

Jennifer Sham

From: [REDACTED]
Sent: June 18, 2018 10:50 AM
To: Jennifer Sham; Director Demenok
Subject: Public hearing submission - bylaw No. 900-22

Categories: CityView Planning Attachment

To whom it may concern,

Sunnybrae Bible Camp shares an interest in the proposed bylaw change. We are in favor of the proposed change.

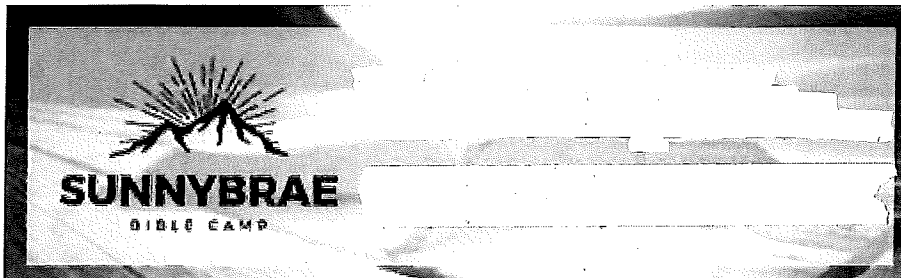
Basis for our decision.

- We are neighbors.
- We are friends with many of the interested parties and like to afford the same courtesies so often afforded to us.
- We share the same waterfront. For whatever reason our guests love to paddle through the spattering of boats there.
- The unique properties of water, gentle sloping topography, and the exposed rock of Bastion means that we really do share even the airspace. We hear everything that goes on in that particular bay.
- SBC is in favor of the clarifying values that come with an OCP. It is time for compliance to have its way out here, be it by enforcement or by amending land designations.

Feel free to further inquire,

I will be attending the meeting this coming Wednesday.

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Jennifer Sham

From: [REDACTED]
Sent: June 18, 2018 8:22 AM
To: Jennifer Sham
Subject: Re: Bylaw No. 900-22 (Gray-Ulry)

Categories: CityView Planning Attachment

My brother [REDACTED] is the registered owner of the lot at [REDACTED], and I am the registered owner of the mobile home on it, and am a full-time resident. [REDACTED] received notification but I didn't.

I want to go on public record as saying that I have no objection to this application. At the present, you can sit in my house and look out at the lake and see 7 buoys directly in front of me, including 2 belonging to the [REDACTED], which they moved there just recently. I have never complained or told anyone to move their buoys. (I don't own a boat or a buoy).

It doesn't matter where you put buoys, they'll be in front of someone.

Where they are has worked for 25 years, and it can continue to do so. I find the Ulrys and Grays to be good, responsible neighbours, whose boating use respects the rules and other users.

I'm afraid any objections would have more to do with vindictiveness and a power struggle rather than any practical or logical reasons.

PS: My brother [REDACTED] has been travelling and is expected to be here today, and may also send you an email.

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BL900-22

CV PL20170000149

From: [REDACTED]
To: [Planning Public Email address](#)
Subject: Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22
Date: Monday, June 18, 2018 8:11:03 AM

Greetings from Sunnybrae! I am writing in regards to the zoning amendment which has been put forward. My family of 4 has lived in the Sunnybrae region for the past (nearly) four years, and in that time, we have never encountered any issues with the buoys or dock in question. We would speak in favour of ruling on the side of the amendment, and ask the CSRD to consider bringing this matter to a close quickly and favourable. Please approve this rezoning request.

Thank you for your work on our behalf!
[REDACTED]

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BL900-22
PL20170000149

From: [REDACTED]
To: Planning Public Email address
Subject: Support for - Lake Zoning Amendment (Gray-Ulry) – Bylaw No. 900-22
Date: Monday, June 18, 2018 8:06:41 AM

To whom it may concern at the CSRD:

I am writing this letter in support of the **Lake Zoning Amendment (Gray-Ulry) – Bylaw No. 900-22.** I live in Sunnybrae and with the many times I have been on the lake with a boat, I have never encountered a problem with the buoys or the dock referenced in this amendment. Thank you for considering my support on this matter.

