



MINUTES OF A REGULAR MEETING OF THE OKANAGAN BASIN WATER BOARD HELD JULY 03, 2007 AT THE REGIONAL DISTRICT OF NORTH OKANAGAN, 9848 ABERDEEN ROAD, VERNON BC.

PRESENT:

Chair John Slater	Regional District Okanagan-Similkameen
Director Ron Perrie	Regional District Okanagan-Similkameen
Director Lorraine Bennest	Regional District Okanagan-Similkameen
Director Len Novakowski	Regional District Central Okanagan
Director Robert Hobson	Regional District Central Okanagan
Director Graham Reid	Regional District Central Okanagan
Director Patty Hanson	Regional District Central Okanagan
Director Rick Fairbairn	Regional District North Okanagan
Director Buffy Baumbrough	Regional District North Okanagan
Director Glen Taylor	Regional District North Okanagan
Director Tom Siddon	Okanagan Water Stewardship Council
Director Toby Pike	Water Supply Association of B.C.
Director Tim Manuel	Okanagan Nation Alliance

STAFF:

Dr. Anna Warwick Sears	Executive Director, OBWB
Greg Armour	Program Manager, OBWB
Inge van Oostveen	Admin Assistant/Communications Coordinator, OBWB
Genevieve Doyle	Water Stewardship Coordinator, OBWB

OTHERS PRESENT:

Michael A. Stamhuis	Regional District of North Okanagan
Lloyd Manchester	Okanagan Cottage Owners Association

1. CALL MEETING TO ORDER

Chair Slater called the meeting to order at 10:03 a.m.

2. INTRODUCTION OF LATE ITEMS

- Item 6.5: A report from Director Siddon on development at Sickle Point in Kaleden, BC
- Item 7.6: A report on the Hydromonitoring workshop held June 28, 2007.

3. APPROVAL OF AGENDA

Moved by: Director Baumbrough

Seconded by: Director Novakowksi

"That, with the addition of Items 6.5 and 7.6, the Agenda for a regular meeting of the Okanagan Basin Water Board on June 05, 2007 be approved."

CARRIED.

4. ADOPTION OF MINUTES

- 4.1 Minutes of a Regular Meeting of the Okanagan Basin Water Board held June 05, 2007 at the Regional District of Central Okanagan

Moved by: Director Fairbairn

Seconded by: Director Taylor

"That the minutes of a regular meeting of the Okanagan Basin Water Board held on June 05, 2007 at the Regional District of Central Okanagan be adopted as circulated."

CARRIED.

5. DELEGATIONS

- 5.1 Okanagan Cottage Owners Association

Lloyd Manchester, president of Okanagan Cottage Owners Association, delivered a PowerPoint presentation in response to news that the Board may be passing resolutions against the sale of leased lots. Mr. Manchester sought to outline activities currently being undertaken by his association to further source water protection at Okanagan reservoir lakes.

- Link to Mr. Manchester's [PowerPoint Presentation](#)
- Link to Appendix A: [Notes from Mr. Manchester's Presentation](#)

6. NEW AND UNFINISHED BUSINESS

- 6.1 Sale of Reservoir Lots – Memo from OWSC, Judie Steeves article

Director Siddon explained that the Province of BC faces unique challenges in water quality due to factors such as steep slopes, rocky surfaces and fast run-off conditions. Enteric disease levels are higher in BC than anywhere in Canada, and higher in the Okanagan than anywhere else in BC. Hundreds of millions of dollars will be required for capital investment into costly filtration systems for 300,000 Okanagan valley residents. The valley's population is projected to increase to 500,000 in the foreseeable future, and a two-pipe system to separate residential and agricultural water will cost another \$100 million.

