

MANAGEMENT PLAN

October, 1998



for Fintry
Provincial Park



Lands and Parks
BC Parks Division

Fintry
Provincial Park

MANAGEMENT PLAN

Prepared by
BC Parks
Okanagan District
Summerland BC V0H 1Z0



Fintry
Provincial Park

Management Plan

Approved by:

Don Gough _____

Don Gough
District Manager

Date: 99.02.04 _____

Denis O’Gorman _____

Denis O’Gorman
Assistant Deputy Minister

Date: 99.02.04 _____

FINTRY PARK MANAGEMENT PLAN

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EXECUTIVE SUMMARY

BC Parks presents the following Management Plan to provide strategic direction for long term development and management of Fintry Park. Located on the western shore of Okanagan Lake, the 360 hectare park site represents a joint investment by the Province of British Columbia and the Regional District of Central Okanagan.

PLAN HIGHLIGHTS

Fintry Park is seen as a valuable contribution to the Okanagan Park system, fulfilling recreation and conservation needs for the future. The park site contains the following well known attributes:

- ⇒ 1920 meters of natural shoreline on Okanagan Lake, providing an excellent beach for swimming, water sports and boating.
- ⇒ Scenic landscape and cultural features, including views over Okanagan Lake; Shorts Creek canyon with natural pools and waterfalls; historic structures and buildings; forested hillsides and rock cliffs.
- ⇒ Historic buildings including the Fintry Manor House, Gatekeepers House, Packing House and assorted barns, the most notable being an unusual octagonal barn. Remnants of power generation and irrigation systems are visible along Shorts Creek. The historic buildings at Fintry are reminders of a self-sufficient community of the early 1900's, one of the early pioneer settlements of the Okanagan Valley.

In addition to its well known attributes, Fintry contains significant conservation values. It protects critical low elevation habitat for regionally threatened species and was previously part of the California Bighorn Sheep winter range. The park site protects relatively undisturbed riparian areas including lower reaches of Shorts Creek and parts of the Okanagan Lake shore which are important kokanee fish spawning grounds. It also incorporates two groves of mature old-growth trees along the shoreline.

Upper portions of Fintry contain stands of Interior Douglas-fir and Ponderosa Pine which are two of the province's most threatened forest types. As such, Fintry contributes in a small but significant way to the provincial strategy of protecting representative ecosystems.

RECOMMENDATIONS

Highlights of the Fintry Park Management Plan include the following major recommendations:

⇒ **Protection of Special Features:**

Through zoning, the plan proposes that the Manor House, the Octagonal Barn, and irrigation works in the Shorts Creek canyon be protected as Heritage Features in a Special Feature Zone.

Further, it proposes that lower Shorts Creek and part of the Okanagan Lake shore be protected as Natural Conservation Areas.

⇒ **Support of Partnerships:**

A Friends of Fintry Society is proposed to lend support to the management of heritage features. Community groups will work as partners through Friends of Fintry, to undertake interpretive activities and to contribute to fundraising activities. The objectives include opening the Manor House and Octagonal Barn to members of the public.

⇒ **Development of Campgrounds, Day Use and other Recreation Facilities:**

Through zoning, the plan proposes that the north side of Fintry Delta be developed for Intensive Recreation uses, including vehicle and boat camping. A group campground and a new full service campground is proposed for development in the near future.

Day use activities are proposed with a focus around swimming beaches, boating activities and appreciation of the historic buildings. Development includes a new day use area and swimming beach in the vicinity of the former Packing House.

A system of walking, horseback riding and cycling trails with viewpoints is proposed, together with interpretive activities throughout the park site.

ACKNOWLEDGMENTS

BC Parks appreciates and acknowledges the input of many individuals and organizations who contributed to the Fintry Park Management Plan. The plan was prepared by consulting planners, *Hartley and Associates*, with historic analysis by *Griggs Tassie & Associates*. Mapping was compiled by *Reid Crowther & Partners Ltd.* Development opportunities and analysis was reviewed by *Al Harrison*, former Administrator for the Regional District of Central Okanagan.

Plan recommendations were prepared in consultation with *BC Parks* Okanagan District staff, and with officials from *BC Environment* Okanagan Region, provincial *Public Health* officers, *Ministry of Transportation and Highways* regional managers, the provincial *Archaeological Branch*, and the *Heritage Conservation Branch*. The plan has been received by *Regional District of Central Okanagan* Board of Directors and reviewed by the Regional District Parks

Advisory Committee. The *Okanagan Indian Band* has been provided with site analysis and recommendations throughout the planning process.

During plan preparation many community members provided input and comment. The following community agencies provided particular assistance in assessing park development opportunities:

Central Okanagan Regional District Parks Department and Parks Advisory Committee
Fintry Delta Neighborhood Association
North Westside Ratepayers Association
Westside Road Historical Society
Kelowna Yacht Club
Backcountry Horsemen of B.C.
Kelowna Fish & Game Club
North Okanagan Naturalist Club
Central Okanagan Naturalist Club
Central Okanagan Heritage Society
North Okanagan Heritage Society
Okanagan Historical Society, Vernon & Kelowna branches.

1.1 OVERVIEW

Fintry Park is a newly acquired “Class A” provincial park site located on the west side of Okanagan Lake. The park site is comprised of 360 hectares of the former Fintry Estate which was purchased in December, 1995 through co-operative efforts by the Province of British Columbia and the Regional District of Central Okanagan. The purchase of Fintry Park secured for public use 1920 metres (6300 lineal feet) of continuous shoreline access along Okanagan Lake.

BC Parks initiated the following strategic level Management Plan in order to set long-term direction for development and management of Fintry Park. For planning purposes, “park” refers to both the provincial and regional district owned lands. The following plan provides direction to the park’s conservation, recreation and cultural heritage roles. From there, it provides guidelines for future use, development, and management strategies. All of the roles are considered individually and collectively, recognizing that together they offer an opportunity for a broad and fulfilling experience.

The following is contained within sections of the Fintry Park Management Plan:

1. Compilation of a reference base for future decision making and park inquiries (Section 2);
2. Description of a vision for the park’s long term future and general objectives within that vision. (Section 3);
3. Application of zoning that identifies conservation areas and that provides guidance for future development and use within the park (Section 4);
4. Articulation of the parks conservation, recreation and cultural heritage roles within the provincial park system (Sections 5, 6 &7);
5. Agreement to key management objectives and strategies that guide management during the life of the plan (Sections 5, 6 & 7); and,
6. Description of future communication and implementation strategies (Sections 8 & 9).

It is anticipated that this Management Plan will enable all groups with an interest in Fintry Park to collaborate in efforts, to achieve a common vision for Fintry Park, and to create the partnerships necessary to make that vision a reality.

1.2 THE MANAGEMENT PLANNING PROCESS

Provincial Park Management Plans are intended to set goals and objectives which enable BC Parks to achieve an overall conservation, heritage and recreation balance. Management and development recommendations included in the Fintry Park Management Plan reflect conclusions reached by BC Parks after consultation with members of the public and with input from a variety of community and regional agencies. Specific groups which contributed to the plan include the

Regional District of Central Okanagan, and members of the Okanagan Indian Band, neighboring resident associations, and community non-profit conservation, recreation and heritage organizations.

1.3 RELATIONSHIP WITH OTHER LAND USE PLANS

Fintry Park Management Plan was prepared in consultation with Regional District of Central Okanagan which recently completed a Westside Road Parks Preplan and an update of the Westside Road Official Community Plan. Other land use plans and policies in effect within the region include an Okanagan Lake Foreshore Plan (applicable to the Central Okanagan Region), an Okanagan Lake Action Plan which focuses on the recovery of kokanee fish stocks and their spawning habitat (a BC Environment plan), and the Regional District Zoning bylaw.

While these plans do not necessarily govern actions at Fintry Park, they provided a context for park planning and were considered in the evaluation of development opportunities.

The Management Plan is also prepared at a time when provincial agencies are considering the “Chapperon/Shorts Creek Area of Interest” as a possible provincial conservation area west of Fintry Park. This Management Plan is not intended to provide direction to decisions respecting Chapperon/Shorts Creek.

FIGURE 1: Location Plan

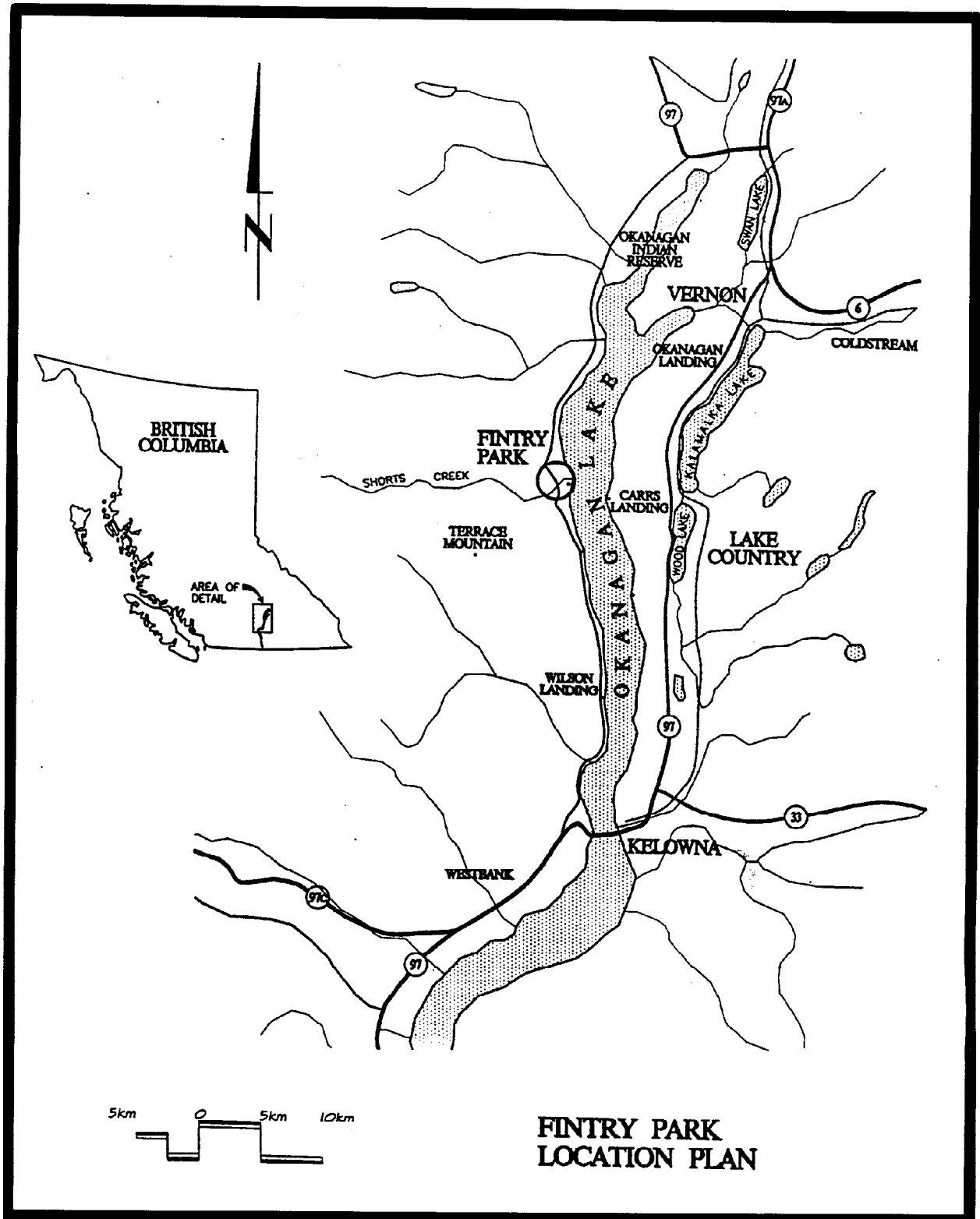
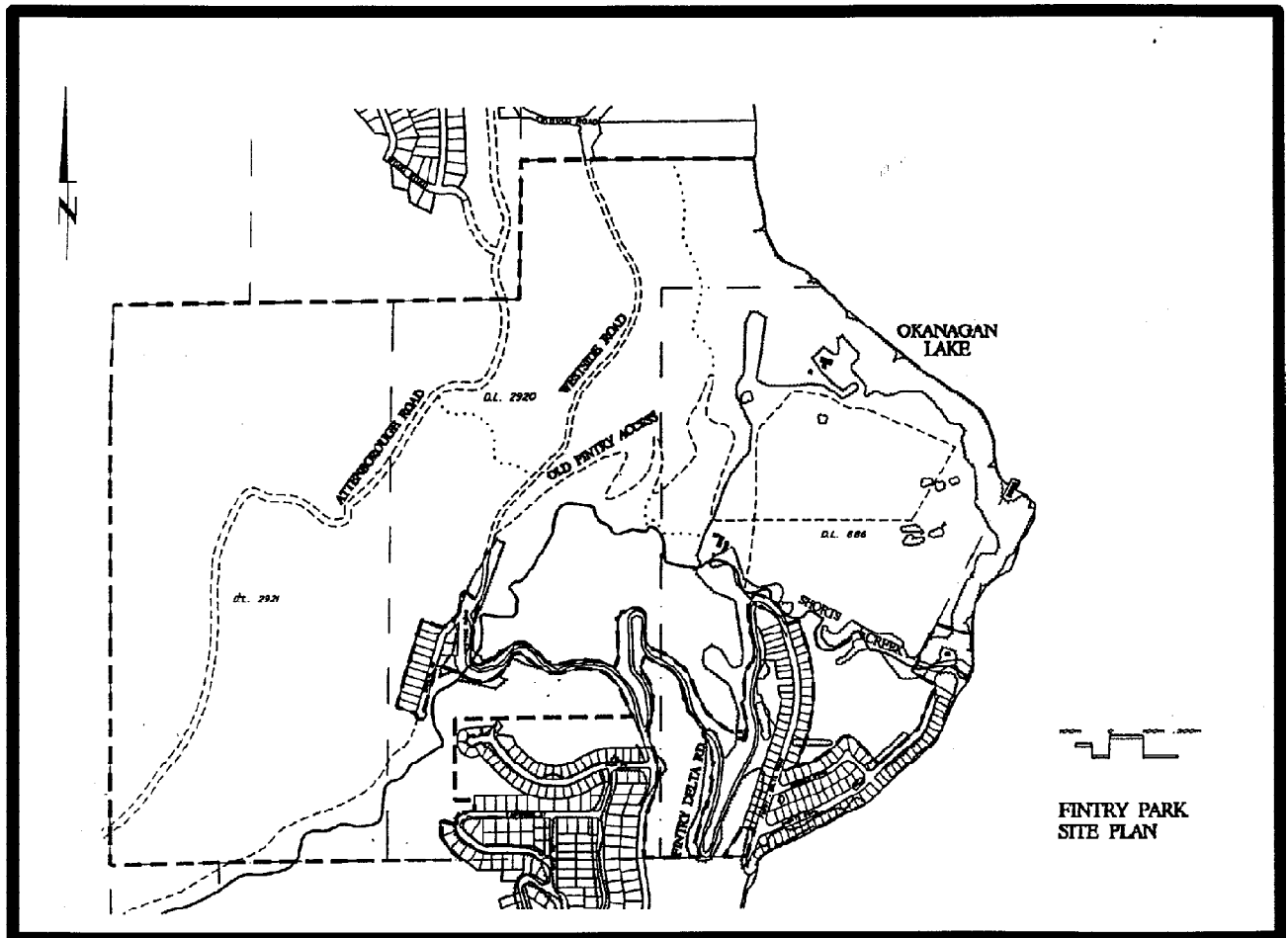


