

**Disclaimer**

AI was used to summarize the top 20 concerns outlined in the comments submitted to the government portal. We have included two different versions of the top 20 concerns identified by AI to be transparent and note that the results are substantially similar, which was also the case when we tested similar parameters over multiple test analysis.

We then took the first version of the top 20 concerns and compared it with the “What We Heard” document the government posted. Below are the results of that exercise. We note that the words and language contained below are AI generated and not altered to convey WPC perspective. The provided source material contained multiple redactions, so the result of any such redactions will not be provided in this analysis.

This AI-generated analysis of user-submitted comments offers valuable insights and trends. However, AI may not capture every nuance or context. For a comprehensive understanding, reviewing the original comments is recommended.

## Summary #1 of the top 20 concerns based on the submitted comments

### 1. Need for Grandfathering Existing Structures:

**Details:** This is the most frequently mentioned concern. Respondents argue that existing docks and boathouses, many of which have been in place for decades, should be exempt from new regulations.

**Analysis:** This highlights a significant resistance to retroactive application of new rules, emphasizing the financial and emotional investments in current structures.

### 2. Opposition to Dock and Boathouse Removal:

**Details:** Many property owners are opposed to the removal mandates, citing the long-standing presence and environmental integration of their docks and boathouses.

**Analysis:** This concern underscores the perceived impracticality and environmental impact of removing established structures.

### 3. Lack of Communication and Transparency:

**Details:** Respondents criticize the perceived lack of adequate communication and transparency regarding the changes and their implications. Many feel that the decision-making process has not been sufficiently open or inclusive.

**Analysis:** This concern reflects a broader issue of trust between the government and the community, suggesting a need for better stakeholder engagement and clearer communication.

### 4. Financial Burden on Property Owners:

**Details:** The high costs of compliance, including potential removal or modification of existing structures, are a significant concern. Property owners are worried about the financial strain these changes will impose.

**Analysis:** This reflects widespread anxiety about the economic impact of the new regulations on property owners, highlighting the need for financial considerations in the implementation of the rules.

### 5. Negative Impact on Property Values:

**Details:** Respondents are worried that the new rules will devalue their properties, affecting their investments and future resale values (a decrease in property attractiveness and marketability).

**Analysis:** This concern ties into broader economic implications for the community, suggesting potential resistance based on property rights and investment protection.

### 6. Environmental Considerations and Habitat Impact:

**Details:** Arguments that existing docks provide habitats for marine life and that their removal could disrupt these ecosystems. Some respondents believe that their docks have a positive environmental impact and should not be removed.

**Analysis:** This indicates that some property owners view their structures as beneficial to the environment, challenging the basis for their removal and calling for a more nuanced environmental assessment.

#### 7. Inadequate Consultation Period:

**Details:** Many feel that the timeline for public feedback was too short, preventing thorough community engagement. They argue that more time is needed to understand and respond to the proposed changes.

**Analysis:** This suggests a need for extended consultation periods to allow for more comprehensive public participation and feedback.

#### 8. Safety Concerns:

**Details:** New size and construction requirements are seen as potentially unsafe, especially in areas with challenging environmental conditions. Respondents highlight that certain changes might not be practical or safe for all locations.

**Analysis:** This highlights the importance of considering local conditions and practical safety needs in the regulatory framework, suggesting that a one-size-fits-all approach may not be appropriate.

#### 9. Historical and Community Value of Existing Structures:

**Details:** Some respondents view existing docks and boathouses as valuable parts of the community's heritage and personal histories. They emphasize the importance of these structures in maintaining the local character and traditions.

**Analysis:** This concern highlights the need to consider the historical context and community value of existing structures in regulatory decisions, suggesting these aspects should be considered alongside environmental and other considerations.

#### 10. Need for Site-Specific Flexibility:

**Details:** Calls for more localized assessments and flexibility in regulations to account for varying conditions across different areas. Respondents argue that local conditions should be considered when implementing new rules.

**Analysis:** This suggests that a one-size-fits-all approach may not be appropriate, and localized solutions could be more effective in addressing diverse environmental and community needs.