Director Siddon said that the Capital Regional District (CRD) and the Greater Vancouver Regional District (GVRD) have fenced and protected watersheds that serve agricultural and residential demand. The Okanagan is unique, and its situation is not similar to Ontario's Cottage Country, nor Alberta's Sylvan Lake. Okanagan reservoir lakes should not be developed for long-term recreational use. Cooperation by leasehold tenants should be considered as part of the solution. The 27-member Okanagan Water Stewardship Council recently passed a resolution to send a memo to the OBWB, to support the notion that the health and well-being of 300,000 residents cannot be jeopardized for 140 leaseholders on Okanagan reservoir lakes.

Director Fairbairn inquired as to the nature of reservoir lakes, what makes a lake a reservoir lake, and which lakes are crucial to achieving the objectives of the OBWB.

Director Bennest pointed out that OBWB directors represent local governments, who are all facing complicated water quality issues at horrendous costs. Water treatment facilities or twin pipe systems are complex and costly. Headwaters is Summerland's reservoir lake for irrigation and for drinking water.

Seasonally, reservoir lakes may be emptied to maintain fish flow requirements according to the master water use plan for Trout Creek, the second largest inflow into Okanagan Lake. Reservoir lakes were built for a reason. Local governments are allowed to use these lakes as reservoirs and human cohabitation on these reservoir lakes may not be viable.

Director Bennest commented that the current lease process is not working, and that there has been a weakening of lease conditions over the years, including a removal of restrictions on the number of days of occupancy. There is also a lack of governance of these leases. Leases are automatically renewed and there is only one inspector for all leases in the Integrated Land Management Bureau (ILMB) program. Director Bennest inquired if there is currently an 1100 sq ft restriction on buildings on Headwaters because she has observed much larger cabins, and there are now 40 dwellings around the lake. Fee simple ownership will encourage much larger houses with people settling in for the year. The Provincial Government derives revenue from these leases and should enforce lease conditions.

Vice Chair Reid explained that Glen Lake and Silver Lake are the two main reservoir lakes in Peachland. Glen Lake was Peachland's water source until the Brenda Mine licence on Peachland Lake was obtained. Silver Lake has been used mainly to support fisheries flows. The District of Peachland has applied for tenure at both lakes. There are currently two cabins on Glen Lake, located high above the lake. Silver Lake is the site of the Silver Lake Forestry Camp, and the District of Peachland intends to work together with the Camp to keep this lake as clean as possible.

Vice Chair Reid stated that if we cannot achieve cooperation on a provincial government level, it may be necessary for a local municipality or regional district to expropriate the lands as required.

Director Siddon stated that ILMB is taking the revenue from these leases without enforcing lease conditions, and wondered whether the fee-simple option would bring the task of enforcement under local government control.

Dr. Sears explained that one rationale for selling the lots was that ILMB does not have the capacity to enforce the lease agreements, so that if the ILMB sells the lots, it will be the Regional District's responsibility to enforce development and building bylaws.

Vice Chair Reid commented that a draft bylaw has been recommended but not yet implemented by the Central Okanagan Regional District (CORD), and that CORD will have to consider whether it has the financial ability to enforce these leases. A copy of the draft bylaw should be obtained by staff.

Mr. Stamhuis stated that the fundamental difference between a lease and a freehold is the complexity it adds for governments to enforce the rules. If there are conditions in leases, leaseholders will comply as long as there is potential for the lease to be renewed, but if there is no compliance, the lease should not be renewed. The Province may not be enforcing the requirements of the leases, but it could do so under the current system.

Vice Chair Reid requested that staff prepare a report on the ramifications of Land Act Reserves before the Board considers its official position.

Director Pike pointed out that these lakes are considered to be reservoir lakes because they have capacity for storage for waterworks purposes, and that the discussion is focused solely on cabins built on leased lots on reservoir lakes. There are streams where water is diverted to other reservoirs, but there are no cabins on these streams so these were not considered.