Kind regards,
[REDACTED]

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PHB-n²x3

BL900-22
CV: PL20170000149

From: [REDACTED]
To: [Planning Public Email address](#)
Subject: Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22
Date: Monday, June 18, 2018 8:01:04 AM

To whom it may concern,
I'm writing this on behalf of the Grays to let you know that we have never had any issues with the buoys or the dock that is mentioned in the amendment. Thank you

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

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PHB-m² x 3

BL900-22
CV: PL20170000149

From: [REDACTED]
To: [Planning Public Email address; isham@csrd.bc.ca](mailto:Planning.Public.Email.address@isham@csrd.bc.ca)
Subject: public hearing No 900-22
Date: Monday, June 18, 2018 7:44:35 AM

"Public Hearing Submission-Bylaw 900-22"

[REDACTED]

We were kids when we first starting camping at this property and learning to master water sports behind our parent's boat. In 2001 my parents purchased the property. My 3 children now get to enjoy the lake front property in BC. We are in support of the Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22.

We have a trailer on Pad 2 of this property and also own a boat. Along with the many other boaters on the lake we enjoy spending time on the water tubing with the kids, surfing and swimming.

Spending the summers out in the area with my family, friends, and kids and our neighbors the Grays and their children has been like having a little piece of heaven. We work hard to maintain the property together and we play together. We are out on the water almost every day unless it is raining. My husband and I both have our boaters license we are respectful when navigating the water and respectful of the property of the other land owners. We believe we are good neighbors.

In the past four years my family has had to deal with constant harassment concerning an easement on our property that is not being impacted by this application. Since the application has become public we have seen animosity in our neighborhood that we were unaware was present prior to the active lobbying of someone who does not own lake front property.

We are unable to attend the public meeting due to work and kids in school.

The Ulrys and Gray family are simply applying to be able to license/approve what has already been in place for over 20 years. This will hopefully put to rest future reporting of our property to the many agencies governing the lake. Thank you for listening and hope my kids and us can enjoy for many years to come.

Respectfully,

[REDACTED]

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PHB-m2 x3

Jennifer Sham

From: Marianne Mertens
Sent: June 19, 2018 1:00 PM
To: Jennifer Sham
Cc: Planning Public Email address
Subject: FW: Gray's

For your public hearing binder

From: [REDACTED]
Sent: Tuesday, June 19, 2018 11:44 AM
To: Planning Public Email address <Plan@csrd.bc.ca>
Subject: Gray's

Hello,

We are neighbors to the Gray's in Sunnybrae and we just wanted to write a quick note to say that we haven't experienced any problems with their docks or bouys and we are right next to them on the lake.

Thank you,
[REDACTED]

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Jennifer Sham

From: Marianne Mertens
Sent: June 19, 2018 11:34 AM
To: Jennifer Sham
Cc: Planning Public Email address
Subject: FW: Submission for hearing on BL900-22, PL20170149
Attachments: Lake Photo House Boat.JPG

Hi Jenn, here is one for your public hearing binder

From: [REDACTED]
Sent: Tuesday, June 19, 2018 10:49 AM
To: Planning Public Email address <Plan@csrd.bc.ca>
Subject: Submission for hearing on BL900-22, PL20170149

To whom it may concern,

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We would like to express our objection to the zoning amendment noted above. We have a family property a few doors down at [REDACTED]. The line of sight view from the front of our property is directly out through some of the multiple buoys in question, as can be seen by the attached picture which shows an existing older house boat which is moored on one of the buoys. The reasons for our objection are as follows:

1. The application would include permitting of eight mooring buoys for the property. We are in a quiet part of the lake, and the majority of our neighbors have only one buoy per property.
 - o The lower density makes it safe for everyone, including our kids, to swim, use paddleboards and kayaks in front of their properties.
 - o While the application appears to be about eight existing buoys, it has not been our experience to see that many boats moored in that section of the lake.
 - o We are concerned that permitting this significant number of buoys would set a precedent that would change the nature of our section of the lake.
 - o It also seems unnecessary, as there is a marina directly across the lake for those who do not have lake access. We object to the approval for eight buoys as it is a significant increase to the current one buoy per property bylaw and norm.
2. We are more concerned about the potential rezoning to multi-family. This application seeks to bring the existing situation into compliance, but if the property is rezoned, what prevents a future owner from redeveloping the property into higher density development, such as condos?
 - o Multi family development would completely alter the nature of our quiet cove. There are no other multi family lakefront developments on this section of the lake, but allowing one sets a precedent that others will try to follow.
 - o If the property was rezoned, and a future owner decided to redevelop the property into a high density condo development, neighbors will not have the opportunity to comment on such a development.
 - o Even if comments were allowed, opposition to a multi-family development on a currently zoned multi-family property will not be taken seriously as it is within the land use permitted by the zoning. Our family has experience with this type of rezoning ending up in a high density

development years down the road, at a previous lakefront property we owned on a different lake.