#### 11. Negative Impact on Recreational Activities:

**Details:** Concerns that new regulations will negatively affect recreational and tourism activities dependent on docks and boathouses. Respondents fear that restrictive rules could limit access to waterfront activities.

**Analysis:** This reflects the broader social and economic implications of the new rules on community recreation and tourism, highlighting the need to balance environmental protection with recreational use.

#### **12. Complex and Burdensome Application Process:**

**Details:** Criticism of the complex application process for dock approvals, which is seen as difficult for the average property owner to navigate. Respondents call for a simpler and more user-friendly process.

**Analysis:** This indicates a need for simplifying regulatory processes to make them more accessible to the general public.

#### **13. Request for Increased Dock Size Limitations:**

**Details:** Suggestions to increase the maximum allowable dock size to meet practical and safety needs. Many believe that the current size limitations are too restrictive.

**Analysis:** This highlights the practical challenges posed by the current size limitations, suggesting that they may need to be adjusted to accommodate different use cases and safety concerns.

#### **14. Concerns About Annual Inspection Requirements:**

**Details:** Objections to proposed annual inspection requirements, citing them as impractical and costly. Respondents are worried about the feasibility and expense of ongoing inspections.

**Analysis:** This suggests that ongoing compliance costs and logistical challenges are a significant concern for property owners.

#### **15. Environmental Justifications Questioned:**

**Details:** Doubts about the scientific basis for the new environmental requirements, such as light permeability and dock height. Respondents question the necessity and effectiveness of these rules.

**Analysis:** This reflects skepticism about the necessity and effectiveness of certain environmental regulations, suggesting a need for clearer scientific justification and evidence.

#### **16. Call for Better Enforcement of Existing Issues:**

**Details:** Suggestions to address ongoing issues like abandoned boats before imposing new regulations. Respondents believe that current problems should be prioritized.

**Analysis:** This indicates a belief that current problems should be prioritized over new regulatory measures.

#### **17. Impact on Accessibility and Mobility:**

**Details:** Concerns about how the new regulations might affect accessibility for older residents and those with mobility issues.

**Analysis:** This highlights the need for inclusive regulations that consider the needs of all community members, ensuring that changes do not negatively impact accessibility.

#### **18. Potential Increase in Abandoned Boats:**

**Details:** Worries that the new regulations might lead to more boats being abandoned due to the inability to moor them. Respondents fear unintended consequences.

**Analysis:** This suggests unintended negative consequences of the new rules, potentially exacerbating existing problems with abandoned boats and environmental damage.

#### **19. Perception of Government Overreach:**

**Details:** Feelings that the new regulations represent an overreach by the government and infringe on property rights. Respondents express concern about government intervention.

**Analysis:** This reflects broader concerns about government intervention and property rights.

#### **20. Desire for Reconciliation and Cooperation:**

**Details:** Calls for a more cooperative approach between the government, First Nations, and property owners to achieve mutually beneficial outcomes. Respondents emphasize the importance of collaboration.

**Analysis:** This highlights the importance of collaborative efforts and mutual understanding in regulatory processes, suggesting that cooperation could lead to more effective and accepted outcomes.

## Summary #2 of the top 20 concerns based on the submitted comments

### 1. **Grandfathering of Existing Structures:**

Strong desires from the community for existing docks and boathouses to be grandfathered under the new regulations due to concerns about the costs and feasibility of updating or removing long-standing structures.

### 2. **Property Rights and Devaluation:**

Concerns raised about potential decreases in property values due to restrictive new dock and boathouse regulations, with fears of significant financial loss for property owners.

### 3. **Short Public Engagement Period:**

Criticism regarding the brief period allowed for public comment and engagement, restricting meaningful input and participation from the community.

### 4. **Lack of Transparency:**

Complaints about the decision-making process being unclear and the lack of detailed responses from authorities to public inquiries and concerns.

### 5. **Economic Impact:**

Worries about broader economic impact, including potential negative effects on local businesses and the regional economy due to changes in moorage availability and increased regulatory burdens.

### 6. **Safety and Accessibility:**

Concerns that new dock configurations may reduce safety and accessibility, particularly for individuals requiring safer access due to age or mobility issues.

