

July 04, 2025

Director Cote

Thank you for attending the Sproat Lake Property Owners Town Hall on May 31st and for providing a presentation on your work with the ACRD. It was attended by 61 people, including Susan Roth, the director from Beaver Creek, although she did not give any information during the event.

Our members were pleased to hear that you do not support Public Transit in Area D. They also appreciated your offer to request a grant to update the study on the pros and cons of incorporation. Area D is significantly different from other ACRD areas and Municipalities. We do not only want different services, zoning rules, and bylaws, but also a more equitable way to assess property taxes. To this end, we have established a committee to review and update the 2007 municipal incorporation study. Our goal is to uncover the facts so that members can make an informed unbiased decision.

We want to reiterate some key points about the Sproat Lake Area D Official Community Plan update process that were discussed at the meeting. Updates to the OCP must start with the Community's Vision for future growth and development. It seems that reverse engineering is being used to impose costly bylaws by pushing OCP policies and regulations that our community doesn't want or support. Residents have clearly expressed that their property taxes are already high for the limited and, in many cases, unwanted services they receive, and they do not want more unwanted policies or regulations that would lead to further tax increases.

After reviewing the current OCP, the leading survey questions, and background materials, it's clear that we need a major shift in approach. We need to create a community driven, plain language document that both property owners and residents will fully support. The OCP needs to be rewritten entirely, removing policies that:

- are not wanted or needed by owners and residents
- where the ACRD does not have jurisdiction to implement the policy
- lead to more rules, bylaws and regulations
- are in practice unenforceable.
- require owners to spend significant amounts on permits, studies, engineering reports, and related expenses

Residents and property owners are frustrated with having their past input ignored. As mentioned earlier, winter is generally considered the worst time to

request feedback, as many people are away. It's crucial to rethink the approach to updating the Sproat Lake Area D's OCP, including how input is gathered from residents and owners, what content is included and how the OCP content is developed. We would be happy to meet with board members and ACRD staff to discuss this further.

Sincerely yours,

Sproat Lake Property Owners Association Board of Directors

By email CC

ACRD Directors

CAO Daniel Sailland