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**From:** [REDACTED]  
**Sent:** Tuesday, October 09, 2018 8:25 PM  
**To:** Planning Public Email address <Plan@csrd.bc.ca>  
**Subject:** Docks in swansea point, sicamous bc

I saw the community post, I own a property but don't own a deck as of yet...but the application of Blair and Reagan Coleman to build a dock is appropriate as water continues to rise leaving existing dock owners in desperate need or repair..by allowing these extended docks it will allow for the tragedies that mother nature takes on Swansea points docks. Thanks...my vote is YES..approve these docks

Sent from my Samsung Galaxy smartphone.

May 31, 2018

The Directors  
Columbia Shuswap Regional District  
555 Harbourfront Drive NE  
Salmon Arm, B. C.  
V1E 4P1

## AN OPEN LETTER

Re: Lake Zoning Amendment (Coleman) Bylaw 900-23 @ 709 Swanbeach Road, Swansea Point

Please record this letter as my objection to the proposed new dock at the above address, which dock—even after your preliminary negotiations with the owner—is still nearly twice the surface area permitted under your Docks Bylaw 900. More importantly, this dock is also to be permanently fixed to the land with new pilings rather than a roll-up dock as prescribed by the 2012 law of your own making.

Finally and most importantly, I do not know if this dock will also have a multi-hundred foot elevated walkway from beyond low water to above high water/property line as was illegally installed by Layden (Bylaw 900-19) along this same stretch of foreshore last year. However, if sharing of this public foreshore through unobstructed lateral access is not of foremost consideration in this and future applications of Bylaw 900 and its various amendments, all other insults to the foreshore and to the respective rights of the fisheries, other neighbours, and the public pale in comparison.

'Stairs and ramps' as alternatives to boots-on-the-sand foreshore access are archaic regulatory relics in the provincial Lands Branch legislation which, in the modern age of universal accessibility of public facilities, do not belong in this or any discussion regarding public access--to anything.

For context, I feel it is worth saying I spent the first half of my professional life as a civil engineer in partnership with a major Western Canadian consulting engineering and planning company, and the second half as an informed, professional Realtor with Remax. More to the point, I have been a lakefront property owner since 1979, first on the north shore of the Shuswap arm and now here in Sorrento. I care deeply about this lake and believe I have a bit of relevant life and lake experience.

Since the summer of 2016 I have also been involved with the Shuswap Beachwalkers in raising government and public awareness around an historical disregard for the sharing of the public foreshore of the Shuswap as enshrined in provincial law—specifically, the impossibility of simply walking very far in any direction along the foreshore below the high water mark due to private obstructions—docks and elevated walkways--which have been allowed to litter the foreshore without consequence for decades.

In my professional life I have encountered no other such widespread contravention of property rights like that illustrated along the Shuswap foreshore. Here, the rights of potential users of this shared public space are completely overwhelmed by and subjugated to the felt-entitlement of those few waterfront owners whose docks knowingly and intentionally prevent one from freely walking along this public land. It defies credulity, especially when one realizes this situation has been allowed to persist for 60 or 70 years in some cases.

Having said that, after nearly two years and literally hundreds of emails, many site tours in the company of local and regional politicians and FLNR management, multiple radio and newspaper interviews, a dozen articles written by myself for the local newspapers, monthly posters and public beachwalks, and our recent Earth Day beachwalk, nothing much has changed.

I am beginning to understand why.

Perhaps the most disappointing reason is the CSRD itself. Your after-the-fact legalization of the illegal and obstructive Layden dock at Swansea Point last year has set the stage first for this current application (900-23), and no doubt for a host of future illegal dock work at Swansea and all over the Shuswap for years to come that will simply perpetuate the felt-entitlement I referred to earlier. Each such approval dooms for the next several generations foreshore walkers, snowshoers, skiers and those with challenged mobility to find their way around and over docks each and every day, summer and winter, while the owners of such obstructive docks—most of them only summer residents--have dry, sand-free feet for their dozen or two trips between bed and boat for the two or three months they might be around.

Swansea Point, which coincidentally falls within Electoral Area E with Director/Chairman Rhona Martin as its 28-year veteran politician at the helm, seems be favoured as an 'area apart' as far as Bylaw 900 goes, subject to a degree of indulgence from government that other areas—like mine here in Area C for example—is not accorded. Why is that?

I have noticed references, for example, in both the 900-19 and 900-23 applications to a purported wind-and-water paradigm in the north part of Swansea that is more severe than other areas of the Shuswap, anecdotally requiring fixed pilings and long walkways and other facilities that are different than elsewhere in the Shuswap and different than those stipulated in Bylaw 900. A convenient argument, but I challenge Swansea waterfront owners to visit the stretch of waterfront in front of my home in Sorrento—none suffer more destructive wind and water conditions than I and my neighbours. Any rezonings based in part on this argument would surely have to be supported by professional evidence that I suspect may be difficult to produce. At the very least, if this argument works for Swansea then it will clearly apply to me and many other exposed reaches of the Shuswap as well.

One of the most astounding statements during the Layden rezoning experience came from one of your own directors, who declared that while the Shuswap Beachwalkers were certainly free to make our opinions known about this illegal Swansea dock, they shouldn't be taken into account because we lived too far away from the dock in question.

Six months later I still shake my head at this statement, which was allowed to pass unchallenged by any other director. The Shuswap is one interconnected waterway with one continuous shore line and one law applicable to all. To say we in Sorrento should not have a legitimate opinion bearing on an illegal dock in Swansea which sets a lake-wide precedent unfriendly to the rest of the public is not only undemocratic, it is simply wrong.

I am deeply concerned that Bylaws 900-19 and 900-23 and other similar rezoning applications which serve to increase the flexibility and rights of waterfront owners wishing to install new docks considered illegal under Bylaw 900 are voted on by directors who themselves own waterfront property and docks, and who therefore may eventually benefit from their own permissive voting strategies. I believe this is a significant potential conflict of interest.

The CSRD must not bend its long-term planning goals and its own laws for each waterfront owner wishing to have for the next 100 years an elevated aluminum walkway from bed to boat to the exclusion of the public's ability to freely share and experience that same foreshore area in ambling from road access to road access.

The public trust you hold in your planning hands for all of us—waterfront owners and everyone else alike—may indeed suggest that each director actually don his or her own boots and attempt to walk the Swansea, Sorrento and, likely, almost any other Shuswap beach to truly understand what you are being asked to consider here.

I would be happy to introduce you, all or individually, or any interested member of the public to the Sorrento foreshore area with its prime collection of obstructive docks. Call me anytime at [REDACTED]  
[REDACTED]

Yours truly,

[REDACTED]  
A Waterfront Owner  
Sorrento

cc: Christine Lefloch, CSRD Planner  
Honourable Doug Donaldson, Minister, FLNR  
SCOOP  
Salmon Arm Observer