



Regional Board Report

Request for Decision

To: Regional Board
From: Director, Development and Engineering Services
Date: March 20, 2025

Subject: FrontCounter BC Referral Application (Reference File No. 780043)
RDCO File: CL-24-02
Mountain Bikers of the Central Okanagan (applicant)
Central Okanagan East Electoral Area

Voting Entitlement: *All Directors – Unweighted Corporate Vote – Simple Majority – LGA s.208*

Purpose: To consider a FrontCounter BC referral application to legally designate Crown land for a recreation site for mountain biking.

Executive Summary:

The applicant, Mountain Bikers of the Central Okanagan, are a non-profit society that operates biking trails on Crown land within the Central Okanagan East Electoral Area. The applicant is seeking authorization under Section 56 and 57 of the *Forest Range Practices Act* to expand the existing Gillard Trail Network parking lot. The application is aligned with policies from the Regional Growth Strategy and the South Slopes Official Community Plan. Staff have received no concerns from internal departments or external agencies regarding the referral application.

The Province of BC has jurisdiction over Crown land referrals and is the decision-making authority for the application.

Recommendation(s):

THAT the Regional Board support the Mountain Bikers of the Central Okanagan FrontCounter BC referral application No. 780043 to permit the expansion of The Gillard Recreation Trail Network parking lot.

Respectfully submitted by: Ryan Dreher, Planner I

Report Approved by: Danielle Noble-Brandt, Director, Development and Engineering Services

Approved for Agenda: Sally Ginter, Chief Administrative Officer

Strategic Plan Alignment:

- | | |
|--|---|
| <input type="checkbox"/> Emergency preparedness | <input type="checkbox"/> Truth and reconciliation |
| <input type="checkbox"/> Health and wellness | <input type="checkbox"/> Environment and climate – Regional priority only |
| <input type="checkbox"/> Regional transportation | ✓ Growth and development – Electoral Area priority only |
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Background:

The Mountain Bikers of the Central Okanagan are a volunteer-based, non-profit association operating in and around Kelowna. The organization is committed to building, maintaining, and advocating for mountain biking opportunities around the Central Okanagan.

The applicant, Mountain Bikers of the Central Okanagan, have made application under the *Forest and Range Practices Act*. The Act allows for the establishment of Crown land as an interpretive forest site, a recreation site or a recreation trail, as well as permits construction, rehabilitation or maintenance of a trail or recreational facility on Crown land.

The Gillard Recreational Trails are intermediate and advanced single-track mountain bike trails that consist of man-made and natural technical features. They are a well-used and popular system of trails that have been utilized for over a decade. However, the popularity of this trail network has outgrown the existing parking lot and has forced trail users to park along the Forest Service Road, creating safety concerns. The Gillard Recreation Trail parking lot was first constructed in 2018 and currently has the capacity for approximately 10 vehicles.

Proposal:

The applicant is seeking Authorization under Section 56 and 57 of the *Forest and Range Practices Act* (FRPA) to increase the current parking lot to a size that can accommodate 40 vehicle stalls, to widen the access road to the parking lot, and to replace the pit toilet with a dual vaulted toilet. The parking lot expansion will be approximately 50 metres by 135 metres. The applicant has performed an environmental assessment of the trail network and parking lot and provided this report to the province.

Regional Growth Strategy:

The application is aligned with the following policies in the Regional Growth Strategy Bylaw No. 1336:

Our Land

- Policy 3.2.1.2: Proposals for new growth areas should consider the impacts on existing services and facilities in the community.
- Policy 3.2.1.4: Encourages access to and opportunity for development of Crown resources and rural land that provide economic opportunities that contribute revenues to support community social, health, education and transportation services for the citizens of the Central Okanagan while having minimal impacts to the land, wildlife, and sensitive environmental areas.

Our Health

- Policy 3.2.4.5: Promotes community health and safety through investments in education, recreation, health, community development, social support, civic design, environmental design, maintenance, and economic development.

Our Governance

- Policy 3.2.10.5: Encourages collaboration among the regional partners on long range land use, infrastructure and financial planning based upon projected growth, emerging priorities, and the anticipated needs of communities.
- Policy 3.2.10.7: Supports the assessment of the social and economic benefits of arts, culture, tourism, and recreation amenities in decisions on land use.

South Slopes Official Community Plan:

The South Slopes Official Community Plan Bylaw No. 1304 contains policy statements to guide land use decisions, one of which directly supports the proposal:

Policy No. 4.2.1.5

- “Crown lands and private lands within this designation are intended to support resource industries such as cattle range, agriculture, timber harvest and gravel extraction as well as outdoor recreation on large parcels (30 ha or larger).”

Additional Information:

The subject area is located within the South Slopes Official Community Plan. The subject area proposal is within a Hillside (slope) Development Permit Area.

Applicant:	Mountain Bikers of Central Okanagan
Location:	In the area of the Gillard Recreational Trails, adjacent to Gillard Forest Service Road
Legal Description:	Part of District Lot 2711, except Sub Lots 2-26, 28 & 29, Plan 1190, Similkameen Division Yale District
Area of Land Affected:	0.72 Hectares (7200 m ²)
Existing Use:	Crown land, recreation
Surrounding Use:	Crown land, recreation
ALR:	Outside of the ALR
Fire Protection:	Not within Fire Protection Area

RDCO Referral Comments:

City of Kelowna

Ensure that appropriate measures are taken during the construction and long-term operation of the parking lot. Specifically, ensure that there is no debris or drainage impacts to Rembler Creek or Bellevue Creek.

Unaffected RDCO Departments: Engineering, Fire Services, and Parks Services.

Considerations:

Legal/Statutory Authority: Sections 56 and 57 of the *Forest and Range Practices Act* provide the legal authority. The Province of BC has jurisdiction over Crown Land referrals and is the decision-making authority for the application.

Considerations not applicable:

- Organizational/External
- Financial
- Alternate Recommendation

Attachment(s):

1. MTBCO Gillard Parking Lot Expansion Recommendation
2. Overview Location Map
3. General Location Map
4. Specific Location Map
5. PowerPoint Presentation