Director Pike commented that a Crown Land Reserve is an exclusive right under the Land Act, but that this only prevents other Land Act tenures from being issued, it may not prevent other uses such as resource extraction. Other issues in watershed protection were pointed out by Mr. Manchester. There may not be a large number of recreational leases, but there is not a zero-balance impact. The recreational leases are part of the problem, not the solution. If a person has a pecuniary interest, he will be interested in protecting the water, but it is naïve to suggest there is no impact from recreational leases on Okanagan reservoir lakes. It is the ILMB's mandate to manage Crown land for the benefit of all British Columbians. Director Pike suggested that the Board should focus on what is in the interest of all British Columbians.

Director Pike further commented that one outcome of the Water Supply & Demand study is the realization that the extraction of water from mainstem lakes may have to be supported with upland storage capacity. Considering population growth and scenarios 20-50 years from now, the economic argument diminishes. We may choose to either close the doors to future development or we must find some solutions.

Director Siddon put forward Source Area Protection in New York and the CRD as an example of precedence for placing reserves around the reservoir lakes.

Vice Chair Reid cautioned that there may be financial ramifications, and that staff should prepare a report for the Board to consider, adding that perhaps a Map Reserve may be an option.

Mr. Stamhuis commented that both he and Director Pike are members of a technical committee for Crown Lease Sales Discussions, where Mr. Stamhuis is the representative for the Regional District of North Okanagan. The exchange of a land act reserve has been proposed by ILMB as a carrot to agree to the sale of leased lots on Okanagan reservoir lakes.

Moved by: Vice Chair Reid

Seconded by: Director Perrie

“That staff prepare a report on the various Land Act Reserve tenures, the ramifications of such Reserves, and their effect on existing tenures.”

CARRIED.

Moved by: Director Bennest

Seconded by: Director Novakowski

“That the OBWB re-affirms its previous position on the non-sale of reservoir lots.”

CARRIED.

6.2 Dr. Hasselback's Presentation at June 5th Board Meeting

Vice Chair Reid clarified his comment on parcel taxes, noting that Peachland residents pay the equivalent of a parcel tax and DCCs (development cost charges), and commended staff on the thorough preparation of notes from Dr. Hasselback's presentation at the June 05, 2007 meeting.

Director Pike attended a BC Water and Waste Association (BCWWA) - Boil Water Conference in Richmond, BC on June 15th, 2007 where Dr. Patricia Daly, Medical Health Officer (MHO) for Vancouver Coastal Health referred to a Health Canada report where drinking water accounted for approximately a 1% increase in enteric disease levels as turbidity levels rose.

Director Siddon inquired about the other causes of enteric disease.

Director Pike stated that Vancouver Coastal Health believes the majority of gastro-intestinal illness in the Greater Vancouver Regional District (GVRD) comes from food sources.

Director Bennest asked Director Pike to provide the Board with a memo detailing the outcomes from the conference, specifically the other Senior Medical Health Officer's report, and suggested that perhaps Interior Health may not be addressing the true causes of enteric disease, adding that a hand-washing notification campaign may be equally effective.

Director Pike distributed copies of a Memorandum to the Water Supply Association membership about the Conference to the Board.

Dr. Sears stated that Interior Health expressed an interest in local governments becoming more involved in drinking water policies, and that the OBWB should be represented on drinking water teams in an advisory capacity.

Moved by: Director Novakowski

Seconded by: Director Pike

"That the report on Dr. Hasselback's presentation to the Board at the June 5, 2007 meeting be received."

CARRIED.

6.3 Water Supply Association – Letter to Minister of Health June 25, 2007

Moved by: Vice Chair Reid

Seconded by: Director Taylor

"That a letter from the Water Supply Association to the Minister of Health dated June 25, 2007 be received."

CARRIED.

6.4 Water Supply & Demand Study – Update

Dr. Sears presented a flowchart and spreadsheet developed by Dr. Brian Guy, Project Manager of the Water Supply & Demand Study, to outline time frames for the study's components and awarding of contracts. The Water Management and Use Request for Proposals received three proposals from environmental consulting firms ranging from \$200,000 to \$238,000. A technical committee has been struck by the Ministry of Environment to review these proposals.