- o High density development on this part of the lake will have a negative environmental impact. This cove is special because it is quiet and has an abundance of fish fry which attract golden and bald eagles, osprey, herons and loons, which feed directly in this small cove. The nearby marsh with cat tails also contains numerous winged birds and water fowl, which frequent the cove as well. I personally have seen over 20 loons, return to fish as a group over several days, within 10 meters of the end of our dock. Numerous times, I have seen osprey and eagles dive from the air to catch fish in this cove. Prior to rezoning to multifamily an environmental impact assessment should be done.

It seems that in trying to bring the current situation into compliance, risks are created through rezoning and setting new precedents for development in the area. These developments would have a serious detrimental impact on the cove both for current residents and for the environment, and therefore we must object to the application.

Sincerely,

[REDACTED]



Jennifer Sham

From: Marianne Mertens
Sent: June 19, 2018 7:36 AM
To: Jennifer Sham
Cc: Planning Public Email address
Subject: FW:

Hi Jenn this came in for your

From: [REDACTED] [mailto: [REDACTED]]
Sent: Monday, June 18, 2018 4:32 PM
To: Planning Public Email address <Plan@csrd.bc.ca>
Subject:

Public Hearing Submission – Bylaw 900-22”

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[REDACTED]

We are summer residents at the listed property. We have been celebrating summer on this property for over 17 years. During this time, we have enjoyed the use of the dock and buoys and the lake for recreation and relaxation. There are four dwellings on this property and we each own a boat. The use of the lake front up until now has been very amenable. We have not had the neighbors over complaining about the buoys moored or boat traffic in and out of the dock. We are respectful of other boaters and work hard to be cooperative neighbors. If we have had a small issue we usually talk to the parties involved. If the neighbors fence is falling over while they are off property we mend and repair as we can. Our only real problem happened when neighbors were practicing their golf swing and one of the balls hit the side of our boat. After discussing the concerns, the direction of play changed and there was not another incident. When storms come up we check the safety of all boats in the bay and if any swing loose or are in trouble we come to their aide.

The lake in this location is quite shallow at times and the water levels raise and lower from spring to fall. The changing levels do require buoys to be located quite far from shore. We have navigated both the changing lake scape and boat moorings when occupied or empty without accident for over 17 years. Without the four buoys on it would be most troubling to unload and load boats daily. Having to do so would defeat the purpose of having lake front property.

Our boats are in the water for a very short time every year. We have not had an issue with the neighbors until the sign for rezoning was erected. We are unable to make the public meeting and want our voice of support to be counted.

Our hope is that this lake zoning amendment will pass the third reading.

[REDACTED]

Jennifer Sham

From: Marianne Mertens
Sent: June 19, 2018 4:46 AM
To: Jennifer Sham
Subject: FW: Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

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

From: [REDACTED] m]
Sent: Monday, June 18, 2018 3:21 PM
To: Planning Public Email address <Plan@csrd.bc.ca>
Subject: Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

Dear CSRD Committee,
I don't see any reason why the bouys or dock mentioned in this amendment should be a problem. I'd be happy for them to be able to go ahead with their plans.
Respectfully,
[REDACTED]

Sent from my iPhone

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Jennifer Sham

From: [REDACTED]
Sent: June 18, 2018 9:05 PM
To: Planning Public Email address; Jennifer Sham; Director Demenok
Subject: Bylaw 900-22 Site Specific Rezoning

Dear Jennifer Sham

RE: Norm and Bonnie Gray and Lloyd and Gloria Ulry Rezoning application

As residents of [REDACTED] in Sunnybrae Properties, [REDACTED] unequivocally support this application.
As regular users of our limited waterfront in Tappen Sunnybrae we believe an organized usage model recognizing 25 years of responsible stewardship by the applicants is appropriate.

