

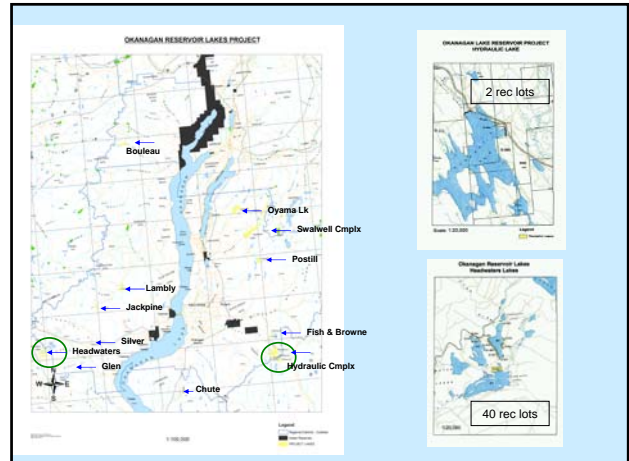
OKANAGAN RESERVOIR LAKES PROJECT



Presented by:

Ministry of Agriculture & Lands
Integrated Land Management Bureau

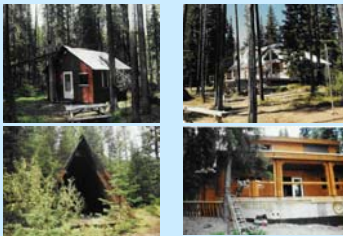
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PROJECT RATIONALE

Across province, lessees have historically been given opportunity to purchase their shoreland lease lots

- lessees on reservoirs asking for same consideration
 - Ever-increasing lease rentals tied to land market value
 - Ownership provides certainty for property improvements



WHAT'S DIFFERENT FROM LAST TIME?...

Land & Water BC

- Aggressive revenue targets

Integrated Land Management Bureau

- Assurance of recreational opportunities rather than ~~revenue targets~~ dictate project direction

How have we moved forward?

- Previous concerns from water purveyors and local government around:
 - Potential impacts on water quality and quantity (future storage needs)
- Pre-planning exercise at the forefront:
 - Addressing environmental concerns up front
 - Before entering regular referral process (First Nation and provincial/federal agencies)

Assessment of Occupancy Impacts

- Summit Environmental assessing risks/hazards to water quality
 - recommending **implementable & enforceable** preventative mechanisms
 - In addition to complying with statutory regulations & zoning bylaws, lessees/landowners can enter into other legally enforceable contracts
- Oland Engineering assessing lot capacity to support a sustainable septic disposal system
 - Review will result in consideration of which lots and what conditions may apply for freehold transfer

THE STATUS QUO...

- Province does not have resources to monitor lessees' contract compliance, and...
- Normally, automatically renew lease at expiry
- Province continuing to accept applications for the use of crown land
- Continuing demand for waterfront recreation tenures

CAN WE IMPROVE THE STATUS QUO?

Proactively managing occupant use...

- proactive management replaces reactive lease management
- implementable, enforceable mechanisms to minimize risks to water quality from occupancy of lots (*covenants, service agreements*)
- new, more restrictive zoning bylaws
- relocation of lots and creation of setbacks where appropriate to avoid future expropriation

Enhanced watershed management through support for and facilitation of ...

- strategic fencing to restrict cattle access
- Land Act Reserves to prevent further development
- local government management initiatives

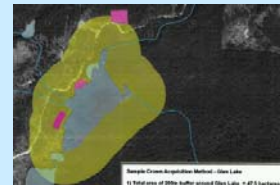
MITIGATING CATTLE IMPACTS



- Ministry of Forests and Range (MoFR) are installing strategic fencing to address concerns
- Cottage owners, ranchers, MoFR and water regulators collaborating to improve and maintain control mechanisms

PREVENTING NEW DEVELOPMENT

Land Act Reserve prevents further alienation of Crown Land (Section 15/16, Land Act)



- Land Act Reserve
- Lease Lots

Have we addressed identified concerns?

- Implementation of mechanisms (covenants, service agreements, zoning bylaws) and involvement of water purveyors/local governments in assessment, implementation, compliance monitoring and enforcement of those mechanisms
- Lot-specific assessment to ensure only lots capable of supporting a sustainable septic system will be considered for sale
- Improved watershed management through additional initiatives (fencing, reserves)
- Support and/or initiation of development-restrictive Land Act Reserves and local government area-management to provide for ongoing recreation interests while ensuring environmental values are not compromised
- Assessment of future water storage needs and capacity and available flow
- Best Management Practices/Guidelines expected to be incorporated into communication packages
- Cumulative impacts considered as part of septic sustainability assessment, i.e. consideration of communal system where appropriate

Where to from here?...

- Update key stakeholders on current project direction
- Assess and 'flesh out' professional recommendations where practicable
- Continue to support and facilitate enhanced watershed management
- Continue to work with First Nations
- Initiate sales process where appropriate