FIGURE 2: Site Map



SECTION 2.0 BACKGROUND AND SITE DESCRIPTION

2.1 LOCATION

Fintry Park is situated on the western shore of Okanagan Lake, at Shorts Creek. Travel distance from major centers is as follows:

34 km. north of Kelowna, via Westside Road (50 minutes drive);

49 km. south and west of Vernon, circling the head of Okanagan Lake via Westside Road;

6 km across Okanagan Lake from Ellison Provincial Park;

6 km across Okanagan Lake from Kopje Regional District Park in Lake Country (Carrs Landing);

14 km (15 minutes drive) north of Lake Okanagan Resort (200 accommodation units, 32 slip marina); and,

26 km (30 minutes drive) north of Bear Creek Provincial Park on Westside Road

2.2 LAKE AND WEATHER CONDITIONS

Okanagan Lake is approximately four kilometers wide at Fintry delta, and 191 meters deep at midlake. The north side of the delta is somewhat protected from predominant southern summer winds. Water temperatures at Fintry shoreline on July 1 are typically below or at 20 degrees Celsius. Winter ice is periodic along the shoreline and reportedly not a problem for docks in this location.

2.3 SITE TOPOGRAPHY

Fintry Park extends along the banks of Shorts Creek from lake level at 345 meters elevation, through the flat Fintry delta lands, then up the steep western slopes above Westside Road to an elevation of 675 meters. The delta lands which are approximately 77 hectares in size, offer prime campground development opportunity, and have in the past been extensively used for agricultural purposes. The upland slopes have been selectively logged and traversed by roads and trails, but otherwise remain relatively untouched.

2.4 LEGAL DESCRIPTIONS

Fintry Park is comprised of four legal parcels detailed below. On April 30, 1996 the three eastern parcels (excluding the “Bailey Lease Lot”) were dedicated as a Class A Provincial Park. The fourth, higher elevation and westernmost parcel was acquired by the Regional District.

	Legal Description	Abbreviated Title & ownership	Total Area in Hectares (Acres)	
1.	Parcel Identifier No. 006-183-573. District Lot 2921, Osoyoos Division Yale District.	D.L. 2921 Regional District of Central Okanagan	129.50	(320.00)
2.	Parcel Identifier No. 006-164-676. That Part of District Lot 686 on Plan B4484, Osoyoos Division Yale District, except Plan 37552.	Rem. of Pl. B4484 Province of B.C.	11.31	(27.95)
3.	Parcel Identifier No. 006-164 -846. District Lot 686, Osoyoos Division Yale District except: Plans B4484 and B7894; Plans 15329 and 18481; Plans 37552 and KAP49878.	Rem. D.L. 686 Province of B.C.	94.42	(233.30)
4.	Parcel Identifier No. 006-164-994. District Lot 2920, Osoyoos Division Yale District except: Parcel A (21581F); Plan B7960; Plans 16594 and 18915	Rem. D.L. 2920 Province of B.C.	124.53	(307.70)
Totals:			359.76 ha.	(888.95 acres)

Source: Kent-MacPherson Appraisals. No deductions have been made for the creek, Bailey lease lot or Section 4 roads.

2.5 PARK AGREEMENTS AND TENURES

There are a number of land and resource tenures, in addition to a contribution agreement, which predate the establishment of Fintry Park. Those which were considered during the planning process are briefly described in the following.

Contribution agreement and Section 215 covenant:

At the time of park purchase, an agreement was reached between the Province of British Columbia and the Regional District of Central Okanagan, which outlined financial contributions to the park purchase and which included a covenant governing future development. Financial contributions came from the province and the regional district including contributions from City of Kelowna, District Municipality of Lake Country, District of Peachland and three Electoral Areas.

The agreement in part contains the following:

- Signage will be posted upon request, to acknowledge the contribution of Central Okanagan Regional District to the acquisition of the park;
- BC Parks will use its best efforts to develop a campground and day use facility at Fintry by January 1, 2001, and will consult with the Regional District in developing a park master plan;
- BC Parks will not undertake alteration to the natural state of D.L. 2921 without prior written

approval of the Regional District, will use existing trails and disturbed portions of the land wherever possible, and will consult with First Nations, interested citizens and community organizations concerning works which alter the natural state of the land; and,

- The province will manage, administer, maintain and develop D.L. 2921 as a park, at its own cost. Uses may include a campground, day use facility, trail network, and other uses compatible with these main uses.

Water, roads and utilities:

Water licenses are in place on both Shorts Creek and Okanagan Lake, as outlined in Section 5.7 of this plan. Roads through the park site include a mix of public roads, easements, Section 4 roads and internal park roads. Details are contained in Section 6.8 of this plan.

Other tenures include the following:

- The Gatekeepers House is connected to Fintry Utility, a licensed water system serving homes on the south side of Fintry Delta. Water to the campground and Manor House is supplied by a well constructed in 1996. The former domestic and irrigation water line from Okanagan Lake (with submersible pump situated at the end of the wharf) is being used exclusively for irrigation.
- BC Telephone and BC Hydro service are connected to the existing campground / Manor House and to the Gatekeepers House. Hydro lines extend through Fintry Park to serve neighboring lands.
- A Canada Water Survey Station is located within Fintry Park adjacent to a pedestrian bridge upstream of Westside Road.

Foreshore Tenures:

- At the time of park purchase, an aquatic lease for Water Lot 567 comprising 2.57 acres (1.04 ha.), referred to as lease No. 333433, file No. 0280907, existed for the purpose of “a commercial operation including boat gas sales, a general store and temporary moorage excluding the moorage of houseboats.” Two aquatic licenses Nos. 335942 and 336094 covered docks and floats located on the north side of the delta. Both licenses commenced June 1994 for a period of 10 years.
- A boat wharf is situated northeast of the Manor House. Two other wharves, a private boat launch and boat fuel storage tanks were removed following park purchase for safety and environmental reasons.
- A navigational light is situated outside of the park at Shorts Point (Federal Reserve designation).

Mineral claims:

Two mineral claims previously staked over D.L. 2921 (Meteor 2 and Gateway 2) are expired. Under the *Mineral Tenure Act*, no further claims or exploration will occur within the park without consent.

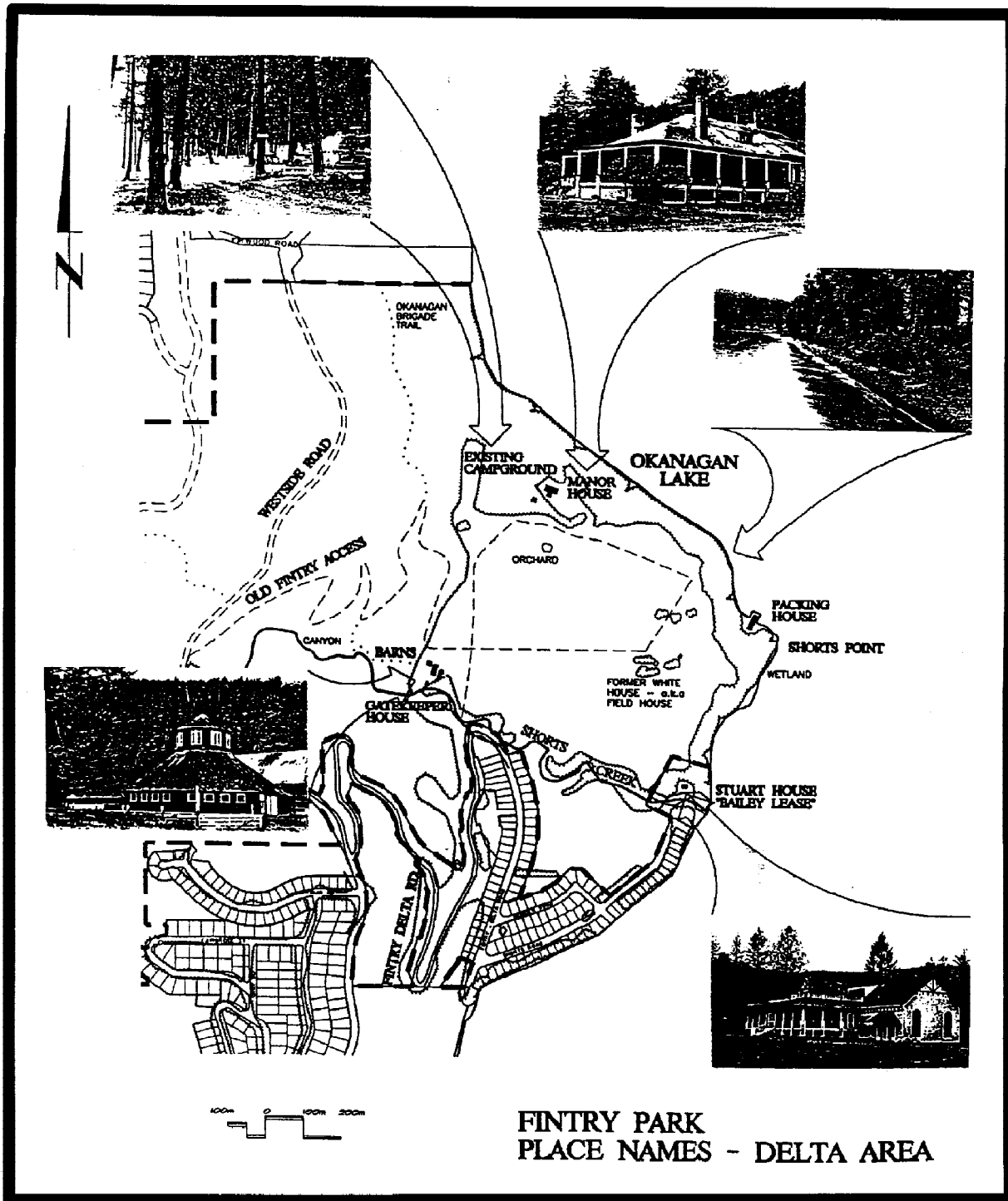
Agricultural Land Reserve:

The park site was released from provincial Agricultural Land Reserve on January 10, 1997.

