

**From:** [Stacey Gaiga](#)  
**To:** [Penny Cote](#); [Planning Shared](#)  
**Cc:** [REDACTED]  
**Subject:** FW: Reminder of the SL OCP public hearing Monday December 5th, 2022 at 7 pm  
**Date:** December 5, 2022 1:08:52 AM  
**Attachments:** [WebPage.pdf](#)

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**[CAUTION] This email originated from outside of the ACRD**

**Hi Penny and Planning,**

**This is the first I have heard of this public meeting tomorrow RE: two different people sent the emails forwarded to them about it, to me today at 1:47pm and 8:00pm (December 4<sup>th</sup>) the day prior to the hearing:**

*From: Redacted*  
*Sent: Sunday, December 04, 2022 1:47 PM*  
*To: Stacey Gaiga;*  
*Subject: Fwd: Reminder of the SL OCP public hearing Monday December 5th, 2022 at 7 pm*

*From: Redacted*  
*Sent: Sunday, December 04, 2022 8:00 PM*  
*To: Stacey Gaiga*  
*Subject: Fwd: Reminder of the SL OCP public hearing Monday December 5th, 2022 at 7 pm*

**Clearly, my advocacy for this community is well known and I have asked to be included in communication for important decisions, just as others as above are.**

**I would like to know why I have not been included in this communication, was it on purpose or was it an overlook?**

**INPUT/IMPORTANT QUESTIONS:**

**1. When were the open houses?**

For these kind of decisions, the community is usually permitted to have inclusion via education and question and answer opportunities for input on decisions being made that will affect us. (at first glance tonight I can see VERY important details are NOT included in the OCP).

**2. If you didn't have open houses, why not?**

For these kind of important changes we need to have open houses for transparency and good decision making: I am requesting that you delay your meeting tomorrow and implement the proper protocol for community public participation.

**3. Why did you arrange to have this hearing now, in December, when half the community is away on holidays or at their "winter" homes?**

The lack of transparency and 11<sup>th</sup> hour timing for property owners is extremely limited and the timing for notice, even if I was included in communication, is unacceptable.

**I need more time than less than 24 hours to read this 52 page OCP document**

**[https://www.acrd.bc.ca/dms/documents/planning-and-development/projects/zoningbylawreview/april-2022/sproat\\_lake\\_ocp\\_april\\_2022.pdf](https://www.acrd.bc.ca/dms/documents/planning-and-development/projects/zoningbylawreview/april-2022/sproat_lake_ocp_april_2022.pdf) and the amendments.**

**I absolutely cannot participate in this hearing via zoom or in person tomorrow.**

**I am requesting you delay this hearing and hold open houses for OCP changes/updates/amendments when home owners are available to participate late spring or late summer/early fall when the population is at a peak.**

**Can you please confirm the above and that I will be included in ACRD correspondence for important decisions affecting me and my family going forward?**

**Please feel free to call me directly if you have any questions.**

**Sincerely,**

**Stacey Gaiga  
Sproat Lake**

[REDACTED]

----- Forwarded message -----

From: **Penny Cote** [REDACTED] >

Date: Sun., Dec. 4, 2022, 12:57 p.m.

Subject: Reminder of the SL OCP public hearing Monday December 5th, 2022 at 7 pm

To:

Reminders to all,

Attached is

1. The SL OCP Public hearing notice. All information for the public hearing is accessed on the ACRD website. This meeting is hybrid. The meeting will be conducted at the ACRD office in person and on zoom. Link is also on the acrd website. Please share the SL OCP public hearing information with your contacts.

2. The SL Volunteer Appreciation Pizza and Cheer invitation for volunteers. Kindly RSVP if you can attend by Monday December 5th, 2022. It is important to know numbers for the food order. If you have already replied I have your response recorded. I look forward to great community conversation through the eyes of the different groups in a social atmosphere.

Thank you so much for your continued participation.

Penny Cote

**From:** [Stacey Gaiga](#)  
**To:** [Planning Shared](#)  
**Cc:** [Alex Dyer](#)  
**Subject:** Zoning Bylaw No. P1333 Hearing written submission from Stacey Gaiga  
**Date:** December 5, 2022 1:17:07 PM  
**Attachments:** [image003.png](#)

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**[CAUTION] This email originated from outside of the ACRD**

**Could you please have the staff read aloud my letter to the board during the public hearing this evening so that my comments are heard and registered in the minutes of the meeting?**

To Whom it May Concern,

I understand moorage is being discussed at this hearing and being that mooring involves chains or an anchor holding a vessel or structure I thought it would be pertinent to research for information on residential debris/wave booms as well as wakeboard vessels and wake-surfing in the ACRD Zoning Bylaw No. P1333 documentation for the hearing this evening however I did not find anything.

