

An aerial photograph of Gellatly Bay. On the left, a calm blue lake meets a paved road that curves along the shoreline. A white car is visible on the road. To the right of the road, a grassy hillside slopes down towards the water. In the background, a cluster of houses is built on a hillside, and distant mountains are visible under a blue sky with scattered white clouds.

Gellatly Bay Goats Peak Community Association

| April 12, 2022 |

www.gellatlybaycommunity.com

A scenic view of a lake with mountains in the background and a parking lot in the foreground. The text 'Founding Goal' is overlaid on the image.

Founding Goal

Ensure new neighbourhood development continues to be completed in a thoughtful and cohesive fashion.

The Good

- Continued growth and engagement within our Association
- Adoption of Short Term Rental Regulations
- Enhanced access to our neighbourhood
- Vision, OCP, DCC updates and more



The Bad

- OCP Engagement
 - Pop up feedback sessions appeared to have poor attendance
 - OCP lacks a Flood and Wildfire management strategy
- Lack of Enforcement
 - Noise, alcohol/drugs, parks usage after 11
 - Commercial use of the boat launch
- Traffic, Parking & Road Management
 - Closure of Gellatly and Gellatly South
 - Continued difficulty achieving safe access to our homes



The Ugly

“Additional density will be considered where proposals address community-wide challenges”

- The above clause now appears in the OCP Growth Plan for ALL FIVE (5) Neighbourhood Centres (Gellatly Bay, Goats Peak, Lakeview Heights, Rose Valley, Shannon Lake).

The Ugly

“Additional density will be considered where proposals address community-wide challenges”

- What public engagement/feedback/study did this stem from? What this actually means? What process would this “consideration” follow?
- We are losing sight of our award-winning vision. This phrase needs to be **REMOVED.**

An aerial photograph of Gellatly Bay. On the left, a calm blue lake meets a paved road that curves along the shoreline. A white car is visible on the road. To the right of the road, a grassy hillside slopes upwards, dotted with trees and shrubs. In the background, a cluster of houses is built on a higher elevation. The sky is filled with soft, white clouds. The text 'Gellatly Bay Goats Peak Community Association' is overlaid in large white letters across the center of the image.

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