### 7. **Insufficient Environmental and Archaeological Studies:**

Feedback highlighted a lack of comprehensive environmental and archaeological impact studies supporting the proposed changes, questioning the scientific basis for the regulations.

### 8. **Enforcement and Compliance:**

Uncertainties about how the new regulations will be enforced and whether compliance measures would be fair and consistently applied.

### 9. **One-Size-Fits-All Approach:**

Criticism that the DMP does not account for the diverse geographical and ecological characteristics across different areas, leading to potentially inappropriate regulations for certain locations.

### 10. **Inflexibility of Design Requirements:**

Complaints that the design requirements are too rigid and do not allow for necessary variations based on site-specific conditions or personal needs.

**11. Community Consultation:**

Notable lack of sufficient consultation with all affected stakeholders, particularly smaller communities and indigenous groups other than the shíshálh Nation.

**12. Legal Concerns:**

Warnings about potential legal challenges due to perceived procedural errors or injustices in how the DMP was implemented.

**13. Impact on Marine and Freshwater Ecosystems:**

Concerns that the plan does not adequately protect sensitive ecosystems or might even harm them.

**14. Technological and Practical Feasibility:**

Doubts about the practicality of implementing certain technical requirements of the DMP, such as light penetration standards for docks.

**15. Clarity and Consistency:**

Criticism over the lack of clear, consistent information in the DMP documentation and communication from the government.

**16. Cultural and Heritage Impacts:**

Concerns about the impact of dock regulations on cultural heritage, particularly for indigenous and long-time resident communities.

**17. Restrictive Changes:**

Feedback that the newly proposed changes are too restrictive and limit the usability of waterfront properties.

**18. Impact on Recreational Activities:**

Worries that the DMP will negatively affect recreational activities, including boating and fishing, which are vital to the community's lifestyle and tourism.

**19. Disposal of Existing Structures:**

Concerns about the environmental and logistical challenges of disposing of existing dock structures that no longer comply with the new regulations.

**20. Need for More Public Education and Communication:**

Calls for better communication and education about the reasons behind the DMP changes and the expected outcomes, suggesting a lack of adequate information dissemination.

**Comparison #1 of “What We Heard” to Community Submissions:**

<b>Theme</b>	<b>Government Addressed</b>	<b>Government Proposal</b>	<b>Community Concerns</b>
Need for Grandfathering Existing Structures	Partially Addressed	Existing structures can apply for grandfathering but must undergo a review process; no approval guaranteed.	Grandfathering of existing structures without the need for a review process. Government mentions considering grandfathering but no definite commitment made.
Opposition to Dock and Boathouse Removal	Partially Addressed	Applications for grandfathering; discussion on economic impacts.	Complete exemption from removal mandates and automatic grandfathering of existing structures. Similar to the need for grandfathering, but without a firm commitment, it leaves concerns partially unaddressed.
Lack of Communication and Transparency	Not Addressed	Increased public engagement and transparency in decision-making.	More comprehensive and transparent communication, longer consultation periods, and more details on decision-making processes. Limited response; no specific plans to increase transparency or clarity.
Financial Burden on Property Owners	Not Addressed	Economic concerns acknowledged but no specific compensation plans detailed.	Financial consideration or support for costs associated with compliance, removal, or modification of structures. Acknowledges concerns but offers no solutions or adjustments.
Negative Impact on Property Values	Not Addressed	Economic impacts acknowledged.	Specific strategies to mitigate negative impact on property values, including potential compensation. Similar to the financial burden; concerns are acknowledged but no solutions offered.
Environmental Considerations	Partially Addressed	Emphasis on environmental	Detailed environmental studies and balanced consideration of