There has been a steady increase in anchored residential booms being installed in front of residential properties at Sproat Lake due in part to the increase in destructive waves created by wakeboarding vessels and other large craft. I would like to have seen something in the zoning documentation to address this issue because large wake is disruptive to wildlife habitat and residential property.

To combat residential property damage, residential booms are being installed and they are an eyesore; however even though they distract from esthetic views, they disperse or block waves from reaching the shore, damaging docks and other property but the larger wake causes movement of the residential booms that are attached to chains anchored at the bottom of the lake, potentially creating bottom sediment disruption that often has high phosphorous content; phosphorus can cause algae blooms. Sproat Lake has experienced an increase in algae blooms in recent years that affect our drinking water and seem to correlate with the increase in large wakes from wakeboarding causing the increase in booms being installed in front of residential properties.

There are currently no restrictions for wake boating in Canada, BUT Transport Canada is aware of the issues and apparently, they are starting to look into solutions; wakeboarding waves are disrupting and damaging to residential property, the foreshore and wildlife habitat.

I would like to know if the ACRD would consider applying for a Vessel Operation Restriction Regulation (VOORs) to prohibit use of internal combustion vessels or limit speeds on a lake in designated areas and or create bylaws to restrict operating disruptive large wake generating boats to operate at least 500 feet from shore line, in water more than 20 feet deep, avoid small bays, channels and enclosed areas, avoid areas where fish and loon habitat are likely to exist, leave and approach shore in straight lines and operate at least 400 feet from small water craft or halt if closer.

RE:

*Vessel Operation Restriction Regulations (VOORs)* apply on designated Canadian waters.

When operating a pleasure craft, you must:

- Know the boating restrictions that are in effect for your boating area *and...*
- Know the various types of signs that identify these restrictions *and...*
- Respect all VOORs that are in effect.

More information on VOORs and the restriction signs are available on the [Transport Canada](#) website.

Here is an example of signage that could be installed at boat launching facilities around Sproat Lake to inform pleasure crafters of restricted zones for operating vessels that create destructive waves:



Stacey Gaiga, Sproat Lake Resident

**From:** [REDACTED]  
**To:** [Planning Shared](#)  
**Subject:** Request to Postpone Sproat Lake OCP Amendment Bylaw Public Hearing - December 5/22  
**Date:** December 5, 2022 1:59:48 PM  
**Attachments:** [ACRD December 5 Hearing re OCP.docx](#)  
**Importance:** High

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**[CAUTION]** This email originated from outside of the ACRD

Please find attached a letter from the President of Strata EPS817.

Leanne Brophy  
Treasurer, Trestle RV

December 5, 2022

[Planning@acrd.bc.ca](mailto:Planning@acrd.bc.ca)

Re: Tonight's Public Hearing

Strata EPS817 aka Trestle RV Park owners have not been provided notice of this meeting.

Most of our residents are not in residence at this time of year. In order that our strata owners have an opportunity to better understand the proposed changes to our OCP, we request more public consultation. We therefore, ask that the public hearing be put on hold until further community involvement is completed.

Sincerely,

Keith Thompson

President, Strata EPS817



**From:** [REDACTED]  
**To:** [Planning Shared](#)  
**Cc:** ["Council"](#)  
**Subject:** Request to Postpone Sproat Lake OCP Amendment Bylaw Public Hearing - December 5/22  
**Date:** December 5, 2022 2:20:09 PM  
**Attachments:** [ACRD December 5 Hearing re OCP.docx](#)  
**Importance:** High

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**[CAUTION]** This email originated from outside of the ACRD

Please find attached a letter from the President of Strata EPS817.

Leanne Brophy  
Treasurer, Trestle RV

December 5, 2022

[Planning@acrd.bc.ca](mailto:Planning@acrd.bc.ca)

Re: Tonight's Public Hearing

Strata EPS817 aka Trestle RV Park owners have not been provided notice of this meeting.

Most of our residents are not in residence at this time of year. In order that our strata owners have an opportunity to better understand the proposed changes to our OCP, we request more public consultation. We therefore, ask that the public hearing be put on hold until further community involvement is completed.

Sincerely,

Keith Thompson

President, Strata EPS817



**From:** [Star Porter](#)  
**To:** [Planning Shared](#)  
**Subject:** Public Hearing  
**Date:** December 5, 2022 2:49:18 PM

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**[CAUTION]** This email originated from outside of the ACRD

Greetings.

