



REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **REGULAR** meeting of the **ELECTORAL AREA "E" ADVISORY PLANNING COMMISSION** of the **REGIONAL DISTRICT OF NORTH OKANAGAN** held at the Cherryville Community Hall on Monday, February 25, 2013

Members:	Clint Whitecotton	Chair
	Ian Eggen	Vice Chair
	Gayle Rowan	
	Rodney Werner	
	Lisa Larson	
	Hank Cameron	
Other:	Eugene Foisy	Director, Electoral Area "E"
	Charmaine Templeton	Alt. Director, Electoral Area "E"
	Members of the Public	

CALL MEETING TO ORDER

Chair/Recording Secretary Clint Whitecotton called the meeting to order at 7:35 p.m.

ADOPTION OF MINUTES

Advisory Planning Commission Electoral Area "E" – Regular Meeting of January 25, 2013

It was moved and seconded by Ian Eggen and Hank Cameron
That the minutes of the January 25, 2013 regular meeting of the Advisory Planning Commission Electoral Area "E" be adopted as circulated.

CARRIED

PETITIONS AND DELEGATIONS

Keefer Lake Wilderness Resort

Before discussion started, it was noted that the APC request from January 28, 2013 (regarding the Keefer Lake Wilderness Resort proposal), as follows:

"That the Advisory Planning Commission of Electoral Area "E" APC requests that the deadline for comments be extended until we receive a referral and clarification of intentions and detail of areas included in the proposal, so we can review and discuss the proposal with local residents."

Was not only redundant because the political system had already okayed a 2 year feasibility study for heliski purposes, prior to any public consultation or process, thus eliminating public concerns and local input.

Electoral Area "E" APC would like it noted that this type of political arrogance/oversight is not a process that it can support and expects that in future, the Board will receive such proposals and or documentation in a timely manner, not as a footnote.

Discussion regarding Keefer Lake Wilderness Resort Heliski proposal

Although they already had a permit in pocket, Bob Horkoff, from "Keefer Lake Wilderness Resort" and Matt Devlin of "Kingfisher Heliskiing" presented their business venture, including present and future plans, to a concerned group of approximately 25, including trappers, Wildlife Association members, snowmobilers, loggers, hikers and local residents. Bob and Matt also fielded numerous questions from the group.

From the conversations, many concerns arose, including the following:

a) Helicopter flight paths over Cherryville and area:

Residents noted that helicopters already in operation, ie: SOL, CMH, etc. already cause some disturbances with local livestock and more helicopter flights will add to the commotion.

Matt Devlin replied that they try to keep flights around 5500 feet elevation and would alternate flight paths.

b) Exclusive use of areas in question:

Everyone was concerned about losing access to the area in question for public use including hiking, snowmobiling and ATV use. This was a concern because some of the permitted businesses, already in the area have posted certain areas with signage, hoping to close them off from public use. Local residents and the APC are totally against any "Exclusive" use of our Crown land, mountains and waterways.

Both Bob and Matt said they had no intentions of restricting public use of the area and had the ability to adjust or relocate to avoid conflicting use of a specific location.

c) Septic facilities at Keefer Lake Wilderness Resort:

The addition of 5 new cabins at Keefer Lake brought up issues regarding the disposal of septic waste so close to the lake, including water draining from above the lodge and running over the septic lines on its way to Keefer Lake.

Bob replied that he was working with NORD to develop a proper septic system.

d) Damage to the landscape, especially in higher elevation alpine and site sensitive areas:

Numerous episodes of eco-vandalism, overuse of sensitive terrain and abuse of wet areas and waterways were brought up by both the residents and by Bob and Matt, who were well acquainted with such problems and equally against them.

Bob noted that with their company in place, they could help restrict vandalism and even in some cases, repair or use alternate routing to preserve the trail structures and integrity of the terrain.

e) Concerns about wildlife harassment or disturbance of wildlife habitat:

Local trappers and concerned parties asked about the effect numerous helicopter trips, as well as future expansion to satellite camps, would have on the wildlife in the area, including, caribou, elk, moose, goat, wolverines etc.

Matt said that they were under strict guidelines to comply with SARA (Species At Risk Act) and codes of conduct to protect wildlife.

The group was still skeptical, adding that wildlife being harassed from helicopters was nothing new and probably would continue.

Matt stated that along with all other phases of his and Bob's proposal, it was in their best interests to maintain a good working relationship with all concerned groups and they would show that through their approach to everything they did, including respecting wildlife.

f) Concerns regarding the extended use of radio controlled logging roads to access the Keefer Lake Wilderness Resort, especially by inexperienced tourists with no radios and conflict on backcountry trails with snowmobiles.

Local loggers noted that with the extensive logging traffic already in place, additional tourist traffic would increase the likelihood of accidents or incidents and that road upgrades to the Keefer FSR as well as to secondary routes up to Beaven Mountain would be needed. As well, snowmobile traffic and trail groomers on backcountry trails would be in conflict and would increase the danger of recreational snowmobiling.

Bob and Matt both conceded that there would be issues that everyone had to work through and around but that they would approach each issue as it arose, consulting with involved parties. Some things that could help were radio controlled buses dispatching from a designated meeting site to reduce random road traffic going to the Lodge.

g) What benefits would this permit bring to the local economy and community:

Residents wanted to know what the community would get out of this process in return for the added helicopter traffic and noise, added traffic to the highways etc.

Matt replied that approximately 28 jobs would be created, using locals if possible and that they would purchase locally whenever it was feasible.

He also stated that with their helicopters in the area, they could respond to emergencies such as accidents on the highway, remote incidents or wherever needed and that would add to the communities safety structure.

The tone of the meeting was cordial and everyone agreed that open discussions regarding the business would benefit all parties concerned.

NEW BUSINESS

Agricultural Land Commission Application

MURACH, J c/o SHORTT, J
[File No. 13-0008-E-ALR]

Discussion followed.

Moved and seconded by Hank Cameron and Gayle Rowan

That the Advisory Planning Commission of Electoral Area "E" do not support the recommendations contained in the Planning Department Information Report, dated February 13, 2013, that the application by Joan Murach c/o Jason Shortt under Section 21(2) of the *Agricultural Land Commission Act* which proposes to subdivide the property legally described as

District Lot 4295, ODYD, Except Plan 28727 and located at 881 Sugar Lake Road, Electoral Area "E" not be authorized for submission to the Agricultural Land Commission; and further


That the application be authorized for submission to the Agricultural Land Commission.

CARRIED (vote of 4-1)

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:30 p.m.

Certified Correct:



Chair



Recording Secretary