and Habitat Impact		protection and endangered species.	environmental and practical needs. General statements about environmental protection but few specifics on new protections.
Inadequate Consultation Period	Not Addressed	Mentioned the need for more public engagement opportunities.	Significantly extended consultation periods and more inclusive engagement processes. Acknowledged but no extension or future plans to engage more deeply or in more detail.
Safety Concerns	Not Addressed	Flexibility in dock design to account for safety considerations.	Detailed safety assessments and tailored solutions for different local conditions. No direct response; focuses more on environmental aspects.
Historical and Community Value of Existing Structures	Partially Addressed	Discussion on grandfathering and community engagement.	Explicit recognition and protection of heritage and community value in policy decisions. Implied in the discussion but not explicitly addressed.
Need for Site-Specific Flexibility	Partially Addressed	Calls for flexibility in dock design.	Specific local assessments and tailored regulations for different areas. Some flexibility in design recognized but not sufficiently addressed in amendments.
Negative Impact on Recreational Activities	Partially Addressed	Addressed through concerns about moorage availability.	Ensuring continued access to recreational activities and moorage facilities. Addressed indirectly through concerns about moorage availability.
Complex and Burdensome Application Process	Not Addressed	Not specifically addressed in detail.	Simplified and streamlined application processes, clearer guidelines, and support for applicants. Minimal mention of procedures for fairness; does not address transparency directly.

Request for Increased Dock Size Limitations	Partially Addressed	Specific amendments to dock sizes discussed.	Larger allowable dock sizes to accommodate practical needs and safety. Specific amendments to dock sizes discussed but size limitations still proposed.
Concerns About Annual Inspection Requirements	Not Addressed	Mentioned as potentially onerous but not deeply explored.	Elimination or reduction of the frequency of inspections, or providing support for the inspection process. No direct response to the frequency and cost of inspections.
Environmental Justifications Questioned	Partially Addressed	Requests for additional scientific studies and evidence.	Clearer scientific justifications and evidence for environmental regulations. Agrees on the need for more studies but no immediate actions planned.
Call for Better Enforcement of Existing Issues	Partially Addressed	Addressed through concerns about derelict vessels and pollution.	More focused enforcement on existing issues before implementing new regulations. General statements about environmental protection but few specifics on new protections.
Impact on Accessibility and Mobility	Not Addressed	Addressed through comments on ramp width and access issues.	Ensuring all regulations consider the needs of older residents and those with mobility issues. Concerns about accessibility and safety not directly addressed; focuses more on environmental aspects.
Potential Increase in Abandoned Boats	Not Addressed	Not explicitly addressed.	Proactive measures to prevent an increase in abandoned boats due to new regulations. No mention of potential increase in abandoned boats.
Perception of Government Overreach	Not Addressed	Not explicitly addressed.	A balanced approach that respects individual property rights and avoids perceived government overreach.

<p>Desire for Reconciliation and Cooperation</p>	<p>Addressed</p>	<p>Emphasis on reconciliation and collaborative management.</p>	<p>Continued and enhanced cooperation between the government, First Nations, and property owners. Emphasis on reconciliation and collaborative management.</p>
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**Comparison #2 of “What We Heard” to Community Submissions:**

<b>Issue Raised in Public Feedback</b>	<b>Government Response (What We Heard Report)</b>	<b>Addressed?</b>
Grandfathering of existing structures	Government mentions considering grandfathering, but no definite commitment made.	Partially Addressed
Impact of regulations on private property values	Acknowledges concerns but offers no solutions or adjustments.	Not Addressed
Concerns about accessibility and safety	No direct response; focuses more on environmental aspects.	Not Addressed
Economic impacts due to reduced moorage opportunities	Mentions economic impacts broadly but lacks specific action plans.	Partially Addressed
Inflexibility of dock design requirements	Some flexibility in design recognized but not sufficiently addressed in amendments.	Partially Addressed
Need for more scientific studies and environmental considerations	Agrees on the need for more studies but no immediate actions planned.	Partially Addressed
Short public engagement period and lack of detailed responses	Acknowledged, but no extension or future plans to engage more deeply or more detailed.	Not Addressed
Lack of clarity and transparency in the management plan	Limited response; no specific plans to increase transparency or clarity.	Not Addressed
Procedural fairness and transparent process	Minimal mention of procedures for fairness; does not address transparency directly.	Not Addressed
Concerns about specific environmental protections	General statements about environmental protection but few specifics on new protections.	Partially Addressed

**Summary:**

- **Grandfathering Concerns:** The government recognizes the issue but hasn’t committed to a clear plan, leaving many worried about the future status of existing structures.