Bailey lease - Land outside of park boundary:

The residence and underlying 1.195 ha. (2.95 acre) waterfront site known as the “Bailey Lease Lot” (Plan 37555) are under 25 year lease to Mr. and Mrs. Bailey expiring January 1, 2012. The property is in the hands of BC Lands for the course of the lease, after which it will be added to the park. The site is accompanied by a 20 ft. wide access easement from the end of Shorts Road with a crossing over Shorts Creek.

FIGURE 3: Place Names Map



2.6 BUILDINGS AND LANDMARKS

At time of park purchase, Fintry consisted of numerous structures including occupied dwellings, storage barns, and private campground facilities. Landmark buildings which are referenced throughout the plan include the Fintry Manor House, octagonal dairy barn, other farm buildings, Gatekeepers House and Packing House all of which are located on Fintry Delta (refer to the Place Names map).

After purchase, BC Parks established a 50 unit campground in the area of the former 80 unit camping site, situated within a grove of mature ponderosa pine/Douglas-fir. Facilities include a shower house (4 showers, 5 toilets, 6 sinks), gravel roads, telephone, four outside toilets, and a playground including teeter-totter and horseshoe pitch. The campground now operates from May 15 to September 30, with peak season from June 23 to August 31. 4,057 campers were registered in the 1996 season, and the campground is operated at no net cost to the Province.

The Fintry Manor House, Gatekeepers House, farm buildings including the octagonal barn, and the former Packing House remain largely intact. The buildings are not open to members of the public but are being maintained pending management direction (refer to Section 7 and Appendices A & B of this plan). The Manor House and Gatekeepers House are each occupied by volunteer caretakers for security. Other buildings are boarded up and access is prohibited by signage.

In the past, Fintry was promoted by its private owners as a regional destination site for boaters, day visitors, and recreation property purchasers. As a result, many residents of the Okanagan are familiar with the heritage of Fintry, and have expressed an interest in restoring many of the buildings, recreation amenities, marine facilities and agricultural workings at Fintry. To date, BC Parks has focused on securing the site and its buildings.

A constructed staircase, boardwalk and viewing platform was developed in the Fall of 1997 along the north side of Shorts Creek canyon to the former “Chalet” site, (a point halfway up the slope between the barns and Westside Road). Parking areas and signage direct visitors to many of the attractions visible on the delta.

2.7 REGIONAL CONTEXT

Fintry is located at the midpoint of Westside Road which serves a corridor of rural development lands situated between Okanagan Lake and upland provincial forest. There are 1,794 legal subdivided properties within the Westside Road Official Community Plan area extending from Bear Creek (Traders Cove) to Killiney Beach. The predominant pattern is half acre country residential development, with settlement areas at 7,000 sq. ft. residential lot sizes. Many of the lots have yet to be built upon, but are held as future housing sites. Population in the Westside Road plan area now stands at 2,400 residents.

The following development enclaves abut or are in the immediate vicinity of Fintry Park.

Fintry Delta South:

- A 117 lot residential subdivision is situated on the southern portion of Fintry Delta. Approximately 35 homes are built, half of the dwellings are summer and weekend residences, half are occupied year round.

Ridgeview:

- A 480 parcel subdivision is under construction and intended for mobile homes. (District Lots 3849 & 3850 at Westside Road, south of Fintry).
- A 100 slip private moorage facility is proposed on the lakeshore.

DunWaters Subdivision (Upper Fintry):

- A 185 lot subdivision abuts the southern boundary of Fintry Park, uphill from Westside Road (District Lot 2920).
- Roads through the subdivision provide access to a Ministry of Transportation and Highways gravel pit situated south of Shorts Creek.

Shalal Road:

- A 14 lot residential subdivision is encircled by Fintry Park along Shalal Road at Westside Road.
- Shalal Road leads to a private easement road through Fintry Park, providing access to properties further upstream on Shorts Creek.

Valley of the Sun Subdivision (Firwood Road):

- A 100+ residential lot subdivision is centered on Wood and Attenborough Roads, at the northern edge of the park site.
- A rezoning application on District Lot 2923 is being considered to permit a 13 parcel subdivision on seven existing lots located east of Westside Road, north of the park boundary.
- A Land Use Contract (LUC 249) is in effect which would allow a lodge and 150 unit campsite resort to be built adjacent to the park's northern boundary.
- Sites are designated within Valley of the Sun to provide for future community parks, a regional trail staging area, and a future community complex.
- Roads within the subdivision provide access to six private gravel pit sites and to Tree Farm License 49A which is situated within Provincial Forest land abutting the park's western boundary.

Attenborough Road:

- Attenborough Road provides public access through Fintry Park from Valley of the Sun to upland private properties and to Crown Lands. The last upland parcel is owned by Nature Trust and leased to BC Environment, Wildlife Branch, for Bighorn Sheep winter range.
- Attenborough Road provides access to a private gravel pit within District Lots 4023 and 4690, and possible alternate access to Tree Farm License 49A.

2.8 POPULATION

Population growth in the area is anticipated to continue at an average 1.9 % increase per year. This will result in a total projected population of 268,700 in the North and Central Okanagan regions by the year 2006 and a total of 326,300 by the year 2020 (Source: Population Projections from Ministry of Finance, adjusted P.E.O.P.L.E 1993 projections).

2.9 NEIGHBORING PARK, TOURIST AND MARINA SITES

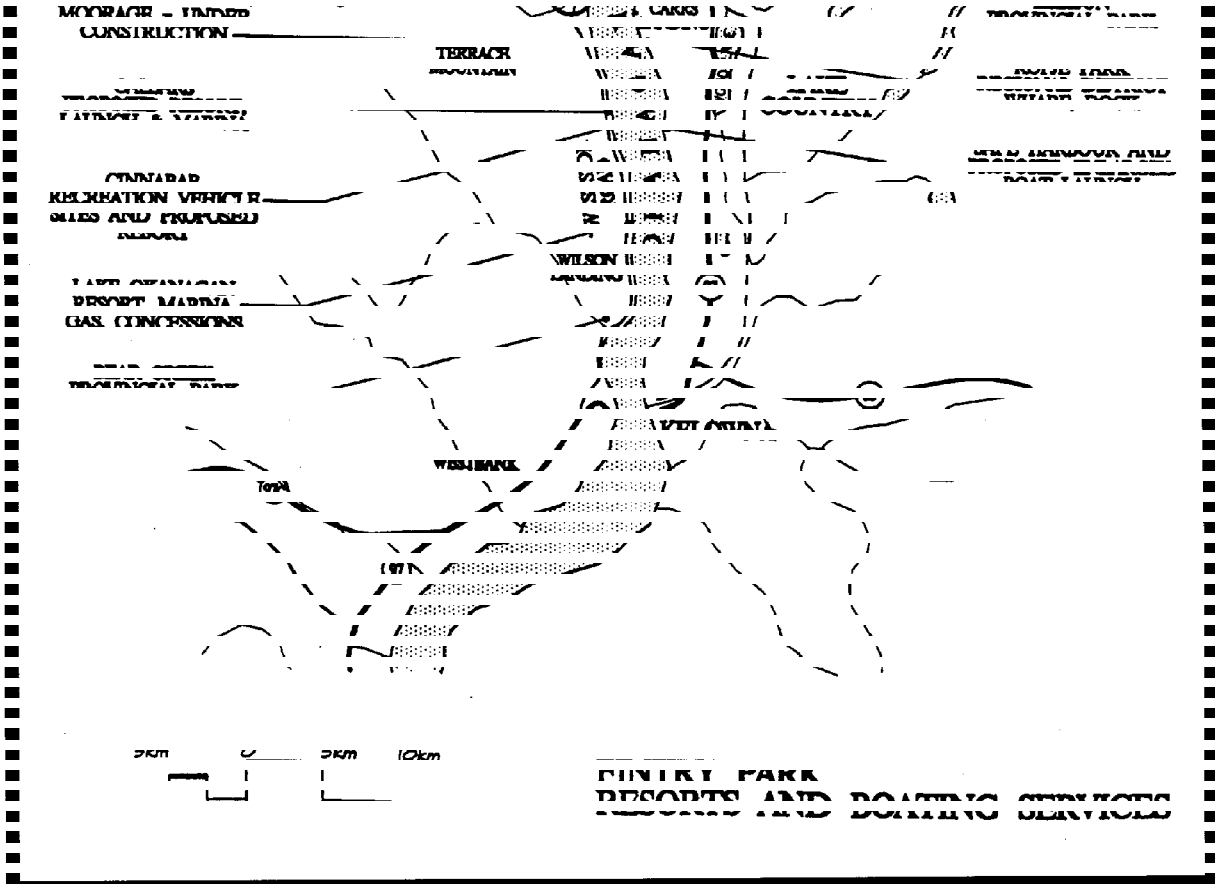
It is important to understand Fintry Park in context with other parks, and with existing and proposed resort, heritage and marine sites in the area.

Existing resort facilities on Westside Road include Lake Okanagan Resort (lodge, golf and tennis courts, conference center, & marina). Two recreational vehicle developments are under construction south of Fintry at Ridgeview and at Cinnabar. There are two other resort proposals close to Fintry at Caesars Landing and in Valley of the Sun. These last two proposals and other development proposals in the area are from the 1970's and have shown little recent activity.

Nearby heritage sites include O'Keefe Ranch at the head of Okanagan Lake and Benvoulin Village in Kelowna. The Orchard Museum, and museums in Kelowna and Vernon include records of early settlement history, including some artifacts from Fintry. Sen'Klip Native Theater performs and operates group cultural tours from its base on the Okanagan Indian Reserve north of Fintry.

Boat rentals on Okanagan Lake are situated in Vernon, Kelowna, Westbank and Penticton. Houseboat rentals are situated at Kelowna and Penticton. Moorage facilities are proposed at Ridgeview (private moorage), at Cinnabar, and at Caesars Landing (possible marina). Among the touring boats on Okanagan Lake is the Fintry Queen which operates summer day trips departing from Kelowna.

Neighboring parks include Ellison Provincial Park located on the east side of Okanagan Lake, and Bear Creek Provincial Park situated south of Fintry on the west side of the lake. Regional District of Central Okanagan operates Kopje Regional Park at Carrs Landing, south of Ellison. Other conservation areas include a protected bird sanctuary at Grants Island (a.k.a. Whiskey Island) located offshore from Kopje Regional Park.



MOYRAGE - STAGED CONSTRUCTION

TERRACE

RECREATION CENTER

WILSON BEACH

BOATING SERVICE

0 5km 10km

DINKY PARK RESORTS AND BOATING SERVICES

Fintry Park is a recent addition to the provincial park system, acquired for its significant outdoor recreation and shoreline conservation values. Its conservation and recreation roles are strengthened by the varied landscape and habitat types contained within the park. Park experiences are further enhanced by the presence of historic features on site. Fintry is viewed as potentially the most significant provincial park in the Okanagan, as many of the region's most significant attributes are represented at Fintry.

