



SLPOA

Sproat Lake Property Owners Association

The ACRD's 3rd OCP survey is long, complex and fails to ask the key questions. It asks residents to review and evaluate dozens of individual policy statements.

Dear Sproat Lake Property Owners Association Members,

The ACRD is conducting a third survey asking Sproat Lake Area D residents and owners for their opinions about select topics in the draft Official Community Plan (OCP).

At the July 7th meeting, and in 2 previous surveys, countless emails and other engagement sessions, the majority of residents have called for a shorter, clearer and simpler OCP focused only on government required policies. Instead of responding to that direction, the ACRD is asking residents to review another lengthy list of individual policies. This raises concerns that consultation is continuing until the ACRD gets the answer it wants. Consultation should be about listening to the community, not repeatedly asking until a preferred answer is obtained.

The survey questions are not the questions that need to be answered. For each section, the survey asks:

"Which of the following policies meet the needs of your community?"

This wording is misleading because a policy can address something important to the community without needing to be included in the OCP.

For example, most people would agree that protecting water quality, improving wildfire preparedness, addressing damaging waves or supporting walking trails or parks meets community needs. But that does not mean these issues need to become OCP policies; particularly when most are provincial or federal jurisdiction. Taking on these responsibilities through the OCP will expand the ACRD's role and create additional staffing, administrative and project costs that we would have to pay for.

The real question should be:

"Do you believe this policy needs to be included in the Official Community Plan?"

That question is not being asked. The survey also provides an option to **"agree with ALL policies,"** but there is no equivalent option to choose **"none of these optional**

policies should be included in the OCP." The survey also has no section for additional input. For example, the ACRD needs to add a map designation for the bomber base, which they have conveniently neglected to do.

How should you respond?

If you believe the OCP should be shorter, simpler and focused primarily on legally required policies, we recommend that you **DO NOT** check ANY of the individual policies. Instead, leave the optional policy boxes unchecked and use the comment box to state your position clearly. For example:

"Remove these optional policies in the OCP because the OCP should focus on only legally required policies. Nonregulatory matters should be addressed through existing programs or Good Neighbour guidelines."

What about the Development Permit Areas (DPA) Question?

The new survey includes one DPA question, but **there is still no option to remove the DPAs** from the OCP. It only asks whether they are acceptable, too strong, too weak or unclear. The three OCP DPAs cover:

- **DPA 1:** Docks, environmental assessments, vegetation, etc.
- **DPA 2:** Hazard protection, including 200-year floodplain policies.
- **DPA 3:** Form and character of buildings.

If you believe DPA's should be removed, say so clearly in the comment box.

For example: ***"Remove all DPA's in the OCP because they are not needed, will increase costs and property taxes and the OCP should focus on only legally required policies."***

If you have additional comments on items you want removed, added or changed, please consider adding the information to one of the comment boxes. (i.e. add the bomber base as a development area onto the OCP maps)

The Costs and Consequences

The survey provides no information about the costs, staffing requirements, potential bylaws, enforcement, property owner implications or other consequences of putting these policies into the OCP. It also does not explain whether some issues could be addressed through existing programs or voluntary Good Neighbour guidelines or whether the policy is actually within the ACRD's jurisdiction.

Many of these policies sound good on their own. The issue is not whether they are good ideas; **it is whether they need to become OCP policies**. Additional policies in the OCP will increase ACRD administration and staffing requirements, lead to more bylaws and enforcement processes, add permitting requirements and increase the cost of development. Ultimately, these costs will be passed on to property taxpayers through

higher property taxes. Grant funded projects also require local contributions and create ongoing operating and maintenance costs that taxpayers must help fund.

SLPOA's position remains that the OCP should be shorter, simpler and focused on what is legally required. Many topics can be adequately and inexpensively addressed through existing programs, education, and good neighbour guidelines.

Please participate and make your position clear. Your response matters. The survey closes on September 7th. The survey link is on this page. [Sproat Lake and Area \(Area "D"\) Official Community Plan Update | Let's Connect ACRD](#)

Sincerely yours,

Sproat Lake Property Owners Association (SLPOA)

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