- **Economic and Property Concerns:** The government’s responses are vague and do not address specific economic concerns detailed by the public, such as impacts on property values and regional economies.
- **Flexibility and Safety:** Public calls for more flexibility in design to accommodate safety and accessibility needs are only partially acknowledged without specific commitments or policy adjustments.
- **Scientific and Environmental Studies:** There's a shared understanding of the need for more scientific input, yet concrete actions or timelines for these studies are missing.
- **Engagement and Transparency:** Concerns about the short engagement period and lack of detailed responses are noted but not adequately addressed, suggesting a need for improved communication and involvement processes.

What was missing in the Government’s “What We Heard” report?

Theme/Concern from Public Comments	Addressed in Government Summary?	Details Missing or Underrepresented
1. Extensive concerns over grandfathering specific structures	Yes	The summary minimally addresses the breadth of requests for grandfathering across diverse structures and conditions, lacking the detailed justification and historical context provided by residents.
2. Inconsistent application of light penetration regulations	Yes	Details about the scientific basis and practical implementation challenges, especially in varied ecological zones, are missing.
3. Economic impacts on property values	Yes	The summary does not delve into the depth of concern over significant potential property devaluation and broader economic impacts as expressed in the public comments.
4. Local marine life benefits from existing structures	Partially	Public comments detailed specific benefits to marine life from existing docks and boathouses, which are underrepresented in the summary.
5. Management inconsistencies across water bodies	Partially	The summary lacks specific mentions of how management practices are inconsistently applied across different bodies of water, failing

		to address geographical distinctions and their regulatory implications.
6. Calls for increased transparency and public engagement	Yes	The summary mentions these calls but does not reflect the depth of community desire for involvement and information about decision-making processes.
7. Flexibility needed in dock design for local conditions	Partially	The need for regulatory flexibility to accommodate local environmental conditions such as wind and wave action is not comprehensively addressed.
8. Federal overreach and heavy-handed regulations	No	The perception of federal overreach and arbitrary rule changes without sufficient local input or justification is a significant concern not reflected in the government summary.
9. Environmental regulation discrepancies	No	Specific discrepancies in environmental regulations that seem arbitrary or lack clear scientific justification are noted in public comments but not in the summary.
10. Lack of clarity in regulatory changes	No	Commenters express confusion over sudden and unclear regulatory changes, which is not addressed in the government's report.
11. Concerns over specific regulations like maximum float size	Yes	The summary mentions regulations but does not capture the detailed concerns about the lack of flexibility and the impact on usability and safety.
12. Impact of regulations on traditional activities	No	Comments reflect concerns that new regulations significantly impact traditional and historical activities, which is not captured in the summary.
13. Requirements for costly professional assessments	No	Many comments decry the requirement for expensive environmental and archeological assessments as part of compliance, a concern not detailed in the summary.
14. Arbitrariness of new rules and regulations	No	Commenters often describe the new rules as arbitrary, a sentiment not reflected in the government's report.
15. Need for site-specific considerations	No	The summary fails to address the public's call for site-specific considerations in dock management based on unique local conditions.

16. Requests for policy consistency across regions	No	Commenters request consistent policies across different regions, which the summary does not address.
17. Impacts of dock restrictions on community identity	No	The potential impact of dock management changes on the cultural and community identity of the regions, a concern raised in public comments, is not discussed in the summary.
18. Grandfathering as a solution to regulatory impacts	Yes	Although grandfathering is mentioned, the summary does not detail the specific conditions under which it is requested nor the widespread support for this solution across various concerns.
19. Disposal issues related to dock modification/removal	No	The environmental impact and logistical challenges of disposing of old dock materials, raised in public comments, are not addressed.
20. Lack of consultation with affected stakeholders	No	The summary does not adequately reflect the widespread dissatisfaction with the level of consultation and the need for more inclusive stakeholder engagement as expressed in public comments.