Vice Chair Reid outlined the necessity for adequate reporting to ensure the project is on track. He requested that the Board would prefer to see, at minimum, a quarterly report detailing contract issue dates, time frames for all study components, including exactly which study components are to be undertaken at what time, with completion dates for all components.

6.5 Sickle Point

Director Siddon requested Board support regarding the illegal trespass and destruction of riparian habitat at Sickle Point in Kaleden BC on June 20-21, 2007. Director Siddon circulated a copy of an article in the Penticton Western News regarding this issue, and a copy of an e-mail sent to Ministers Pat Bell (Agriculture and Lands), Barry Penner (Environment), Kevin Falcon (Transportation) and Premier Gordon Campbell. As a resident of the area, Director Siddon circulated a petition signed by more than 100 local residents opposing the destruction of riparian and wetland habitat on Skaha Lake.

Chair Slater asked whether the Board should send a letter to all three regional districts.

Director Bennest stated that riparian legislation is developed by the province, and that local governments are expected to enforce these regulations without applying any penalties.

Director Siddon further explained that outside of municipalities, regional districts have the responsibility but lack enforcement tools.

Chair Slater stated that the Board's concern is water quality.

Director Perrie asked whether the developer violated local regulations and/or provincial riparian regulations.

Director Siddon provided a copy of a letter from the BC Assets and Land Corporation to Reum Holdings of Kaleden dated July 12, 1999 that states the agency is unable to approve an application for tenure over the existing road along the lakeshore of Skaha Lake, as this would infringe upon the riparian right of the private land owner (CP Rail).

7. STAFF REPORTS

7.1 City of Vernon – Sewage Facilities Assistance Grant 2007 onward

Moved by: Vice Chair Reid

Seconded by: Director Fairbairn

“That a decision regarding the City of Vernon’s application for Sewage Grant funding for debt costs from 2007 onward be held over until more information is obtained from the City of Vernon.”

CARRIED.

7.2 OBWB Staff Vehicle Update

Mr. Armour presented a chart of options for the finance, purchase or lease of a suitable staff vehicle. The comparison chart included compact cars ranging in price from \$22,000 to \$25,000, mid-size vehicles, and mid-size hybrid vehicles ranging in price from \$32,888 to \$38,600. The hybrid Toyota Prius qualifies for a \$2000 PST rebate and a \$2000 Eco-Auto rebate from the federal government, bringing the total cost of this vehicle to \$32,888. In comparison, a Toyota Corolla costs approximately \$22,800 and does not qualify for any rebates as its combined fuel rating is greater than 6.5 litres per 100km. The average monthly fuel cost savings for a Toyota Prius compared to similarly equipped vehicles was calculated to be \$90 per month based on 2000km of travel per month.

Moved by: Director Taylor

Seconded by: Vice Chair Reid

“That a Corolla be acquired as a staff vehicle.”

CARRIED.

7.3 OBWB Office Space at NORD Update

Mr. Brian Reardon, Chief Administrative Officer for the Regional District of North Okanagan, advised Dr. Sears that he will make every effort to continue to accommodate OBWB staff in the existing building.

7.4 Minutes of the Okanagan Water Stewardship Council Meeting held on June 14, 2007

Director Siddon noted that the Council thoroughly enjoyed a presentation by Mr. Doug Bennett. Other discussions focused on current conservation efforts throughout the valley, the renewal of Council memberships, and a presentation by the Integrated Land Management Bureau on the Okanagan Reservoir Lakes project.

Dr. Sears explained that the meeting theme was Coordinated Water Conservation. Doug Bennett, Conservation Manager for the Southern Nevada Water Authority, participated via conference call and outlined the need for a collaborative approach, focusing mainly on consumptive water use. Mr. Bennett explained that harmonized policies based on equity, financial incentives for developers and homeowners, reasonable enforcement, and an emphasis on regionality are key ingredients for a successful collaborative approach.