3.1 SIGNIFICANCE IN THE PROTECTED AREA SYSTEM

In the BC Parks system, Fintry was a high profile and strategic acquisition. The Okanagan is one of the province's most rapidly growing regions, and Fintry provided one of few remaining opportunities for shoreline park acquisition. Fintry Park contributed to the province's Protected Area system as follows:

Significance for conservation:

- Fintry represents a small but functional segment of Ponderosa Pine forest which only has about 2-3% representation in provincial protected areas. This is one of the most threatened forest types because of urban growth and resource development activities, and is very sensitive to disturbance.
- Fintry represents a small but functional segment of dry Interior Douglas-fir forest which has approximately 4% representation in protected areas.
- The park includes low elevation habitat which is critical for rare and endangered species, most of which are found in the bunchgrass, ponderosa pine and interior Douglas-fir biogeoclimatic subzones. Fintry incorporates a variety of important habitat types including relatively undisturbed riparian areas, floodplains and grassland forest openings.
- The site is centrally located in an area which has winter range capability for California Bighorn Sheep. The population is threatened (provincially "blue-listed") and is seen as regionally significant because the majority of the North American population is found in the Thompson, Okanagan and Cariboo regions of B.C. Sheep were present in the area until five years ago.
- Fintry offers protection of shoreline and creek spawning beds for kokanee and trout. BC Environment and the Habitat Conservation Trust have initiated strong conservation measures for kokanee stocks, due to spawning runs having declined to only 5-10 % of levels seen in the 1970's.

Significance for tourism and outdoor recreation:

- Fintry Park provides easy public access along Okanagan Lake, a large warm water destination lake with high user demand. Fintry offers 1920 meters of shoreline, most of which is a weed free beach with gradual drop off.

- The site is situated in proximity to major tourist travel routes in the Okanagan region, including Highways 97, 97A and 97C.
- Fintry Park supports Bear Creek Provincial Park, a similar site on Westside Road. This park is often at capacity during peak tourist season.
- Fintry has suitability for tent and trailer camping, boat camping, water sports, day use and interpretation activities in a natural environment relatively close to urban populations.
- The park site offers a varied landscape including forested hillsides, rock cliffs, the creek, and open views over Okanagan Lake.
- Special features of the site include Shorts Creek canyon with natural pools and waterfalls providing a spectacular natural attraction.
- Potential tourism opportunities include recreation boating and fishing, marine tours and activities, historic interpretation, hiking, and possibly horse riding and mountain cycling.

Significance for cultural heritage:

- Fintry Park provides visual reminders and appreciation of at least three regionally significant themes. First Nation values include historic trails and trade route(s) which traverse the site. The first Eurocanadian settler, Thomas D. Shorts was a pioneer steamboat captain who established a fleet of freight boats on Okanagan Lake. The third and most visible theme is that of Fintry Estate which exemplifies the agricultural and settlement history of the Okanagan.
- Historic structures contained within the park include several rare and unique features from the Fintry Estate, including the Manor House made of quarried stones, the octagonal dairy barn, the Packing House situated on the lakeshore, and remnants of a hydro power generating station.

3.2 SIGNIFICANCE IN THE OKANAGAN REGION

Fintry Park is seen as a valuable contribution to the Okanagan, fulfilling recreation and conservation needs for the future. Fintry Park provides exceptional high quality delta lands for family recreation; an array of natural and cultural features including Shorts Creek Canyon and the Manor House; and one of the finest beaches on Okanagan Lake. As a destination site, it provides camping and lakeshore recreation experiences in a near-urban setting.

The park's role will develop in concert with other provincial and major regional parks in the area. Most significantly, Fintry provides additional campground opportunity on Okanagan Lake. The new campsites will support operations at Ellison, Bear Creek and Okanagan Lake Provincial Parks which are at capacity during peak seasons. Fintry Park adds group camping and boat camping opportunities to the Okanagan system. The park site contains a larger expanse of beach than found in other provincial parks within the region, and an ease of access to the shoreline for boaters and swimmers alike.

Fintry is well situated on Westside Road and complements the system of Regional District parks and Ministry of Forest recreation sites. Day use facilities will contribute to the region's base for

future recreation opportunities as the population grows within the Westside and Central Okanagan region. There is opportunity to link park trail systems into larger trail networks planned on the Westside. Boating excursions to Fintry may bring daily visitors from neighboring sites including Ellison, Bear Creek and Kopje Parks, or from the urban centers of Kelowna and Vernon.

As a park site, Fintry appeals to a wide range of park users, including senior citizens, families on a day outing, boaters and backcountry wilderness groups. In the future, Fintry may offer cultural interpretation activities which complement heritage values at O'Keefe Ranch and at other regional sites. Fintry, with its past in the fruit industry and dairy operations and with its unique power generation and irrigation systems, is complemented by the ranching operations which are evident at O'Keefe Ranch.

The maritime heritage associated both with the Packing House and with Ferryboat Captain Thomas Shorts plays an important role in the history of marine travel throughout the Okanagan Valley.

From a conservation perspective, Fintry offers protection of shoreline habitat and low elevation forest which is threatened throughout the region by urban development. If the uplands remain undeveloped, they will protect a natural environment rising from valley floor to mid elevation forest types. At Fintry, there is opportunity to complement habitat conservation values now found only at Kalamalka Lake and Okanagan Mountain Provincial Parks. Each of the three parks offer significant forest cover and undisturbed habitat for a range of low elevation plant and animal species.

3.3 SIGNIFICANCE TO FIRST NATIONS

Okanagan Indian Band and Westbank First Nations have both stated interests in the area of Shorts Creek and Terrace Mountain. It is likely that traditional use trails crossed Fintry Park and that summer fishing camps were located at the mouth of Shorts Creek.

The park's archaeological significance to First Nations is not well known, due to the absence of detailed archaeological study. Some archaeological findings are recorded, and further investigation is required.

The area of Fintry delta close to Shorts Creek may have value as a First Nations Traditional Use Site. More information is needed on possible hunting and fishing use, as well as traditional plants which had medicinal and construction material use.

3.4 VISION STATEMENT

“Provincial parks are designated and managed to preserve special places of natural beauty and historic value which are of lasting importance to the Province of British Columbia for the inspiration, recreation use and enjoyment of the public”.

(Source: BC Parks, *Park Act*)

Looking ahead 50 years, Fintry Park may remain as one of few natural areas fronting Okanagan Lake. With almost two kilometers of shoreline, Fintry will play an increasingly important role in the conservation and recreation amenities of Okanagan Valley.

Fintry will draw visitors from the local area, attracted both to the beaches and to the historic ambiance represented by Fintry Manor House and Estate. Cooperation with the Regional District of Central Okanagan, neighboring residents, and First Nations Communities will result in Fintry becoming an important component within the regional recreation system including trails, boating services, picnic areas and viewpoints. The spectacular waterfalls of Shorts Creek together with potential activities at the Manor House and barns will form focal points for day trips and tours.

Out of province visitors will find Fintry a convenient base for camping and holidays. There will be a choice of activities on the lake, day trips into the surrounding urban areas or into backcountry regions, and simple enjoyment of the park grounds and amenities.

Fintry Park will play an important role in developing public awareness and appreciation for conservation and natural processes. The upland slopes will be maintained as natural woodlands, providing representation of the increasingly rare ponderosa pine and interior Douglas-fir forests. Fintry will remain as one of few remaining valley bottom habitats for many regional species including winter range for deer and a possible reestablished herd of California Bighorn sheep.

BC Parks and the Regional District of Central Okanagan will work together and in concert with the surrounding community to preserve Fintry as special place of natural beauty and historic value. Within this vision, Fintry Park will remain for the inspiration, use and enjoyment of the public.

Zoning is a planning tool that enables a balance of recreation, conservation and heritage values to be maintained within Fintry Park. Zoning objectives and terminology have been developed in a consistent manner across all provincial parks. Based on Fintry Park's natural landscape and attributes and the overall park vision and objectives, the park site is divided into four zones as shown on the enclosed Zoning Map.

The following zoning designations provide general guidelines for management and development, recognizing the important conservation values of Fintry Park from which all management decisions will follow:

4.1 SPECIAL FEATURE ZONE - NATURAL CONSERVATION

A small wetland area located south of the Packing House, a portion of the lakeshore, and the Shorts Creek corridor below Westside Road (including the canyon) are designated Special Feature Zone - Natural Conservation Areas. Notable features within the zone include a large eagle's nest, cottonwood trees, several wildlife trees, the canyon walls and Shorts Creek waterfall and kokanee spawning grounds.

The objective of the Natural Conservation Area is protect significant natural resources, features or processes because of their rare or threatened significance. In the case of Fintry, this zone will cover valley bottom riparian environments which are most threatened due to urban and private land developments within the Okanagan region. The zone provides opportunity to restore a functional wildlife corridor through Fintry Delta between Okanagan Lake and the upland forest.

In order to protect the conservation values, it is desirable that no facility development or modification of natural processes occur within the zone unless to improve or to protect sensitive habitat. Uses which are appropriate may include nature appreciation, non-motorized trail use, scientific study and habitat protection.

4.2 SPECIAL FEATURE ZONE - HERITAGE FEATURES

Two areas are designated as Special Feature zone for conservation of heritage features. The first is centered around Fintry Manor House and garden. The second area consists of the barns and remnants of power generation and irrigation systems are contained within the Shorts Creek canyon. The canyon area itself has a dual zoning designation, as a natural conservation area and as a heritage zone.

The objective of the Special Features - Heritage Zone is to protect and present significant cultural resources, features or processes because of their special character, fragility and heritage value. In the case of Fintry, the protected heritage features represent a Turn of the Century period of development. During this period, initial investments in agriculture, irrigation systems, and community amenities resulted in a pattern of development that until recently was common throughout the Okanagan Valley.

In order to interpret the heritage values and to allow public access, it will be desirable to adapt the buildings and other structures to new uses. Visitor revenue generating activities will be encouraged if they add to the park experience and enhance the historical themes. The canyon area will be fenced to permit viewing and appreciation of natural and cultural heritage features without creating a safety hazard or compromising conservation values.

4.3 INTENSIVE RECREATION ZONE

The northern portion of Fintry Delta and over half of the lakeshore is designated as an Intensive Recreation Zone. The area has been extensively farmed in the past, and has less conservation value than other parts of the park. The delta is easily serviced and the flat terrain is ideal for a variety of recreation uses, from rollerblading on paved trails to camping and picnicking. Notable features include fine sand and gravel beaches and groves of mature trees fronting the shoreline.

The management objective of the Intensive Recreation Zone is to provide for a variety of high-use, readily accessible, facility-oriented outdoor recreation activities. A number of such uses have been examined, with the objective of drawing visitors to Fintry and generating revenues and activities which complement the heritage and landscape features of Fintry.

Uses proposed within the Intensive Recreation zone include new campgrounds, play areas, trails, boat launch and moorage, concession, picnicking tables and shelters, and associated parking areas.

4.4 NATURAL ENVIRONMENT ZONE

Most of Fintry Park will be managed as a Natural Environment Zone, including the sloping forested upland areas of the park, and southern portions of the delta.

The management objective of the Natural Environment Zone is to provide for a variety of easily accessible off-road outdoor recreation activities in a largely undisturbed natural environment. At Fintry, the intent will be to encourage a range of non-motorized trail uses and to encourage recreation activities which aid in the interpretation of heritage and conservation themes within the park. This area will continue to function as part of an important wildlife corridor and range for a number of species. The forest will be managed to allow for natural processes and to protect representative types of forest.

Facilities within the Natural Environment zone will include trails for hiking, mountain biking, and horseback riding, viewing platforms and interpretive signage.

SECTION 5.0 NATURAL VALUES AND MANAGEMENT

5.1 INTRODUCTION

Fintry Park Site typifies low elevation lands, shoreline and western slopes of the Okanagan Valley. Fintry is situated on a Quaternary fluvial delta and a steep mountain slope with exposures of bedrock. Landward of the delta, Shorts Creek has cut a spectacular, vertical-sided canyon up to 60-70 meters deep through Mesozoic granite and granodiorite.

The delta sediments vary from one location to another even over short distances. The surface sediments range from fine silty sands to coarse gravel and below 2 meters are generally sandy-gravelly with some silts. Generally, the frequency of fine sediments increases towards the lake shore, and the mouth of Shorts Creek, but gravelly coarse sand and cobbles are found on the beaches.

The delta land has been cleared of most of the natural vegetation for agricultural use, with the exception of two groves of old-growth conifer trees situated at the existing campground and east of the Manor House. Hay fields dominate the delta, and riparian vegetation is found along the creek and lakeshore. Remnants of a former orchard includes 130 trees south of the Manor House.