We are writing to you regarding the Public Hearing for residents and property owners within Electoral Area 'D' being held this evening. This meeting seems to have popped up quite unexpectedly, not allowing Residents any input.

We feel there should be an open house (not Zoom) so the board can explain the changes. Several gatherings should be held to allow more community involvement. Importantly, this should be done in the summer when more owners are at the lakes.

We ask that the public hearing be put on hold until further community involvement is completed.

Regards,  
Starlene Porter & Tyrone Bouchard  
Great Central Lake

**Disclaimer**

This email is confidential and may be privileged. If you have received this email in error please delete it and inform the sender immediately. Unauthorized distribution or use is strictly prohibited and may result in penalties and/or damages. SD70 Employees are reminded that in addition to applicable privacy laws and legislations, SD70 Policy 5125, outlines expectations related to privacy and confidentiality.

**From:** [Mark Marley](#)  
**To:** [Planning Shared](#); [Alex Dyer](#)  
**Cc:** [Daniel Sailland](#); [Penny Cote](#)  
**Subject:** Public hearing  
**Date:** December 5, 2022 2:11:58 PM

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**[CAUTION]** This email originated from outside of the ACRD

Good afternoon staff,

I ask that you please include this email in the minutes of the public hearing you have tonight.

Dear Board of Directors.

RE: Public Hearing Electoral Area D/OCP amendments.  
December 5th, 2022.

Thank you for your time on this matter,

I have been advised that staff have called a Public Hearing meeting for tonight at 7pm regarding proposed changes to our OCP. I was unaware of this until yesterday December 4th in the afternoon when Penny Cote emailed. I am a local Developer, a Builder, a member of the APC and also sit on the Board of the Sproat Lake Community Association. I speak with staff regularly, and have recently asked to have a meeting with staff to review the draft zoning bylaw this week. With all my community involvement I was unaware of the meeting booked here tonight.

Although I have not had much time to review the entire document of proposed changes, some of the proposed changes are **significant** and will impact home owners in our Electoral area. This changes Sproat Lake to a Major Stream, changing setbacks, this also adds that any new dock would require a QEP adding thousands to the cost, and as written a ramp to the dock cannot go over fish habitat. Is the entire Lake not fish habitat. This is poorly written and should be amended prior to a public hearing. These are the couple that jumped out at me with such short notice.

I reside at Great Central Lake, and drive to town almost every day. I have not seen a sign stating anything about a public hearing. In the past signs were placed outside the Harold Bishop Fire Hall. I spoke with staff today and confirmed no sign has been placed to advise residents of this public hearing.

I understand this was given first reading in April. This is over 8 months ago, it is only fair to residents to redo the notice, and redo the public input and community meetings.

Electoral Area D, is comprised of two lakes and most owners do not live in the area. Therefore, the out of town owners would have no way to know this was going on. This should have been advertised better and the meeting should have been held closer to the first reading. This did not occur and therefore needs to be redone.

I ask that our elected board of Directors, adjourn this public hearing meeting tonight, and

postpone the meeting to next year. After, staff has conducted more community consultation and involvement.

Thank you for your time on this matter.

Respectfully,

Mark Marley  
Great Central Holdings Ltd.

**From:** [Emma Marley](#)  
**To:** [Planning Shared](#)  
**Subject:** Tonight's Public Hearing  
**Date:** December 5, 2022 2:09:22 PM

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[CAUTION] This email originated from outside of the ACRD

To Whom it May Concern,

It has come to my attention that there has been information regarding the OCP for Area D added to tonight's public hearing meeting as a last minute item. I am hoping that this item can be postponed as sufficient notice was not provided for this meeting. I would like to see more public consultation on this matter before a decision is made. I would like this meeting to be adjourned to a future date after public consultation has happened. This would be best suited during the summer when all of us lake residents are in the area and can attend meetings and consultations.

Please include this in tonight's meeting as I am unable to attend.

Thanks you for considering my request and I look forward to attending the upcoming meetings on the OCP for Area D.

Emma Marley



Great Central Lake.