A panel presentation on conservation efforts throughout the valley demonstrated that conservation staff are currently coordinating efforts within their municipalities and regional districts, and that there is a desire for further coordination of efforts between Penticton, Kelowna and Vernon on a basin-wide scale. The Council wishes to encourage further coordination by convening staff throughout the valley.

Moved by: Director Pike

Seconded by: Director Novakowksi

“That the Minutes of the Okanagan Water Stewardship Council meeting of June 14, 2007 be received.”

CARRIED.

7.5 Okanagan Water Stewardship Council Progress Report

Dr. Sears presented a progress report on the Okanagan Water Stewardship Council (OWSC). The Council has been very rewarding experience as many different groups are coming to the table to share their perspectives and build relationships. Over the coming year, there is keen interest in moving towards greater implementation, building on the information that has been brought forward to date.

Director Siddon commented that the meetings are currently all day sessions, but that holding only 6-8 meetings per year was not the consensus.

Director Bennest commended Dr. Sears on her report, and agreed that the networking and relationship-building opportunities afforded through membership on the Council were extremely valuable. She stated that any issues with Council membership should be discussed, as the main value to the Council is the representation of a wide variety of stakeholder interests.

Dr. Sears suggested that a letter be sent to those organizations with historically poor attendance to appoint a representative who is able to attend the meetings more regularly.

Mr. Armour pointed out that the OBWB initially invited representatives to the Council.

Dr. Sears commented that no Regional District of North Okanagan (RDNO) staff currently attend the meetings, nor is anyone living in the North Okanagan region represented on the Council, and that attendance by RDNO's Planning staff is important.

Director Fairbairn commented that Rob Smailes has been busy and does not have the time required to attending meetings.

Vice Chair Reid suggested that a first approach for delinquent memberships should be a phone call from Dr. Sears, then a follow-up by the OWSC Chair, then the OBWB Chair, and if all else fails, members of parliament.

Dr. Sears referred to the "Five Guiding Principles for Water Management in the Okanagan Basin" as adopted by the OWSC, and inquired whether the Board wished to adopt these "motherhood" statements.

Vice Chair Reid suggested that all principles other than "everyone speaks, everyone listens" would be appropriate.

Director Bennest recommended that the Board adopt these motherhood statements.

Chair Slater suggested that the OBWB's adoption of the OWSC Five Guiding Principles for Water Management in the Okanagan Basin should be brought forward for the next Agenda

Moved by: Vice Chair Reid

Seconded by: Director Siddon

"That the Okanagan Water Stewardship Council Progress Report be received."

CARRIED.

7.6 Future of Water Quantity in the Okanagan Basin – Hydromonitoring Workshop

Dr. Sears reported on the recent "Future of Water Quantity in the Okanagan Basin" hydromonitoring workshop held on June 28, 2007 in Kelowna, BC. The amount of hydrometric (stream-flow) monitoring performed in BC has greatly diminished over the past 15 years. This information is vital for water suppliers, forestry, and other stakeholders. There is general consensus on rejuvenating the network and discussion has focused on the best way to achieve this rejuvenation and bring all data into common use, accessible for all. A gap analysis is required to assess the number and locations of required stations and associated costs.

The Ministry of Environment and Environment Canada intend to initiate a local pilot project to invite local data users, such as BC Hydro and water suppliers, to set up and monitor stream-flow monitoring stations. A working group was nominated, and Dr. Sears will contact this group to discuss the scope of the project. Dr. Sears will report back at the September meeting.

Director Pike indicated the workshop was productive, and that Ms. Fern Schultz and Mr. Tony Cheong gave the impression that funding for the project may not be secure, that we need to consider reinforcing the existing program and examine how we may fund new programs.