The landward half of the property is vegetated with more or less open mature ponderosa pine and Douglas-fir forest. Selective logging has occurred throughout the park's forested slopes.

Spawning beds for kokanee are present in lower Shorts Creek and along the lakeshore north of the existing campground. Creek erosion and flooding through the delta is an issue of concern to neighboring property owners.

Fintry is an important low elevation component of a functioning wildlife corridor from Okanagan Lake through forested slopes to Terrace Mountain and the upper reaches of Shorts Creek. The park site is class one winter range for deer and potentially critical range for other ungulates including California Bighorn sheep. The range of landscape and habitat features at Fintry provide for a diversity of natural wildlife.

Figure 6: contour map

5.2 KEY CONSERVATION VALUES

The management objectives of Fintry Park include conservation and protection of key conservation values. These may be summarized as follows:

- *Protection of the site in a natural state, and representation of forest ecosystems.* Fintry captures a small but functioning area of two forest types, interior Douglas-fir (IDFxh1) and Ponderosa Pine which are under-represented within the provincial parks system.

Protection of the site in a natural state will protect the habitat and wildlife corridors of several important species noted in the following sections.

- *Retention of an undeveloped shoreline and fish spawning grounds.* Kokanee is a regionally significant species with a dramatic decline in numbers. Shore spawning has been observed along northern reaches of the park shoreline and creek spawning is present in Shorts Creek below the waterfall.

The lakeshore includes a modified but substantial wetland community with bulrushes south of Packing House. The banks of Shorts Creek are relatively undisturbed with riparian vegetation including cottonwoods. Such wetlands and riparian vegetation are increasingly rare within the Okanagan Valley.

- *Recognition of special natural features.* Within the Regional District, Shorts Creek has been identified as an important natural feature. Fintry protects 2800 meters of Shorts Creek including an outstanding waterfall, deep canyon and meandering channel through the delta.
- *Protection of rare, endangered or sensitive plant communities.* Groves of old-growth trees in the existing campground and east of the Manor House represent the mature forest vegetation which is rapidly disappearing in the Okanagan Valley due to land development.

It is intended that the above values will be protected through specific conservation management objectives and actions outlined below.

5.3 VEGETATION

Considerations:

- As a park site, Fintry offers opportunity to protect low elevation plant and forest types which are threatened by land development patterns in the Okanagan Valley. First priority should be given to protect existing mature vegetation which remains on the delta, most notably the groves of old-growth trees, the wetlands and wildlife trees, and the riparian vegetation along Shorts Creek.
- Shorts Creek vegetation plays an important role in the stabilization of creek banks, the

shading of spawning grounds, and the provision of food and habitat for fish, birds, insects and other wildlife which frequent the shoreline.

- Several species of rare and endangered plants have been inventoried on the delta. The cottonwoods represent a “red listed” rare plant community within the province. There has been no formal plant inventory of the forested slopes.
- The extent of medicinal plants is unknown but may be of importance to First Nations communities in the region.
- Control of non-native plant species is required due to the amount of previous site disturbance and the proximity to neighboring residential enclaves. Management of noxious weeds is required on an ongoing basis.
- Ministry of Agriculture Sterile Insect Release Program requirements are imminent in the orchard. This program is in place throughout the southern and central Okanagan to control fruit tree pests. (See recommended action to remove the orchard, in the Wildlife Section)

Objectives:

To establish and protect a natural forested landscape and remnant ecosystem on the shores of Okanagan Lake. This will include allowing natural shoreline vegetation to become established between the Packing House and Shorts Creek, protecting the small wetland south of the Packing House, and keeping human activity away from wildlife trees.

To restore shoreline vegetation and reestablish Shorts Creek as a functioning wildlife corridor.

To protect creek banks from further erosion and to restore kokanee spawning grounds.

To protect remnants of low elevation ecosystems which may include the habitat of rare and endangered plant and animal species.

To protect the forest ecosystems which remain relatively undisturbed on the upper slopes.

To discourage, where possible, the establishment of non-native species. (See recommendations below and further recommendations in the Wildlife and Forest Health Sections).

Actions:

⇒ Manage the Special Feature - Natural Conservation and the Natural Environment zones in a manner that protects vegetation, wildlife and habitat values as a first priority.

⇒ Control public activity and protect native vegetation within the wetland area south of Packing House and along the banks of Shorts Creek throughout the delta.

For example, recreational trails will be kept a distance 15 meters or more away from creek banks in the delta and upstream of Westside Road. Walking paths, viewpoints to the creek and sitting areas at the creek will be provided where the banks are most stable. Species of

native vegetation which is “unfriendly” to hikers will be planted at strategic locations to encourage users to stay on the established trail system. A pathway to Shorts Point will be situated on the beach, thereby avoiding the small wetland area south of the Packing House.

- ⇒ Focus public activity in areas such as the north half of the delta where the natural environment has been disturbed in the past, and along existing trails, in order to minimize disturbance to native vegetation and wildlife habitat.
- ⇒ Retain the groves of old-growth trees where the present campground is located. Conduct a Wildlife/Danger Tree Assessment. (Note concerns detailed in Section 6.6)
- ⇒ Undertake a botanical survey(s) to identify plants of medicinal value to First Nations, and to identify rare and endangered plant species in the park’s uphill sections.

5.4 FISH AND WILDLIFE

Considerations:

- Shorts Creek below the waterfall offers important fish spawning grounds for kokanee and for trout. There is a strong conservation concern for kokanee on Okanagan Lake due to the spawning runs having declined to only five to 10% of the levels seen in the 1970's. In Shorts Creek, kokanee surveys showed 315 spawners in 1986 and only 18 in 1991. Numbers are believed to vary depending on annual water levels in the creek and on the presence of a gravel berm or braiding at the mouth of the creek.
- BC Environment and the Habitat Conservation Trust fund are now targeting efforts at restoring creek and shore spawning grounds throughout the Okanagan. The potential for Kokanee shore spawning is uncertain. At a BC Environment survey site # 57 located one kilometer north of Fintry, shore spawning inventory was 16,500 in 1988 and none in 1997. The greatest potential for shore spawning at Fintry Park is along undisturbed portions of the shoreline north of the delta.
- For trout, Shorts Creek provides essential rearing habitat for the first two years of life. Rainbow trout and eastern brook trout were inventoried in Shorts Creek in September 1994, and spawning grounds are reportedly in good shape. The Okanagan Lake rainbow fishery relies on relatively few spawners, so it is desirable to maintain Shorts Creek spawning attributes.
- There is history of black bear in the orchard and along the lower Shorts Creek. Interaction with humans is an autumn management issue which is being addressed through a Bear Management Strategy. Due to the proximity of the orchard to the existing and proposed campgrounds, and due to the pending Sterile Insect Release Program requirements, it is advised that the existing orchard be removed.
- Fintry was important within the historic range of California Bighorn sheep. The sheep are a provincially blue-listed species and are regionally significant in the Okanagan Valley. Fintry may still be important winter range in severe winter conditions but the sheep have not been observed in the last five years. BC Environment is examining ways of restoring the population to the Westside area. Habitat improvements may include the opening of tree canopy in order to increase the amount of grassland forage.
- Fintry has class one deer winter range. It is used extensively during severe winter conditions, and is one of few shoreline areas which will remain protected from private land development.
- Bats are observed in the historic structures at Fintry, entering attic spaces through holes and other crevices. Bat houses are being installed within the park site as replacement habitat.
- There are numerous species of interest to recreational hunting in the area, including moose, bear, coyote, white-tail and mule deer.
- An eagle nest is situated south of the Packing House, within a wildlife tree on the edge of the small wetland.
- There is potential for a Canada Goose management problem, particularly in day use and other grassed areas after development. BC Parks participates in a regional management strategy and is evaluating landscape alternatives to planted lawns. By allowing bushes and other

- predator cover, the park may avoid a future goose problem.
- A history of beaver activity in Shorts Creek compounds concerns of flooding and bank erosion.

Objectives:

To protect species which occur naturally within the park.

To discourage some wildlife species which have extensive ranges throughout the region and which may pose safety or management concerns, such as bears and geese.

To provide public education and to accommodate species which are threatened by the loss of low elevation habitat, including bats, insects and reptiles.

To manage human activities in order to protect threatened fish and wildlife species such as kokanee.

Actions:

- ⇒ Manage for or restrict public access along the banks of Shorts Creek and along the shore spawning grounds during periods of fish spawning.
- ⇒ Through a signage and information program, discourage motorized boat activity from the mouth of Shorts Creek and from the shoreline north of the delta during fish spawning times.
- ⇒ Prepare management guidelines for recreational fishing within the park.
- ⇒ Explore strategies to keep the mouth of Shorts Creek wet during the kokanee spawning season. Such strategies may include boosting instream flows (see water license actions) and/or installing instream structures to prevent deposition of gravel in the lowermost reaches of the creek.
- ⇒ Undertake a stream and riparian ecosystem survey to investigate historical occurrences and to recommend habitat conservation requirements.
- ⇒ Monitor water quality within Shorts Creek and along the lakefront. Remind boaters that Okanagan is designated as a “No Dumping” lake.
- ⇒ Consider installing boat sewage pump out facilities so as to discourage dumping.
- ⇒ Respect soil conditions and proximity to the lake in the design and siting of septic fields for the new campground.
- ⇒ Seek a 100 m (328 ft) wide foreshore addition to Fintry Park, to allow management of the foreshore as park land, with particular emphasis on conservation.
- ⇒ Protect wildlife trees and limit human activities in the vicinity of nesting sites, particularly the eagle nest.
- ⇒ Undertake wildlife surveys to include inventories of all species, and to identify habitat of red and blue listed species including insects, birds and mammals.
- ⇒ Allow for scientific research on low elevation species and habitat within the park site.
- ⇒ Remove the old orchard in order to discourage bear activity and to avoid fruit tree spraying

- required by Sterile Insect Release program.
- ⇒ Develop a Bear Emergency Plan for the park.
 - ⇒ Monitor for beaver activity along the delta and in Shorts Creek from canyon to upper reaches of the park. Develop a plan of action to respond when beavers dam Shorts Creek or when trees are affected in an area of unstable creek banks.
 - ⇒ Consider potential involvement in BC Environment efforts to reestablish the Bighorn sheep population.
 - ⇒ Monitor success of bat houses (to replace habitat formerly in roofs of old buildings).
 - ⇒ Provide for future management of Canada Geese in the park.
 - ⇒ Adapt park management as needed to respond when more inventory work is complete, and as new regional management efforts are put in place to protect endangered species.

5.5 IMPORTANT VIEWSCAPES

Views to and from Fintry Park are important components of the visitor experience and of the local community's perception of the park.

Considerations:

- Fintry Park is an important feature within the landscape viewed from Okanagan Lake, from Lake Country (Carrs Landing) and from the Ellison area of Vernon. The park provides opportunity to remain a forested slope along the shoreline.
- From Fintry, there are spectacular views across Okanagan Lake, eastward to Ellison ridge.
- From the campground and beach area proposed at Fintry, there are good views of the park's forested uplands, and of private properties north of the park.
- Along Westside Road, there are a number of viewpoints over the delta to Okanagan Lake, and longer viewscapes north to Vernon.

Objectives:

To protect Fintry as a forested landscape seen from Okanagan Lake and neighboring lands.

To seek cooperation from local government authorities in considering the importance of views from Fintry Park.

Actions:

- ⇒ Allow natural shoreline vegetation including mature trees to become established within the proposed Special Feature - Natural Conservation Zones.
- ⇒ Maintain the forested view north and west from the campground and beach areas, particularly

- the forested shoreline extending from the camping area to the park's northern boundary.
- ⇒ Maintain the forested view from Westside Road, and from Okanagan Lake by protecting the forested slopes.
 - ⇒ Encourage the City of Vernon and the District of Lake Country to consider the scenic value of the view from Fintry Park across Okanagan Lake to the Commonage/Barkley and Eastside Road neighborhoods.

5.6 FOREST HEALTH / FIRE INTERFACE

Considerations:

- Management for forest health may be required particularly on westerly portions of the site, where the park abuts a Tree Farm License.
- Ministry of Forests has set the Wildfire Interface Hazard Rating at *Moderate* on the delta, and *High* at base of and along the slopes. All facility development and management at Fintry needs to recognize the potential for forest fire.

Objectives:

To manage the park site in accordance with natural forest processes, except where they pose a threat to park users, to neighboring residences or are deemed to have a severe detrimental effect on ecosystems adjacent to the park.

