmosphere.
- Visitors need alternative choices for accommodations.
- The Cabin concept is better than large homes in this area.
- Improved public access is important to me.
- We need more and better amenities at the Lake.
- The whole project seems well thought out.
- The public has much to gain by such improvements.
- It is important to tourism and economic development.
- Commercial revitalization is important to our future.

Gail & Terry Waterland

We live elsewhere on Vancouver Island

September 13, 2017

To Whom It May Concern:

I agree with the expansion and look forward to more parking and boat moorage.

Chelsea Wilson

Alex Dyer

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**From:** Wendy Thomson  
**Sent:** November-03-17 8:04 AM  
**To:** Mike Irg; Alex Dyer  
**Subject:** FW: klehkoot marina

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**From:** Moya nelson  
**Sent:** Thursday, November 02, 2017 6:40 PM  
**To:** Wendy Thomson  
<wthomson@acrd.bc.ca> **Subject:** klehkoot marina

*To whom it may  
concern:*

*Nov 2,2017*

*I am writing this letter in regards to the proposed klehkoot Marina expansion.  
My name is Moya Beale and I currently reside at # 12 at the S.L.M.H.P on  
lakeshore RD beside the Klehkoot Marina. Both myself and my husband Shawn Beale  
as well as our whole family are **NOT** in favor of the proposed Klehkoot  
marina expansion.*

*It is obvious that compromised water quality as well as health and boat safety  
concerns will undoubtedly occur if the Klehkoot marina expansion goes ahead. There  
for we feel (as I am sure many others do) that this  
marina expansion should not occur and that things should be put in place so  
this can't be a issue again in the future.*

*Moya and Shawn Beale  
# 12 10325 Lakeshore RD  
Port Alberni BC  
V9Y 8G9*

## Alex Dyer

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**From:** Wendy Thomson  
**Sent:** October-30-17 8:23 AM  
**To:** Mike Irg; Alex Dyer  
**Subject:** FW: SLMHP Klehkoot Marina Proposed Rezoning

-----Original Message-----

**From:** Irene Booth  
**Sent:** Friday, October 27, 2017 5:23 PM  
**To:** Wendy Thomson <wthomson@acrd.bc.ca>  
**Subject:** SLMHP Klehkoot Marina Proposed Rezoning

To Whom it may concern,

We are NOT in favour of the proposed Klehkoot expansion or any expansion of the Marina at Sproat Lake. The area itself is already over loaded with boats, tourists and homes. Creating a space simply for the use of commercializing our beautiful sproat lake to another 20 homes could potentially create havoc. This could destroy the lake, the water supply that hundreds of residents rely on, cause many additional problems for the local people who live there year round and spend endless hours maintaining its natural beauty. Adding 20 cabins, would mean additional traffic, countless hours of construction, noise, disturbing the lake and its natural surroundings.

We have a mobile home at SLMHP unit # 79.

We are against this proposal of rezoning and would like to see that all factors are considered before making a haste decision that could affect this beautiful place we call paradise.

Irene and Gary Booth

## Alex Dyer

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**From:** Wendy Thomson  
**Sent:** October-30-17 8:25 AM  
**To:** Mike Irg; Alex Dyer  
**Subject:** FW: NO EXPANSION

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**From:** cory geernaert  
**Sent:** Saturday, October 28, 2017 12:04 PM  
**To:** Wendy Thomson <wthomson@acrd.bc.ca>  
**Subject:** NO EXPANSION

To Whom Concerned: My wife and I am certainly against any expansion of the Kleekoot Marina.  
10325 Lakeshore Road Port Alberni B.C. V9Y 8G9

#42-



## Alex Dyer

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**From:** Wendy Thomson  
**Sent:** November-01-17 3:04 PM  
**To:** Mike Irg; Alex Dyer  
**Subject:** FW: Klehkoot expansion

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**From:** T H  
**Sent:** Tuesday, October 31, 2017 10:37 PM  
**To:** Wendy Thomson <wthomson@acrd.bc.ca>  
**Subject:** Klehkoot expansion

To Whom It May Concern,

I oppose the Klehkoot marina expansion, the proposed cabins and the manner in which our property and its borders have been breached as well as devaluing our lake front private beach area we all pay dearly for. My resources are vast and if I had found out about this media blackout underhanded piracy you would have heard from me sooner. This is another case of developers abusing peoples rights and stealing or altering borders or property for their own benefit without regard for others or even the law. I hope this will be at the very least be forbidden indefinitely and I find this extremely upsetting to learn about this so late.

Regards,  
Tony Harper  
# 105 - 10325 Lakeshore Rd.

## Alex Dyer

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**From:** Wendy Thomson  
**Sent:** November-01-17 3:02 PM  
**To:** Mike Irg; Alex Dyer  
**Subject:** FW: The klehkoot marina expansion

-----Original Message-----

**From:** Mark Hetherington  
**Sent:** Tuesday, October 31, 2017 6:41 PM  
**To:** Wendy Thomson <wthomson@acrd.bc.ca>  
**Subject:** The klehkoot marina expansion

I am not in favour of the klehkoot expansion for many reasons .

One of many reasons is they thought of nothing of taking over and destroying the public access , without any regards to the wild life , and the pets that used that area for a drink or cool down area , all for their own greed and financial gain , is this what a public access is for , I think not.!!

Also there is no room to park the vehicles that use it now , plus lakeshore road is dangerous enough with the traffic that uses this narrow rural road .

Let's stop the destruction of sproat lake now

From Mark hetherington 10325 lakeshore Rd.

Sent from my iPad

## Alex Dyer

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**From:** Wendy Thomson  
**Sent:** October-30-17 8:25 AM  
**To:** Mike Irg; Alex Dyer  
**Subject:** FW: Klehkoot Marina

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**From:** Ed and JoAnne Laws  
**Sent:** Saturday, October 28, 2017 4:00 PM  
**To:** Wendy Thomson <wthomson@acrd.bc.ca>  
**Subject:** Klehkoot Marina

Dear Sirs:

We are residents of the Sproat Lake Mobile Home Park at 63-10325 Lakeshore Road. We are OPPOSED to any more development of the marina, as we feel this would be a huge problem. There is no room for parking, no launch area for all the additional boats, or room for the trucks and trailers that would be left behind.

We are also OPPOSED to the building of 20 cabins on this land as well. Our home is directly adjacent to Aldan Road, and the influx of that many people would be very bad for the neighbourhood. There is no room for a septic field for that many cabins. Aldan Road is very narrow, and there is no room for parking. Where would these tourists park? It would be way too crowded.

Thank you,

*Ed and Jo-Anne Laws*

I am strongly opposed to the re zoning and expansion at Klehkoot Marina. There may be a benefit from a marina at Sproat Lake but this is not the place to do it. A location where docks could be spread wider rather than out into open water is needed. A location that does not impede traffic or local residence is also needed. The proper time and location will arise and this must not be rushed.

This expansion would negatively affect the entire area around Weiner bay. It will cause a safety concern for pedestrians as well as vehicle and boat traffic on an already congested part of Sproat lake and Lakeshore RD. Other successful recreational sites in the area do not impede flow of vehicle or boat traffic, and this is what makes them a great asset to the lake. Tall timbers, The Maples and Lakeshore campground are some prime examples. Their docks are tucked away in small coves and stick out no further than neighbouring docks. Furthermore, they are on the lakeside of Lakeshore RD. They have the property to support the amount of people they bring without negatively affecting the surrounding area. They do not cause a safety concern nor do they negatively affect neighbours quality of life on either the water or Lakeshore RD. They are the pinnacle of what we need to continue to allow on Sproat Lake and the only way we are going to control and uphold the Lakes reputation, seclusion, beauty and what people come here for. Although Sproat lake has no written rule on dock length you can drive around the entire lake and see no dock stick out any further than the next. This is out of respect and appreciation to both your neighbour and the lake itself. This Marina wants to extend 150 ft + past any neighbouring docks. This says nothing about the marina owners but disrespect and greed in my eyes. This marina will require massive lighting and navigational equipment. Residence from Weiner bay will no longer be able to star gaze at night as they will be burdened with a lighting system that lights the night sky. Boat traffic at all hrs of the day and night with music cranked will be a regular occurrence. This is already happening now it will be double as people start to take advantage of this unsupervised marina. The view from Sproat lake landing will now be a dock protruding out rather than a clear view across the lake. This large obstruction will block views of neighbours as well as the visitors to Sproat lake landing. Also force a pinch point of boat traffic coming from Sproat lake landing and residences into the boating lane of the marina. Furthermore it will force leisure activities ( Paddle boarders kayaks etc) into a busy bay and away from the safety of the once uniformed dock line. This marina will bring more large vessels to an already congested area of the lake, large vessels whose owners do not understand that their cruising speed tears docks and shorelines apart. Could we imagine the negative effects that even say 30 boats in Weiner bay at a time would bring. Nobody will want to enter the bay unless its necessary, therefore we are taking this bay away from the lake and giving it to one man for profit. Now as for the vehicle traffic on Lakeshore Rd it is upsurde to think that adding crosswalks and road signs is going to alleviate the pure mass of vehicle and pedestrian traffic this will bring. Already with the Marina the size it is, the Public access and Mobile home park all side by side on a small street with no shoulders causes a major hazard. Vehicles and boat trailers frequently parked half on the road or in private areas. The Kleekoot marina is not a property you drive by and think "there is room for expansion here" You see the only spot on the lake where there are docks 4 ft apart and traffic parked up and down the side of the road. With a quick number I can say 150 boats carrying 3 people each plus 20 cabins say with 5 people each. It is preposterous to think we can maybe have 200 people + easily on a property this small. Crossing the road, coming and going in boats and cars. How would that ever be controlled? It is sure to be a disaster!

Anyone that spends any time on sprout lake can agree there are plenty boats and sprout lake and it is not a hidden gem it once was. Every summer i meet people on the lake from all over Canada and the world for that matter. These people make it to town, they make it out on the water, they enjoy the laid back atmosphere, beautiful water, weather, local people and scenery. The seclusion of the back side of Sproat lake is what draws people here and benefits the economy without disrupting the local residence. These people come they head out 2 rivers or Taylor arm not to bother anyone that doesn't want to be bothered. They camp, they clean up and they leave back to there busy city lives. These are the people we want and welcome to the Alberni valley and Sproat lake. With that being said I see no

benefit to local people or economy to let this expansion happen. Now i would not usually get personnel but sitting in on many proposal meeting listening to Mr Casavant forces me to dis credit some of his pleas that i see false and miss leading. First I find it hard to believe that the only gas dock on Sproat lake cannot be profitable the way it is. My Casavant talks about small family business and the struggle. When i think of small family business i picture the exact successful store he and his family tore down shortly after purchasing the property. Also a simple goggle search will show you Mr. Casavants linkedin page that clearly states and shows he and much of his time and money is spent in the San Francisco bay area with his real estate and mortgage companies doing the same type of developments he wants to do here. Making the plans making a profit then moving on. . I truly believe that when he talks about being successful here that means he makes money from afar, hands free and lets others run and supervise the property.

I believe the garbage and septic topic has been covered and i agree that we cannot blame this on the marina its self, although this is definitely not going to help. The marina talks about control of pollution and sewage if the docks are extended. This makes no sense. More people brings more garbage which in turn brings more pests and pollution, that is a fact. Over the past 3 years i have seen the arrival of crows and now rats around this marina. It is insane that I have a picture of a running across a dock beside the marina, but i do. There is nothing else to blame this on but people. Adding more people to this already populated area is only going to make it worse and uncontrollable. Already The marina has boats with foreseeable toilets which are not required to plug or deactivate. As for the people that are using Gerry cans etc to fuel there boats around the lake as Mr Casavant states. These are the people that do not want to pay 30 cants a ltr over what fuel is worth, and they will continue to use what every method it is they use no matter what size the marina is. I am one of those people, I pull my boat out of the water before every weekend to get fuel. Therefore i see the Marina only negatively affecting pollution in the area. Pollution is not only garbage and sewer but also anything that effects quality of life. At this unsupervised marina people come and go all hrs of the night, music load, parties on. This is happening already and will continue to happen. They stay on there boat or just set up on the dock into the late hrs of the night. Not a care in the world because they have no one to explain too and only pay a few hundred dollars a month. Not everyone does this obviously but with no supervision or anyone to explain too it will always happen. Its a fact that the easier you make things for people the less they will respect it. Numerous complaints to bylaw officers etc have gone unanswered already due to shortage of man power and other issues. We cannot give more responsibility to this marina when already they cannot control there patriots or adhere to the bylaws set in place to protect out lake and the people that live on it. A marina with this capacity coupled with being unsupervised and very loosely regulated it is inevitable that we are going to welcome a few bad eggs who will disrespect our water our residence and our lake in general.

The public access in my eyes is being advertised as part of the marina in many of the animations and the proposal agenda. The access will be taken away from the people it was meant to benefit no matter what Mr Casavant says. With this many people concentrated in such a small area it will be next to impossible to keep marina customers off the public access area. The small beach supplied to the marina customers is insufficient for the number of people a busy weekend will bring, nobody can argue that. So where will the people go? The area they saw online when they booked there cabin rental is where they will go. If the buildings on the lake side are built too code and started 10 ft over high water mark they will tower over lakeshore rd, an eye sore rather than a quaint cabin the drawings show in the proposal. This combined with the traffic and people will in itself deter people from visiting the public access. Third is the fact that people do not want to swim in an area where boats are coming and going into and through there swimming area. This marina will engulf and remove a public access from our lake that we will never get back. These public access are there for the people of Port Alberni to enjoy and in my eyes are precious, not to be taken over by industry. I

Mr Casavant had a man speak at an APC meeting from Victoria. The man spoke of driving from

Victoria to Sproat lake and how important this marina and space was to him. That brings me to my next point. How many nice lakes does he drive by to get here? None of which would allow such a marina to be built on there lake. No other lakes on this island would allow there residence and or lake to be exploited or taken away like we are considering right now. That is why this Victoria residence comes here. Mr Casavants drawings and animation of this proposal is exactly that. They are unrealistic, very inaccurate, out of proportion and misleading. His plea on small family business is in my eyes unprofessional and inaccurate. The only gas dock on a busy lake should and will one day be successful with or without him. We do not need a monstrosity in Seiner bay to make this marina profitable. I have watched Mr Casavant spread his marina wider and wider out of his boundaries. This shows the type of respect he has for his fellow neighbours and also Sproat lake in general. Now that he has been called out on his actions and he cannot go any further side ways he wants to go out. With his education and manipulation he has got to this point.

The people of the valley may be concerned of access to Sproat lake? Taking away an access is no the way to do it. Raising money to repair and improve the boat launch ourselves instead of waiting for government funding would be a good start. I am sure we would have nothing but positive support for that. Talking to Coulsens flying tankers base about extra parking and moorage their would be an great location. They have the space the location and the respect for the lake.

To conclude, i ask the people of the Regional district to not only reject this application but to enforce the boundaries that have been over stepped out of disrespect, disregard and greed. Some people may want a spot to park there boat which can be done elsewhere. Some people may want to make large profits of small amounts of property. All I want is for are lake to be respected and not exploited. I also want a spot i can let my boys go out in the 12 ft aluminum boat for a fish in Seiner bay like i had the privilege too do when i was a kid. We will be taking that away from every residence in this bay along with many other quality and privileges.

Greg Macknight strongly opposes the expansion of Kleekoot Marina.

## Alex Dyer

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**From:** Wendy Thomson  
**Sent:** October-30-17 8:26 AM  
**To:** Mike Irg; Alex Dyer  
**Subject:** FW: Klehkoot Expansion

-----Original Message-----

**From:** Mike Menzies  
**Sent:** Sunday, October 29, 2017 5:22 PM  
**To:** Wendy Thomson <wthomson@acrd.bc.ca> **Subject:**  
Klehkoot Expansion

I am NOT in favour of the proposed Klehkoot expansion.

Mike Menzies  
95-10325 Lakeshore Rd  
Port Alberni BC  
V9Y 8G9

Sent from my iPhone

## Alex Dyer

---

**From:** Wendy Thomson  
**Sent:** October-30-17 8:22 AM  
**To:** Mike Irg; Alex Dyer  
**Subject:** FW: Reject Klehkoot expansion

-----Original Message-----

From: asearcy  
Sent: Friday, October 27, 2017 4:26 PM  
To: Wendy Thomson <wthomson@acrd.bc.ca>  
Subject: Reject Klehkoot expansion

I'm not in favor of the proposed Klehkoot expansion.

Thank you

Alan Searcy  
34-10325 Lakeshore Rd  
Port Alberni BC  
250-724-5759

Sent from my iPhone



## Alex Dyer

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**From:** Wendy Thomson  
**Sent:** November-02-17 8:23 AM  
**To:** Mike Irg; Alex Dyer  
**Subject:** FW: Klehkoot Marina

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**From:** Valerie Vogan  
**Sent:** Thursday, November 02, 2017 8:09 AM  
**To:** Wendy Thomson <wthomson@acrd.bc.ca>  
**Subject:** Klehkoot Marina

Regional District Directors

Please accept this letter as confirmation that we are NOT in favour of the Klehkoot Marina expansion as they have already exceeded their boundaries without even asking permission to do so. This illegal expansion was brought to the attention of the Regional District in April 2016 and we still have not received an answer on what they propose to do about that.

We are also concerned with the proposed lodging application as we feel this will lead to many more problems for the people in this area.

Yours truly

Terry and Valerie Vogan  
56-10325 Lakeshore Rd.  
Port Alberni, BC V9Y 8G9

## Alex Dyer

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**From:** Penny Cote <>  
**Sent:** October-14-17 6:00 PM  
**To:** Bob Cole  
**Cc:**  
**Subject:** Re: Klehkoot Marina proposed expansion

Thanks for your comments  
Penny

On Oct 14, 2017, at 2:06 PM, Bob Cole <> wrote:

FYI.

Most of the two docks on the East side are in front of the existing “public access” and are illegally placed to start with and contrary to a “restrictive covenant” and not there since “circa 1950s” as stated. In his new plan, the West side shows the foreshore and docks line running straight out from the property line, basically over Ron McKnight’s existing dock (which is partially in front of the store property and should also be re-aligned).

On the East side it crosses the road allowance and is in front of the public land that was part of the Tall Timbers Mobile Home Park development set aside.

Using the road allowance and the Mobile Home Park public area basically doubles his waterfront footprint at no charge.

This professionally done sales pitch sounds all well and good to anyone who doesn’t know the site and that part of the lake very well.

Some of the points are accurate and fine but many including the artist’s conceptions are misleading.

The threat to close the marina and fuel sales isn’t practical and is just a threat.

I am personally opposed to any expansion further out into the lake and think whatever is done should remain within the covenant (2 acre) footprint. In fact, it should be re-aligned to match the property lines.

It is when subdivision and re-development occurs that we can correct mistakes of the past.

If any Southerly extension of the marina further into the waterway was to occur, it should be the fuel dock moving out a little further for easier access and possibly making room to relocate the existing illegally placed dock spaces to where the fuel dock is currently.

If he requires 10 or 20 more slips to go with the development, he should get them by reclaiming them from existing customers.

My opinion only and I will pass it on to him and Alex Dyer at the ACRD.

---

**From:** Craig Casavant []  
**Sent:** Thursday, October 12, 2017 5:18 PM  
**To:**  
**Subject:** Klehkoot Marina proposed expansion

Bob, thank you for reviewing the attached material which I presented at the October 2<sup>nd</sup> APC meeting.

The Advisory Planning Commission (APC) recommended we proceed with the proposed changes and improvements to the upland (cabins/condos) but did not recommend proceeding with the Marina expansion.

All along we have recognized that the one legitimate negative to our proposal is how far the docks go into the Lake. Originally we came up with the distance by analyzing our business requirements and received considerable input that although we extended into the Lake it seemed reasonable.

After the October 2nd APC meeting we re-evaluated and re-configured the space and found we could significantly reduce the number of slips need and only partially reduce the number of vessel we can park. In addition, with the positive direction given the upland proposal we feel confident we can rely more on this component to make the business successful.

As a result, we came up with a plan to reduce the extension into the lake a full 92 feet making the reduction up to 63% less than our original proposal. We intentionally made this an aggressive reduction knowing this is a legitimate concern and expecting from a business standpoint we can rely more on the upland portion. The reduction in slips still allows us an approximate 70% potential increase in moorage space.

Thank you again Bob, I look forward to discussing this further with you.

Craig Casavant  
Klehkoot Marina  
10412 Lakeshore Road  
Port Alberni, BC V9Y 8Z7  
p. 250-434-4418  
c. 925-584-8403

<APC Oct 2 info packet.pdf>

## Alex Dyer

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**From:** Penny Cote <>  
**Sent:** October-03-17 9:13 AM  
**To:** Alex Dyer  
**Subject:** Fwd: Klehkoot Marina Application

Begin forwarded message:

**From:** Wendy Maurice <>  
**Subject: Klehkoot Marina Application**  
**Date:** October 2, 2017 at 2:09:39 PM PDT  
**To:** Penny Cote <>  
**Reply-To:** Wendy Maurice <>

I would like to be noted as formally opposed to this development application. The area simply cannot support the increased density and the addition of marina slips. Environmentally I cannot see it as viable plan. Weiner Bay is a small, shallow area of Sproat Lake, already a victim of high density and usage. To add to this much more human and boat traffic would be contributing to the failure of the ecological system. Approving this development would jeopardize the future condition of this lake.

