

# WLCS NEWS

A newsletter brought to you by Wilson Landing and Communities Society

SERVING OUR COMMUNITIES FROM COVE TO COVE

FALL 2016

## Also in this newsletter



We survived fire season! Just barely...



WLCS Christmas Party  
December 4 at 3 p.m.



BC Minister Fassbender  
not sold on study



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See Trader's Cove [FB](#)

## What's up with Tolko properties along Westside Road?



Tolko owns three properties of interest to WLCS members along Westside Road: one north of Trader's Cove Marine Park and two bounding Bear Creek Park on both north and south. Tolko has engaged Jordan Hettinga of Kent-MacPherson as its agent in determining the future of these properties. WLCS News talked to Hettinga and learned that he once lived in our area and even volunteered for the Wilson Landing Fire Department at one time!

The most recent Tolko land developments involve the property north of Trader's Cove Marine Park, which Tolko hasn't used as a log dump since 2012. The water is still being used for log storage, but Tolko no longer plans to use the land for the heavy industry for which it is zoned. "Tolko was more than interested in talking to all levels of government about the possibility of using that land as a park, but nobody seems to have enough money to even start such a conversation," said Hettinga.



As a result, Tolko applied to the Regional District of Central Okanagan (RDCO) in August 2016 to have the land rezoned to large parcel residential, which is consistent with the Official Community Plan according to Hettinga. The RDCO approved the rezoning, subject to Tolko satisfying the following three conditions within a year:

- Establish a hydro right-of-way
- Install a fence between the marine park and Tolko property
- Reach agreement with the Department of Fisheries and Oceans Canada on the use of an existing lighthouse on the property

Once these conditions are satisfied, the property could be used for a single house or subdivided into two 10-acre residential lots. Smaller lots are not possible because of Interior Health rules regarding septic fields and property size that came into effect after Trader's Cove was developed. Once all three conditions are satisfied, Tolko will go back to the RDCO board for final approval to rezone the land from heavy industrial to large parcel residential.

Meanwhile, Tolko's two properties on either side of Bear Creek Park were both taken out of the Agricultural Land Reserve in the last few years. The south property is still in use as a boom stick yard, but the north one hasn't been used since Kelowna's new bridge was built. Hettinga says Tolko is currently exploring best uses for this land, though no decisions have been made yet.

## Halloween haunts Trader's Cove Marine Park



About 40 Trader's Cove residents descended on the marine park parking lot Sunday, October 30th, to show off costumes, pumpkin carving skills, and weiner roasting ability. Even some pets made an appearance! To see all photos go to [Trader's Cove FB page](#).

The big news is that there are a lot of kids in the Cove. Between 10 and 15 princesses, superheroes, animals, and fairy-tale characters were seen racing around the grounds with intermittent breaks for sugary treats and prizes. Thanks to Liz Rotinsky and Annick deGooyer for organizing the bash. Kudos to Marika Wolf's real estate business for sponsoring and assembling the loot bags.

## Local boat launch a go for Wilson Landing



The RDCO has set aside \$60,000 in gas tax money for a boat launch in Wilson Landing. A couple of sites are being considered for the launch which is intended for use by local residents only. There will be no parking for people outside the community to launch their boats and leave behind vehicles and trailers. The RDCO will schedule an open house in the future to discuss this project, which may take up to two years to complete.

## Wilson's Landing Fire Department welcomes new members



Old truck burned on Crocker property ending Tom's restoration project.

Whew! Fire season is over for another year and the fires in August 2016 proved how valuable it is to have volunteer firefighters looking out for our community. They all worked tirelessly to stop the blaze on Trader's Cove's doorstep and then kept up patrols to make sure our homes and property remained safe until the blaze was contained.

Now, six new recruits have signed up to become volunteer firefighters at the department's fall open house, and they've already begun their training. Meanwhile, two others have recently completed full training, so there will soon be 23 firefighters on our team. We couldn't be happier! Congratulations to Brynn Jones and Ed McLean who have just been promoted to Lieutenant.

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## Firefighters say thanks



On behalf of the firefighters of the Wilson Landing Fire Department, I would like to thank the community of Trader's Cove for a wonderful appreciation barbecue on September 11 (see photos on Wilson Landing [Facebook Page](#)) and the celebration banner we received from the community. Also, thank you to the residents of Shelter Cove for their generous donation of \$2,500 recognizing our previous firefighting efforts. It feels good to know you appreciate our time and effort. Have a good winter everyone!

Don Bennison, Deputy Chief WLFD

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## Make your place fire safe



After the fire last summer, now is a really good time to look around your yard to see what you can do to make your place fire safe. Also check out [www.readyforwildfire.org](http://www.readyforwildfire.org) for some great ideas on how to do this. Here are a few tips:

- Try to create a defensible space to improve your home's chances of surviving a wildfire. A buffer between your home and the grass, trees, shrubs and whatever else surrounds it helps to slow or stop the spread of wildfire and provides important protection for the firefighters defending your home
- Remove dead plants, grass and weeds, pine needles, dry leaves from your yard, roof and gutters
- Trim trees regularly to keep branches a minimum of 10 feet from other trees, your roof and the ground
- Relocate wood piles away from your buildings
- Clean out dead foliage from cedar hedges and remove debris from beneath them