Dr. Sears commented that local involvement is very important to the success of any hydromonitoring project, and that the OBWB is the vehicle for local government involvement.

Director Siddon inquired how supplementary monies could be found for these projects, pointing out that the Province is not going to shoulder the whole burden, and that users must provide some funding.

Director Pike commented that funding will be a contentious issue, adding that the South East Kelowna Irrigation District (SEKID) is already funding four of these stations.

LUNCH

The Meeting broke for Lunch at 12:20pm and reconvened at 1:00 pm.

Chair Slater exited the meeting at 1:45pm.

8. CORRESPONDENCE

8.1 Minister George Abbott, Response to Okanagan Basin Water Board Letter to IHA regarding Turbidity Notification program

8.2 Murray Ramsden, CEO IHA, Copy of Letter to Minister George Abbott

Moved by: Director Hanson

Seconded by: Director Perrie

“That a letter from Minister George Abbott dated June 7, 2007 and a letter from Murray Ramsden dated June 19, 2007 be received.”

CARRIED.

8.3 Fresh Outlook Foundation – Sponsorship Request

Moved by: Director Taylor

Seconded by: Director Hanson

“That the letter from the Fresh Outlook Foundation dated June 5, 2007 be received.”

CARRIED.

Director Hanson said that the Fresh Outlook Foundation sponsorship request should be referred back to the regional districts.

Vice Chair Reid commented that some concerns have been raised about the Foundation, its events and how it is funded, suggesting further research is necessary prior to staff making any recommendations.

9. IN-CAMERA

The Okanagan Basin Water Board adjourned to In-Camera session at 1:23pm.

10. NEXT MEETING

10.1 The next meeting of the Okanagan Basin Water Board is scheduled for August 7th, 2007 at the Regional District of Okanagan-Similkameen.

11. ADJOURNMENT

Moved by: Director Taylor

Seconded by: Director Perrie

“There being no further business, the in-camera and regular meetings were adjourned at 3:05pm.”

CARRIED.

Certified Correct:

Chair

Executive Director

APPENDIX A:

Notes from a presentation delivered by Mr. Lloyd Manchester, President of the Okanagan Cottage Owners Association, to the Okanagan Basin Water Board at its regular meeting of July 3, 2007.

- [Link to Mr. Manchester's PowerPoint Presentation](#)

Mr. Manchester:

The Okanagan Cottage Owners Association supports a number of initiatives to increase awareness and accountability of activities in the watershed, including the use of composting toilets, aerated grey water systems, and water quality monitoring projects.

Mr. Manchester states that the number of cabins is presently 140, with 50 at Swallowwell or Beaver Lake, 50 at Headwaters, and 9 at Silver Lake. Ninety percent of the cabins are situated one hundred to one hundred and fifty feet from the lakeshore, with riparian areas intact.

Watersheds are home to many activities including logging and forestry recreation sites with composting toilets. Litter left behind from these activities is cleaned up by the Association

Mr. Manchester explained that the Okanagan Cottage Owners Association seeks to convert leases to freehold, and states that the Okanagan is the only area where leaseholders do not have the ability to buy their leased lots from the province. Mr. Manchester added that for the past 50 years, people have been allowed to buy their recreational lots.

Often compared to recreational lots in the Kamloops region, the Okanagan Cottage Owners pay lease fees based on assessed value (3%) of property assessments, which have increased 30% or more over the past few years. Mr. Manchester stated that he also pays taxes on these properties, and wishes to get rid of this inequity.

Mr. Manchester said that the cabin in his family has been in place for 45 years, while some have been in place for 65+ years, starting out as early 1920's resort leases. Most leased lots have been held in families for many years. Mr. Manchester states there is about a 10% turnover rate, with most leases being transferred to family members.

The Okanagan Cottage Owners Association shares the OBWB's goals of ensuring good water quality and promoting good water stewardship practices.