Residents pay exorbitant taxes to allow us to live at and enjoy Sproat Lake. To allow this density would only put the profits into the coffers of the developers and put residents in the position of continuing the contribution of their high taxes to support the ever deteriorating environment at Sproat Lake. It is understandable that the developers are in this for a "profit" but the excessiveness of this development is not reasonable.

The marina should first and foremost be providing boat moorage for the "residents" of the development and uplands residents and should there be any unused, then the general public should be offered usage. There should not be any more slips allowed for more than the units in the development.

There are many more impacts of this development that have been set forth in opposition of this plan and all should be considered - as should the future of Sproat Lake.

Wendy Maurice

## TABLE OF CONTENTS

- 1) Comments regarding the marina expansion and changes to the density on the upland property.

The rezoning application from 2008 with Michael Irg's recommendations and the reasons for the covenants.

Response from Fisheries and Oceans agreeing with the ACRD that the marina not be expanded.

Minutes from the APC Meeting on in January 2008 outlining the Committee's concerns.

- 2) ACRD map showing the Marina Zoning established in 2003.

Diagram to show how current marina zoning provides a buffer zone between neighbouring docks and the public access.

BC Orthophotos provided by the Province of BC showing the Marina in 2003 and again in 2015.

- 3) Copy of the Petition opposing the rezoning application signed by **145 Sproat Lake Residents** and 44 area residents and lake users, for a total of **189 citizens opposed to expanding the Marina and removing the existing covenants**. There is also a petition on Change.org to stop and reject the rezoning application at 10412 Lakeshore Road that shows 332 people have supported the petition to date.

### Petition Summery

Local residents			145
Area residents and lake users			44
Change.org petition			332
<b>Total opposed to re-zoning</b>		<b>Total</b>	<b>521</b>

# Proposed Lakeshore Marina Expansion

Issues of concern:

- extending too far into the lake will create safety issues between paddlers and power boats.
- Wildlife will also be forced from the shore line out into the boat traffic area.
- Too many people staying overnight on their boats at the marina will only increase causing increased pollution.
- Marina should not be expanded until proper restroom facilities are in place.
- Marina should not be expanded until adequate parking is in place
- Marina zone should provide a buffer between residential and commercial marina on the west side.
- marina zone should not obstruct the water access to the public access lands on the east side.

With the infilling along lakeshore road and the increasing population in the region these areas of public access become more and more important in allowing people to connect with the water.

It is important to maintain these public water accesses while we can as it is difficult and expensive to reclaim them in the future. Other towns and communities (such as Port Alberni with Canal beach) are in the process of reclaiming these types of water access points.

## Re-Zoning to Increase Density on the two-acre Upland Property

In 2008 the ACRD Planning Department recommended a covenant be placed on the property that limited the total units allowed to be built at ten (five units per acre).

The density of five units per acre was considered to be consistent with the properties to the east (ie Sproat Lake Manufactured Home Park) and serve as a transition area adjacent to the low density residential properties to the west.

The proposed –re-zoning would increase the density to ten units per acre, which is twice the density of the manufactured home park and is extreme considering the residential nature of the area.

Michael Irg's recommendation for a covenant of ten units for the property was supported by the Sproat Lake APC and the ACRD Board of Directors in 2008.

What has changed that would justify doubling the density approved in 2008?



### Rezoning Application

**TO:** Bob Harper, Administrator  
and  
Board of Directors, Alberni-Clayoquot Regional District

**DATE:** January 10, 2008

**FROM:** Mike Irg, M.C.I.P.  
Manager of Planning and Development

**Rezoning  
Application:** RD07016

**Owner:** 655570 BC Ltd. Gary Cassavant - Jim McManus, agent

**Legal  
Description:** Lot 1, Plan 4600, District Lot 204, Alberni District and Lot 1, Plan  
38581, District Lot 126 and 204, Alberni District.

**Address and  
Location:** 10412 Lakeshore Road and 10400 Aldan Road

**Electoral Area:** "D" Sproat Lake

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**Recommendation:** That the Board:

- 1) Proceeds with first reading of Bylaws P1203 and Bylaw P1204 subject to:
  - i) If a common sewage disposal system is proposed, the lots being amalgamated;
  - ii) The applicant agreeing to a covenant that limits the density to ten units on each of the subject lots and limits the size of each unit to 1200 square feet of total floor area on Lot 1, Plan 4600, District Lot 204, Alberni District and limits the total floor area of each unit to 1500 square feet on Lot 1, Plan 38581, District Lot 126 and 204, Alberni District;
  - iii) Demonstrating that sewage disposal regulations and requirements can be met on-site;
  - iv) An environmental study being prepared by a professional biologist to insure no negative impacts on the foreshore;
  - v) The applicant agreeing to a covenant that requires a vegetative leave strip



**Forest Land Reserve:** N/A

**Official Community Plan:** The current OCP has "residential" designation on the majority of the property (minimum lot size 0.6 of an acre). Lakeshore Store is designated "commercial".

**Zoning:** Current zoning is a mix of Small Holdings (A1) District, Acreage Residential (RA1) District, Park and Public Use (P2) District, and Highway Commercial (C4) District.

**Highways Approval 800 metres of intersection on controlled access Highway:** Any zoning change to these two properties requires approval from the Ministry of Highways.

**iv) Comments:**

The applicants are proposing three zones covering the two properties; Single Family (R1) District, Tourist Commercial (C6) District and Marina 2 (MAR2) District.

The current zoning is a mix of RA1, C4 and A1. Neighbouring uses are residential, mobile home park and commercial campgrounds. This current proposal is an amendment to an application made in 2006. A condition of rezoning is being able to meet subdivision standards for sewage disposal. The reasoning is that, the subdivision standards are the highest and most stringent soil capability requirements. A report has been prepared by H2O Environmental Ltd indicating that there is sufficient soil capabilities for ten units on each lot. Each unit will be a two bedroom unit. Staff recommend a covenant that limits the size of the units.

While the applicant has requested higher densities than staff is recommending, the soil analysis prepared for the property owners was based on ten units per lot. Hence, staff recommends a covenant that limits the number of units to ten per lot. The other issue related to density is the foot print of the units. Reducing the actual foot print of the units by building two story buildings is proposed by the applicant.

The proposed zoning on Lot 1, Plan 38581, District Lot 204, Alberni District is R1. While the minimum parcel size is relatively small, the applicant has agreed to a covenant that limits the number of unit/lots to 10, as well as restricting the total floor area of the units to 1500 square feet.

The area closest to the water is zoned commercial and designated commercial in the OCP. Part of the lot on Lakeshore Road is zoned RA1 with a minimum parcel size of 18000 square feet and designated residential in the OCP. The northern lot accessed from Aldan Road is zoned Small Holdings (A1) District and designated "residential" in the OCP. Based on the OCP designations, there is the potential for eight or nine residential lots on the two properties, as well as commercial development on the lake side. What is proposed increases the density, but, reduces the building foot print. In addition, the setback from Sproat Lake is kept at 40 feet.

As the applicant does not have a lease for the marina area, Regional District staff

does not recommend expanding the area of the existing marina. By rezoning a portion of Lot 1, Plan 4600 to MAR2 it provides area for marina parking, a small retail store no more than 2000 square feet, and marine fuel storage. Residents have previously indicated these things are important for the area. Parking is important and this proposal improves the parking situation.

The area between Lakeshore Road and the Sproat Lake is important, both to protect the environment and to the development of the property. By reducing the building footprint, the applicant wishes to increase the density.

In reviewing the proposal, staff considered both the property site and the surrounding area. The proposed density is significantly less than the adjacent trailer park and campground at Tall Timbers.


A minor OCP amendment is included in Bylaw P1203. This allows staff to request an environmental study when a rezoning impacts the foreshore.

The area zoned for marina use will not be expanded. There are currently 71 berths at the marina. Staff does not recommend expanding the marina. The existing marina and gas dock would remain. The applicant intends upgrading the fuel storage for the marine gas and removing the vehicle gas.

Currently the property owner is working with DFO on replacing the wooden retaining wall with rip rap. Part of the referral process will include DFO.

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Submitted by:



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Mike Irg, M.C.I.P.  
Manager of Planning and Development



## RESPONSE SUMMARY

ACRD FILE NO. RD07016  
BY-LAW NO. P1203 & P1204

Approval Recommended for Reasons Outlined Below	Interests Unaffected by By-law
Approval Recommended Subject to Conditions Below	Approval Not Recommended Due to Reasons Outlined Below

The Department of Fisheries and Oceans, Comox Office, has reviewed this proposal and has the following comments to offer:

- We are currently working with the proponent and his consultant, Darryl Rigets regarding the removal of the existing wood retaining wall fronting Sprout Lake and construction of a rip rap seawall. A letter will be provided once a final plan is agreed to.
- Having read the information provided it is our understanding that Timberwest owns at least part of the land where the existing marina is located. Should all or part of the proposed rip rap seawall be on Timberwest land then the applicant will have to obtain permission from Timberwest for the construction of the seawall.
- This office concurs with the Alberni-Clayoquot Regional District recommendation that the existing marina not be expanded. Appropriate environmental safeguards will need to be in place for the gas dock. NB
- Should this proposal be approved, all works need to be carried out in such a manner that prevents sediment or other material that may be deleterious to fish from entering fish bearing waters.

Agency: N. Randy Stennes  
Fisheries and Oceans Canada  
#250 - 4877 Argyle Street  
Port Alberni, BC  
V9Y 1V9

Name: Doug Swift

Title: Habitat Mgt Technologist

Signature: *Doug Swift*  
DPO - Comox 339-4905

Date: Feb 29/08

## **SPROAT LAKE ADVISORY PLANNING COMMISSION**

**Minutes of Meeting:**            **January 21<sup>st</sup> 2008**

**Location:**                         Harold Bishop Hall @ 7pm

**Attending:**                         Ann Collins, Joe Van Bergen, Walter Konkin, Derrick Cyr, Lianne Saunders, Bob Maurice, Diane Dvorak, Dean Sept

**Regional Representatives:**     Mike Irg, (Planning Manager)  
Penny Cote, (Sproat Lake Regional Director)  
Rene Lacoursiere, (Sproat Lake Alternate Director)

### **Delegations & Members**

**of the Public:**                     Mr. Gary Cassavant, Mr. Gary Carniato

**Call To Order:**                     7:08 pm

**Minutes Last APC meeting:**     adopted by Derrick Cyr, 2<sup>nd</sup> by Penny Paul

### **NEW BUSINESS:**

- DVD07006 (Ness) 10111 Klitsa Drive – Motion to concur with Part 25 Division 1 Section 8 in the non-conforming uses of buildings and structures of which do not conform to the provisions of the bylaw under this division.
  - Motion moved by Derrick Cyr, 2<sup>nd</sup> by Bob Maurice Voted to concur with by-law
  
- RD07016 (655570 BC Ltd. Gary Cassavant) Lakeshore Store and Aldan Road
  - Mr. Gary Carniato gives an overview of the development of 10 units per lot limiting square footage to 1500 for the residential and 1200 for the commercial units
  - Change proposed zoning for Lot 1 Plan 3851 to Single Family Residential (R1) –
  - Motion to change zoning as recommended - moved by Derrick Cyr, 2<sup>nd</sup> by Walter Konkin - Voted to approve
  - Questions raised by members of APC
    - The encroachment of the current and proposed dock on neighbours
    - Riff wall is on road allowance – how is it being addressed?
    - How will the increased parking and traffic concerns be met?
    - Pedestrian traffic is a huge concern for this project
    - Recommend trail access across front
    - Size of marina and safety concerns

### **Regional District Business**

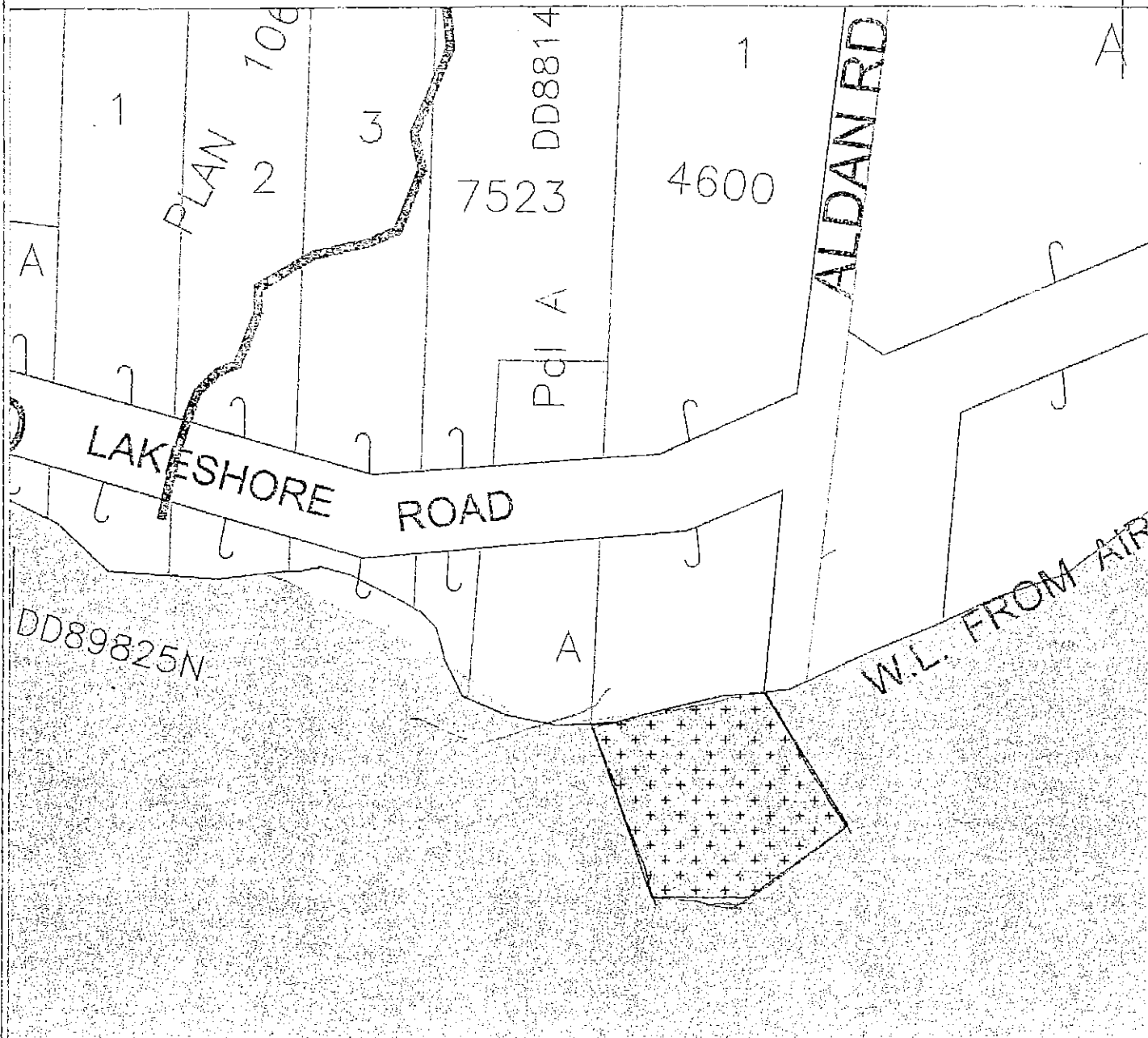
- Walter Konkin will attend Septic conference on Feb 1<sup>st</sup> 2008
- Fossli Bridge is being repaired
- An application is in to donate Fossli Park to the Sproat Lake community.
- The regional district is considering park trails but have concerns with liability issues, heritage designation and grant money for funded trails.

**Adjourn:** 9:30 pm Motion to adjourn Joe Van Bergen, 2<sup>nd</sup> by Bob Maurice

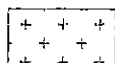
**NEXT REGULAR MEETING:**     Monday March 21<sup>st</sup> 2008 at Harold Bishop Hall @ 7pm  
February's meeting was cancelled

# Schedule 'B'

This schedule is attached to and forms part of Bylaw P1078A



Legal Description: Unsurveyed forshore fronting Lot 1, D.L. 204, Alberni District, Plan 4600.



To be rezoned to Marina (MAR1) District.

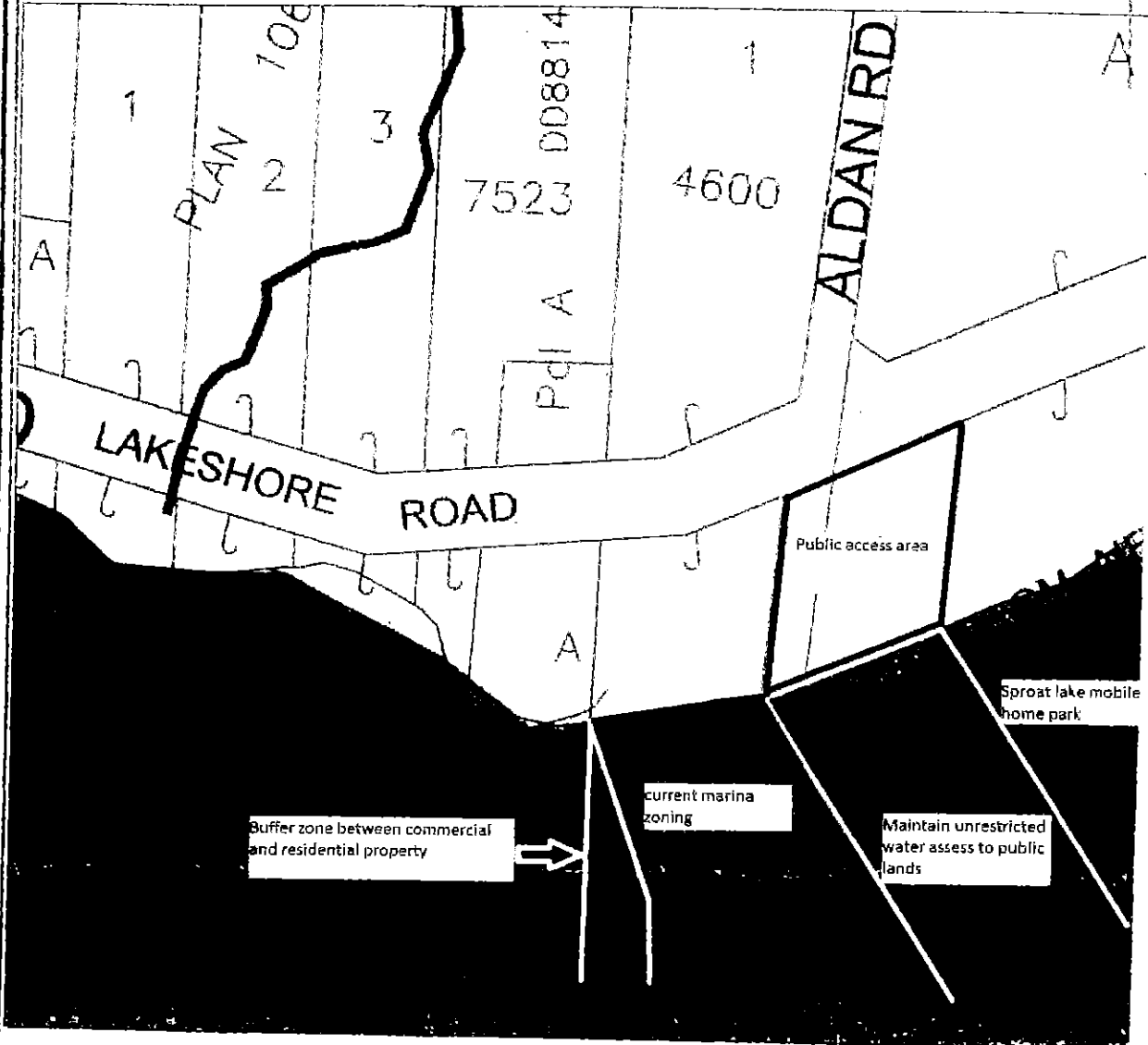


ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

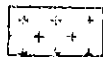
1:1500



Areas to remain free of docks and structures



Legal Description: Unsurveyed forshore fronting Lot 1, D.L. 204, Alberni District, Plan 4600.



To be rezoned to Marina (MAR1) District.