Sent from my iPad

**From:** [Rick Rhodes](#)  
**To:** [Planning Shared](#)  
**Subject:** Public Hearing re OCP changes  
**Date:** December 5, 2022 2:25:35 PM

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**[CAUTION] This email originated from outside of the ACRD**

Dear Sirs/Mesdames

I am a Sproat Lake resident and have just today become aware of a public hearing scheduled for tonight regarding the foregoing. Like many others, I do not think there has been adequate notice of the public hearing and am concerned that important changes are being “rammed through” without proper notice or consultation. I respectfully ask that the public hearing be adjourned to a later date with better notice. I also suggest that attempting to run such a meeting encompassing a diverse subject matter in an “in person and zoom” format is problematic and may thwart any meaningful discussion or input. Regards,

Richard N. Rhodes, Barrister and Solicitor  
Ramsay Lampman Rhodes



**From:** [Chris Law](#)  
**To:** [Planning Shared](#)  
**Cc:** [Penny Cote](#)  
**Subject:** Public Hearing for Bylaw P1433  
**Date:** December 5, 2022 3:10:53 PM

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**[CAUTION]** This email originated from outside of the ACRD

Reading this over. I do not agree with changing section DPA 20.4

The part I do not agree with is changing the uphill direction from 30 meters from high water to 30 meters from Natural Boundaries. This reduces the area of protection on the uphill side.

I do not see a definition for Natural Boundaries in the definition so not sure what this actually means.

The diagram on page 7 was also removed. The diagram should be there but it should be applicable to lakes not oceans. If the diagram showed how the natural boundaries and high water were defined it would be easier to comment.

Chris Law

Sent from [Mail](#) for Windows



Virus-free [www.avg.com](http://www.avg.com)

**From:** [Judith Pettinger](#)  
**To:** [Planning Shared](#)  
**Subject:** Area D OCP meeting Monday Dec 5th  
**Date:** December 5, 2022 2:06:23 PM

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**[CAUTION]** This email originated from outside of the ACRD

Good afternoon

It has come to my attention that a meeting has been scheduled for this evening with little notice and no prior information given to those it effects.

As a lot owner at Trestle RV who is unable to attend the meeting I propose that this meeting be adjourned to a later date after sufficient public consultation has taken place. Those of us affected by the proposed changes need more time to investigate the issues at stake and how they will affect us.

Kind Regards

Judith Pettinger



**From:** [Brian Vincent](#)  
**To:** [Planning Shared](#); [Penny Cote](#)  
**Subject:** December 5th public hearing Area D, amend the OCP  
**Date:** December 5, 2022 2:06:42 PM

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[CAUTION] This email originated from outside of the ACRD

Good day,

I feel there has not been sufficient notice for this public meeting to amend the OCP, as well as not enough public consultation and ask that the meeting to be adjourned and rescheduled at a later date after there is more public consultation regarding these proposed changes as well as understanding these proposed changes. If this meeting takes place despite my request of adjournment, please read this letter during the meeting as I'm unable to attend.

Thank you,  
Brian Vincent

[REDACTED]

Port Alberni B.C.

[REDACTED]

**From:** [A Earle](#)  
**To:** [Planning Shared](#)  
**Subject:** Vote community plan  
**Date:** December 5, 2022 3:10:11 PM

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**[CAUTION]** This email originated from outside of the ACRD

Hi there

We live part time out at Central Lake at trestle park unit 1 which has been recently devastated by a massive amount of clear cutting (within the last two weeks). We want to make sure there is some accountability for green house gases and flood areas and would like to vote yes to the new Community plan but are not in the area at this time. How can we submit our vote?

Amanda and Lindsay

**From:** [Robin Pedersen](#)  
**To:** [Planning Shared](#)  
**Subject:** OCP Area D  
**Date:** December 5, 2022 3:55:31 PM

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[CAUTION] This email originated from outside of the ACRD

To whom it may Concern

I have just been made aware of contemplated changes to the OCP for area D that may affect my property. As I have not been given the contemplated changes being considered ahead of time with enough time to review I request a delay for the meeting until such a time that the changes can be considered and a proper response can be submitted

Yours truly

Robin Pedersen



Great Central Lake

Port Alberni

Sent from my iPhone

**From:** [Brad West](#)  
**To:** [Mike Irg](#)  
**Cc:** [Planning Shared](#)  
**Subject:** Sproat Lake OCP - Docks  
**Date:** December 5, 2022 3:55:42 PM  
**Attachments:** [image001.png](#)

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**[CAUTION]** This email originated from outside of the ACRD

Hi Mike:

The section I was referencing was in 20.4 DPA 1 under Guidelines, on page 42 of the April revision.

Guideline vi.j) states: Preference is given to the placement of mooring buoys and floats instead of docks.

I was just wondering what a float was compared to a dock.

Brad West, P. Eng  
Principal  
McGILL & ASSOCIATES ENGINEERING LTD.

[REDACTED]  
[REDACTED]  
[REDACTED]