The Association has developed its own watershed education program in conjunction with Shell, the Regional District of Central Okanagan (CORD), and the Province. A conservation service phone number is listed on "Community Watershed" signage to assist in reporting offences.

Mr. Manchester argues that environmental integrity within watersheds will only increase should the Cottage Owners be allowed to purchase their properties. Furthermore, he added that the Integrated Land Management Bureau (ILMB) has offered to place Land Act reserves on the remaining property surrounding reservoir lakes, so that no further development or sale of these lands will be allowed.

The Okanagan Cottage Owners Association has participated in a stakeholder process with the Regional District of the Central Okanagan (CORD). CORD has drafted a bylaw to limit the size of cottages, and the Association is willing to support this bylaw.

The Regional District is considering placing a "Conservation Land Zone" over the Land Act Reserves.

Director Perrie:

What is the average size of a lot and cabin?

Mr. Manchester:

The average lot size is 1/3 acre, the average size of a cabin is 700 sq. ft. and the largest is 1100 sq. ft.

Mr. Manchester:

Mr. Manchester stated that far greater watershed impacts occur due to forestry, cattle, and recreation, and that management strategies should be employed to mitigate these effects. Furthermore, a Land Act Reserve around the lakes does not include the lease lots and only serves to protect future development. From his perspective as a cottage owner, forestry, ranching and recreation are perceived as the problem.

The Association has undertaken research to assess the quality of water leaving the lake and entering the water purveyor's intake. Cattle, wildlife, and streambed erosion appear to affect water quality prior to intake, and nothing is being done to mitigate these impacts. A big storm event will severely impact water balance.

Recreational use will continue as these lakes have been open for 100 years, unlike Vancouver where lakes in the watershed have been closed for 50 years or more. However, unlike reported at this meeting, supervised tours of the watershed are available, it's not as if these areas are closed off and people cannot touch the water.

Cattle causes a great deal of concern, and Association members are often shooing cattle out of the lake. The Association is working with ranchers to stop this from happening.

A clearcut near Crooked Lake will cause much erosion and affect water quality. Tolko doesn't care, perhaps the formerly Riverside employees will change how Tolko does its business.

Lakeshore Environmental performed a study, led by Holmes who has over 30 years experience as a biologist, with the following key recommendations: leased properties have little to no impact, and that most lots are serviced by outhouses, not septic systems. There may not be sufficient area to install septic fields on some lots.

According to Mr. Manchester, Headwaters is the only lake with decent quality drinking water.

Mr. Manchester feels there has been much hullabaloo about these reservoir lakes as drinking water. He points out that 80% of the water is directed to irrigation, and at SEKID, 85% goes to irrigation and 15% is used for drinking water. These lakes were dammed for irrigation use, not for domestic use, and it does not make sense to treat that 85% to the same standard as drinking water for agricultural demands. There should be a two-pipe system as suggested by Director Hobson (who was not present at this meeting).

The majority of Okanagan residents obtain drinking water from Okanagan Lake, and very little is being done to protect the water quality of Okanagan Lake. Mr. Manchester noted that untreated

storm water, lake shore erosion, intakes near discharges, marinas, and uncontrolled foreshore development all affect Okanagan Lake water quality.

QUESTION PERIOD:

Director Siddon:

Director Siddon thanked Mr. Manchester for his presentation, and wondered why our shared objectives cannot be met with the lots that Mr. Manchester and 139 other owners have leases on, while retaining them under lease arrangements versus fee-simple ownership.

Mr. Manchester:

Mr. Manchester stated that as far as his organization is concerned, lease or freehold is an inequitable position. They have not seen any activity from other (governmental) bodies, adding that if other areas in BC are allowed to go freehold, why aren't the Okanagan Cottage Owners? He commented that conversion to freehold will not have the impacts that some people have suggested, and that the Okanagan Cottage Owners should be allowed to go freehold because other people have been allowed to.