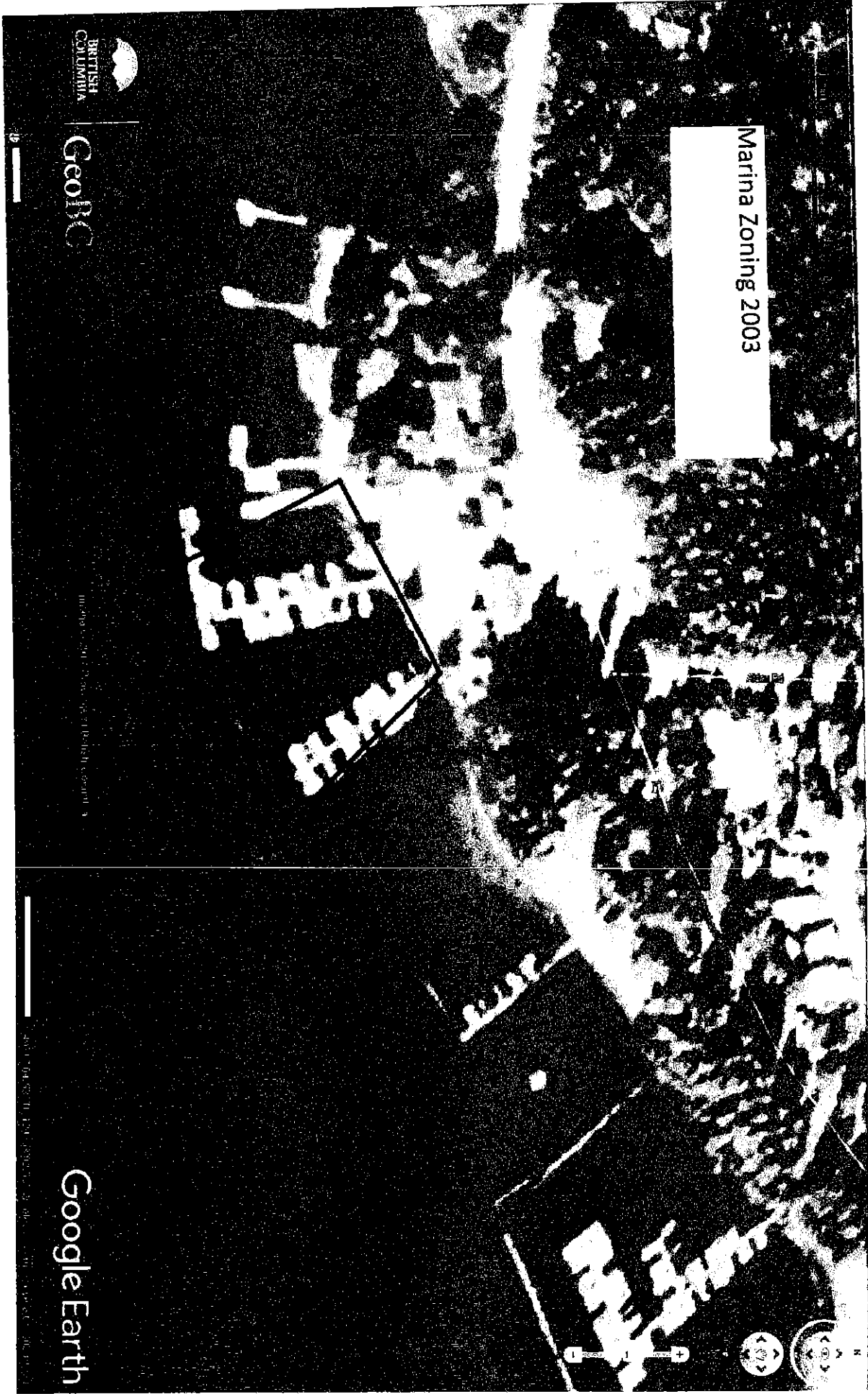


ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

1:1500



Marina Zoning 2003



BRITISH  
COLUMBIA

GeoBC

Imagery © 2003, Data © British Columbia

Google Earth



Scale: 1:100,000 (approximate)



# Marina 2015



Allen Rd

Marina Rd

Image © 2017 DigitalGlobe





Nancy MacKnight <nemacknight@gmail.com>

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**Marina**

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**GC**

Sun, Oct 1, 2017 at 10:32 AM

To:

**Subject:** Re: Marina Expansion

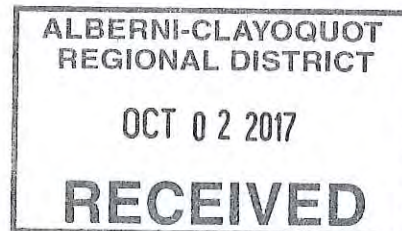
I am a concerned resident of Sproat Lake. This proposed marina expansion will accomplish many things, and none of them good. I will point out the two things that I know for sure will happen and will allow others to speak of the many other drawbacks of this needless expansion.

First and foremost is the quality of the drinking water of residents in the surrounding area which WILL degrade as there is no way to stop fuel/ oil/ and bilge water as well as all other contaminates from a marina entering the water.( The present one is bad enough).

Secondly, boat traffic in the area will most likely triple making swimming,kayaking and many other leisure activities for residents and non residents almost impossible if not dangerous.

Quality of life in this area with the existence of the present marina is barely tolerable as it is with the unrestricted exhaust noise from some high performance boat motors, please don't add any more noise pollution in my area.

George Cocco





Nancy MacKnight <nemacknight@gmail.com>

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## Opposition to marina expansion

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t&g

Sun, Oct 1, 2017 at 10:27 AM

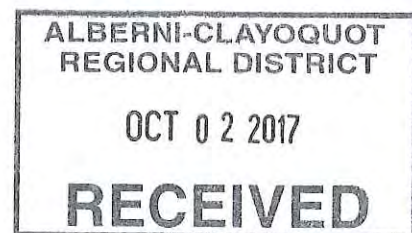
To: nancy macknight

To Whom it may concern,

As a resident of Sproat Lake I am opposed to the current Klehkoot Marina expansion. The environmental impact needs to be given top priority. This expansion is to large. The quality of water in that area now is awful during the busy summer months. The size of the the proposed marina will increase boat traffic and may impact the safety of all types of vessels on the water.

Do not let the anticipation of economic benefit out weigh the impact on our environment.

Tamara Cocco



September 29, 2017

To: Sproat Lake Advisory Planning Commission  
Penny Cote, Director Electoral Area D Sproat Lake  
Alex Dyer, Planner Alberni-Clayoquot Regional District  
Alberni-Clayoquot Regional District Board

Re: Rezoning Application for 10412 Lakeshore Road

As a resident and property owner in the Alberni-Clayoquot Regional District I am strongly opposed to the rezoning application for 10412 Lakeshore Road.

I respectfully request that the zoning and covenants that were recommended and approved in 2008 be honoured and upheld and that the current application be denied for the following reasons.

#### **Lack of Oversight**

- Since 2008 the Marina has been expanded outside its boundaries against the recommendations of the ACRD and DFO, interfering with neighbouring docks and the public access.
- Overnight camping in the parking areas and on larger vessels in the Marina is ongoing and in contravention of the current zoning.
- The only public bathroom facility is one porta potty located on the public access. There is no requirement that the promised washrooms, sewage facilities, and a secure garbage disposal site be in place before the proposed expansion.

#### **Density**

- Although the proposal is to double the number of boat moorage slips in the Marina the total area will be **four times** larger than what is currently in place.
- The properties to the east of Aldan Road are often referenced as justification to increase the density on the upland property. However the properties west of the proposed development are single family homes on large lots
- The proposed development at 10412 Lakeshore Road is for 20 units on 2.1 acres, which is **twice the density of the mobile home park** and not in keeping with the character of the neighbourhood and nearby residential properties.

## **Safety**

- Expanding the Marina further into the lake will force those that enjoy non-motorized water sports such as paddle boarding, kayaking and canoeing away from the shoreline and out into the boat lane.
- There is already significant boat traffic to and from Sproat Lake Landing on the West end of Weiner Bay. The proposed expansion will create more congestion for marine traffic and float planes in the Bay.
- The proposal will increase traffic on Lakeshore Road. The road between Tall Timbers Holiday Park and Sproat Lake Landing is already a busy pedestrian corridor during the summer months. Residents who live in the Sproat Lake Mobile Home Park and the nine or ten properties to the west all need to cross Lakeshore Road to access their waterfront.
- The Marina has underground storage fuel tanks on the south side of Lakeshore Road immediately adjacent to the proposed motel/condo units. The ability to deal with a fire is a concern on both the land and water portions of the Marina. There is no fire boat on Sproat Lake.

## **Parking**

- Although Aldan Road is a dead end street it is used by pedestrians to access the trails on the north side of Highway 4. It is the only way to access the 10 residential lots on Marina Vista Drive. Aldan Road also backs onto nine residences in the Sproat Lake Mobile Home Park. It is a narrow road and it would be unsafe to have vehicles backing into the roadway as suggested in the design concept.
- There is NO parking allotted for boat trailers belonging to the property owners, renters and the marina.

## **Environment**

- With the proliferation of larger vessels, wake boats and surf boats there are issues surrounding the erosion of the foreshore, its effect on wildlife and the damage to docks and property in Weiner Bay.
- The neighbouring public right of way is a wildlife habitat for beavers and shorebirds, especially in the winter months when the water levels are high.

- The site of the proposed development on the south side of Lakeshore Road floods regularly during periods of heavy rain and run-off.

### **Public Right of Way**

- In my opinion, the development of the public right of way should be dealt with as a separate issue and not contingent upon the rezoning of the marina or the relaxing of the covenant as there are many stakeholders to be consulted.
- I am strongly opposed to any private company or individual using any public access right-of-way and the lakefront in front of the access points for commercial use and/or to restrict access to others.

Sproat Lake is one of the jewels of the Alberni Valley and needs to be protected for all residents of the Alberni-Clayoquot Regional District, visitors, wildlife and future generations. Development is inevitable and welcomed, but should be done with foresight in a safe and responsible way. It's unfortunate that the current business is barely sustainable, but I don't believe that community interests and standards should be compromised for the convenience and economic benefit of a few.

Thank you for hearing my concerns.

Elane Gray  
10437 Lakeshore Road

## Alex Dyer

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**From:** Elane Gray <elanegray@shaw.ca>  
**Sent:** September-29-17 6:05 PM  
**To:** Alex Dyer; Penny Cote  
**Subject:** Forwarding e-mail from Liz Hansen re: Klehkoot Marinaa

-----Original Message-----

**From:** Liz Hansen [mailto:liz.hansen@live.ca]  
**Sent:** September 26, 2017 7:25 PM  
**To:** Gary Rutter <[grutter1@telus.net](mailto:grutter1@telus.net)>  
**Subject:** Klehkoot Marina

I am vehemently opposed to the extremely excessive proposed expansion of Klehkoot Marina for the following reasons:

1. The surrounding residents are already being subjected to people camping in their boats and partying on the wharves. I can't imagine living next door to a place like that. They already have to put up with the noise, garbage and probably flushing of toilets. Gross. Imagine what it would be like to have more than double the slips and people doing the same thing.
2. We are landowners who pay taxes. These people would pay for their slip and that's it. Many of them have no history on this lake and don't understand or care that is a lovely place that we need to keep that way.
3. Large boats with excessive boat wakes are already a problem. I would feel so sorry for the people in Weiner Bay if this expansion goes ahead. Not only would I feel for bad for them but all of us. An expansion like this would affect every resident on the lake.
4. As a kayaker and boat cruiser I have noticed that people are pushing wharves out into the lake further and further. This proposed expansion has nowhere to go but out. This would be a huge annoyance and hazard to boaters and set a possible precedent for others to do the same thing.
3. The only people I see that will profit from the situation are the owners of the Klehkoot Marina.

This is a magnificent lake. As long-term residents we have all seen changes and accept there are more to come but the regional district has the power to set guidelines and rules and ensure that they are followed to ensure that all can enjoy our beautiful lake in years to come.

Please do this.

Respectfully,

Liz Hansen  
9323 Faber Road

Port Alberni BC  
V9Y 9C4

Liz

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This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>

## Alex Dyer

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**From:** Janet Wheeler  
**Sent:** September-29-17 8:37 PM  
**To:** Alex Dyer  
**Subject:** Fwd: Sproat Lake APC Meeting - Oct 2nd

Hi Alex,

Norman Knowles email opposing the Klehkoot Marina was sent to me, along with other folks. I have attached it to my email. Please accept his email as a letter of opposition as it was intended to be.

with thanks.

Janet Wheeler

Begin forwarded message:

**From:** Norman Knowles  
**Subject: Re: Fw: Sproat Lake APC Meeting - Oct 2nd**  
**Date:** September 29, 2017 at 8:28:04 PM PDT  
**To:** Nancy MacKnight \_\_\_\_\_

I am strongly opposed to the reasoning of the Klehkoot Marina on Lakeshore road. I have enjoyed the serenity and the beauty of this beautiful lake for my lifetime! A pristine beautiful lake should not be jeopardised by those that only care about their financial gains on this issue! The local people and close by community's need this as a retreat... I see many lakes taken over by those that do not respect our rights as owners , year round owners! We live here!.... sorry! No vote from me!

On Thu, Sep 28, 2017 at 4:54 PM Nancy MacKnight wrote:



## Alex Dyer

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**From:** Penny Cote  
**Sent:** October-01-17 7:20 PM  
**To:** Carolyn & Stan Kujala  
**Cc:** Alex Dyer  
**Subject:** Re: Monday Night meeting

Hi Carolyn and Stan,  
I will forward your comments to be included for the APC meeting.  
Penny

On Oct 1, 2017, at 7:02 PM, Carolyn Kujala wrote:

Penny,

Stan is hoping to come to the meeting Monday night but incase he doesn't make it here is our opinion.

I am writing with regards to the proposed expansion of Kleekoot Marina on Lakeshore Rd. I strongly disagree with the proposal to expand because of the already high density in the area. The area is already the most dense residential and commercial area on the lake. The area also already has the highest boat and recreational activity. It makes no sense what so ever to allow Kleekoot Marina to protrude out further in the lake than existing docks in the area. Allowing this proposal will open the door to all property owners at the lake to extend their docks out much further in the lake creating trouble amongst neighbors' and navigational danger to boaters.

Stan Kujala

## Alex Dyer

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**From:** Nancy MacKnight  
**Sent:** September-29-17 3:40 PM  
**To:** Alex Dyer  
**Cc:** Penny Cote  
**Subject:** Fwd: Klehkoot Marina

cc: ACRD Board of Directors; Sproat Lake Advisory Planning Commission

----- Forwarded message ----- From:

**Gloria Boehm**

Date: Wed, Sep 27, 2017 at 10:12 PM

Subject: Klehkoot Marina

To:

Please pass on this email for us to the Regional District.

To the Regional District concerning the proposed rezoning of Klehkoot Marina.

We have several concerns regarding the rezoning.

Our names are: Gloria and Ron Boehm

Our address is: 10168 Lakeshore Road

1. Our first concern is that Winer Bay will become to congested with boats and become unsafe. Winer Bay is not a large area and the area of the marina is near the shallow waters and close to the hotel water traffic. Also if the marina has 180 boats and Tall Timbers trailer park and the Sproat Lake Mobile Home park have another 50 or more and the residents have another 50 or more, we are looking at around 300 boats in a small area. Plus seadoes, kayaks, and paddle boards. A marina of the proposed size should be put in a spot like Two Rivers Arm not in an already congested area.

2. We are also concerned about the pollution from the boats. We have noticed that there are several ocean sized boats parked over night and longer at the marina. Sometimes people stay on them over night. There is no supervision. There are no decent toilet facilities on shore. We are concerned that many might be dumping there waste water in the lake from which we get our drinking water. And who will make sure they don't?

3. We are also concerned about the intent of the owner of the marina as in 2008 the ACRD recommended that the marina not be expanded, but the owner went ahead and expanded twice without approval ignoring the ACRD. He talks about improving the public access, but he has blocked it with a dock and pretty much taken that area over.

4. Many of the lakes in the interior have over expanded. We believe that in the long run over expansion on Sproat Lake will have a negative impact on tourism. We are now known for our beautiful, clean waters. We must strive to keep it that way. Once you go forward, it is almost impossible to go back.

Thank you for considering our concerns.

**RE: REZONING APPLICATION AT 10412 LAKESHORE ROAD (KLEHKOOT MARINA)**

Klehkoot Marina intends to more than double the amount of boat slips in an already over congested area of Sproat Lake. The Marina has already encroached neighbours on one side and a public access on the other. Now with nowhere left to go they want to extend 100 +/- ft straight out for no other reason than financial gain.

An aerial view of this bay would show how all docks are uniform to the next. This is an unwritten rule at the Lake that only locals appreciate and respect. What gives this marina the right to extend their dock for profit... simple... because there is no written law saying they can't. We have to stop this before it gets out of hand.

If this dock were extended and the amount of boat slips more than double, it would bring many negative effects with it. First, is the fact that many paddle boarders, kyakers, dragon boats etc use the dock line for safety to stay clear of passing motors boats. With this dock expansion they would be forced to paddle out into the middle of the bay to get around the one dock that sticks out further than anyone elses. This is a safety and navigation concern. Second, is the fact that with almost 200 boats unregulated, unsupervised and with no facilities (no running water, no bathrooms, no garbage pick up and no sani dump) comes major pollution of both the Lake and the quality of life. There are boats parked already with flushable toilets that are dumping grey and black water into our Lake. There are people starting generators at 6 a.m. running all hours of the day. There are people setting up tables and chairs on the docks claiming it as their own property. With no rules or supervision this is only going to get worse. People are taking advantage of this marina and using it for their own personal playground. Loud music and generators all hours of the night are a regular occurance coming from boats.

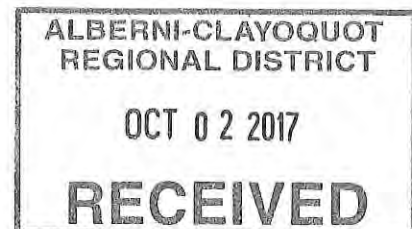
If there are people that want to expand and exploit beautiful Sproat Lake that is great. Lets go out Taylor Arm or Two Rivers Arm where there is plenty of space to develop and expand, not an already populated space of the Lake.

**I am strongly opposed to the rezoning application for the property located at 10412 Lakeshore Road.**

Greg MacKnight

2517 - 9th Ave

Port Alberni B.C.



**Alex Dyer**

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**From:** Nancy MacKnight  
**Sent:** September-29-17 6:37 PM  
**To:** Alex Dyer; Penny Cote  
**Subject:** Klehkoot Marina Sproat Lake

**cc: ACRD Board of Directors  
Sproat Lake Advisory Planning Commission**

**WE ARE STRONGLY OPPOSED TO THE KLEHKOOT MARINA EXPANSION**

**We live at 10430 Lakeshore Rd, right next door to the marina.**

**These are some of our reasons for opposing the rezoning and expansion of the marina:**

1. The maps which were included in the rezoning application package at the APC meeting of June 20, 2017, clearly shows where the outline or footprint of the Marina waterfront should be. They have twice ignored the recommendations of the ACRD and DFO **NOT** to expand. In 2008 the ACRD recommended not to expand and in 2010 and again in 2015 they have expanded to 75 boat slips without approval. These dock extensions were put here illegally and we want the docks on the west side of Klehkoot Marina which are 4 feet from our dock removed and put back to the way they were prior to 2008. WE have absolutely no privacy as it is now.
2. Another **MAJOR** issue is the overnight camping on boats in the marina. The bylaw clearly says "NO OVERNIGHT CAMPING WHILE MOORED AT THE MARINA". We have brought this to the attention of the ACRD but **NO ONE** is enforcing the bylaws. As a result, more and more people are camping on their boats and with this comes loud music, partying, barbequing, bringing friends for the weekend, generators going at night and in the morning. Another example of ignoring rules, by-laws and regulations. We have observed that some boats don't leave their slip for 2-3 weeks at a time. There is no sani-dump so where do you think all the grey and black water is going! Also, there is an invasive plant spreading its way around Weiner Bay, which I have never seen spread so fast as this summer. It has gone rampant and is now getting closer to where we live. POLLUTION!
3. **SAFETY: THE BIGGEST CONCERN OF ALL.** This expansion will cause great safety and navigational hazards because of the large amount of water traffic **in this particular part of the lake.** There are houseboats, outriggers, dragon boaters, jet skiers, kayakers, paddle boarders, tubing, and also seaplane traffic dropping passengers off at Sproat Lake Landing. Many of these people rely on keeping close to the shoreline FOR SAFETY. Already a serious concern for some of the rowing clubs.
4. **What about all the beautiful water wildlife we have seen in this area all these years! The loons, Canada Geese, beavers, mink, otters, ducks and ducklings, and also some rather rare species like white swans. Will they come back with all this excessive boat traffic and pollution?**
- 5.. This Marina does not have any washrooms (except 1 outhouse). How can a business be allowed to operate and sell food, snacks, ice cream or **anything** to the public without proper washroom facilities.
6. Fuel spillage is another problem. WE have seen boats filling up with fuel and then comes the overflow into the lake time and time again. WE get all the fumes drifting in our direction. They do not have a proper spill kit to prevent this from happening.

In conclusion, this beautiful Sproat Lake is already overcrowded with boat traffic, also keep in mind the number of boat slips at Sproat Lake Mobile Home Park and also Tall Timbers. Our docks and shorelines are already showing damage from excessive boat traffic in this area and other areas of the lake.