Sample quotes from the comments:

- "We have a dock and boathouse so our concern is heightened as our tenure expires. The unknown has been causing us no end of anxiety with no final decision in sight"
- "Like hundreds of fellow residents, we are appalled over how the DMP has evolved over the past several years with absolutely no input from the community"
- "Your decision to support this policy reeks of political maneuvering rather than a genuine commitment to sustainable solutions"
- "This Dock Management Plan is supposed to be an environmental safeguard, but it feels like using a sledgehammer to swat a fly"
- "We—the community—have been working on this since 2015, trying to find a solution. We even hired experts to challenge the DMP's science. But guess what? Silence"
- "The proposed Dock Management Plan for British Columbia claims to be an environmental safeguard, but it's a contradiction in terms"
- "75-90% of commercial and private dock owners will be forced to replace their docks. Imagine the mountains of waste—hundreds of thousands of cubic meters—piling up in landfills"
- "I am an owner of a property at Sakinaw Lake and completely find this DMP alarming at the lack of transparency and complete overreach of basic property rights"
- "This legislation will have devastating implications regarding West Coast lifestyle and impose great financial hardship on thousands of water lot tenants and upland owners that have spent their life savings trusting the government to protect their investment in the waterfront of BC"
- "As a democratically elected Provincial government, have you really considered how this will affect ALL of British Columbia residents? Our Canadian Charter says 'every individual is equal before and under the law and has the right to the equal protection and equal benefit of the law without discrimination'"



**Chat GPT Recommendations:**

<b>Recommendation</b>	<b>Description</b>
<b>Extend Public Consultation Period</b>	Extend the public comment period to at least six months to allow adequate time for all stakeholders to provide input.
<b>Improve Communication</b>	Ensure clear and consistent communication with residents, responding to their concerns and inquiries in a timely manner.
<b>Grandfather Existing Structures</b>	Allow existing docks, boathouses, and other structures to remain as they are, exempting them from new regulations, and only apply new regulations to new constructions or significant renovations.
<b>Separate Regulations for Freshwater and Saltwater Bodies</b>	Develop separate regulations for freshwater lakes and ocean shorelines, recognizing the unique environmental and practical differences between these bodies of water.
<b>Conduct Detailed Impact Assessments</b>	Perform comprehensive economic, environmental, and social impact assessments before implementing new regulations, considering the potential financial burden on residents and the local economy.
<b>Provide Financial Assistance</b>	Offer financial assistance or compensation for property owners who need to make modifications to comply with new regulations, particularly for those on fixed incomes.
<b>Allow for Larger Dock Sizes</b>	Reconsider the maximum dock size limit to accommodate larger vessels and ensure safety and functionality for boat owners.
<b>Improve Environmental Studies</b>	Ensure that all environmental regulations are based on robust scientific evidence and consider the actual impact of docks and boathouses on the local ecosystem.
<b>Enhance Stakeholder Engagement</b>	Engage with all affected stakeholders, including residents, property owners, and local businesses, to collaboratively develop and refine the DMP.
<b>Transparency in Decision Making</b>	Make all supporting studies, reports, and data used to justify the DMP publicly available and transparent.
<b>Consider Economic Impact</b>	Evaluate and mitigate the economic impact of the DMP on local businesses, tourism, and property values.
<b>Fair Application of Regulations</b>	Ensure that all regulations are applied fairly and equitably to all stakeholders, including the shíshálh Nation and commercial operations.

<p><b>Government-Funded Archeological Studies</b></p>	<p>The government should cover the costs of all required archeological studies and assessments, as it is their legal duty to consult and ensure compliance with heritage conservation laws. This ensures that property owners are not financially burdened for compliance with regulatory requirements.</p>
<p><b>Compensation for Property Value Reduction</b></p>	<p>The BC Government and/or shísháhl Nation should compensate property owners for any decrease in property values resulting from the DMP.</p>
<p><b>Address Sewage and Derelict Boats Issues</b></p>	<p>Efforts should be made to deal with sewage from old septic systems and recreational boaters who dump sewage into Pender Harbour, as these issues are more harmful than docks.</p>
<p><b>Simplify Regulatory Compliance Process</b></p>	<p>Simplify the process for property owners to bring their docks into compliance with new regulations, providing clear guidelines and assistance.</p>
<p><b>Provide Representation for Residents</b></p>	<p>Pender Harbour residents need an agent or representative, funded by (but independent of) the government, to defend their interests when policies like the DMP are being formulated.</p>
<p><b>Flexible Zoning Regulations</b></p>	<p>Rather than an outright prohibition on new dock tenures in certain zones, each application should be assessed on its own merits, including environmental and archeological factors.</p>
<p><b>Community Involvement in Environmental Clean-Up</b></p>	<p>Involve the local community in the assessment and clean-up of the harbours and seafront areas to address historical pollution and debris.</p>