Sincerely
[REDACTED]

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Jennifer Sham

From: [REDACTED]
Sent: June 18, 2018 4:04 PM
To: Jennifer Sham
Subject: Bylaw # 900-22

To whom it may concern.

I live at [REDACTED] We have lived here for 14 years and have been involved with this bylaw process from when the dock complaint was filed. I feel that this has been a witch hunt from the beginning. It amazes me that 1 or 2 parties can create such animosity in a neighborhood. Our family has used this dock and beach for 14 years. We support this bylaw change and hope that the planning department can see through the false claims against the Grays/Ulrys.

Please feel free to contact me.

Thank you

[REDACTED]
[REDACTED]
[REDACTED]

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Jennifer Sham

From: [REDACTED] .ca>
Sent: June 18, 2018 11:47 AM
To: Planning Public Email address
Subject: Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

To Whom it may concern,

My name is [REDACTED]. I have lived and worked in the Sunnybrae area since January 2016. Although I do not own property here I do consider it my home. I have lived on [REDACTED] road quite close to the Gray's and currently rent [REDACTED] [REDACTED]. In both locations I have never had any issues with the way the Gray's use their lake property or the lake. From my perspective I see no need to limit them in any way from what they are asking in the amendment.

Thank you for inviting the voice of the community into your decisions.

[REDACTED]
[REDACTED]
Millar College of the Bible
Sunnybrae Campus
3915 Sunnybrae – Canoe Point Road
Tappen, BC V0E 2X1

www.millarcollege.ca

MILLAR

Sunnybrae Campus

The vision of Millar College of the Bible is to develop passionate, relevant servants of Jesus Christ who are shaped by the entire scriptures.

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Jennifer Sham

From: [REDACTED]
Sent: June 18, 2018 9:58 AM
To: Planning Public Email address
Subject: Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

To Whom it May Concern,

My name is [REDACTED] and I live at [REDACTED] in Tappen. I am writing to speak to the Lake Zoning Amendment, Bylaw No. 900-22, and that I have never encountered any issues with the buoys or the dock mentioned in the bylaw amendment.

Thank you,

[REDACTED]
[REDACTED]
Millar College of the Bible
Sunnybrae Campus
3915 Sunnybrae – Canoe Point Road
Tappen BC V0E 2X1

www.millarcollege.ca



The vision of Millar College of the Bible is to develop passionate, relevant servants of Jesus Christ who are shaped by the entire scriptures.

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Jennifer Sham

From: [REDACTED]
Sent: June 18, 2018 9:26 AM
To: Planning Public Email address
Subject: Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

Dear CSRD,

I just want to send off a quick not to say that I have never encountered any issues with the buoys or the dock mentioned in the bylaw amendment (re: Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22). I think it would be awesome if they would be able to be granted permission the amendment.

Thank you for you consideration,

[REDACTED]
[REDACTED]

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Jennifer Sham

From: [REDACTED]
Sent: June 18, 2018 8:41 AM
To: Jennifer Sham
Subject: Fw: Public Hearing Submission - Bylaw No. 900-22

On Monday, June 18, 2018 9:32 AM, [REDACTED] <[REDACTED]> wrote:

We are writing in support of the Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22.

We have a [REDACTED] and have been enjoying time with our family on this property for over 20 years. During this time, the dock and buoys in the amendment have been in place and used by friends and family of the Gray's and Ulry's.

As safe boaters, we are always aware of the location of other boats and use common sense and good judgement when navigating throughout the Bastion By area.

We abide by the rules for approaching docks and land and adhere to the "No Wake" Zones. Keeping the lake and the property in healthy conditions in very important to us.

We do spend time on the lake nearly every day and have not to our knowledge had issues with the buoys and dock.

As the depth of the water and the change in water levels fluctuate in the area, it does require the buoys to be set quite far from the shore.

In addition, we were quite surprised to find out that our multi-family property was zoned with single-family water. Multi-family use has been the practice for as long as we have been coming to this area of the Shuswap, first as a camper and then now as a summer resident.

For us and our family members, the summer season is one for rest and relaxation and the pleasure of time spent touring the lake in our boat.