We have lived here close to 28 years, and love Sproat Lake, and are extremely conscientious about keeping the lake clean so that future generations can enjoy this beautiful and most spectacular Lake, as we have all these years.

Ron and Nancy MacKnight

10430 Lakeshore Rd

## Alex Dyer

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**From:** Planning Shared  
**Sent:** October-02-17 9:26 AM  
**To:** Alex Dyer  
**Subject:** FW: Klehkoot Marina expansion

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**From:** Zana Nesbitt  
**Sent:** Saturday, September 30, 2017 6:45 PM **To:**  
Planning Shared <planning@acrd.bc.ca>  
**Cc:** MacKnight, Nancy  
**Subject:** Klehkoot Marina expansion

For the record we can not see the property in question from our place but do understand the concerns of those that will be affected if the changes go through as is. As present it is not a positive change for those around the bay.

It is hard to take the "results" of the survey seriously without some clarification. We are told it covered 3 weekends and 2 weeks, the given dates show differently. Using 15 days including a long weekend during the peak season and calling it 2 weeks is misleading. We are told that 200 lake residents visited each week and 27% of the 2173 lake residents use the available services, less than 10% actually. Is that 2173 the lower year round population of the lake itself, some larger area or the July/August population? How many of these 200 were multiple repeat visitors? In reality actual lake resident users may be much less than 10%, not that "the" number is relevant when considering the expansion proposal.

Regardless of how many lake residents use the current establishment the proposal has failed to show any support by lake residents for the marina expansion and the massive increase in short term rentals.

We also have difficulty comprehending the proposal's long list of benefits (pg 50). We believe that many of these statements are exaggerated or simply not plausible. The same can be said for the list of OCP goals, objectives and policies.

Objective 8.1.1 Facilitate the establishment and operation of small-scale commercial development that is compatible with Sproat Lake's predominantly rural character.

In what world is a massive 150+ boat marina a small-scale commercial development?

Thursday night there is an open house due to the problems with Short Term Rentals, STR. This proposal champions STR in 10 large, 1200 sq ft homes, and 20 smaller units. In areas that allow STR there tends to be a limit of one STR unit per property we have been told.

Weiner Bay is a relatively small shallow body of water with little water exchange in the summer. Besides the usual resident moored boats there are currently 3 "marinas" all on one side/end of the bay, Tall Timbers, Trailer park, and the marina in question. There is also the added boat traffic from the patrons of the Sproat Landing. The side by side comparison on page 18 clearly shows that the new marina will be more than double the existing one. Considering that 98+% of lake boats discharge their engine exhaust under water when moving, the quality of the water can only be adversely affected with the added activity the proposal will bring. STR tend to use their boats/watercraft daily and for longer durations than both seasonal and year round residents.

Why would the public pass by the Provincial park to come and swim from a narrow piece of land next to a 150+ boat marina which dispenses fuel? Where will the public park, within the frontage of the access park?

Parking was a problem at busy times when the original store and cabin existed on the lake side of the road and fewer boats were moored than today. Ten 1200 sq ft units plus commercial space are proposed for this side and 20 units on the north side of the road. There will be a great deal more than double the boats than before. STR tend to involve more

than one couple/family plus daily visitors thus more vehicles will be present than ever before. The original cabin certainly generated more vehicles than was needed for those actually renting it. Will neighbours have any road parking for their visitors?

The proposal explains the fuel dock will be closed and there will be no convenience store if the changes are not allowed. This would be a loss for all those that use these services but a much larger loss to the business, not sure how this would be an improved business plan vs. the current one.

We certainly wish the owners success in their endeavours as their services are needed, but this proposal appears to be too big and shows little respect for the residents of the bay.

Bill and Zana Nesbitt

## Alex Dyer

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**From:** Elane Gray  
**Sent:** September-29-17 6:09 PM  
**To:** Alex Dyer; Penny Cote  
**Subject:** Forwarding e-mail from Paul Rivas re: Klehkoot Marina

-----Original Message-----

> From: Paul Rivas  
> Sent: September 22, 2017 7:33 PM  
> To:  
> Subject: This marina does not need to be expanded!! The lake is  
> overcrowded enough!!

>

>

>

> Sent from my iPhone

>

>

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> This email has been checked for viruses by Avast antivirus software.

> <https://www.avast.com/antivirus>

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## Alex Dyer

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**From:** Elane Gray  
**Sent:** September-29-17 2:50 PM  
**To:** Gary Rutter; 'Nancy MacKnight'  
**Cc:** 'GORD THOMPSON'  
**Subject:** Re: I oppose the Kleekoot Marina expansion

Good points, Gary! Would you like me to forward a copy of your e-mail to the ACRD or have you already done that?

**From:** [Gary Rutter](#)  
**Sent:** Friday, September 29, 2017 10:56 AM  
**To:** '[Elane Gray](#)' ; '[Nancy MacKnight](#)'  
**Cc:** '[GORD THOMPSON](#)'  
**Subject:** I oppose the Kleekoot Marina expansion

I oppose the Expansion of the Kleekoot Marina for the following reasons.

Several of the existing boats in the marina are large enough that they have heads on board.

- These boats remain on the lake for months
- The only place that they are able to empty the sewage is into the lake.
- I'm assuming this is illegal, but it is obviously happening, but not policed.
- Larger marina = more large boats = more sewage being introduced into the lake.

Even adding a pumping station – human nature being what it is – these boats will likely continue to pollute – why exacerbate the situation?

Kleekoot has already proven that they have no regard for rules and regulations, they are already out of compliance. Why should they be rewarded for their misdeeds? We can only assume they will overstep their new boundaries as well – they originally applied for 180 places – they will likely build whatever they want if given the chance.

More large boats = more damage to the wharves and shorelines around the lake. There are laws in place which state the boat owner is responsible for damage due to their wake, but this is not enforced. Once again - why exacerbate the situation?

If the marina is extended further into the lake it will be a SERIOUS safety hazard. There has already been ONE DEATH IN THIS AREA, when a boat with kids hit a piling, even though there was with lots of lighting in the area. Lights can be quite blinding at night, more lighting is not the answer. It is inevitable that there will be “blind spots” which will be VERY HAZARDOUS to navigation.

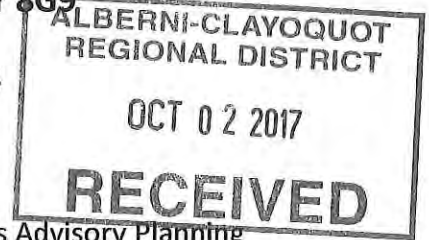
Gary Rutter  
10773 Lakeshore Rd

# SPROAT LAKE MANUFACTURED HOME PARK

114-10325 Lakeshore Rd., Port Alberni B.C. V9Y 8G9

[sproatlakemhp@shaw.ca](mailto:sproatlakemhp@shaw.ca) (250) 724-0014

2017-09-29 (Hand Delivered)



To: All Directors Alberni-Clayoquot Regional District, Members Advisory Planning Commission, Members Sproat Lake Community Association, Michael Irg, -- Alex Dyer, -- Penny Cote-

Subject: Rezoning Application Re: 655570 BC LTD. (c/o Craig Casavant)

Notes and concerns from residents of Sproat Lake Manufactured Home Park

Klehkoot Marina area: Over a year ago in April of **2016**, further construction of moorage facilities was being carried out in front of the public right of way off Aldan rd. adjacent to the boom sticks which form the private boundry to **Sproat Lake Manufactured Home Park** moorage area. Without any dialogue or discussion, Mr. Casavant had the contractor cut away our anchored shore line chained boosticks that have been holding them in pace for many years. (pictures attached). These boom sticks were then moved east encroaching some 15 to 20 feet into S.L.M.H.P. moorage area. We request that the regional district by laws officer have these boom sticks returned to their original position. Plus removal of the numerous logs left in the S.L.M.H.P. moorage area.

On April 23, **2016**, S.L.M.H.P. delivered a letter to the Casavant family requesting them to cease work on the boom sticks. (copy of letter attached). Copies of letter also to Penny Cote regional director and Michael Irg manager of planning and development. (Many pictures of this ongoing work have also been delivered to M. Irg.)

According to Sims Associates survey done in May 2008, the width of the Klehkoot marina land, plan 4600 from the **west** side of Aldan Rd. to the east boundary line of plan 7523 is approximately 166 ft. (45 meters)

This survey also shows a shore line width of approximately 125 feet (38 meters) from the **west** side of Aldan Rd. east to the Property fence line of S.L.M.H.P. This is all Public Right of Way and should never have been considered as any part of Klehkoot marina area.

The Regional District public hearings in June **2008** created the MAR2 zoning along the west edge of Aldan Rd. for the Marina and at that time Randy Stennes of Fisheries and Oceans Canada concurred with Alberni-Clayoquot Regional District that the **EXISTING MARINA NOT BE EXPANDED**. Why is this change now being proposed????

Without the input from the many bodies who have jurisdiction over our waterways it seems presumptuous for the planning staff to recommend an amendment to allow a maximum number of boating slips to 150 which would extend the marina docks some 353 feet out into the lake. (Does this really address the congestion and environment in our already heavily used small bay.) The existing Klehkoot marina and the now new proposed marina does not have any launch facilities --- how are 150 boats going to get into the lake?--- And where are 150 boat trailers going to be parked or stored when there is not even sufficient car parking. Also there is no confirmation for a sewage pump out facility.

It is difficult to understand now why a further expansion of this entire proposal is being considered when it was all decided in **2008**.

Has a building permit or a development plan approval permit been issued for the current marine work that was done in the past year?

#### Dwelling Units

Mr. Casavant's design concepts showing 5 buildings on the area south of Lakeshore Rd. appears to be in a flood zone. (see picture attached). We doubt that this would meet the "Flood construction level" required for habitable buildings. Also could the required set-backs be maintained?

The proposed 20 units on the land north of Lakeshore Rd. would create further parking congestion with the marine traffic. Aldan Rd. is a narrow road being only 33 feet wide with immediate side ditches. This would not permit parking on the road sides.

Sewage disposal will require a good size septic field area and would therefore further limit needed parking facility.

It is strongly recommended that planning staff clarify the use of the public space within the public right-of-way and the entire water surface fronting this right-of-way plus how the public will have access to the open lake.



Alex Dyer's notes encourages and points out----- The Sproat Lake Official Community Plan Policy 18,1,4 "Distinguish between the levels and types of uses that can be supported by different areas of the lakes."

18.2.4 "Permit **only those structures**, such as moorage docks and fences on the **foreshore** that are in compliance with the **Navigable Waters Protection Act** and the zoning by law."

And he goes on to say that "The proposal COULD EFFECTIVELY increase the number of boats that have access to the lake by increasing the number of seasonal boat slips available for rent. Further **D.F.O.** also recommended the 40 foot building set back from the existing shoreline in a letter dated July7, 2008."

Mr. Dyer comments also say that "At the time the MAR2 boundaries were established in **2003**, the boundaries **did not** match the extent of the existing commercial marina operation."

The applicant's proposal to take over the unbuilt area at the bottom of the Aldan Rd. Public Right of Way for parking and picnic area is in no way part of the marina land. This area should be kept in it's natural habitat with a public pathway to the water.

**The quality of our water that hundreds of residents take from Sproat Lake is probably one of the most important factors that needs to be considered by all the people involved in making the decisions that will affect our life for many generations to come.**

Yours truly,

Terry Vogan, mgr. S.L.M.H.P.

Cc: Thorsten Schaffert

**SPROAT LAKE MANUFACTURED HOME PARK  
10325 LAKESHORE ROAD  
PORT ALBERNI B.C. V9Y 8G9  
250-724-0014  
sproatlakemhp@shaw.ca**

**April 23, 2016**

Delivered by hand

Klehkoot Marina"

Craig Casavant  
Shari Casavant  
Gerry Casavant

Confirming our phone conversation late Friday afternoon and again this morning at the Park office with Gerry Casavant, we request that you CEASE work on the Boom Sticks adjoining Sproat Lake Manufactured Home Park and your Marina area which you have arbitrarily cut away from the anchored shore line chains that have held these Boom Sticks in place for many years.

It appears that you have ignored our legal fence boundary line and have encroached some 15 plus feet into Sproat Lake Manufactured Home Park moorage area.

As discussed with you Sproat Lake Manufactured Home Park is not in a position to sanction or agree to any changes without consulting all appropriate authorities who have jurisdiction over our shore line and lake areas.

Some of our concerns are:

- The continuation of Aldan Rd. re: public access to the lake – what area does this entail?
- Does Klehkoot possess a legal water lot – what size etc.
- Was a permit granted by the Regional District of Alberni Clayoquot to permit expansion of marina
- Is permission from Timberwest required?
- Is the marina involved in the Disclosure Statement for the Bare Land Strata development?
- Is approval required by the Department of Fisheries and Oceans?
- Do we require First Nation's input?
- Are there any other provincial or Regional bodies that would have concern?

We will be contacting the Regional District on Monday to ascertain the appropriate steps we should be taking at this time.

We look forward to meeting with Craig Casavant when he arrives in town on Tuesday and have the opportunity to discuss this matter in detail.

We thank you for your immediate attention to this matter.

Yours truly,

A handwritten signature in black ink, appearing to read "Terry Vogan". The signature is written in a cursive style with a large initial "T".

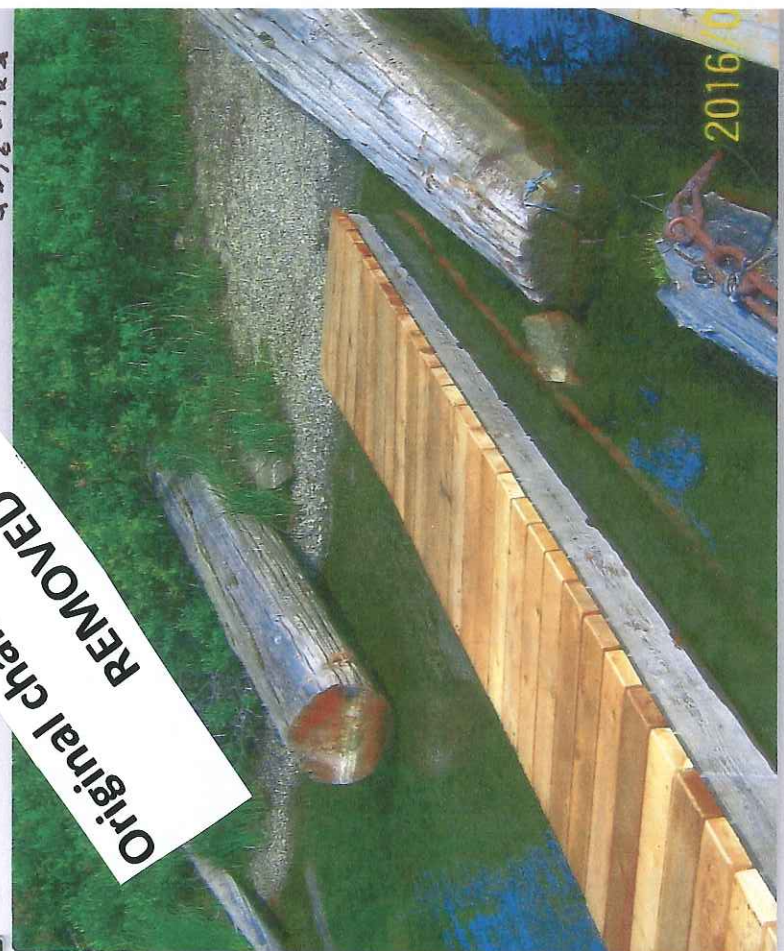
Terry Vogan, mgr. S.L.M.H.P.

cc: Mike Irg Manager of Planning and Development -- Regional District of Alberni – Clayoquot  
Penny Cote  
Thorsten Schaffert





**REMOVED**  
**Original chained boom sticks**



**PROPOSED BUILDING**  
**AREA -- FLOODED**



## RESPONSE SUMMARY

ACRD FILE NO. RD07016  
BY-LAW NO. P1203 & P1204

Approval Recommended for Reasons Outlined Below	Interests Unaffected by By-law
Approval Recommended Subject to Conditions Below	Approval Not Recommended Due to Reasons Outlined Below

The Department of Fisheries and Oceans, Comox Office, has reviewed this proposal and has the following comments to offer:

- We are currently working with the proponent and his consultant, Darryl Rigets regarding the removal of the existing wood retaining wall fronting Sprout Lake and construction of a rip rap seawall. A letter will be provided once a final plan is agreed to.
- Having read the information provided it is our understanding that Timberwest owns at least part of the land where the existing marina is located. Should all or part of the proposed rip rap seawall be on Timberwest land then the applicant will have to obtain permission from Timberwest for the construction of the seawall.
- This office concurs with the Alberni-Clayoquot Regional District recommendation that the existing marina not be expanded. Appropriate environmental safeguards will need to be in place for the gas dock. **NB**
- Should this proposal be approved, all works need to be carried out in such a manner that prevents sediment or other material that may be deleterious to fish from entering fish bearing waters.

N. Randy Stennes  
Fisheries and Oceans Canada  
#250 - 4877 Argyle Street  
Port Alberni, BC  
V9Y 1V9

Agency:

Name: Doug Swift

Title: Habitat Mgt Technologist

Signature: *Doug Swift*  
DFG - Comox 339-4905

Date: Feb 20/08





Nancy MacKnight <nemacknight@gmail.com>

**Re rezoning of Klehkout Marina 10412 Lakeshore Rd.**

**Bev At Somers Family**

Sun, Oct 1, 2017 at 8:03 AM

To: Nancy Macknight

To whom it may concern,

My husband and I were born and raised in Port Alberni.

We enjoyed the pristine beauty in our youth and continue to enjoy what it is every summer when we come to visit our two family members that live on the lake. We have noticed big changes in the amount of boat traffic coming into the Klehkout Marina in the last few years as more people from all over the island and elsewhere are attracted to it.

I am alarmed at how inconsiderate some people are coming and going into the Marina. Speed and water safety are a huge concerns. At this time it seems that it is already at a max. capacity.

I would be curious to know how people dispose of their sewer from their boats.

If there is a gas or oil leak, how quickly that is handled, if at all?

Is the Marina prepared for that and proper sewage disposal?

Who monitors whether people live on their boats in the Marina? Noise control on the lake with increase of traffic.

Sproat Lake, as a community, should show consideration and respect for all property owners esp. those living next to the Marina.

This matter should not be rushed into. One person's interest in financial gain should not be the driving force in the decision making process for the future.

Keep this beautiful clean lake for the future generation to enjoy as much as we have.

My husband and I are definitely opposed to the expansion of this Marina in this location.

Sincerely,

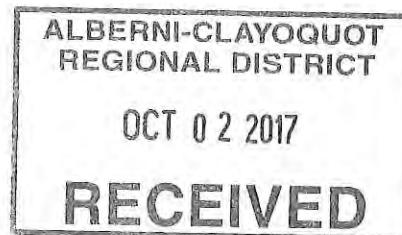
Beverly and Bruce Somers

519 Witty Beach Rd.

Victoria, B.C.

V9C 4H8

Sent from my iPad





Nancy MacKnight <nemacknight@gmail.com>

**Sprout Lake APC meeting**

**Val Thompson**

Sun, Oct 1, 2017 at 10:00 AM

To: Nancy Macknight

To whom it may concern,

We are residents of Sproat Lake. We want to share this lake with others but we urge you to use EXTREME caution in your decision making around expansion and utilization. The proposed area for moorage expansion and condo building on the waters edge is not suitable for this area in our opinion because:

1. Area south of Lake Shore Rd not suitable for condo development. The artists rendition of the proposed condo development on south side of Lake Shore Rd is not a reality of what winter rains can do in that area. The lower parking lot, where the walkout lower levels of the proposed condos is pictured, was flooded last year.
2. The Bay is too small for the amount of boat traffic that would increase because of moorage expansion. There may not be an increase in number of boats on the lake, as suggested in proposal, but there would be too many for the confined area of this bay with coming and going and gas ups. Safety is already a huge issue for non motorized boats that frequent the bay.
3. Boats sizes on the lake are increasing.....perhaps because they are considered the "summer cabins" now. The boats we see mooring at the present moorage sights are getting bigger all the time. We are very concerned about monitoring of grey and black water disposal on this beautiful lake, and overnight stays on boats at moorage sight.
4. Consideration of existing neighbours. Perhaps equate it to where you live and whether or not you would like a "fun park" built next door to you.

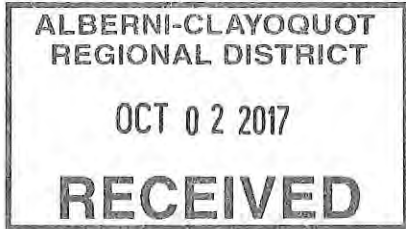
These are but a few of our concerns.

This area of the lake is not suitable for this proposed plan.

We are against the proposed expansion of wharf area and condos on the south side of Lake shore road.