### **Brief Comparison Summary:**

The "What We've Heard" report partially represents the community concerns but falls short in fully addressing many key issues. While it acknowledges several significant themes such as the need for grandfathering existing structures, opposition to dock and boathouse removal, and financial burdens on property owners, it often lacks concrete solutions or commitments. This partial representation and the lack of specific, actionable responses highlight gaps between the community's concerns and the government's proposed solutions, suggesting a need for more comprehensive and transparent engagement to fully address public feedback.

### **In-Depth Analysis and Conclusion:**

The analysis of public feedback on the proposed Dock Management Plan, as outlined in the "What We've Heard" report, reveals several key concerns among respondents. A significant issue is the need for grandfathering existing structures. Respondents argue that existing docks and boathouses, many of which have been in place for decades, should be exempt from new regulations. This concern underscores a strong resistance to the retroactive application of new rules, highlighting the financial and emotional investments made in current structures. The government's response to this issue is partially addressed, with an option to apply for grandfathering, but without guaranteeing approval, which does not fully meet the community's expectations.

Another prominent concern is the opposition to dock and boathouse removal mandates. Property owners emphasize the long-standing presence and environmental integration of their docks and boathouses, arguing against their removal. This issue is partially addressed by the government through the possibility of applying for grandfathering and discussing economic impacts, yet respondents seek complete exemption from removal mandates. Additionally, the lack of communication and transparency in the decision-making process is a significant concern. Many respondents feel that the process has not been sufficiently open or inclusive, leading to a broader issue of trust between the government and the community. The government acknowledges the need for increased public engagement and transparency but does not offer specific plans to enhance these aspects, leaving the concern not fully addressed.

Financial burdens imposed by the new regulations are another critical issue. Respondents are worried about the high costs of compliance, including potential removal or modification of existing structures. This concern reflects widespread anxiety about the economic impact of the new rules, with respondents calling for financial compensation or support. The government acknowledges these economic concerns but does not provide specific compensation plans, thus not fully addressing the issue. Similarly, the negative impact on property values is a major worry, with respondents fearing that the new rules will devalue their properties. The government's

acknowledgment of economic impacts falls short of offering specific strategies to mitigate these effects.

Environmental considerations and habitat impacts are also highlighted by respondents, who argue that existing docks provide habitats for marine life and their removal could disrupt these ecosystems. While the government emphasizes environmental protection, it lacks specifics on balancing environmental and practical needs, partially addressing the concern. The need for extended consultation periods and more inclusive engagement processes is another critical issue. Respondents argue that the timeline for public feedback was too short, preventing thorough community engagement. The government mentions the need for more public engagement opportunities but does not extend the consultation period, leaving the concern not fully addressed.

Safety concerns related to new size and construction requirements are also significant, with respondents highlighting that certain changes might not be practical or safe for all locations. The government's flexibility in dock design partially addresses these concerns but does not fully resolve them. The heritage and community value of existing structures is another issue, with respondents viewing docks and boathouses as valuable parts of the community's heritage and personal histories. The government's discussion on grandfathering and community engagement implies recognition of this value but does not explicitly address it, partially meeting the community's expectations.

The need for site-specific flexibility in regulations is another key concern, with respondents calling for localized assessments and tailored solutions. The government's response recognizes some flexibility in dock design but does not fully address the need for specific local assessments. Negative impacts on recreational activities, complex and burdensome application processes, and concerns about annual inspection requirements are additional issues raised by respondents. While the government addresses some aspects of these concerns, it falls short of fully resolving them.

In summary, the government's response to the public feedback on the proposed Dock Management Plan addresses several concerns but often lacks specific solutions or commitments, leaving many issues inadequately resolved according to the community's expectations. The analysis highlights a need for clearer communication, extended consultation periods, financial compensation, and more localized and inclusive approaches to regulation.