DOCKSIDE AT SPROAT LAKE

We have applied to amend the current covenants on the parcel of land above the Klehkoot Marina at 10412 Lakeshore Road.

Currently the 2008 covenants and designs include 10 larger living units with maximum building heights and maximum building foot prints.

Our proposal is to build smaller foot-print, lower height living units reducing the sightlines by as much as 18 feet while creating a rural walk-in community and supporting the areas ambiance. The development, to be phased in over time, will have a potential maximum grouping of 20 units.

The proposed changes will help facilitate many public amenities including an increase in public parking and lake access. Other amenities include picnic tables, bike racks, public washrooms, various public seating areas and a convenience store.

Using high-quality design and building materials will provide a positive impact and impression to local residents and visitors as they live, recreate and travel in the vicinity of the property either on the water or on Lakeshore Road.

Over 21 Official Community Plan Goals are supported by this proposal including:

- Provide for continued social and economic growth including tourism and recreational opportunities in the area.
- Preserve the area's rural character minimizing conflict between land uses.
- Facilitate the establishment and operation of small-scale commercial development that is compatible with Sproat Lake's rural character.
- Support the expansion and location of tourist commercial uses in the vicinity of Highway 4 and neighbourhood services in the West Bay area.
- Allow a range of housing options within the Plan area.
- Ensure that local residents have adequate access to the lakes within their neighborhoods.

From a public interest perspective, this proposal has the effect of:

- Ensuring a spectacular quality addition to the Sproat Lake waterfront.
- Significantly adding to the community tax base.
- Increasing local tourism and employment.
- Expansion of current parking to accommodate current and future capacity leaving more space for the general public to park in the area and lessening the impact of vehicles parking on Lakeshore Road.
- Installation of signage clearly establishing public use and access points.

Please visit our website for more detailed information, design concepts and frequently asked questions:

www.klehkootmarina.com

Also, please fill out the support survey at:

www.klehkootmarina.com/thank-you-for-your-support/

Come to the public meeting:

Sproat Lake Community Hall – February 15, 2018 7:00PM