Sincerely

Val an Rick Thompson



September 30, 2017

Alberni-Clayoquot Regional District  
RD17006 – 10412 Lakeshore Road, Klehkoot Marina

I very strongly oppose the expansion of the Klehkoot Marina for some of the following reasons:

- Pollution, with more boats comes more pollution into a water supply that is used by the majority of lake residents as their drinking water. We have seen an increase in more large scale boats coming onto the lake, some with heads, are we naïve enough to believe they pull their boats out of the water and get them pumped, let's be realistic, many probably dump into the lake. And what about facilities, washrooms or port potties, where are they for the large amount of people accompanying these boats?
- Safety, should be a number one factor and the idea of increasing the number of boat bays by more than 100% means wharves will be extended much farther out into the water. This means kayakers, dragon boaters, paddle boarders and others will have to go around the structures and the potential will increase for a serious accident or another boating death.
- Noise, traffic and congestion, again a huge safety hazard on Lakeshore's narrow, winding road. Plus what about the noise from people partying and/or staying overnight on their boats, how will they deal with this issue?
- Buffer zones for the neighbours, they are right against their neighbour's fence; this does not seem like a particularly "neighbourly" way of trying to improve your property.
- Fire Plan and Spill Plan, do they have any in place in case of an emergency or hazard spill?
- Access, are they already using this land as if it was their property, if so, they are already outside their footprint and should not be using access for their own private business.

I understand they have letters of support, but I am guessing that the majority of them are not from year round residents who live here on our lake and pay tax dollars. Changes to Sproat Lake are inevitable, we understand that, but I do not feel this development will enhance our lake in any way, only the value of the developer's property.

As the Regional District, you can make sure that rules and regulations are adhered to so that everyone can enjoy Sproat Lake, now and in the future.

Sincerely,

Heather Thompson  
10375 Bishop Drive  
Port Alberni, BC V9Y 9A7

## Alex Dyer

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**From:** judi downing  
**Sent:** September-28-17 4:58 PM  
**To:** Alex Dyer  
**Subject:** Re: Klehkoot Marina

Dear Mr. Dyer

I wish to voice my opposition to the proposed expansion of the Klehkoot marina. Having reviewed the proposal, which I found to be out of scale and certainly not in any way remotely adhering to the lay of the land and set backs, I can not say how this proposal would benefit our area. The parking issues alone are a real concern. on any busy hot weekend in the summer, cars and trucks with boat trailers already clog a narrow and twisting road. Adding another 75 or more boats to the marina would certainly increase the parking and congestion issues we currently have.

Another issue is the use of the public beach access. as the marina has very limited beach access for swimmers, by adding more density (cabins etc). They would need the access for their own purposes. as who would want to rent a cabin with no beach access.

Lastly but not the only issue for me, is the current boat traffic in this small bay. People go around the bay in their boats, churning up the water and creating a lot of wake and waves. There is very little water flow from creeks etc so any pollution and boat discharge tends to stay in the area . A increase in boat activity would certainly impact the water quality.

Thank you sincerely  
Judith Downing  
#87-10325 Lakeshore Rd  
Port Alberni.

:

Sent from Surface

## Alex Dyer

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**From:** Wendy Thomson  
**Sent:** September-08-17 8:11 AM  
**To:** Mike Irg; Alex Dyer; Douglas Holmes  
**Subject:** FW: mailbox@acrd.bc.ca: Stop and reject the rezoning application at 10412 Lakeshore RD (Klehkoot Marina)

**Importance:** High

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**From:** Gary Hales  
**Sent:** Friday, September 08, 2017 7:55 AM  
**To:**  
**Cc:** Wendy Thomson <wthomson@acrd.bc.ca>; Penny Cote <pcote@acrd.bc.ca>  
**Subject:** Fw: mailbox@acrd.bc.ca: Stop and reject the rezoning application at 10412 Lakeshore RD (Klehkoot Marina)  
**Importance:** High

Sept 8,2017

Hi... you may not of heard about the possible submission of a plan to expand the marina at Sproat Lake...

Many residents are concerned about this proposed application that is coming before the ACRD.... After one meeting at the advisory planning commission in the spring, a number of local residents attended this and voiced their displeasure with such a development on this narrow part of the lake . As the summer is now over, it is possible that another proposal is forthcoming from the ownership and we want the area residents and local valley people to know about the damaging effect on the lake and the loss of freedom to navigate the waters at this end of the lake... Only yesterday, did I watch a commercial float plane land in its normal runway in front of the marina and if the proposal was to be approved, poses a major safety issue and congestion on top of the water.

A local petition is being circulated to present to the ACRD and should you want more information you can contact us...

Sincerely,,,

The Committee to stop the rezoning of the Klehkoot Marina at Sproat Lake

c/c Directors of ACRD via mailbox

[https://www.change.org/p/mailbox-acrd-bc-ca-stop-and-reject-the-rezoning-application-at-10412-lakeshore-rd-klehkoot-marina?recruiter=777528337&utm\\_source=share\\_petition&utm\\_medium=email&utm\\_campaign=share\\_email\\_responsive&utm\\_term=autopublish&utm\\_content=nafta\\_email\\_shortlink\\_1%3Acontrol](https://www.change.org/p/mailbox-acrd-bc-ca-stop-and-reject-the-rezoning-application-at-10412-lakeshore-rd-klehkoot-marina?recruiter=777528337&utm_source=share_petition&utm_medium=email&utm_campaign=share_email_responsive&utm_term=autopublish&utm_content=nafta_email_shortlink_1%3Acontrol)

## Alex Dyer

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**From:** Gary Hales  
**Sent:** July-02-17 7:42 PM  
**To:** Alex Dyer  
**Cc:** Penny cote  
**Subject:** Sproat Lake Marina Re Development discussion  
**Attachments:** proposed marina expansion.jpg; Sproat Lake marina expansion 2017.docx  
**Importance:** High

July 2nd, 2017

Dear Mr. Alex Dyer, Planner for ACRD

Please find attached my letter outlining my opposition to the re development of the old Lakeshore Store/marina property . I realize that this proposal is in its beginning stages and has not gone any further than this first commission meeting in late June.. I hope you will investigate this development further with those affected by such a large change in use and understand the effect it has on Sproat Lake. In my opinion, the commission must focus more on the condition of the waters of Sproat Lake and try and protect our amazing area from unnecessary and poorly thought out development. Being more of a steward watchdog for the lake should be one of your focal points and in doing so, we all benefit from thorough and prudent management.

Gary Hales

c/c Penny Cote.... Regional District

July 2, 2017

Re: Lakeshore Service Application for re development: file number RD 17006

Dear Alex Dyer,

On Monday, June 26<sup>th</sup>, I was present as an observer at your Sproat Lake Advisory Planning Commission meeting and came away from that meeting with a feeling of there being no apparent concern for the stewardship of Sproat Lake. In saying that, the proposal only adds to the management of the water and there are really no means of controlling development like this. Bylaw officers cannot control what goes on around the facility, whether it be the observance of fire controls over the marina which I was shocked that there is no fire plan to attend to an emergency, no spill equipment for fuel spills and when one wants to increase the number of units from 10 to 20, no real control over sewer limits and how that might be dealt with.

I was also concerned that the photos presented were not current and did not reflect what exists today and how the configuration of the docks encroaches on property lines and private residences. The fact that any public hearing in the future on this development only goes 100m on both sides is so out of touch with the number of people affected by such a development. When you look at how far this marina would go out into the lake, all boaters would be diverted around this moorage and basically cuts off the end of the lake. Traffic going back and forth to Sproat Lake Landing has increased greatly and wake management is out of control with docks being damaged and residents having to listen to loud exhaust free boats polluting the noise environment greatly on weekends. The question of Timberland lease on the bottom of the lake is also interesting and how this might affect the development of the area, without a lease in place; I would think this could not go ahead.

The question of service facilities on sight has not been addressed. Having no washrooms on site is an oversight and no thought given to the sewer requirements of something so close to the lake... Again, the welfare of the lake is questioned by such a proposal.

Parking was talked about somewhat at the meeting but, really, the area will not accommodate vehicles for up to 180 boats at the facility. The lakeshore road does not have sufficient shoulder parking nor is it wanted as this corridor is narrow and there are no controlled cross walks to provide safety. Residents have not been contacted by the Developer and it appeared from his comments, he does not care to talk to them... Very poor neighbour relations.....

I do not see this development as improving the lakeshore, only the commercial value of the property. Public use of the small bush area beside the road access is not developed and I see no plans to do that from any government department. And to want control over what happens over this piece of land is crazy.

There is no evidence that controls are in place for the present development to deal with overnight accommodation on boats. There have been at least 2 to 3 large boats over the past few years that are used for overnight lodging.. Mr. Casavant clearly said there is not any... you only have to ask the residents and they will tell you there is and they have to put up with the late night noise.

Going from 10 units to 20 concerns me as there was no building plans, site plans, nor any sq. footage of these units mentioned at the meeting.(maybe 800 sq ft. ish?????) The infrastructure to accommodate a 100% increase in numbers was not addressed and how the sight views of both the residents adjacent to the area and those across the lake would be affected by lighting and noise carrying across the lake.

I have not been able to comment further only because the presentation was so poorly done and was somewhat taken back by your comment of support. I really question whether you should be openly agreeing with the proposal before it goes to public discussion as this could mislead the committee before it goes before the board. Hopefully, once this idea of a new proposal from the 2009 discussions around this development gets out, more input will be provided by lake residents /uphill residents and you will be more aware of the impacts of such a



development. A second look of what the impact WOULD BE is needed before any further work is presented to the public.

Gary Hales

10913 Lakeshore Rd

Port Alberni, BC

V9Y 9A2

## Alex Dyer

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**From:** Wendy Thomson  
**Sent:** September-08-17 3:34 PM  
**To:** Mike Irg; Alex Dyer  
**Subject:** FW: Expansion of Sproat Lake Marina

**Importance:** High

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**From:** Gary Hales  
**Sent:** Friday, September 08, 2017 1:55 PM **To:**  
Wendy Thomson <wthomson@acrd.bc.ca>  
**Subject:** Expansion of Sproat Lake Marina  
**Importance:** High

Sept 8, 2017

To :  
The Directors of ACRD

As a long time resident of Sproat Lake , I would like to record my **objection** to the expansion of the Sproat Lake marina located at 10412 Lakeshore. As I know the process is in its initial stages with a presentation in the spring to the Sproat Lake Advisory Planning Commission on June 20,2017, the thought of having such large imprint out into the lake is un heard of. This end of the lake is so busy with boaters, kayaks, paddle boards, float planes and other water craft, adding this obstruction is dangerous and not needed. Also, the impact of fire danger is so high with its present operation with fuel spills on a regular basis with no suppression system in place, only brings to the forefront THE possibility of a major fire with the increased moorage to 150 boats.. not appropriate.

Being a steward of the lake, this operation has not shown to be an advocate of its clean water and absence of pollution. Adding another 10 dwellings to an already capacity sewer system is not going to assist with this issue. What has changed since 2008 when the initial 10 were approved? I do not feel there is a capacity for more sewerage and the negative affect on the lake will be felt by all. Thinking that public land could also be used to assist the access to the lake is not correct. IN reality, the opposite is shown now with no washroom facilities at the marina and the thought of having them manage the road access next door is not good... They are already using land that is not within their footprint.

I could go on , but wanted the Directors to know that we are **not in agreement** with any further discussion with the owners of the this facility on this expansion.

Gary and Sandie Hales  
10913 Lakeshore Rd  
Port Alberni , BC V9Y 9A2

## Alex Dyer

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**From:** Wendy Thomson  
**Sent:** September-08-17 8:17 AM  
**To:** Mike Irg; Alex Dyer  
**Subject:** FW: Reject the rezoning

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**From:** Keith Peck  
**Sent:** Thursday, September 07, 2017 9:51 AM  
**To:** Wendy Thomson <wthomson@acrd.bc.ca>  
**Subject:** Reject the rezoning

I absolutely reject the rezoning proposal. I own a residence at 10260 Bishop Drive.  
I support fully the petition against the rezoning proposal.

Best regards,

Keith

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Keith L. Peck, Chairman & CEO  
Lincoln Peck Financial Inc.  
654-999 Canada Place, Vancouver, BC.  
V6E -3E1

11149 Lakeshore Road  
Port Alberni, BC  
V9Y 9B1

Mike Irg  
Manager of Planning & Development  
3008<sup>th</sup> 5<sup>th</sup> Avenue  
Port Alberni, BC  
V9Y 9B1

Date: September 4, 2017

Dear Mr. Irg,

This letter is a follow up to our letter of February 3, 2016 concerning the property [redacted] and an expression of concern regarding the development at the old Sproat Lake Store marina and development.



#### Old Lakeshore Store Development

We are lead to believe that the previous development plan is being amended to increase the number of condo units and a significant extension out into the Lake of the marina. We did not have objection to the original development that we understand was approved, but we have the following concerns with increasing the scope of the development:

- Increasing the number of condo units will add more traffic congestion both on the water and the roads as well as more stress on a very small arm of the Lake.
- Extending the Marina out into the traffic flow to Sproat Lake Landing will push the traffic out further into the Lake and again put more pressure on this small arm of the Lake.
- The increase in the Marina will also greatly increase the traffic in the Weiner Bay area, an area that already sees an ever increasing concentration of boater activity.

We are concerned that the stewardship of water quality and the natural environment of Sproat Lake may be threatened if we are not able to have some reasonable controls over the expansion of activity on the Lake.

Could you send us more information in regard to the Sproat Lake Store development?

We look forward to your reply.

Jim and Gail Sears

c.c.

Penny Cote  
Director Electoral Area D

Alex Dyer  
Planner  
ACRD

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## Alex Dyer

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**From:** PATRICIA COTE  
**Sent:** September-06-17 9:05 AM  
**To:** Mike Irg; Alex Dyer  
**Subject:** Fwd: Kleekoot marina proposal

**From:** Larry Spencer  
**Date:** August 31, 2017 at 2:55:14 PM PDT  
**To:**  
**Subject:** Kleekoot marina proposal

Hi Penny—I am a life long resident of Sproat lake. My parents house is about 10 lots west of the marina proposal and I live on Stirling Arm Drive. My first comment regarding the proposal is about safety. This area is the busiest part of the lake with the marinas and commercial businesses all located in a small area of the lake. There are too many boats already moored in the immediate vicinity—I am not sure if what is already established is zoned properly or legally. To add another 100-130 boats would make an already overcrowded area more unsafe. Also there are many people kayaking, dragon boating and SUP boards which are slow and tend to follow the shoreline and would now be forced to go around the extended wharf area—165 feet—out into the flow of the faster boat traffic. The proponent's comment of establishing a "no wake zone" is unrealistic, unenforceable and not in tune with the reality of what is happening on Sproat Lake daily, i.e. bigger boats specifically designed to create large wakes! Also the proposal talks about the convenience store—very limited items available currently—and fails to mention that there is another convenience store less than a half mile away that is well stocked with many amenities including ice-cream and a liquor outlet. His convenience store is not needed. The proposal also mentions that if the proposal does not proceed—the gas dock is not viable and may close. I do not know anyone that lives on the lake that gets their gas from the gas dock. This is a result of the gas dock previously being closed for two summer seasons and now most people have made alternate arrangements for their gas ever since as the gas dock availability was already unreliable. The proposal also mentions the crown land access. IS THE PROPONENT already trespassing on crown land access and if so he should pull back immediately so as to not bias the proposal. Why would someone on Sproat Lake get a crown land access provided to them for private venture use??? There are crown land access all around the lake between private land holdings. These were and still are designated for the PUBLIC use and access. I think the demand will keep increasing for access to Sproat Lake—Proposals should be considered that decrease and spread out over more areas rather than areas of most use. I am very opposed to this marina expansion and have talked to many homeowners on Sproat Lake who are in agreement. I have not heard one favorable comment about the current proposal. Thanks Larry Spencer. Penny—please let me know you received—Thanks

## Alex Dyer

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**From:** Karen Trimmer  
**Sent:** July-12-17 2:48 PM  
**To:** Alex Dyer  
**Cc:** Penny Cote  
**Subject:** Klehkoot Marina rezoning

To the Sproat Lake Advisory Planning Commission:

I wanted to take a moment of your time to address the proposal for rezoning of the Klehkoot Marina. The proposal that was presented at the last meeting has many inaccuracies in it and should be seriously looked at before moving anything forward.

Mr. Casavant has shown very little consideration to any neighbours in regards to this proposal of having a larger development in that location. The photos of the marina and it's boundaries are not anywhere near accurate or up to date. Even with what is in the photos presented he has taken huge liberties to expand the marina as he sees fit beyond the boundaries allowed to him. At present he has totally invaded the neighbours to his immediate west and further wants to take up the road access, to the east, for his own use under the guise of making it a better public space.

Already no one enforces the bylaws in place for the lake so I can only imagine what this expansion will create. As far as I understand there is no proper fire suppression equipment and spill response supplies for the gas docks. There is to be no overnight stays in the marina allowed and over the last many months there have been people living on their boats regularly and camping in the parking lot. This has been reported to the regional district but no one comes out to enforce anything. As far as controlling the amount of large boats using the marina I am sure that will not be something that is possible control.

In the Justification and Rational section of the proposal he states there should be no increase in traffic. If we do the math..... 70 boat slips to 170 boat slips..... that is a "fairly large" increase..... then include the land based development....there will be a huge increase of traffic on the water and on the road. He is proposing to provide 1 parking spot for every 3 boat slips. I am sure that should be reversed. Anyone leaving a boat at the marina will arrive with multiple vehicles for friends and family. So the neighbourhood road sides will get filled with vehicles. There are so many more points to hit on this proposal that I will stop there.

Moving on to living near the current marina.... This is already an extremely busy area of the lake. There is already a very high density of boats with Tall Timbers, the Mobile Home park, the marina and the new Sproat Landing. The traffic is constant and most boaters have no idea on boat edict and that they are legally responsible for their wake damage. Everyone has been forced to put out booms/breakwaters to protect our docks, boats and shorelines from damage from the wake action of the current traffic. As a neighbour I do feel that it will have a negative effect on the properties and values in this area. We have all spend considerable amounts of money for the privileged of living on the lake and this has the potential to destroy that. I think if anyone on the committee actually lived near this they would have a similar view point. I also realize that the realtors on the committee will disagree being that it effects their profits.

The water quality of the lake has changed over the last 45 years and we need to look and plan way ahead into the future. This bay has the worst water quality at different times of the year and densification of properties and boat traffic is only going to aggravate that situation. Often building permits and other permits such as septic permits are approved with little knowledge of the area or understanding of what is required for good stewardship of the lake.

To finish up I want to say this marina development will have a huge impact on everyone in the bay area including those across the bay. There needs to be some serious and in-depth thought put into this before it is passed. It seems commerce and tourism tend to be the deciding factors and I would hate to see what we have here (paradise) turn into what a lot of people regret on some of the other lakes in our province.

Thank you for your time.  
Respectfully,

Karen Trimmer  
10461 Lakeshore Rd.



## Alex Dyer

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**From:** Janet Wheeler  
**Sent:** September-28-17 8:07 PM  
**To:** Alex Dyer  
**Subject:** RE: Opposition to the Sproat Lake Marina Expansion

Hello Alex,

Please record this letter as a letter of opposition re the Sproat Lake Marina Expansion.

At present, docks have already been installed beyond the marina zoning which is illegal. Before anything can proceed, ACRD needs to take control of the legality of the development and remove those docks which have installed illegally. All legal elements have to be met before the expansion can proceed – as is the case in any development in British Columbia.

There needs to be a larger, more inclusive debate about a marina that extends into the lake that impacts all residents. For example, Tall Timbers occupants use the lake 3 months of the year and have nothing invested in the permanence of the lake and the long term health on the lake environment. Further, the ACRD has a role in the governance of properties impacted by the effects of the increased number of boats on the lake environment. This is a large scale development and the ACRD needs to recognize the impacts and provide information to all residents of Sproat lake. It is imperative that ACRD govern its land with integrity. Specifically, the main issues are:

1. no thought about the impacts on the overall lake population and the environment including drinking water concerns;
2. increased level of dock damage and erosion on those who currently experience transient boaters who have no regard for the residents of Sproat Lake;
3. the affects of the increased activity, including adding additional RCMP services to safely manage the summer lake traffic;
4. the amount of squatters that set up over-nighting on the beaches and the potential for wild fire - beach fires were observed on the Labour Day long weekend even though there was a No Campfire Ban in effect;
5. the amount of litter that appears during the summer months with the current amount of transient boaters;

As we have experienced considerable dock damage and erosion on our property as result of summer boating activity, I've cited the Official Community Plan which states “. . . advocacy policy to “discourage any increase in the number of houseboats, wakeboard and wake-surfing boats, . . .” . The expansion of the marina will only increase the influx of wakeboard and wake-surfing boats which will result in further erosion and dock damage.