Actions:

- ⇒ Review forest health (insect and disease) management prescriptions for the adjacent Tree Farm to ensure co-ordination and consistency with park conservation policies.
- ⇒ Design a fuel break along the western edge of the delta, and maintain fuel reduction activities on the delta.
- ⇒ Undertake fuel reduction activities along the slopes in order to avoid wildfire.
- ⇒ Undertake a detailed fire management plan, including fuel breaks at the time of new campground development.
- ⇒ Prepare and update fire response plans that can be implemented for Fintry Park, in cooperation with the North Westside Fire Protection District and Ministry of Forests.

5.7 WATER LICENSES

Fintry has six water licenses which were granted for irrigation and domestic purposes associated with the previous agricultural use and private development plans on District Lots 686 and 2920. Two licenses on Shorts Creek total 362 acre feet per annum, with one of the licenses providing capacity for 1,000 gallons per day for domestic use. Four licenses on Okanagan Lake add 521.5 acre feet per annum, with one license providing 500 gallons per day for domestic use.

Considerations:

- Water license capacity may be greater than is required for future park needs, considering as well the groundwater supply now provided at Fintry.
- Management of creek flows for spawning may require flow assessment and greater storage during the summer, for release during the low flow autumn period.
- A future satellite fire and rescue station is under consideration along Westside Road. There may be a desire to permit filling of pumper trucks from Shorts Creek at Westside Road.

Objectives:

To assess water requirements associated with future uses at Fintry, and to use existing licenses and groundwater sources in meeting these needs.

To cooperate with BC Environment officials in restoring creek flows for fish spawning.

To cooperate with neighboring communities in ensuring that fire suppression needs are met within the region.

Actions:

- ⇒ Assess water license requirements for future campground, visitor activity, fire suppression and irrigation needs.
- ⇒ Determine if water licenses on Okanagan Lake are required for long term needs.
- ⇒ Amend surplus domestic and irrigation water licenses on Shorts Creek to a Fisheries Conservation purpose. Participate in flow management measures to enhance the creek spawning potential.

SECTION 6.0 RECREATION OPPORTUNITIES AND MANAGEMENT

6.1 INTRODUCTION

Fintry Park is one of few remaining natural areas along the shore of Okanagan Lake. Visitors can enjoy two kilometers of natural shoreline and excellent swimming beaches only steps away from the campground area. Fintry is a site of quiet enjoyment, far from highway noise and urban character. Boaters can stop over for the day at Fintry, enroute from Kelowna or Vernon. Alternatively, they may launch their vessels from one of several boat launch sites in the vicinity.

Most park visitors appreciate the historical buildings and features which remain at Fintry and which provide reminders of the colorful development history throughout the Okanagan Valley.

Wildlife viewers may be treated to views of the many deer and waterfowl in the area. Trails from the park site take walkers and hikers into the spectacular waterfalls and natural pools of Shorts Creek canyon, and further uphill onto a network of former logging trails.

6.2 KEY RECREATION VALUES

The management objectives of Fintry include retaining the park as a place of outdoor recreation, education and enjoyment. The following summarizes the attributes which have been identified as key for recreation:

- *Opportunity for provincial park campground development in a natural setting at or close to the lake.* Fintry is located within one of the most popular recreation destination regions of the province, offers scenic views of the Okanagan Valley, and has ample areas for camping (tent and trailer camping, boat camping, for resident users and tourists).
- *Protection of public access and opportunity for enhanced public use of the lakeshore.* Of particular value is the beach area for sunbathing, swimming and recreational boating, with adjacent areas for picnicking and day use.
- *Public use of the park site for outdoor recreation.* There are many opportunities for walking, nature viewing, and bicycling. Day trip users may enjoy hiking along Shorts Creek to view the canyon and waterfalls, or may enjoy viewing the historic remnants and scenic views of Okanagan Lake. The park site provides important links within proposed regional hiking, horse riding and bicycling networks. In the future, it may become an important backcountry excursion starting point. (The demand for backcountry excursions will be dependent upon provincial decisions regarding future management in the Upper Shorts Creek / Chapperon “Area of Interest”).

- *Visitor appreciation of and potential public use of the historically significant Manor House and Barns.* Many opportunities exist for development in partnership with community heritage groups.
- *Opportunity for development as a day trip boating destination point.* Area residents and tourists boating on Okanagan Lake have in the past enjoyed Fintry as a destination point. The possibility of commercial tours depends on the level of market interest.

The above values and opportunities are further described within recreation and site planning objectives and actions outlined below.

6.3 OVERALL DEVELOPMENT SITING

The following factors were considered as guidelines in assessing development options at Fintry:

- It is advisable to develop the site in accordance with provincial park management practices, including the type of facilities developed, accessibility and public safety standards, and low level of impact on the natural environment.
- Visitor activities and facilities are best situated around the major areas of attraction including the waterfront and the “Turn of Century” buildings located on the north side of the delta.
- Development should be at a scale cognizant of the wildlife conservation values of the surrounding Westside Road region, while at the same time meeting the needs of provincial and regional park users
- Development should occur in a neighborly manner, recognizing that the site is situated in the midst of a rapidly developing region. The park should support the continued function of Westside Road as an expanding travel and service corridor. Siting and timing of visitor activities should respect the desire for privacy, security and quiet enjoyment of neighboring residential lots.
- Much of the land is steeply sloping. The delta lands are less expensive to develop and provide easier access to campgrounds and other visitor use areas.
- The lower banks of Shorts Creek eroded during spring runoff, 1997 and resulted in emergency measures along the southern banks to protect further erosion onto adjacent residential properties. There is evidence of Shorts Creek being a naturally meandering channel through the delta. The possibility of further erosion suggests that campground facilities should be avoided along the lower banks of Shorts Creek.
- Fintry Park has many features and themes which attract a wide range of users, including seniors and children. With its proximity to two urban centers, Fintry Park should accommodate wheelchair access, strollers, bicycles and rollerblades in the design and construction of trails and facilities particularly those on the delta lands.

6.4 DAY USE OPPORTUNITIES

Considerations:

Park users are anticipated to include residents from neighboring communities who will require parking, boat moorage and other facilities in addition to those provided for overnight campground users. Both groups are anticipated to be attracted to two potential day use theme areas, one relating to the heritage buildings, the second focused on the beach and waterfront activities.

Through the zoning guidelines contained in Section Four of this plan, it is proposed that the north side of the delta will be developed for Intensive Recreation uses which will provide a focus for day use activities. Situated as they are, the Manor House and barns may be too far apart to provide one focal point. A swimming beach and day use area at the Packing House and activities at the Manor House may provide a more cohesive focal point, linked by boating activities along the waterfront.

Depending on future adaptive uses of the barns, a second focal point may be created around the barns and Shorts Creek canyon.

Further campground, waterfront activity and trail considerations are outlined below, while details of the heritage buildings and themes are contained in Section 7 of this plan.

Beach Considerations:

- Much of the natural shoreline is underwater during periods of high water, which includes the start of the peak summer season. Grading and cutting back of the upland will be required in order to create a sufficient sized beach area.
- There are several considerations for locating major beach use areas. The beach in front of the present campground is coarse gravel and has no late afternoon sun. The finest sand beach is in vicinity of the Packing House. While most of the shoreline has a gradual drop off, there is a steeper drop off south of the Packing House. Considering all of these factors, the waterfront is planned so that boating use will be in front of the existing campground and a designated swimming beach will be in front of the Packing House.
- The beach is weed free now, however there needs to be caution for introduction of Eurasian Milfoil.

Water quality samples need to be taken along the waterfront.

Marine Service Considerations:

- Fintry has in the past been recognized as a boating destination and service point on Okanagan Lake. The tour boat Fintry Queen was built at Fintry, in part to bring visitors from local urban communities for day trips to Fintry. Many long time residents recall coming by boat to the cabaret which operated for a short time at the Packing House. Still today, a non-profit society in Vernon operates day trip boat tours for elderly and disabled groups to points on the lake including Fintry.

- Requests for boating facilities at Fintry include retention of the existing wharf and provision of a dumping station or pumpout service, washroom facilities close to the waterfront, marine fuel sales, and a boat launch within the park site.
- At present there is only one pumpout for boats between Kelowna and Vernon. It may be desirable to provide pumpout service so as to discourage disposal into the lake.
- There is now only one boat fuel location between Kelowna and Vernon, at Lake Okanagan Resort. It is possible that additional fuel sales will be developed at private marinas proposed in the area, if the market demand is sufficient.
- A Regional District boat launch at south end of Fintry delta is in a confined location and subject to predominant south winds. It was designed to serve only local needs and has limited parking. There is a need for a boat launch within Fintry Park, possibly situated in a sheltered location north of the existing campground.

Objectives:

To provide opportunities for day-use while minimizing environmental impact.

To provide a diverse range of day use opportunities particularly those that reflect the natural attributes of the site, and develop recreation uses at a scale that does not adversely impact the overall enjoyment of the park.

To focus on outdoor recreation uses that are associated with provincial parks , such as wildlife viewing, swimming, picnicking, and pleasure boating.

To provide opportunities for a range of user groups, including persons with special needs.

To provide for recreation day uses to meet the demands of current park visitors, and provide opportunity to expand, or add new activities to meet the needs of future visitors.

Actions:

Swimming/picnicking/day use:

- ▶ Prepare a day use area concept plan, with change rooms, parking areas, walkways and interpretive program facilities. Provide opportunity for future expansion as campground and regional visitor numbers increase.
- ▶ Develop a swimming beach in vicinity of the Packing House (subject to the concept plan and to water sampling). Cut back the shoreline, grade and groom to enlarge the beach area. Mark the swimming area with buoys.
- ▶ Focus the main day use area on the Packing House beach, with walkway links to the Manor House and to future campgrounds.
- ▶ Develop picnic areas behind the swimming beach, and a smaller area at the proposed boating beach or boat launch.
- ▶ Evaluate whether the brick portion of the Packing House is structurally sound and may be adapted for use as a change house or concession. If the building is removed, reuse the bricks and timbers as landscape material (barbecue pits, low walls, etc.) within the day use area.
- ▶ Develop a viewpoint at Shorts Point.
- ▶ Manage for Eurasian Milfoil along the beaches if and when needed.
- ▶ Explore use of indigenous dryland plants as opposed to planted lawns, in order to reduce irrigation needs.
- ▶ Develop day use parking areas at the swimming beach, Manor House, barns and boat launch. Provide for expansion of parking areas as the need arises, but with total capacity of day use areas at approximately 350 vehicles.

Boating:

- ⇒ Construct a boat launch within the park site. Subject to the overall concept plan, a possible location is at the former boat launch site at the western edge of the existing campground.
- ⇒ Provide parking for boat trailers (possibly in the open lawn area located south of the existing campground).
- ⇒ Construct day use docking facilities (8 or so day use slips) in vicinity of the wharf north of Manor House. Use the dock as a center for boating activity, including boat tours.
- ⇒ In five years time, review the need for boat fuel sales and a pump out facility if these have not been developed at private marinas proposed in the area. Provide fuel sales only if it is a commercially viable operation and full environmental safeguards are put in place. Situate facilities at a distance away from shore spawning grounds and swimming areas.
- ⇒ Install moorage buoys in vicinity of the wharf.
- ⇒ Permit boat camping and overnight boat moorage on the gravel beach extending in front of existing campground.
- ⇒ Install directional buoys and signs along the park waterfront for water-skiing, jetskiing, and boat access to the gravel beach.

6.5 HIKING OPPORTUNITIES AND OTHER TRAIL USES

Trails and walkways provide links between focal points, and offer their own nature appreciation and wildlife viewing experience. Fintry offers many natural trail opportunities, including the canyon trails, staircase and viewing platforms, the lake shoreline, old farm roads throughout the delta, Section 4 roads, and upland forest roads. Bridge crossings over Shorts Creek provide for looped trail networks at Westside Road and on the Fintry delta.

Considerations:

- In deciding whether to develop trail systems, it is important to clearly assess demand relative to other trail systems, to consider compatibility of trail uses, and to provide linkages to other trails constructed and planned in the region.
- Of particular note is the desire not to disturb or compact any possible below surface remains, particularly along historic trails.
- There are a variety of potential trail users. Further trail use considerations and preliminary conclusions are outlined in the following table.