We absolutely enjoy our time spent at our lake property, the Town of Salmon Arm, and all the area has to offer in amenities such as golfing, rodeos, the Blues Festival, and all other activities.

We sincerely hope that the above Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22 is approved.

Respectfully,

[REDACTED]
[REDACTED]

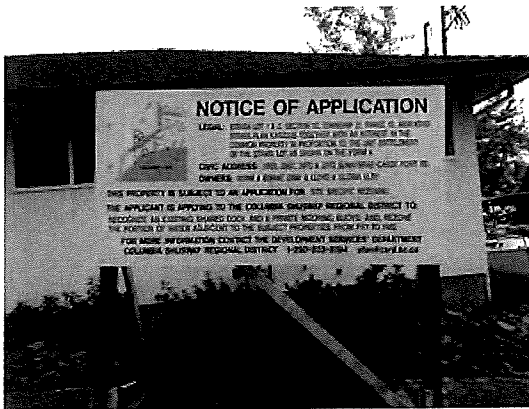
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| <input type="checkbox"/> Other | <input type="checkbox"/> Dir Circulate | |

Jennifer Sham

From: Marianne Mertens
Sent: June 20, 2018 8:14 AM
To: Jennifer Sham
Cc: Planning Public Email address
Subject: FW: Application for Site Specific Rezoning W6M, KDYD Strat Plan KAS2305 of 3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, from zone FR1 to FM2

BL900-22

From: [REDACTED]
Sent: Tuesday, June 19, 2018 7:41 PM
To: Planning Public Email address <Plan@csrd.bc.ca>
Subject: Re: Application for Site Specific Rezoning W6M, KDYD Strat Plan KAS2305 of 3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, from zone FR1 to FM2



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Re: Application for Site Specific Rezoning of Strata Lot 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD Strat Plan KAS2305 of 3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, from zone FR1 to FM2

To whom it may concern,

As nearby lakefront neighbours at [REDACTED] we write to express our concerns and objections to the above rezoning application. It is our understanding that this application is submitted to bring into compliance a situation which is currently not in compliance with current zoning bylaws for this region. We feel that to approve this rezoning application could result in future unwanted and unsuitable development to the fragile ecosystem of this area. We believe that a better, more suitable solution would be for the CSRD to "grandfather" the deviant use by the current owner, by granting a letter of understanding to the owners that they will be permitted to keep their current configuration even though not in alignment with the current zoning applied to their property. As long as the current configuration is maintained, and any future owners are given said letter by the present owners to allow their ongoing use of same configuration, this would be a reasonable solution. Rezoning the property to multi-family could result in unwanted and unsuitable development. We believe that the same rules for buoys should be applied to these four properties as apply to all other properties in this area, and that buoys should be for personal use only, not for commercial purposes.

Thank you for addressing our concerns and giving consideration to alternate, and what we believe are less contentious, more suitable solutions to retain the beauty and natural balance of this area.

Regards,

[REDACTED]

Jennifer Sham

From: Marianne Mertens
Sent: June 20, 2018 8:11 AM
To: Jennifer Sham
Cc: Planning Public Email address
Subject: FW: Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

-----Original Message:

From: [REDACTED]
Sent: Tuesday, June 19, 2018 5:40 PM
To: Planning Public Email address <Plan@csrd.bc.ca>
Subject: Lake Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

To whom it may concern,

My name is [REDACTED] and I live at [REDACTED]. Our lake access is in the same corner of the Lake as the property being considered in the mentioned by law. We have lived here for 6 years and have never had any concern or issue. We use the lake extensively and with small kids we tend to stay in our little bay area. The buoys and dock are not an issue.

Thanks,
[REDACTED]

Sent from my iPhone

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| JUN 20 2018 | | |
| <input type="checkbox"/> Ec Day <input type="checkbox"/> IT <input type="checkbox"/> Parks <input type="checkbox"/> SEP <input type="checkbox"/> HR <input type="checkbox"/> Other | Received <input type="checkbox"/> Staff to Report <input type="checkbox"/> Staff to Respond <input type="checkbox"/> Staff Info Only <input type="checkbox"/> Dir Mailbox <input type="checkbox"/> Dir Circulate | Ack Sent: <input type="checkbox"/> Fax <input type="checkbox"/> Mail <input type="checkbox"/> Email |