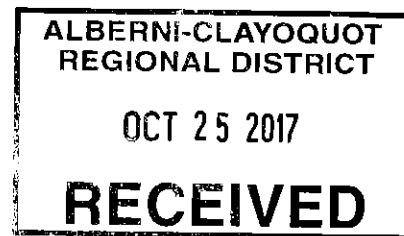
**Official Community Plan:** The Sproat Lake Official Community Plan designates the property and adjacent waterfront area a mix of Commercial Use and Marina Use under the general heading of Marine Use.

The Commercial Use designation supports a wide range of commercial uses including local, highway, service, recreation and campground commercial uses as specified by the Zoning Bylaw. This designation also supports short term vacation rental accommodation.

The Marine Use designation provides specific areas for marina use, float home use and conservation with a primary objective to “distinguish between the levels and types of uses than can be supported by different area of the lakes” (Objective 18.1.4). **While there are no policies specific to the development or expansion of commercial marinas there is an advocacy policy to “discourage any increase in the number of houseboats, wakeboard and wake-surfing boats, oversized motorboats and ocean-going motorboats on Sproat Lake to minimize damage to the foreshore and to shoreline improvements” (Policy 18.2.21).** The proposal would effectively increase the number of boats that have access to the lake by increasing the number of seasonal boat slips available for rent.

## **Table of Contents**

- Rezoning application from 2008 with staff recommending a covenant limiting the number of units to ten and staff **not** recommending a marina expansion.
- Response from Department of Fisheries and Oceans regarding the 2008 proposals that states the existing marina not be expanded.
- Marina rezoning established 2003.
- Areas proposed by area residents to be free of docks and structures.





### Rezoning Application

**TO:** Bob Harper, Administrator  
and  
Board of Directors, Alberni-Clayoquot Regional District

**DATE:** January 10, 2008

**FROM:** Mike Irg, M.C.I.P.  
Manager of Planning and Development

**Rezoning  
Application:** RD07016

**Owner:** 655570 BC Ltd. Gary Cassavant - Jim McManus, agent

**Legal  
Description:** Lot 1, Plan 4600, District Lot 204, Alberni District and Lot 1, Plan  
38581, District Lot 126 and 204, Alberni District.

**Address and  
Location:** 10412 Lakeshore Road and 10400 Aldan Road

**Electoral Area:** "D" Sproat Lake

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**Recommendation:** That the Board:

- 1) Proceeds with first reading of Bylaws P1203 and Bylaw P1204 subject to:
  - i) If a common sewage disposal system is proposed, the lots being amalgamated;
  - ii) The applicant agreeing to a covenant that limits the density to ten units on each of the subject lots and limits the size of each unit to 1200 square feet of total floor area on Lot 1, Plan 4600, District Lot 204, Alberni District and limits the total floor area of each unit to 1500 square feet on Lot 1, Plan 38581, District Lot 126 and 204, Alberni District;
  - iii) Demonstrating that sewage disposal regulations and requirements can be met on-site;
  - iv) An environmental study being prepared by a professional biologist to insure no negative impacts on the foreshore;
  - v) The applicant agreeing to a covenant that requires a vegetative leave strip

**Forest Land Reserve:** N/A

**Official Community Plan:** The current OCP has "residential" designation on the majority of the property (minimum lot size 0.6 of an acre). Lakeshore Store is designated "commercial".

**Zoning:** Current zoning is a mix of Small Holdings (A1) District, Acreage Residential (RA1) District, Park and Public Use (P2) District, and Highway Commercial (C4) District.

**Highways Approval 800 metres of intersection on controlled access Highway:** Any zoning change to these two properties requires approval from the Ministry of Highways.

**iv) Comments:**

The applicants are proposing three zones covering the two properties; Single Family (R1) District, Tourist Commercial (C6) District and Marina 2 (MAR2) District.

The current zoning is a mix of RA1, C4 and A1. Neighbouring uses are residential, mobile home park and commercial campgrounds. This current proposal is an amendment to an application made in 2006. A condition of rezoning is being able to meet subdivision standards for sewage disposal. The reasoning is that, the subdivision standards are the highest and most stringent soil capability requirements. A report has been prepared by H2O Environmental Ltd indicating that there is sufficient soil capabilities for ten units on each lot. Each unit will be a two bedroom unit. Staff recommend a covenant that limits the size of the units.

While the applicant has requested higher densities than staff is recommending, the soil analysis prepared for the property owners was based on ten units per lot. Hence, staff recommends a covenant that limits the number of units to ten per lot. The other issue related to density is the foot print of the units. Reducing the actual foot print of the units by building two story buildings is proposed by the applicant.

The proposed zoning on Lot 1, Plan 38581, District Lot 204, Alberni District is R1. While the minimum parcel size is relatively small, the applicant has agreed to a covenant that limits the number of unit/lots to 10, as well as restricting the total floor area of the units to 1500 square feet.

The area closest to the water is zoned commercial and designated commercial in the OCP. Part of the lot on Lakeshore Road is zoned RA1 with a minimum parcel size of 18000 square feet and designated residential in the OCP. The northern lot accessed from Aldan Road is zoned Small Holdings (A1) District and designated "residential" in the OCP. Based on the OCP designations, there is the potential for eight or nine residential lots on the two properties, as well as commercial development on the lake side. What is proposed increases the density, but, reduces the building foot print. In addition, the setback from Sproat Lake is kept at 40 feet.

As the applicant does not have a lease for the marina area, Regional District staff



does not recommend expanding the area of the existing marina. By rezoning a portion of Lot 1, Plan 4600 to MAR2 it provides area for marina parking, a small retail store no more than 2000 square feet, and marine fuel storage. Residents have previously indicated these things are important for the area. Parking is important and this proposal improves the parking situation.

The area between Lakeshore Road and the Sproat Lake is important, both to protect the environment and to the development of the property. By reducing the building footprint, the applicant wishes to increase the density.

In reviewing the proposal, staff considered both the property site and the surrounding area. The proposed density is significantly less than the adjacent trailer park and campground at Tall Timbers.

A minor OCP amendment is included in Bylaw P1203. This allows staff to request an environmental study when a rezoning impacts the foreshore.

The area zoned for marina use will not be expanded. There are currently 71 berths at the marina. Staff does not recommend expanding the marina. The existing marina and gas dock would remain. The applicant intends upgrading the fuel storage for the marine gas and removing the vehicle gas.

Currently the property owner is working with DFO on replacing the wooden retaining wall with rip rap. Part of the referral process will include DFO.

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Submitted by:



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Mike Irg, M.C.I.P.  
Manager of Planning and Development



## RESPONSE SUMMARY

ACRD FILE NO. RD07016  
BY-LAW NO. P1203 & P1204

Approval Recommended for Reasons Outlined Below	Interests Unaffected by By-law
Approval Recommended Subject to Conditions Below	Approval Not Recommended Due to Reasons Outlined Below

The Department of Fisheries and Oceans, Comox Office, has reviewed this proposal and has the following comments to offer:

- We are currently working with the proponent and his consultant, Darryl Rigets regarding the removal of the existing wood retaining wall fronting Sprout Lake and construction of a rip rap seawall. A letter will be provided once a final plan is agreed to.
- Having read the information provided it is our understanding that Timberwest owns at least part of the land where the existing marina is located. Should all or part of the proposed rip rap seawall be on Timberwest land then the applicant will have to obtain permission from Timberwest for the construction of the seawall.
- This office concurs with the Alberni-Clayoquot Regional District recommendation that the existing marina not be expanded. Appropriate environmental safeguards will need to be in place for the gas dock. NB
- Should this proposal be approved, all works need to be carried out in such a manner that prevents sediment or other material that may be deleterious to fish from entering fish bearing waters.

Agency: N. Randy Stennes  
Fisheries and Oceans Canada  
#250 - 4877 Argyle Street  
Port Alberni, BC  
V9Y 1V9

Name: Doug Swift

Title: Habitat Mgt Technologist

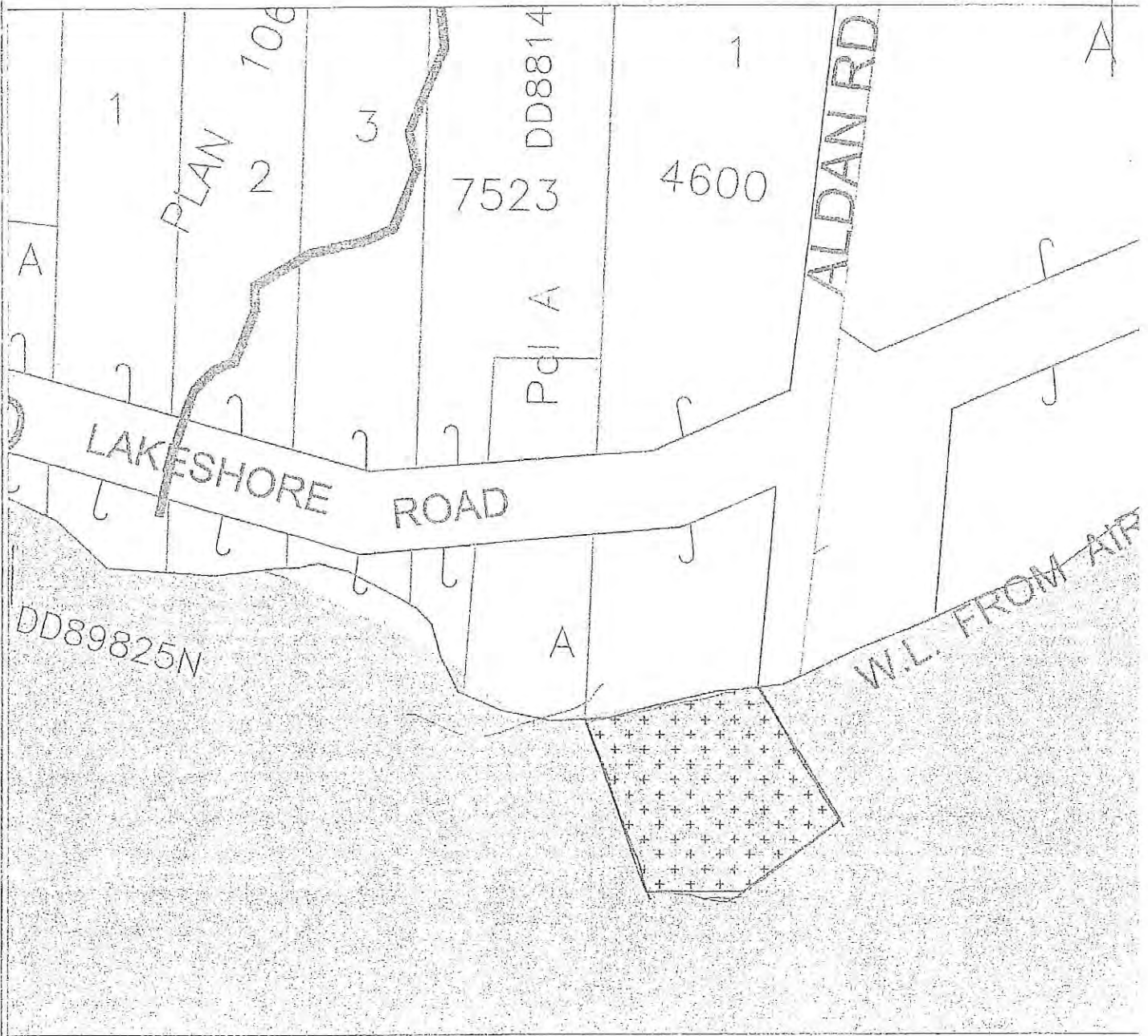
Signature: *Doug Swift*  
DFO - Comox 339-4905

Date: Feb 29/08

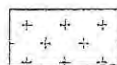


# Schedule 'B'

This schedule is attached to and forms part of Bylaw P1078A



Legal Description: Unsurveyed forshore fronting Lot 1, D.L. 204, Alberni District, Plan 4600.



To be rezoned to Marina (MAR1) District.



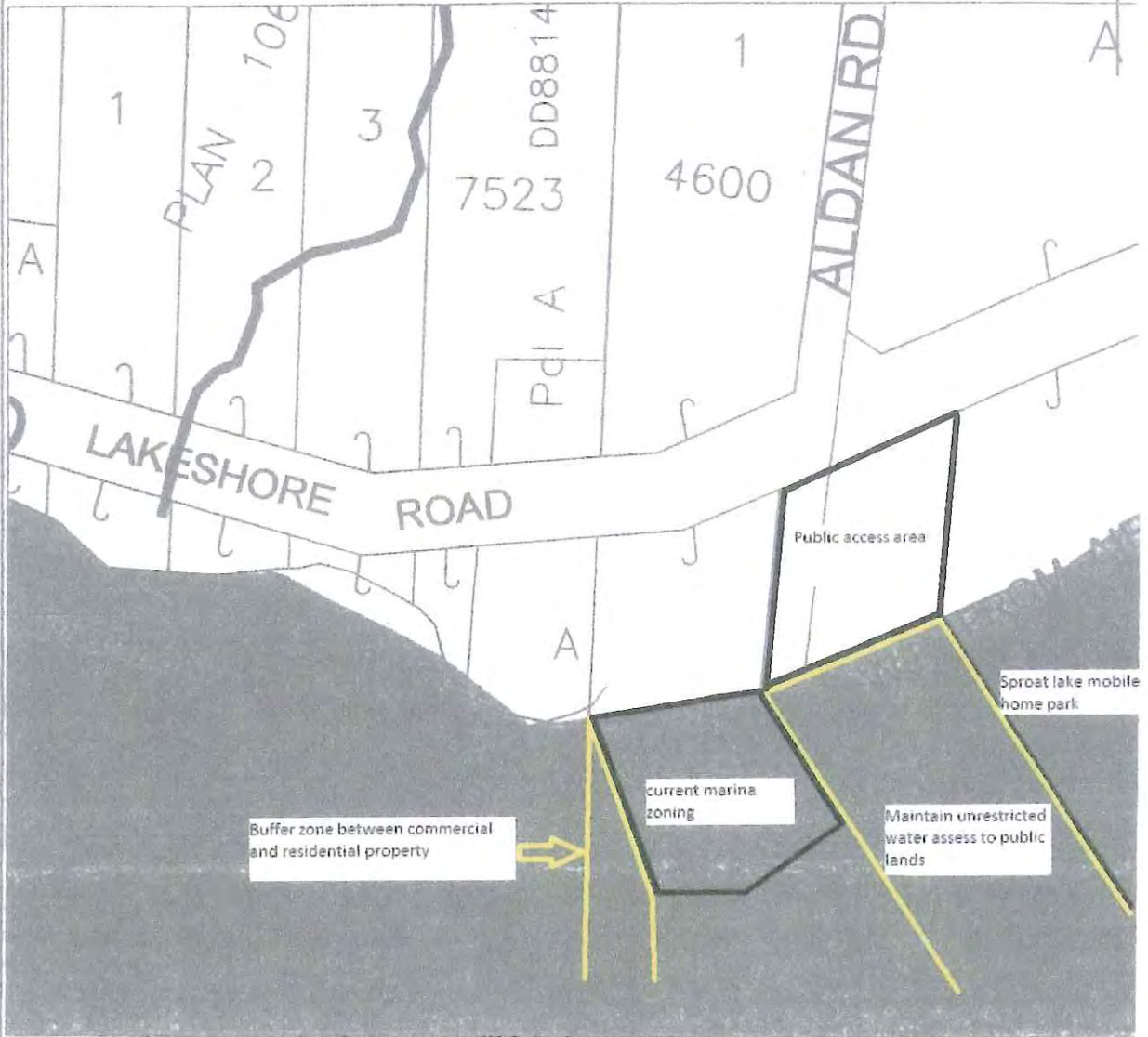
ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

1:1500





Areas to remain free of docks and structures



Legal Description: Unsurveyed forshore fronting Lot 1, D.L. 204, Alberni District, Plan 4600.



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ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

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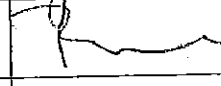
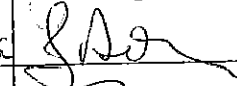

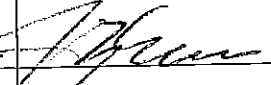


Petitions opposing rezoning application at 10412  
Lakeshore Road

Lake residents	164
Alberni Valley Residents	40
Other Lake Users	22
On-Line petition	339
<b>Total Opposed to re-zoning</b>	<b>565</b>

# Petition to oppose the rezoning application (file # RD17006) as recommended by the ACRD planning department

<b>Petition summary and background</b>	The ACRD planning department is recommending the approval of the rezoning application for the property located at 10412 Lakeshore Road. The rezoning would modify the existing covenant that restricts the number of units to ten and increases the density to twenty units on the property. The rezoning also includes extending the MAR 2 District zoning to allow for the expansion of the Marina from +/-75 boat slips to 150 boats slips.
<b>Action petitioned for</b>	We, the undersigned, are concerned citizens who urge the ACRD Planning Department, the Sproat Lake Advisory Planning Commission and the ACRD Board of Directors to NOT approve the rezoning application for the property located at 10412 Lakeshore Road.

Printed Name	Signature	Address	Date
Steve Gray		10437 Lakeshore Rd	July 22/17
Elena Gray	E. Gray	10437 Lakeshore Rd Port Alberni	July 22 17
Allen Hale		10449 Lakeshore Rd Port Alberni	July 22, 17
Don Woodfin		10134 LAKESHORE RD PORT ALBERNI	V9Y 7M6
Nancy Woodfin		10113 Lakeshore	July 23/17
Gerry Jenkins		10491 Lakeshore rd	July 23/17
Haley Jenkins	H Jenkins	10491 Lakeshore Rd	July 23/17
Betsy Rutter	B. Rutter	950 Juniper Pl - Port Alberni	July 23/17
Rob Longem		10849 Lakeshore Rd.	July 23/17
JULIE FRANK	Julie Frank	10849 Lakeshore Rd PA	July 23/17
Ray Downing		10325 #57 LAKESHORE RD PA	July 23/17
RAY DOWNING		10325# LAKESHORE RD PA	"
GAIL SEARS	Gail Sears	11149 LAKESHORE RD	July 23/17
Jim Sears		11149 Lakeshore Rd	July 23/17
Alex Spencier	Alex Spencier	10548 Lakeshore Rd.	July 23/2017





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Printed Name	Signature	Address	Date
NANCY MACKNIGHT		10430 LAKESHORE RD	July 22/17
ROX MACKNIGHT		10430 LAKESHORE Rd.	July 22/17
DWIGHT GIESBRECHT		11175 LAKESHORE RD	JULY 23/17
JANE DAVIS		11175 Lakeshore Rd.	July 23/17
Greg Macknight		2517 9th ave	July 24/17
Val THOMPSON		18516 Pacific Rim Hwy	July 24/17
Tamara Coore		8600 FABER RD	July 24/17
Aick THOMPSON		18516 Pacific Rim Hwy	July 24/17
Roberta Colombe		#21-5538 Penn. Co. Rd. At. Alt.	July 26/2017
STEPHEN ZWISER		2028 WEILER AVE	JULY 30/2017
Gord Porter		4255 michigan	July 30/2017
COURTNEY ROJENDIK		2517 9th AVE	JULY 31/2017
Gloria Boehm		10168 lakeshore Rd	July 31/2017
RONALD BOEHM		10168 LAKESHORE Rd.	July 31/17
GLEN DEEDING		10182 LAKESHORE RD.	July 31/2017
MARIAN BREER		10196 LAKESHORE RD	AUG 1/2017

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Printed Name	Signature	Address	Date
Stephanie Somers	<i>[Signature]</i>	2038 Weiler Ave.	July 31/2017
Bill Nesbitt	<i>[Signature]</i>	10202 Bishop Dr	Aug 2/2017
Zana Nesbitt	<i>[Signature]</i>	10202 Bishop Dr.	Aug 2/2017
Don Cleveland	<i>[Signature]</i>	6590 Vista Rd.	Aug 2/2017

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Printed Name	Signature	Address	Date
Dolly Cheloni	<i>[Signature]</i>	2590 Vista Rd	Aug 1/2017
Denise Johnson	<i>[Signature]</i>	2805 10 <sup>th</sup> Ave	Aug 2/2017
GEORGE COCCO	<i>[Signature]</i>	8600 FARBER RD.	AUG 03/2017



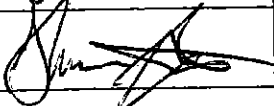

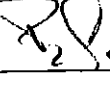
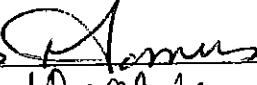
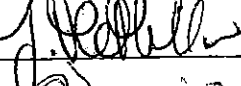
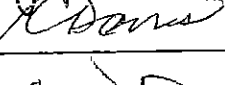