Potential Trail Use:	Comments:	Preliminary Conclusions:
Hiking, walking, nature viewing.	<ul style="list-style-type: none"> • Compatible with other uses. • Low impact. • Several trails are now developed including canyon stairs, safety barriers and viewing platforms. • Desirable to link with regional trail plan. 	<ul style="list-style-type: none"> • Keep existing trails open except where safety is a concern. • Close informal trails in the canyon. • Design of trails should incorporate looped networks where possible, or should terminate at a viewpoint situated before reaching park boundaries. • Plan for a future bridge crossing Shorts Creek, at the western edge of the park, when a future regional trail is developed.
Cycling, roller blading, wheelchair accessible trails	<ul style="list-style-type: none"> • Few paved surfaces are now available. 	<ul style="list-style-type: none"> • Establish paved loop between new campground, day use area and Manor House.
Mountain biking	<ul style="list-style-type: none"> • Routes are feasible, along Old Delta Access and Attenborough Road. However, they are short routes, leading to private property. 	<ul style="list-style-type: none"> • Allow but do not encourage mountain bikes. • Sign entrances to private property.
Horseback riding	<ul style="list-style-type: none"> • Unknown demand, but regionally encouraged. • Tourist attraction. • Low impact. • Reflective of site heritage 	<ul style="list-style-type: none"> • A horse riding center could be a suitable use at the barns. • Accommodate riding trail along Old Fintry Access and Interpretive Brigade trail, multi use with mountain biking and hiking. • Consider accommodating horse use to the lakeshore, through the delta at Shorts Creek. Monitor amount of use.

Objectives:

To provide trails allowing for a variety of users groups, and directing users through the site in a safe and environmentally friendly manner.

To link focal points through walkways and a trail system.

Actions:

- ⇒ Develop a trail plan incorporating the considerations noted above, and others noted in the Preliminary Concept Plan.
- ⇒ Keep multi use trails a minimum 15 meters back from the banks of Shorts Creek along the delta. Construct branch trails to the creek, and sitting areas at the creek, where banks are most stable.
- ⇒ Monitor use of the trails for visitor impacts on stream banks, on neighboring private properties, and for safety within the canyon area.
- ⇒ Plant “unfriendly” vegetation such as oregon grape or wild rose to discourage trail use on the banks of Shorts Creek and along the old trails on the south side of Shorts Creek through the canyon.
- ⇒ Continue staircase up the canyon to the upper waterfall and Westside Road.
- ▶ Provide interpretative and directional signage along all trails. Note where trails are leaving park boundaries, and discourage park visitors from entering adjacent private properties.

6.6 *CAMPING*

Considerations:

- Regional growth will result in gradual demand for additional camping sites.
- There is space to develop a large number of campsites on the delta, subject to waste management and other possible environmental limitations. However a high level of development could compromise the natural setting of the park.
- The existing campground does not meet prescribed design standards for paved roads, gravel camping pads and vegetative screens between sites. There is concern that paved roads and gravel camping pads may cause excessive soil compaction, damaging tree roots. There is also concern that breaking limbs from older trees may pose a visitor hazard. In order to protect the grove of old-growth trees, there is a question whether the existing campground should be relocated.
- There are few treed campground sites on the delta. Uphill areas would be more costly to develop (estimate double the cost) and would be situated “too far to walk” to the day use areas.
- There is a demand for additional group camping within the Okanagan region. (Other sites are at Mabel Lake and Manning Park).

Other considerations:

- There is possible demand for boat camping (on vessel, or at walk in tenting sites accessible by boat).
- It is assumed that the potential for private campground development is poor due to the distance from a major highway.
- Campground management is most effective if “pods” are located in proximity to each other and if the day use area is central to the campgrounds.
- Development of camping “pods” will allow for new campsites to be phased in 50 at a time, as the demand rises.
- The campground season could be extended from April 1 to October 31, as is the norm in other Okanagan District parks. This may necessitate a new septic disposal field if the season is extended in order to meet Ministry of Health Regulations.

Objectives:

To provide opportunities for overnight and destination camping by area residents and tourists.

To develop several campground pods, each designed for different types of camping (full service, walk in, groups).

To provide for future expanded camping, to meet the anticipated growth in regional demand, but with a limit on total capacity in order to maintain a level of development in keeping with the neighborhood.

Actions:

- ⇒ Plan for two future 50-site campground pods, possibly located east of the Manor House and in proximity to the proposed day use beach at Packing House. Develop to standard design criteria, including paved roads, and gravel or paved camping pads. Layout campground pods with sufficient space for a third 50- unit pod if future demand exists.
- ⇒ Develop and implement a landscape plan for the proposed new campgrounds. Plant seedling trees, including a mix of fast and slow growing species. The fast growing species may be removed later.
- ⇒ Complete detailed archaeological surveys prior to construction.
- ⇒ Do soil percolation tests and assess septic field capability at locations of proposed new campground facilities.
- ⇒ Consider provision of additional facilities like water and power hook-ups to the new campsites.
- ⇒ Upon opening of new campgrounds, re-assess the existing campground. Complete a risk assessment to the old-growth trees within the campground. Consider options at that time which may include relocation of the existing campground or operation as a walk-in tenting site.
- ⇒ Develop a group campground and small playing field. If sufficient room exists, a possible location is south of existing campground, at base of hill, with access to existing campground facilities and

playground. (Note, the proposed boat launch parking is also recommended near this location. Detailed site planning is required.)

- ⇒ Develop overnight or boat camping on the gravel beach in front of the existing campground.
- ⇒ At campground design stage, prepare fire management plans, including wildfire and firefighting requirements. Consider on site fire stations with portable pumps.
- ⇒ Build a camper turn-around at park entrance.
- ⇒ Build a sani-pump facility for trailers.

6.7 OTHER RECREATION USES

During the course of plan preparation, a variety of other recreation uses were identified and considered. In each case, it was decided that sufficient demand does not now exist or that there is insufficient information about the feasibility of the use at Fintry. For future reference, a number of these uses and their considerations is recorded below. In each case, no further action is recommended in this plan.

- **Diving site**- A sunken barge is reported offshore. However demand is unknown and an existing diving site is located across from Fintry on the east side of Okanagan Lake. If diving becomes a popular attraction, a dive site could be set up close to swimming beach buoys, and at a distance from boat launch.
- **Snowmobiling/ cross country skiing** - Snow levels do not make this a high demand area for snow sports. It would not be desirable to have snowmobiling in the canyon area or near private properties on the delta. Attenborough Road may have some opportunity, but is a public road and leads to private property.
- **Commercial guiding / outfitting** was an historic use. It may become an attractive use, depending on decisions for the Upper Shorts Creek/Chapperon Area of Interest and/or depending on future regional fishing policies.
- **Backcountry camping, walk in sites.** There are sufficient opportunities for backcountry camping in the region at this time.
- **Lodge/ retreat:** Several Westside Road development proposals include resort accommodation, including a proposed lodge and 150 unit campsite situated within D.L. 2922 adjacent to the park. If there is market demand for built accommodation, there is ample opportunity for the demand to be fulfilled by private resort accommodations already approved.
 - ◆ On the other hand, if it appears that the resort and marina proposals are unfeasible due to market conditions or servicing constraints, Fintry may provide opportunity for a financially viable guest lodge and/or marine service centre. Furthermore, guest lodge or tour group accommodation has been suggested as a suitable use and may be one of few financially viable uses for the Manor House.

6.8 PARK ACCESS:

Fintry Park is accessible by boat and by road. Traffic volumes and safety is a long standing issue along Westside Road, as discussed below.

Westside Road:

Fintry Park is situated at the midpoint of Westside Road, 34 km. from either end. The road is provincially maintained and operated as a collector route, known regionally for its meandering alignment and occasional steep drop to the lake. Traffic counts in August, 1992 showed 400 vehicles daily at Fintry, increasing to 4,600 vehicles daily at the north end of Westside Road. Counts in 1994 showed 3,600 vehicles daily at the south end of Westside Road.

The boundary between the Vernon and Kelowna districts of Ministry of Transportation and Highways lies eight kilometers south of Fintry. The southern part of Westside Road, north from Kelowna, traverses steep rocky mountainsides where the cost of realignment and upgrading is considerable.

Alternate route proposals have been examined in the past and include the possible relocation of Westside Road to a higher elevation. A feasible new route would traverse Fintry Park just west of the existing road alignment.

Fintry Delta Road:

From a turn off of Westside Road, south of Shorts Creek, Fintry residents and park users share Fintry Delta Road, a switchback route downhill to the Fintry delta. At Shorts Creek, visitors cross by bridge into the campground, while residents proceed south and eastward along Fintry Delta Road, Morden Road and Shorts Road into the Fintry South residential neighborhood.

Unsurveyed routes:

Many roads on the Westside are unsurveyed, including the following routes within Fintry Park:

- Westside Road is a Section 4 road from Shalal Road to the park's north boundary.
- Attenborough Road is also a Section 4 Road providing access through the park upland (D.L.'s 2920 and 2921) to reach private ranch and forest lands further up Shorts Creek.
- An easement parallels Shorts Creek from the end of Shalal Road, providing access to private properties outside of the park.
- A legal access easement crosses the mouth of Shorts Creek to the Bailey Lease lot.
- The Old Fintry Access is now an emergency and maintenance vehicle route and is fully situated within the park site.
- A dirt track providing a shortcut route from Westside Road to Attenborough Road has no legal standing.

Considerations:

- Vehicle traffic along Westside Road from Kelowna is slowed by road conditions. Drivers unfamiliar with the road tend to drive slowly, and there are few opportunities for pull-offs or turn-arounds.
- Driving conditions along Westside Road from Vernon are more typical for the region, and less of a concern for park visitors.
- Residents of Fintry Delta are concerned about increased traffic volumes, and note a particular problem of congestion at the intersection with Westside Road. It may be possible to relocate the intersection to the south, to align with Dunwaters Road to the west. This would eliminate one intersection and improve sight distance.
- At numerous locations including north of Shalal Road, Westside Road is a Section 4 road (i.e.: an undedicated road). Public access is permitted along the travel portion, however there is no legal right of way for road widening or utilities.
- In one or more locations south of Shorts Creek, Westside Road may not be situated within its surveyed right of way.
- There is historic access by boat to Fintry from Vernon and from Kelowna. There may be opportunity for day trips to and from Ellison and Bear Creek Provincial Parks, Okanagan Lake Resort, and/or Vernon and Kelowna.

Objectives:

To cooperate with other agencies concerning safety along Westside Road.

To provide a reasonable level of access for visitors to experience the park without compromising the environment, wildlife, cultural features and neighboring properties.

To encourage boat access to Fintry, thereby enhancing the heritage and recreation experiences .

Actions:

- ⇒ Track repeat visitors and day users, to determine the volume of park use travel from the north and south ends of Westside Road.
- ⇒ Encourage Ministry of Transportation and Highways to construct pull outs and safety barriers along Westside Road, and to install barriers on Fintry Delta Road.
- ⇒ Encourage Ministry of Transportation and Highways to survey and design a relocated intersection at Westside Road, to be built when traffic congestion requires upgrading to the intersection.
- ⇒ Survey and dedicate Westside Road, removing the road from park status.
- ⇒ Eliminate, except for emergency and park management purposes, vehicle use of access easements and former roads in the park. In particular, close the Attenborough Road short cut route to vehicular traffic and incorporate the route as part of the hiking and horse trail system. Keep Old Fintry Access route closed to all but emergency vehicles. Incorporate the route as part of the looped canyon trail system. Use gates, road rehabilitation, signage and landscaping to discourage vehicular use except at designated park entrances.
- ⇒ When backcountry use increases, construct pull outs for Westside Road users, possibly in

- conjunction with a backcountry user parking area on Westside Road.
- ⇒ Install sign along Westside Road at Bear Creek Provincial Park noting distance to Fintry Park.
 - ⇒ Work with private tour operators to determine feasibility of boat tours, with Fintry as a destination.

6.9 PRELIMINARY CAMPGROUND LAYOUT:

Incorporating the development options and recommendations outlined in Sections Five and Six, a preliminary site concept plan has been developed, as shown on the following diagram.

This layout is for illustrative purposes, as the final development is subject to a number of factors, such as percolation tests for septic capability, an archeological survey and water samples at the proposed swimming beach. The ultimate park layout will depend on a number of future events, including the development of funding and operating partnerships, visitor demand for various recreation facilities and amenities, and the experience which park visitors bring to the site.