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## Save the date: December 4 is WLCS 2016 Christmas Party



Halloween is barely behind us, Remembrance Day is nearly upon us, and it's already time to start thinking about celebrating Christmas with our fellow residents in the Wilson Landing and Communities Society. Our annual Christmas Party is scheduled for 3 p.m. on Sunday, December 4, 2016, and we hope to see you all at the WLF D Firehall Station 42. If you have little ones or know how to get hold of some, bring them along to meet Santa. Bring a wrapped present with their name on it, so Santa's sure to get just the right thing! Also bring an appetizer to share and BYO Beverage if you have a favourite drink. We'll provide coffee, juice and a sweet treat, so concentrate on bringing savoury appetizers for us all to snack on! Santa really wants to see all our WLF D volunteer firefighters attend the Christmas Party this year, because they've been especially good girls and boys in 2016. Karen Sigurdson is coordinating this year's party, so give her a call at 778-215-8559, if you have ideas or can lend a hand. Check out the photos from last year's party [here](#).

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## Wilson Landing Fire Department Santa Foodbank run is December 5



Our volunteer fire department travels through our communities from Trader's Cove to Shelter Cove every year to pick up donations for the local foodbank. It can be quite a sight with fire truck lights going, sirens blaring and Santa and the firefighters running around collecting food and cash donations. If you think you might miss them, leave your donation on your doorstep or at the end of your driveway, so it will be sure to be collected. Or, feel free to bring your donation to the Christmas Party at the firehall on December 4.

## Governance study for North Westside Road in question



Peter Fassbender,  
BC Minister of Community  
Sport and Cultural  
Development

A [Castanet story](#) on October 26, 2016, reported that the Minister responsible for approving a governance study for North Westside Road communities does not support a full-scale study as the way to resolve current governance issues. In his letter to the RDCO, Peter Fassbender wrote:

"For some communities, an incorporation focus makes sense, for others, approaches within the existing regional district electoral area structure are more appropriate." For the size of the community of Killiney Beach, he suggested continuing to work with the existing RDCO.

"I believe a small-scale review, with a focus on local decision-making and input into the regional district services, would be the best starting point to determine whether and where to focus any next steps," he said.

RDCO board chair Gail Given said she does not know what that type of study would entail. She said the board will get a better idea when Local Governance Structure Director Marijke Edmondson addresses the board at a later date. The region, which includes Westshore Estates, Killiney Beach, Fintry and Caesar's Landing has a population between 1,000 and 1,500.

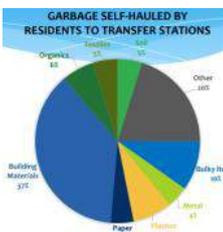
Meanwhile, RDCO West Director Wayne Carson posted the following comment online in reaction to the Castanet story:



Wayne Carson,  
RDCO West Director

*The letter received by the RDCO and presented to the Board for information is factually incorrect in its reference to both size and geographical area wishing this study and does not reflect my recollection of the two meetings I have had with the Minister. Had these inaccuracies been addressed in the ten days the RDCO staff had prior to presenting it to the Board we would not be having this discussion. The question is why would the Chair insist that a letter with the wrong information be received by the Board for information? This is an obvious attempt to damage the case and process clearly requested by the North Westside Communities Association on behalf of the residents they represent. A petition with 700 names of a population of 1,100-1,500 residents strongly support the desire for a governance study for the North Westside area. Maybe that is where the RDCO should be focusing their time and attention; helping the residents they claim to represent achieve the goals they have clearly identified to myself, their elected representative and the Board as a whole.*

## Waste management plan under review



The RDCO held a number of open houses across the region to get input for its Solid Waste Management Plan Review (2015-16). Take a look at this [online presentation](#) to learn more about RDCO garbage management, though no changes seem to be in the works for our transfer station. Keep up the good work Mitch!

**Open burning** is now allowed in our area when air quality and venting conditions are good (from October 1 to April 31 unless otherwise changed by local fire departments). Residents with properties greater than one hectare (2.47 acres) must obtain a burning permit from their local fire department or the Regional District by calling 250-469-6223 weekdays between 8 a.m. and 4 p.m. Before lighting any fire, property owners with a valid permit must call the toll-free Outdoor Burning Hotline: 1-855-262-2876 (BURN) to determine if open burning is allowed on a particular day. Both the venting and air quality conditions must be good in order for burning to occur within Central Okanagan fire jurisdictions. This information will also be available each day after 8 a.m. at [regionaldistrict.com/airquality](http://regionaldistrict.com/airquality).

## 2016-17 WLCS Board of Directors

Karen Bennison	President	kbennison@yahoo.com
Leslie Leslie	Vice President	cpleslie@gmail.com
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Michael Hooper	Director	mhooper54@gmail.com
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## Useful Links

Regional District of Central Okanagan  
WLCS Facebook Group

[regionaldistrict.com/](http://regionaldistrict.com/)  
<https://www.facebook.com/groups/WLandCS/>

To join WLCS, send \$10 to Wilson Landing and Communities Society, 2257 Westside Place, Kelowna, BC V1Z 3T5, or email a board member above. There's strength in numbers!

\*Contact Karen Sigurdson with information for the newsletter at email above or 778-215-8559.