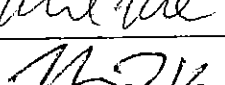
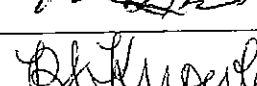
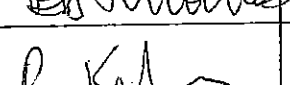
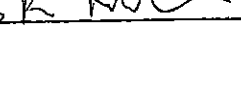
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Printed Name	Signature	Address	Date
ROGER LEVESQUE		#26-10325 LAKESHORE RD	13 Aug 17
DUEN LEVESQUE		#26-10325 LAKESHORE RD	13 Aug 17
Linda Karackoloff		#13 " "	15/ Aug 17.
LOTTIE WERTH		#11-103 LAKESHORE RD.	13 Aug 17
Jim Floyd		#5-10325 Lakeshore Rd	13 Aug 17
B. JORN KIAER		#60-10325 LAKESHORE RD	12 Aug 2017
Jordan Kiaer		#60-10325 Lakeshore Rd	13 Aug 2017
Janis Kiaer		#60-10325 Lakeshore Rd	13 Aug 2017
JULIE LESGAR		39 LAKESHORE RD 10325	15 Aug 17
DEBRA		" " " "	
Melody Mayton		#73-10325 Lakeshore Rd	Aug 15/17
Mike Johnson		#84-10325 Lakeshore Rd	Aug 15/17
JOE MARVEK		#80-10325 LAKESHORE Rd	Aug 16/17
CARRIE RIES		#80-10325 LAKESHORE Rd	Aug 16/17
DEVIN MCKEAN		313 13 St. Medicine Hat, AB.	Aug. 16/17

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Printed Name	Signature	Address	Date
Shane Whyte		8668 Stirlingarm Dr P.A.	Aug 4/2017
Laurissa Scott	Laurissa Scott	8668 Stirlingarm Dr	Aug 4 2017
Matt Watson		2706 9th Ave	Aug 5 2017
GENE SOMERS		519 WILLY BEACH <sup>B</sup> Victoria	Aug 6/17
Ben Somers		519 Willy Beach Rd Victoria	Aug 6/17
Jorklyn McMillan		4255 Midigan Rd, Port Alberni, BC	Aug 6/17
Deleen Davies		1751 Centre Ave., Saanichton, B.C	Aug 11/17
GENE DAVIES		1751 CENTRE AVE SAANICHTON. AUNT 17	
Mike Knowles		188 Kester St # 115, Vancouver BC V6A 0E3	Aug 10/17
Nolan Knowles		8859 205 St Langley BC V1M 1A1	Aug 10/17
Brenda Knowles		8859-205 St Langley BC V1M 1A1	Aug 10, 2017
Robyn Knowles		8859-205 St Langley BC	Aug 10/2017

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Printed Name	Signature	Address	Date
Teresa Vandart		4982 - Mary St., Port Alberni, BC	Aug 7/17
DAVID THOMAS		#7 10325 LAKESHORE RD.	AUG 8/17
TINA CARLINA		#35 10325 LAKESHORE RD	AUG 8/17
MARIE McLEOD		#76 10325 LAKESHORE RD	AUG 9/17
Ellen Fitzgibbon		91-10325 Lakeshore Road	Aug 9/17
Jeff Galpin		91-10325 Lake Shore Rd.	Aug 11/17
SOUTH MAL MILL		54 10725 LAKE SHORE	Aug 11/17
SPRAAT PEABODY		#48 10325 Lakeshore Rd.	Aug 11/17.
DOUG PEABODY		#48 10325 LAKESHORE RD.	AUG-11-17
RICHARD SPANGLER		36 10325 Lake Shore Rd	Aug 11/17
Andy Zubrigg		49-10325 Lakeshore Rd	Aug 12/17
Brad Zubrigg		49-10325 Lakeshore Rd	Aug 12/17

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Printed Name	Signature	Address	Date
VOGAN	<i>[Signature]</i>	56-10325 LAKESHORE RD	2017-08-03
VOGAN	<i>N. Vogan</i>	56-10325 LAKESHORE	17-8-3
SHRAPPA	<i>[Signature]</i>	74-10325 Lakeshore Rd	Aug 4/17
ELSDON	<i>SANDY</i>	74-10325 Lakeshore Rd	Aug 4/17
HIVATIUK	<i>[Signature]</i>	99-10325 Lake Shore Rd	
BISTRITZ	<i>[Signature]</i>	106-10325 Lakeshore Rd	Aug 4/17
GOEBEL	<i>[Signature]</i>	96-10325 Lakeshore Rd	Aug 4/17
ENGLISH	<i>[Signature]</i>	46-10325 Lakeshore	Aug 4/17
SUMMERFIELD	<i>[Signature]</i>	29-10325 LAKESHORE	" "
DANIEL HUNT	<i>[Signature]</i>	79-10325 LAKE SHORE	Aug 4/17
MIKE FIDORS	<i>[Signature]</i>	95-10325 Lakeshore Rd	Aug 4/17
Val Menzies	<i>[Signature]</i>	95-10325 Lakeshore Rd	Aug 4/17
F. EDWARDS	<i>[Signature]</i>	104-10325 Lakeshore Rd	Aug 4/17
L. SHARPER	<i>[Signature]</i>	97-10325 LAKESHORE RD	Aug 5/17
P. LEE	<i>[Signature]</i>	" " " "	" "

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Printed Name	Signature	Address	Date
Shonda Hagen	[Signature]	1455 W 51 <sup>st</sup> Ave Vanc	Aug 6/17
John Frank	[Signature]	#98 10325 LAKESHORE ROAD	AUG 6/17
<del>WALTER WELCH</del>	[Signature]	#58 10325 LAKESHORE	AUG 7/17
GARY BOOTH	[Signature]	#79 10325 LAKESHORE	AUG 7/17
Wendy Booth	[Signature]	#79 10325 Lakeshore	AUG 6/17
Karen Katalina Robinson	[Signature]	#70-10325 Lakeshore Rd	Aug 7/17
Michelle Cap	[Signature]	#61-10325 Lakeshore Rd	Aug 7/17
Debbie Lajeunesse	[Signature]	#42-10325 Lakeshore Rd	Aug 3/17
Cory Greenwald	[Signature]	#42-10325 Lakeshore Rd	Aug 7/17
Edna Nelson	[Signature]	#43-10325 Lakeshore Rd	Aug 7/17
Kathleen	[Signature]	#45 " " "	Aug 7/17
Doug English	[Signature]	#46 " " "	Aug 8/17
Mike Moore	[Signature]	#47 " " "	Aug 7/17
Jenny Begg	[Signature]	#58 10325 Lakeshore	Aug 6/17
Harold Pank	[Signature]	#4982 Mary St	Aug 6/17

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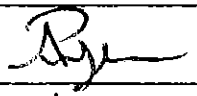
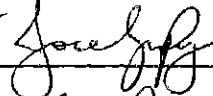
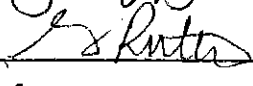
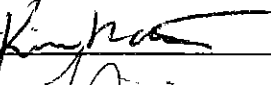


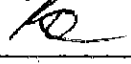
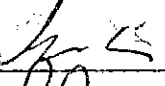




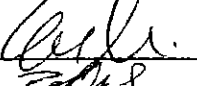
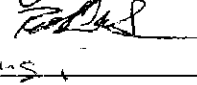
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Printed Name	Signature	Address	Date
Krussi Thomson		9339 Faber Rd PA BC	Aug 15/17
Sandra Hales		10913 Lakeshore Rd Port Alberni	Aug 20
Linda Melan		10925 Lakeshore Rd Port ALBERNI	Aug 20
RJ Melan		" " "	Aug 20/2017
MICHELLE WESSLER		11015 LAKESHORE RD. PORT ALBERNI	AUG 20/2017
ANDREAS WESSLER		11013 LAKESHORE RD. PORT ALBERNI	AUG 20/2017
STEVE PLASTON		11025 LAKE SHORE RD T.O. A	Aug 20/17
Rula Petersen		10973 Lakeshore Rd PA	Aug 20/17
Richard Anderson		10973 Lakeshore Rd PA	Aug 20/17
J.K. Peterson		10973 " " "	" "
Jan Cole		10096-Blower Rd P.A. V9Y9B2	Aug. 21/17
TOM OLDFIELD		10167 Klitsch Dr V9Y9A7	Aug 20/17
Lew Downward		9423 Faber Rd V9Y9C4	21 Aug 2017
DAVID NESS		10111 Klitsch Dr V9Y9A7	21 Aug 17
Sandra Downward		9423 Faber Rd V9Y9C4	21 Aug 2017



## Petition to oppose the rezoning application (file # RD17006) as recommended by the ACRD planning department

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Printed Name	Signature	Address	Date
MARINA Z.		30-10325 Lakeshore Rd.	Aug 12/17
AJ Fryer		1-2034 Weiler Ave	Aug 16/17
Jocelyne Fryer		1-2034 Weiler Ave.	Aug 16/17
GARY PUTER		10773 LAKESHORE DR.	AUG 17/17
Kim Kranavetz		2853 Alberni Hwy.	Aug 19/17
Lisa Davis		10885 Lakeshore rd.	Aug. 19/17
Bryce Grogan		10885 Lakeshore rd.	Aug. 19/17
Matt Davis		3393 Piper Rd, Victoria, BC	Aug. 19/17
SHAMLA LUCIER		4951 BENJAMIN RD. PA, BC	AUG 19/17
RAND GROSSBRECHT		4951 BENJAMIN RD PA, BC	Aug 19/17
Josh Gilroy		3848 8th ave port Alberni	Aug 21/17
Matt Giuliani		231 Sunnyside Ave. Ottawa, ON	Aug 27/17
Shelley Macknight		2945 Pass Creek Rd, Krestova, BC	Aug 28/17
Ian Summers		10111 bonnyville AB	Aug 31/17
Rachel Summers		10111 bonnyville AB	Aug 31/17

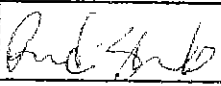
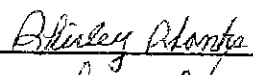
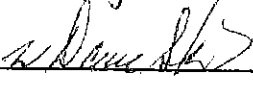

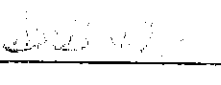


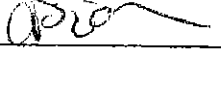






# Petition to oppose the rezoning application (file # RD17006) as recommended by the ACRD planning department

<b>Petition summary and background</b>	The ACRD planning department is recommending the approval of the rezoning application for the property located at 10412 Lakeshore Road. The rezoning would modify the existing covenant that restricts the number of units to ten and increases the density to twenty units on the property. The rezoning also includes extending the MAR 2 District zoning to allow for the expansion of the Marina from +/-75 boat slips to 150 boats slips.
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Printed Name	Signature	Address	Date
Rondi Sparks		3612 Grieve Rd	Aug 1, 2017
SHIRLEY SHAWKS		4119 Cliff Crest N. Port Alberne	Aug 1, 2017
W. Dave Sparks		3612 Grieve Rd Port Alberne	Aug 1/17
Debra Sparks		Lake Shore Rd	Aug 1/17
Mickie Sparks			
Bob Sparks		10412 Lakeshore Rd P.A.	Aug 1/17
Shirley Sparks		10412 Lakeshore Rd P.A.	Aug 1/17
Corey Dickson		3959 BRUCE ST. P.A.	Aug 1/17



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Printed Name	Signature	Address	Date
John Mayba	<i>[Signature]</i>	8343 Dickson Dr. V9Y 9B5	Sept. 16
LEE BLAKS	<i>[Signature]</i>	4282 10th ave V9Y 4X3	Sept 16
Charles Thomas	<i>[Signature]</i>	4282 10th Ave PA V9Y 4X3	Sept 16
Kyori Cain	<i>[Signature]</i>	3516 12th Ave PA V9Y 5D2	Sept 16
Shirley Whyte	<i>[Signature]</i>	2639 2nd Ave V9Y 1Z9	"
DAVID PARKS	<i>[Signature]</i>	5014 SOUTH ST. PA V9Y 1G4	"
YVONNE FORBES	<i>[Signature]</i>	4927 Margaret St, PA V9Y 6H8	"
Joan Parks	<i>[Signature]</i>	5014 South St PA V9Y 1G4	"
Diane Mayba	<i>[Signature]</i>	8343 Dickson Dr V9Y 9B5	Sept 16/2017
Harte Williams	<i>[Signature]</i>	16-3535 Burde St. V9Y 2A3	Sept 16/17
Diane Perkovic	<i>[Signature]</i>	3118 McNaughton Ave. V9Y 7Z7	Sept. 16/17
Sandra O'Sullivan	<i>[Signature]</i>	2275 Hamilton Dr. V9Y 1B5	Sept 16/17
Jennife Whyte	<i>[Signature]</i>	5991 Pleasant Rd Pt Albert V9Y 7B3	Sept 16/17
Len Thomas	<i>[Signature]</i>	5991 Pleasant Rd Pt Albert	Sept 16/17
Sally Hodgson	<i>[Signature]</i>	4345 Alderwood Dr. P.A. V9Y 4B5	Sept 17/17



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Printed Name	Signature	Address	Date
SHAWNA KATAN		10232 SOUTH DR. PORT ALBERNI	Sept 3 2017
ANDY BAIRD		10232 SOUTH DR. PORT ALBERNI V9Y 9A8	09-03-17
Sandy Pecknoed		10247 SOUTH DR. PORT ALBERNI V9Y 9A8	09/03/17
LYNN PECKNOED		10247 SOUTH DR. PORT ALBERNI V9Y 9A8	09/03/17
ELWYN Egan		10124 KINGS DR. P.A. V9Y 9A8	09/03/17
JOHN Egan		10124 KINGS DR. P.A. V9Y 9A8	09/03/17
NORMA STIRZAKER		10857 Lakeshore Rd P.A. V9Y 9A1	09/06/17
STIRZAKER C.		10857 LAKESHORE RD Port Alberni	09/06/17
BRENT CROSSLEY		6494 WALKER RD PORT ALBERNI	09/06/17
BOB MAURICE		10601 LAKESHORE	10-9-17
WENDY MAURICE		10601 TILLY RD P.A. V9Y 9A1	09/16/17
SHERRY ANTHONY		5277 GERTRUDE ST, PORT ALBERNI	09/29/17

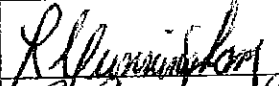

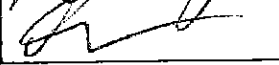
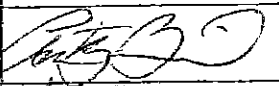
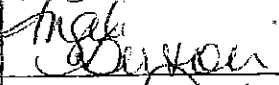

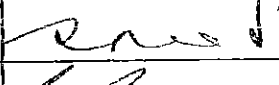
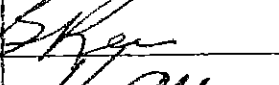







**Petition to oppose the rezoning application (file # RD17006) as recommended by the ACRD planning department**

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Printed Name	Signature	Address	Date
LLOYD CUNNINGHAM		#32 10325 LAKESHORE RD.	AUGUST 16/17
REINHOLD CUNNINGHAM		#32 10325 Lakeshore Road.	Aug 16/17
ANDY HOLMBOEN		#67 10325 Lakeshore Rd	Aug 16/17
Georgina Greenaway	G M Greenaway	#65 10325 Lakeshore Rd	Aug 16/17
Ed Lewis	Ed Lewis	#63 10325 Lakeshore Rd	Aug 16/17
Anthony Bertola		#2 - 10325 LAKESHORE RD	AUG 16/17
ANITA BERTOLA		#2-10325 LAKESHORE RD.	August 16/17
T. SCHAFFERT		#114-10325 Lakeshore Rd	Aug 23/17
GARETH REES		#40 -10325 LAKESHORE RD PORT ALBERNI	Sept 2/17
BONNIE REES		#40-10325 LAKESHORE RD. PORT ALBERNI	SEPT 2/17
Karin Albrechten		#1 10325 Lakeshore Rd Port Alberni	SEPT 5/17
CARRIE WELLS	C Wells	#83 10325 Lakeshore Rd	SEP 7/17

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# Comments

ACED OCT. 2/17

Name	Location	Date	Comment
lisa davis	Victoria, Canada	2017-09-05	Because my parents live by there and this shouldn't be allowed on a nice quiet bay
Steve Somers	Sidney, Canada	2017-09-05	that's too much. a dock that size and all the new traffic will cause more problems.
Shelley MacKnight	Krestova, Canada	2017-09-05	Not all progress is good. The marina had already expanded too much since I called the lake home. I believe that other areas of the lake can take some of the burden of welcoming more boat traffic onto the lake.
ian simmons	fort mcmurray, Canada	2017-09-05	Because this is not a way to keep the small town feel of the lake. To many people taking advantage of the place I grew up. Besides that's absolutely stupid to grow that big just for personal funds.
Allyn F. davies	Port Alberni, Canada	2017-09-05	It's already a raceway of boats
Breanna boudreau	port alberni, Canada	2017-09-05	It's wrong would've way to over populated ##
Maria Van Geel	Zdroisko, Poland	2017-09-05	Getekend
Fernande Fournier	Luxembourg, Luxembourg	2017-09-06	Nehmen, Sie Ihre Verantwortung, bitte. Traurig, dass man Petionen unterschreiben muss. Dies, sollte selbstverständlich sein. Merci.
Maggie Mae Schonenborn	Port Alberni,, California, US	2017-09-06	We do not Need a Marina out at Sproat Lake we have a Big launch at Sproat Lake Park & that is absolutely enough for Our Lake in Boats Thanks !! I Vote No!!
Kathryn Walker	Yellowknife, Canada	2017-09-06	I love Sproat Lake and expanding the marina would definitely have negative impacts on safety, water quality, and the enjoyment of the lake by those who live there.
Jim Del Rio	Port Alberni, Canada	2017-09-06	I ran a resort on sproat lake for 4 years. It's already to crowded in this area of the lake. It's an accident waiting to happen now please don't increase the odds
Siegrid Roedel	Germany	2017-09-06	Stop and reject the rezoning application at 10412 Lakeshore RD (Klehkoot Marina)
Katherine Russell	Port Alberni, Canada	2017-09-06	This lake, my home, is already congested with boat traffic caused by an influx of tourists and non residents who have little respect for the residents or the environment they so carelessly pollute with garbage and noise. We don't get to choose our neighbours, but we can choose not to make space for the kind of weekend warriors who use these spaces without respect for those around them, or the environment they so carelessly contaminate. Our lake is beautiful, and if we stand together on these issues we have a better chance of keeping it that way.

<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
Sandi Chernomaz	North Vancouver, British Columbia, Canada	2017-09-07	This is not right. I now even refuse to buy any fuel there. This is not only environmentally wrong, it does not serve it's neighbours or users/paddlers etc of this pristine lake. The rules are archaic. Not Happy about this even being a thought?
Sherry Warner	Langley, Canada	2017-09-07	Not necessary. Keep Sproat Lake Clean...not over populated with boats
Glenn Allen	Parksville, Canada	2017-09-07	Keep our lake clean and safe for everyone
Carol Novak	Port Alberni, Canada	2017-09-07	Protection of our lake is paramount. Safety concerns for all boaters must be respected. Proper hygiene facilities for must be in place on land. Sproat Lake is our drinking water and this arm has slow water circulation. If boats are discharging their head wastes now, how is this going to play out with the intrusion of a larger wharf? What's the ecoli count in this area? The disrespect for those permanent residents is appalling.
Janette Harrison	Port Alberni, Canada	2017-09-07	The lake does not need a Marina. It is a very busy area already. Safety First !!!
Elizabeth Riddalls	Port Alberni, Canada	2017-09-07	Sproat Lake is a local treasure that must to be protected from exploitation and environmental damage. The proposed rezoning application is undoubtedly going to do both. With a questionable history of respect for current boundaries and regulations, it would be extremely foolish to allow any further development at this site.
Gerri Sing	Vancouver, Canada	2017-09-07	The right for lake residents to enjoy the peacefulness of their homes and pollution of the lake are issues that are paramount. We don't want more boats creating noise and water pollution for those of us who live here and PAY taxes. The damage to our property from wake boats, the noise from jet ski's and the sanitation and noise issues from unregulated recreational users of the lake are all issues the city must address before even considering expanding any marina facility.
William Buchanan	Langley, Canada	2017-09-07	As a new resident of the Valley, I hate to see what is happening in the most congested arm of the lake. I have seen the over saturation and damage that development can have on a lake and have made the choice to move form the east kootenays to Sproat for this reason. A simple google earth view of this lake will show you that there isnt a great deal left in terms of lake space for marinas and docks especially on this, the most congested arm of the lake. I urge people to get this petition signed by everyone they know. Sincerely, Bill Buchanan, Sproat Lake, as of November 2017
Vittoria Doughty	Port Alberni, Canada	2017-09-07	Gary Doughty Port Alberni
lynne super	Victoria, Canada	2017-09-07	too much traffic on the lake as it is, stop it!
wayne romuld	Port Alberni, Canada	2017-09-07	with all of the current marine traffic in this bay the chances of a serious accident will be much, much, worse than it all ready is.