Director Siddon:

Director Siddon commented on the rapid escalation of land-prices, stating that people want to sell their properties.

Mr. Manchester:

Mr. Manchester responded that his organization has been treated unfairly, admitting that there will be some sales but stating unequivocally that the situation is unfair. Mr. Manchester noted that he'd rather just pay taxes, and that he doesn't believe it's fair, that the Cottage Owners are paying excessive taxes, adding that there are no other bodies taking care of this watershed.

Chair Slater:

Chair Slater reminded Mr. Manchester that leased lots generally do not see the same level of improvements or development as a freehold system. If an additional 20' of storage capacity is required and there are fee-simple lots around the lake, taxpayers will be forced to pay to have these cabins moved. Many cabins are close to the lake, with some only four to five feet above the high water level.

Mr. Manchester:

Mr. Manchester responded that most cabins are located well above the lake. He inquired what the capacity is for these lakes to be raised, and what other factors are coming into play. For example, a 25-year plan from water purveyors to raise the level of Crooked Lake by three feet was estimated to cost \$30 million seven years ago, versus placing a reservoir at the bottom of the hill. Mr. Manchester suggested that raising Beaver Lake four to six feet would not be such a concern, and expressed interest in acquiring further hydrological opinions about the plateau, suggesting that perhaps the Water Supply and Demand study would provide some answers.

Chair Slater:

Chair Slater commented that climate change, the pine beetle epidemic, and earlier spring run-off conditions will greatly affect conditions 20 years down the road.

Director Perrie:

Director Perrie affirmed his compassion for the families who currently have these cabins. He

inquired what would be a reasonable solution, so that if these lakes need to be raised, the Okanagan Cottage Owners Association could work together with the OBWB.

Mr. Manchester:

Mr. Manchester explained that the framework agreement reached with the Province includes a provision to relocate any cottage unable to maintain a septic system. He pointed out that this is a unique opportunity to bring all stakeholders together, that the timeline is now, that the government is serious about moving forward, and that the Association is awaiting an engineering study to be completed by Oland Engineering on behalf of the ILMB.

Director Novakowski:

Director Novakowski inquired about the types of covenants available on fee simple lots.

Director Hanson:

Director Hanson inquired about the number of cabins.

Mr. Manchester:

Mr. Manchester responded that there are 140 cabins on 16 lakes. On Brown Lake, the cabins sit on the other side of the road and the forest recreation site has more access to the lake than the cabins.

Mr. Armour:

Mr. Armour inquired whether all cabin owners are members of the Okanagan Cottage Owners association.

Mr. Manchester:

Mr. Manchester responded that 120 out of the 140 cabin owners are members of the Association.

Mr. Armour:

Mr. Armour inquired about the yearly lease amount.

Mr. Manchester:

Mr. Manchester responded that the average cabin owner pays \$3200 in leases and taxes per year.

Mr. Armour:

Mr. Armour explained that his family has owned a cottage at Alison Lake for over 50 years. Speaking from personal experience, Mr. Armour stated that these properties have mushroomed in price in recent years, and that a large number of properties have been sold or are in the process of being sold. The original size of cabins allowed on these properties was increased from 1100 sq. ft. to 3500 sq. ft., and now these properties are accompanied by landscaping, garages, and docks for jetskis and ski boats. Mr. Armour argued that there is certainly a possibility for this same scenario to occur at Okanagan reservoir lakes should these leased lots be sold, that the bylaws can change, and that Mr. Manchester and his Association may acquire some new neighbours who may not share his conservation ethic.

Mr. Manchester:

Mr. Manchester stated that his organization is interested in protecting the rustic nature of these properties.

Comment from the audience:

There is a proposed zoning bylaw for Central Okanagan with a 1400 sq. ft. maximum.

Mr. Armour:

Mr. Armour commented that such a bylaw had been in place around Alison Lake, but somehow it had been changed.