<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
wayne romuld	Port Alberni, Canada	2017-09-08	this little bay is at full capacity now with water skiers, tubers, kayakers, canoes, paddle boarders, wake boarders, tour boats, houseboats, and lots of swimmers.
Lynsey Gray	Port Alberni, Canada	2017-09-08	This is the bay of the lake I grew up on, and continue to enjoy every summer. There is already to many boats around!!
Brian Michalenko	Port Alberni, Canada	2017-09-08	I agree with every thing I have read. Exactly right, expand over greed for that mighty dollar. The marinas docks/wharves are already past the length of surrounding wharves and they want to lengthen out further. Absolutely no way is my answer.
Amanda Gilbertson	Hamilton, Canada	2017-09-08	This is a beautiful area and should be left the way it is
Wendy Aird	Nanoose Bay, Canada	2017-09-09	The lake is for everyone and it will effect the safety of people on the water!!
Kathryn-Jane Hazel	Nanaimo, Canada	2017-09-11	I'm signing because this rezoning violates Sproat Lake. The dock should not be extended.
Ahsley Shaw	Victoria, Canada	2017-09-11	Over the past 40 years the densification has been detrimental to the lake, both aesthetically and ecologically. Adding in more marina capacity, with the commensurate increase in boat and human traffic, increases densification with absolutely no benefit to the ecosystem or residents of the lake.
Ken Seegmiller	Port Alberni, Canada	2017-09-12	This is not progress for the residents. It does favor the applicant whom I have been told does not live here ( I have been told is a resident of the US).In any case our fresh water Lake is precious resource, that in my view, already has more than enough boat traffic on it. One of the priceless things about the Lake is that we can still hear loons, see eagles nest, see otters and bears... With the expansion of the marina that from my understanding is already pushing the limits we will undoubtedly hear and see fewer of the creatures. I believe the expansion of the marina will degrade the waters of the Lake and everything that lives around it and in it. For what and whose benefit?
Jana Mcmillan	Port Alberni, Canada	2017-09-14	It's to crowded over there already.

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# Signatures

<b>Name</b>	<b>Location</b>	<b>Date</b>
greg macknight	Port Alberni, Canada	2017-09-05
Courtney Royendyk	Port Alberni, Canada	2017-09-05
Ron Macknight	Port Alberni, Canada	2017-09-05
Kelly Hepp	Port Alberni, Canada	2017-09-05
lisa davis	Victoria, Canada	2017-09-05
Steve Somers	Sidney, Canada	2017-09-05
Aaron Thom	Port Alberni, Canada	2017-09-05
Margo Thom	Port Alberni, Canada	2017-09-05
Linda Davies	Port Alberni, Canada	2017-09-05
Carol Wright	Port Alberni, Canada	2017-09-05
Linda Davis	Saskatoon, Canada	2017-09-05
Shelley MacKnight	Krestova, Canada	2017-09-05
ian simmons	Fort McMurray, Canada	2017-09-05
judy walker	Port Alberni, Canada	2017-09-05
Jeff Stephenson	Greely, Canada	2017-09-05
Rhys Davies	Fort McMurray, Canada	2017-09-05
Matthew Giuliani	Ottawa, Canada	2017-09-05
Brandi Larsen	Port Alberni, Canada	2017-09-05
Kysa Moretto	Port Alberni, Canada	2017-09-05
Kristie Baker	Kamloops, Canada	2017-09-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
matt baker	Canada	2017-09-05
Judy Gorton	Duncan, Canada	2017-09-05
Deborah Myrfield	Port Alberni, Canada	2017-09-05
Janice Jorgensen	Surrey, Canada	2017-09-05
Allyn F. davies	Port Alberni, Canada	2017-09-05
Breanna boudreau	port alberni, Canada	2017-09-05
Heather Newton	Port Alberni, Canada	2017-09-05
Treena Sexsmith	Calgary, Canada	2017-09-05
Nancy Roussy	Price, Canada	2017-09-05
Don Mallon	Richmond, Canada	2017-09-05
Valerie mallon	Nanaimo, Canada	2017-09-05
Josh Gilroy	Port Alberni, Canada	2017-09-05
Silvia Steinbrecher	Germany	2017-09-05
Julien Eberle	France	2017-09-05
june hills	Port Alberni, Canada	2017-09-05
Denise Bonet	Badalona, Spain	2017-09-05
Lydia Zink	Hanover, Germany	2017-09-05
Annette Berghammer	München, Germany	2017-09-05
Oliver Jordi	Kirchlindach/Bern, Switzerland	2017-09-05
Manuela Schultz	Germany	2017-09-05
janis millu	Reno, Pennsylvania, US	2017-09-05
ken lang	Toronto, Canada	2017-09-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
manuela wolter	st-cruiz, Costa Rica	2017-09-05
Regine LOEUIL	Hamoir, Belgium	2017-09-05
Maria Van Geel	Zdroisko, Poland	2017-09-05
yolanda schultes	Wittenbach, Switzerland	2017-09-05
Patricia Garley	Mississauga, Canada	2017-09-05
marion weston	Leuchars, Scotland, UK	2017-09-05
lindsay mallon	Penticton, Canada	2017-09-05
fred dale	Caterham, England, UK	2017-09-05
Kim Zwicker	Lynn, Massachusetts, US	2017-09-05
Japhette Bender	Elim, Netherlands	2017-09-05
Tracy Crosswell	Port Alberni, Canada	2017-09-05
grouci djamila	nanteuil les meaux, France	2017-09-05
Shane Leeper	Port Alberni, Canada	2017-09-05
Susanne Stachel	Zürich, Switzerland	2017-09-05
Bill Oickle	Port Alberni, Canada	2017-09-05
wendy bailey - hill	Adelaide, Australia	2017-09-05
Fernande Fournier	Luxembourg, Luxembourg	2017-09-06
Marion Schiffers	Brussels, Belgium	2017-09-06
Lianne Waters	Canada	2017-09-06
Jo Russell	Port Alberni, Canada	2017-09-06
Stan Kujala	Port Alberni, Canada	2017-09-06
Shannon Pletti	Port Alberni, Canada	2017-09-06



<b>Name</b>	<b>Location</b>	<b>Date</b>
Maria Bansfield	Lynn, Massachusetts, US	2017-09-06
Chris Hildebrand	Victoria, Canada	2017-09-06
Ramona McKenzie	Port Alberni, Canada	2017-09-06
jocelyne lapointe	Terrebonne, California, US	2017-09-06
Maggie Mae Schonenborn	Port Alberni,, California, US	2017-09-06
Meike Heckel	Germany	2017-09-06
Cheryl Moore	Courtenay, Canada	2017-09-06
Kari-Anne Simpso	Port Alberni, Canada	2017-09-06
Marites Reimann	Oslo, Norway	2017-09-06
Trisha Dodge	Errington Bc, Canada	2017-09-06
Kathryn Walker	Yellowknife, Canada	2017-09-06
Rob Frolic	Port Alberni, Canada	2017-09-06
Jody Coulthart	Port Alberni, Canada	2017-09-06
Jason Lyle	Canada	2017-09-06
Renchen N-e	Hamburg, Germany	2017-09-06
Sarah Falls	Port Alberni, Canada	2017-09-06
Courtney ketchum	Port Alberni, Canada	2017-09-06
Kathleen Seath	Leduc, Canada	2017-09-06
Jim Del Rio	Port Alberni, Canada	2017-09-06
Lori Doumont	Nanaimo, Canada	2017-09-06
Inge Stadler	Hilpoltstein, Germany	2017-09-06
Larla Koivisto	Port Alberni, Canada	2017-09-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
angelika+ thomas wegner	Germany	2017-09-06
Maria Tüchler	8082 Kirchbach, Austria	2017-09-06
BINDI THATCHER	Morden, England, UK	2017-09-06
Rolf Mense	Puerto Lumbreras, Spain	2017-09-06
catherine cheneval	LYON, France	2017-09-06
Petra Hegenscheidt	Essen, Germany	2017-09-06
Leonella Leoni	Italy	2017-09-06
Claudia Neuhaften	Germany	2017-09-06
An v. Brussel	R'veer, Netherlands	2017-09-06
Andrea Knöpfler	Germany	2017-09-06
Julia Soto	Segovia, Spain	2017-09-06
Sanand Dilip	Brussels, Belgium	2017-09-06
Petra Stadtmueller	Erlensee, Germany	2017-09-06
Esther Kemperle	Berg, Austria	2017-09-06
Janina Grage	Germany	2017-09-06
Chantal Buslot	Hasselt, Texas, US	2017-09-06
Petra Jones	Sydney, Australia	2017-09-06
Stanislav Aksyonov	Тюмень, Russia	2017-09-06
Ozmos Gonzales	Jonquièrre, Canada	2017-09-06
Kate Kenner	Guilford, Vermont, US	2017-09-06
Kateri Duperron	Port Alberni, Canada	2017-09-06
Елена Ткач	Киев, Ukraine	2017-09-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
FERRAND SANDRA	st malo, US	2017-09-06
danielle jacques	bruxelles, Belgium	2017-09-06
Clarice Perkins	Port Alberni, Canada	2017-09-06
Gerry Borgen	Port Alberni, Canada	2017-09-06
Gail Pridmore	Comox, Canada	2017-09-06
Renate Ebrecht	Germany	2017-09-06
Siegrid Roedel	Germany	2017-09-06
Katherine Russell	Port Alberni, Canada	2017-09-06
Colette Stalder	buckten, Switzerland	2017-09-06
Irina Salauyeva	Athens, Greece	2017-09-06
Alexia Zouzouras	Surrey, Canada	2017-09-06
Susannah Gelbart	Las Vegas, Nevada, US	2017-09-06
Rachel Kelly	Revelstoke, Canada	2017-09-06
Ryan Turner	Port Alberni, Canada	2017-09-06
Steve Cousens	Bellingham, Washington, US	2017-09-06
Angela K.	Cologne, Germany, Germany	2017-09-06
Anke O. Schaller	Germany	2017-09-06
Ashley Anthony	Nanaimo, Canada	2017-09-06
Claudia Tuechler	8082 Kirchbach, Austria	2017-09-06
Sam Moncur	Victoria, Canada	2017-09-06
Caribbean Cissy	Germany	2017-09-06
Frédéric Jaubert	Pont de Chérury, France	2017-09-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
bellinda rolf-jansen	Oosterbeek, Netherlands	2017-09-06
Christine Thörnwall	Norrköping, Sweden	2017-09-06
AnnMarie Hodgson	Barrie, Canada	2017-09-06
Scodellari Paola	Roma, Italy	2017-09-06
saddie al	South Jakarta, Indonesia	2017-09-06
Rudolf Mühl	Michelstadt, Germany	2017-09-06
H Mol	Poortvliet, Nebraska, US	2017-09-06
Nicolette Ludolphi	Bremen, Germany	2017-09-06
sue sch.	Florida, Florida, US	2017-09-06
Elisabeth Bechmann	St. Pölten, Austria	2017-09-06
Karen McIvor	Victoria, Canada	2017-09-06
daniela plüschau	Germany	2017-09-06
josé Vazquez	France	2017-09-06
Ellen Gurtner	Mönchengladbach, Germany	2017-09-06
Eva-Maria Haak	Salzgitter, Germany	2017-09-06
dominique becker	France	2017-09-06
Елена Буранкова	Москва, Russia	2017-09-06
Madeleine Gläser	Germany	2017-09-06
Sylvia Hoerenberg	Germany	2017-09-06
Mark Sebert	Quesnel, Canada	2017-09-06
Gary Rutter	Port Alberni, Canada	2017-09-06
Davey Russell	Victoria, Canada	2017-09-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
James Grisdale	Victoria, Canada	2017-09-07
Gerry Francoeur	Port Alberni, Canada	2017-09-07
Ron Rutter	Port Alberni, Canada	2017-09-07
Chris Todd	Calgary, Canada	2017-09-07
Nathan Hooper	Victoria, Canada	2017-09-07
Jeff Brown	Osoyoos, Canada	2017-09-07
Darren Hansen	Port Alberni, Canada	2017-09-07
Jacob Bos	Port Alberni, Canada	2017-09-07
Eleanor Peterson	Port Alberni, Canada	2017-09-07
Brenda Young	Victoria, Canada	2017-09-07
Leanne adkin	Victoria, Canada	2017-09-07
Sandi Chernomaz	North Vancouver, Canada	2017-09-07
Corrie Allen	Port Alberni, Canada	2017-09-07
Sherry Warner	Langley, Canada	2017-09-07
Judy Bailey	Port Alberni, Canada	2017-09-07
Pamela Donald	Port Alberni, Canada	2017-09-07
Pauline Moen Richmond	Port Alberni, Canada	2017-09-07
Sandra Casavant	Port Alberni, Canada	2017-09-07
Mariette Meijers	Amsterdam, Netherlands	2017-09-07
mieke van delft	Vancouver, Canada	2017-09-07
JAMIE FEDICHIN	Port Moody, Canada	2017-09-07
Jared McGunigal	Calgary, Canada	2017-09-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Lorelei Stewart	Edmonton, Canada	2017-09-07
Scott Johnson	Ucluelet, Canada	2017-09-07
Glenn Allen	Parksville, Canada	2017-09-07
Sabine Möhler	sabine.stiker@web.de, Germany	2017-09-07
Anne Smith	Liverpool, England, UK	2017-09-07
James McArthur	Port Alberni, Canada	2017-09-07
Yan Ei Ra	Singapore, Singapore	2017-09-07
Corrina Parker	Toowoomba, Australia	2017-09-07
Davvid Mathie	Greenock, Scotland, UK	2017-09-07
Antonio Delgado Fenoy	Torre del Mar, Spain	2017-09-07
Monica Borges	Vancouver, Canada	2017-09-07
Rosana Oliveira Toscano de Melo	São Paulo, Brazil	2017-09-07
S Stackhouse	Hanoi, Vietnam	2017-09-07
Bev Murdock	North Vancouver, Canada	2017-09-07
Carol Novak	Port Alberni, Canada	2017-09-07
Richard Lang	Port Alberni, Canada	2017-09-07
Sherry Didier	Port Alberni, Canada	2017-09-07
Gabriel Corza	Skokie, Illinois, US	2017-09-07
Janette Harrison	Port Alberni, Canada	2017-09-07
Lesley Anderson	Port Alberni, Canada	2017-09-07
Sharon Janzen	Port Alberni, Canada	2017-09-07

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<b>Name</b>	<b>Location</b>	<b>Date</b>
Trevor Falls	Markham, Canada	2017-09-07
Ruth Moen	Port Alberni, Canada	2017-09-07
Darryl Yea	Vancouver, Canada	2017-09-07
jim janzen	Port Alberni, Canada	2017-09-07
Joy Lahay	Vancouver, Canada	2017-09-07
Elizabeth Riddalls	Port Alberni, Canada	2017-09-07
Heather Friesen	Canada	2017-09-07
Douglas Aston	Port Alberni, Canada	2017-09-07
Mark Friesen	Canada	2017-09-07
Emma Lejeune	Folkestone, England, UK	2017-09-07
Gerri Sing	Vancouver, Canada	2017-09-07
William Buchanan	Langley, Canada	2017-09-07
Vittoria Doughty	Port Alberni, Canada	2017-09-07
deb miller	Vancouver, Canada	2017-09-07
Douglas Lahay	Vancouver, Canada	2017-09-07
Karin Guenther	Germany	2017-09-07
Kathrin Siegmund	Blankenfelde, Germany	2017-09-07
Barb Nikota	Port Alberni, Canada	2017-09-07
Angela Fricke	Germany	2017-09-07
Cinzia Milo	Milano, Italy	2017-09-07
Dawn Peck	Vancouver, Canada	2017-09-07
lynne super	Victoria, Canada	2017-09-07

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<b>Name</b>	<b>Location</b>	<b>Date</b>
wayne romuld	Port Alberni, Canada	2017-09-07
Wendy Merk	Victoria, Canada	2017-09-07
Mari Dominguez	Linden, California, US	2017-09-07
Heather Pinto	Nanaimo, Canada	2017-09-07
Alex Taylor	Port Alberni, Canada	2017-09-07
Donna Campbell	Australia	2017-09-07
Vittoria Doughty	Port Alberni, Canada	2017-09-07
Helen Rezanowich	Victoria, Canada	2017-09-07
Oriana cameron	Saanichton, Canada	2017-09-07
Kris Lloyd	Victoria, Canada	2017-09-07
Gerlinde Holzer	Guntersdorf, Austria	2017-09-07
Harvey Toms	Port Alberni, Canada	2017-09-07
Gina Maslach	Huntington Beach, California, US	2017-09-07
Leah Smith	Coquitlam, Canada	2017-09-07
Lynsey Gray	Port Alberni, Canada	2017-09-08
Kyle Gray	Vancouver, Canada	2017-09-08
Linda Waldie	Port Alberni, Canada	2017-09-08
Del Smith	Victoria, Canada	2017-09-08
Sylvia Dore	Red Deer, Canada	2017-09-08
Kim Smith	Port Alberni, Canada	2017-09-08
Ryan McGregor	Victoria, Canada	2017-09-08
Brenda Vissers	Port Alberni, Canada	2017-09-08



<b>Name</b>	<b>Location</b>	<b>Date</b>
Joanne Brear	Nanaimo, Canada	2017-09-08
Brian Michalenko	Port Alberni, Canada	2017-09-08
Maria Behn	Port Alberni, Canada	2017-09-08
Kelly Thornber	Victoria, Canada	2017-09-08
Ashley Johns	Nicholasville, Kentucky, US	2017-09-08
david taggart	Woodbridge, Virginia, US	2017-09-08
Heather Thompson	Vernon, Canada	2017-09-08
Paul Fournier	Whistler, Canada	2017-09-08
Michelle Cox	Port Alberni, Canada	2017-09-08
Andrea Harvey	Port Alberni, Canada	2017-09-08
stan nicollette	Bucharest, Romania	2017-09-08
Trudy Mitchell	Halifax, Canada	2017-09-08
Amanda Gilbertson	Hamilton, Canada	2017-09-08
Shelley Svensen	Calgary, Canada	2017-09-08
Athina Peter	Germany	2017-09-08
Richard Coe	Vancouver, Canada	2017-09-08
Rachel Burgess	Port Alberni, Canada	2017-09-08
Rita Wolff	Hannover, Germany	2017-09-08
Nancy Harvey	Port Alberni, Canada	2017-09-08
jim milina	Comox, Canada	2017-09-08
Marlene Atkinson	Delta, Canada	2017-09-08
Philip Gehde	Nanaimo, Canada	2017-09-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Glenda Bartosh	Vancouver, Canada	2017-09-08
Sharron Harper	Port Alberni BC, Canada	2017-09-08
karen trimmer	Thebarton, Australia	2017-09-08
Jennifer Desilets	Cochrane, Canada	2017-09-08
Silja Alter	Germany	2017-09-08
James McArthur	Port Alberni, Canada	2017-09-08
Ellen G	Sussex, Wisconsin, US	2017-09-09
Wendy Aird	Nanoose Bay, Canada	2017-09-09
nancy hatcher	Parksville, Canada	2017-09-09
Karin Zimmermann	Germany	2017-09-09
MARIA VASILEIOU	PEIRAEUS, Greece	2017-09-09
Marco# Baracca	Milano, Italy	2017-09-09
Lafern Francoeur	Port Alberni, Canada	2017-09-09
Dan Old	Courtenay, Canada	2017-09-09
Jayne Poulsen	Port Alberni, Canada	2017-09-09
Gero Wölfel	Ichtershausen, Germany	2017-09-09
Kelly Whyte	Canada	2017-09-09
James Tillotson	Dallas, Texas, US	2017-09-09
Sarah Gray	Port Alberni, Canada	2017-09-09
Wendy Maurice	Port Alberni, Canada	2017-09-09
Martin Bennett	Delta, Canada	2017-09-09
Barry Miller	Port Alberni, Canada	2017-09-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
Lisa Krause	Port Alberni, Canada	2017-09-10
Sue Brookes	Port Alberni, Canada	2017-09-10
Nikole Larsen	Port Alberni, Canada	2017-09-10
James Vissers	Hamilton, Canada	2017-09-10
Debbie Davis	Nanaimo, Canada	2017-09-10
Scott Davis	Nanaimo, Canada	2017-09-10
Lisa Cunningham	Courtenay, Canada	2017-09-10
a coates	Courtenay, Canada	2017-09-11
lucia higgins	Australia	2017-09-11
Kathryn-Jane Hazel	Nanaimo, Canada	2017-09-11
Ahsley Shaw	Victoria, Canada	2017-09-11
molly loria	Australia	2017-09-11
mark loria	Coorparoo, Australia	2017-09-11
m loria	Australia	2017-09-11
v cunningham	Australia	2017-09-11
veronica higgins	Australia	2017-09-11
Damian White	Port Alberni, Canada	2017-09-12
Ken Seegmiller	Port Alberni, Canada	2017-09-12
Carin Perrins	London, UK	2017-09-13
Angela Kohnke	25436, Delaware, US	2017-09-13
Jana Mcmillan	Port Alberni, Canada	2017-09-14
Gio Mussato	Port Alberni, Canada	2017-09-14

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