Insert preliminary concept plan.

SECTION 7.0 CULTURAL HERITAGE VALUES AND MANAGEMENT

7.1 INTRODUCTION

The heritage of Fintry includes many renowned characters and a variety of activities. Uses which evolved over time include the traditional uses of First Nations, through an active orcharding and agricultural period, to prospective residential land developments, and finally to the purchase in 1995 as a provincial park.

The small amount of archeological evidence visible at Fintry suggest that Shorts Creek delta was a summer fishing camp, and was on a trade route through the Okanagan region.

In 1883, the first Eurocanadian settler, Thomas D. Shorts preempted the delta land. Shorts, a pioneer steamboat captain established a fleet of freight boats at the head of Okanagan Lake, to serve the lake communities. During the 1800's, Fintry was an overnight stop on the Okanagan Brigade Trail, an important historic trade route.

The historic buildings at Fintry are remnants of the early 1900's, when Fintry operated as a self sufficient community, one of the early pioneer settlements of the Okanagan Valley. The name "Fintry" was given by Captain James Cameron Dun-Waters. He named the site after an ancestral estate in Scotland and constructed many of the buildings which remain today.

Further details of Fintry's heritage are contained in Appendix A, including a description of archeological sites and notes on photographic records and place names. A description of the buildings is contained in Appendix B.

7.2 KEY HERITAGE VALUES

The management objectives of Fintry Park will be to conserve and interpret the history associated with the site. Focus will be placed on the key values, summarized as follows:

- *Retention of and public access to the Fintry Manor House as a reminder of the estate development which gives the site its name.*
- *Interpretation and demonstration of the agricultural uses at Fintry, including protection of the remnants of the power, irrigation systems and other community infrastructure.*
- *Respect for First Nations heritage values which may include remnants of traditional uses on site.*

7.3 HERITAGE CONSERVATION AND INTERPRETATION

The heritage role of Fintry Park relates to the recognition, preservation and appreciation of heritage and cultural features. This role is important because it allows park visitors to become aware of past conditions from which the present evolved.

Considerations:

- At Fintry, it is fortunate to have a variety of features which span a long period of time and which are within a short distance of each other.
- Most of the historic features are listed within the following table. However, there are significant features associated with First Nations cultural heritage which are noted in Appendix A and which should not be disturbed.
- Part of the Fintry agricultural operation occurred outside of the park at the “High Farm” which should be considered within the historical interpretation.
- The cultural heritage features at Fintry represent a diversity of the heritage of the Okanagan Region, including that of the First Nations, the fur trade route, commercial transport (boat wharves), agricultural development (orchard trees, packing, dairying, and irrigation), community amenities (telephone system, post office, electric power generation, recreation), the investment decisions of individual property owners, and the association of Fairbridge Farms.
- All of the features are representative of a culture or phase which is regionally significant in one way or another. Some features were and still are unique, some are representative of a rapidly fading way of life, some were important contributions to the region as a whole.
- Some of the features are well preserved and may be made open for public use or interpretation. Some features are in poor repair and/or hazardous condition. Some could be stabilized and repaired as time and funds permit; others may need to be removed for public safety. Some features are close to or alongside of conservation areas and need to be managed with consideration to wildlife values.
- Historic artifacts on site need to be inventoried and secured. Some artifacts have been removed by members of the public.

- Notwithstanding their importance, there is a cost attached to making heritage features accessible to the public. The work will involve structural improvements and removal of hazards, and the costs may be prohibitive unless community partnerships are developed.
- The cultural heritage role may be attained in a number of ways, such as the marketing and interpretive activities outlined in Section Eight of this plan.:

Objectives:

To protect and preserve the most important archaeological, cultural and historic values within the park for future generations.

To increase cultural and historic knowledge relating to the park site.

To establish adaptive uses in the heritage buildings, thereby making them open for public viewing and appreciation.

To work in cooperation with community heritage groups who have an interest in maintaining heritage features within the park, and who provide a base of knowledge and understanding of the park values.

To raise awareness of First Nations interests and values as they pertain to the Fintry area.

Actions:

- ⇒ Decisions regarding most of the heritage structures will require an assessment of structural integrity, before renovation and operational costs can be determined. First priority for inventory and structural assessment is on the Shorts Creek canyon structures, for public safety reasons.
- ⇒ Retain those structures such as the Manor House and octagonal barn which have been identified through the assessment process as having historic value and have been identified for future adaptive use. Budget for ongoing maintenance and security of these structures.
- ⇒ Remove some structures which pose public safety concerns and which have no identified future adaptive use, such as the wooden portion of the Packing House and others as noted in the following Special Heritage Features Section 7.4.
- ⇒ Retain some structures which have no identified adaptive use but which pose little concern for public safety. These structures contribute to the historic interpretation and should be allowed to decay naturally with no public access.
- ⇒ Continue year round occupancy of the Manor House and Gatekeepers House, for security and building maintenance.
- ⇒ Keep unoccupied structures boarded up and fenced, so that they are not damaged further by vandals or by weather. Place signs around the fences indicating that opening for public display is anticipated at some time in the future.
- ⇒ Budget for structural assessments and any necessary upgrading to be completed on all buildings identified for future adaptive use and public access.

- ⇒ Undertake a site analysis consisting of as-found drawings and photographs to inventory all resources.
- ⇒ Request the voluntary donation of Fintry artifacts and make arrangements for their proper storage. (e.g. sundial, horse saddling up stand).
- ⇒ Enforce *Park Act* regulations that prohibit the removal of artifacts from the park site except as authorized.
- ⇒ Encourage continued investigation of non-native and early settlement history by historical organizations throughout the valley, and by provincial maritime organizations. Features may be loosely interpreted, for recreation and tourist purposes, without a strict adherence to the historic accuracy required of a provincial heritage site.
- ⇒ Undertake interpretation and/or investigation of First Nations heritage on Fintry Delta only with participation of First Nations representatives.
- ⇒ Respect and maintain the tranquillity of the manor's east garden, including Mrs. Dun-Water's gravesite.
- ⇒ Maintain an interpretive Okanagan Brigade Trail hiking path.
- ⇒ Work with museums and heritage sites in the region to determine a system of maintenance and storage of historic records and artifacts associated with Fintry.

7.4 SPECIFIC HERITAGE FEATURES

Feature & Status in 1997

(* denotes detailed description contained in Appendix A)

Recommended Actions

Manor House*

- Occupied and in sound condition.
- Historic significance is noted by CORD & BC Heritage Branch

- *Consider adaptation for one or more of the following uses:*
 - à *Guest Lodge or retreat (groups and guided parties only) ,*
 - à *Food service (boating lunch stop, afternoon tea room, special occasion rentals)*
 - à *Gift shop, park interpretative center, and heritage displays.*
- *Retain plantings within the eastern garden (including gravesite and shuffleboard), as a place of quiet enjoyment (reading garden).*

Field House (a.k.a. White House)

- Burned to foundation in early 1980's.
- Foundation and brick wall remnants remain.

- *Photo Inventory, Consider removing foundations and reusing brick in a garden wall, or pathway at one of the other sites.*

Stuart House (a.k.a. Burnside)

- Not in park but owned by Province.
- Occupied and leased until year 2012.

- *Consider after year 2012 as additional guest lodge capacity, if a lodge is operated at the Manor House.*

Gatekeepers House* (a.k.a. Pym House)

- Occupied and in sound condition.

- *Keep as gatekeepers house, for park host or other occupancy during the day during the camping season.*
- *Keep year round occupancy for security reasons, at least until adjacent single family properties are developed and year round occupied.*

Feature & Status in 1997

(* denotes detailed description contained in Appendix A)

Recommended Actions

Campsite cabin(s)

- Boarded up

- *Photo Inventory.*
- *Remove the structure when and if it becomes as safety hazard. Otherwise retain boarded up on site and allow to decay naturally.*

“Dog Kennel”

- Concrete foundation has been removed from campground.

- *No actions applicable.*

The “Chalet”

- Vandalized and destroyed by fire in 1995/6.

- *Building is recorded in site history. No further actions are applicable.*

Farm labor cabins, post office

- (Situated on north side of Shorts Creek, midway between farm buildings and Burnside, and no remains are visible according to personal comment by Bailey, however the remnants of several small buildings remain in this location)

- *Further research is warranted, and the heritage should be noted with an interpretive sign on the proposed walking trail alongside the creek*

Packing House* and boathouse

- Derelict, boarded up.
- Fuel pumps have been removed from boat

- *Consider adapting brick part of the packing house building for day use (washrooms, changing rooms, food*

house.

concession).

- *Photo inventory and remove the wooden portion of packing house and the boathouse in order to open beach area.*

- *If it is not feasible to retain brick portion, reuse brick in retaining walls, or other landscape feature at this same site.*

Steamer Wharf & assorted pilings in front of Packing House

- Unsafe, removed

- *Wharf and former associated uses are recorded in site history. No further actions are applicable.*

Feature & Status in 1997

(* denotes detailed description contained in Appendix A)

Recommended Actions

Remnants of Hydroelectric and irrigation system, including cable suspension bridge, pipelines, wooden trestlework.

- Dilapidated condition.
- Historic significance noted by CORD.

- *Maintain fencing and safety measures to discourage access down into the canyon.*

- *Consider reestablishing irrigation system for demonstration purposes.*

- *Display remnants of the hydro electric system, or make a display model.*

Octagonal dairy barn*

- Sound condition except for roof, boarded up.
- Historic significance noted by CORD

- *Consider preservation and use as an interpretive barn / working museum, working dude ranch, petting farm or other visitor revenue generating use.*

Horse barn

- Casual use, sound condition

- *Adapt if demand for commercial horse operation.*

Hay barn and Granary

- Heavily altered, used at various times as artist studio & theater space.
- North section (hay storage) is in disrepair.

- *Photo Inventory*

- *Remove open portions of the structure used for hay storage.*

- *Consider retaining the granary portion for interpretation.*

Stock barn

- Unknown condition.

- *Photo Inventory.*
- *Remove the structure when and if it becomes as safety hazard. Otherwise retain boarded up on site and allow to decay naturally.*

Assorted other buildings including bunkhouse and sheds in proximity to the barns.

- Condition unknown.

- *Photo Inventory.*
- *Remove the structures when and if they become a safety hazard. Otherwise retain boarded up on site and allow to decay naturally.*

Feature & Status in 1997

(* denotes detailed description contained in Appendix A)

Recommended Actions

Assorted farm implements and features including two unusual, concrete roofed structures.

- Observed in 1997.
- Caretaker owns some implements.

- *Inventory and bring under cover whatever implements remain outside.*
- *Keep small concrete structures.*
- *Place signs at the base, explaining their reported use and function.*

Concrete foundation of original hydroelectric plant at the foot of the penstock, and artifactual elements characteristic of electrical generation

- Condition unknown.

- *Photo Inventory*
- *Fence securely to allow public viewing without access into the canyon.*

Prehistoric archeological sites*

- *Partner with First Nations in recording and interpreting First Nations sites.*
- *Do site specific archaeological assessments before developing campsites.*

Okanagan Brigade Trail*

- Historic significance noted by CORD and First Nations.
- May be part of original three trail system.

- *Maintain an short interpretive hiking path along route identified by Okanagan Historical Society.*
- *End trail before park boundary at viewpoint with interpretive signage and resting area, and/or integrate trail with other walking routes.*

Remnant Orchard (130 trees)

- Not pruned, no unique varieties.

- *Remove.*

8.1 INTRODUCTION

Providing information on all aspects of Fintry Park is an important function of visitor management and is a key area for partnership with the Regional District and with community conservation and heritage groups.

Information can play a number of key roles. First, it can serve to set visitor expectations and assist in the planning of holidays, group tours, day trips and recreation activities. Secondly, information can promote outdoor etiquette and careful use of the park's resources. And thirdly, information can create an awareness and appreciation about cultural heritage, historic resources, natural setting and conservation.

Fintry Park is primarily an intensive recreation park, providing opportunities for camping, trail use, recreation boating, beach activity, and nature appreciation. It provides viewing opportunities in a natural setting and offers many unique and scenic qualities. Visitors and tours are expected to come from the local communities, for special activities centered around the historic buildings. The other prime visitor group is expected to be destination campers from within the province, Western Canada and northern United States.

Public awareness of Fintry Park is high. Active promotion and site appreciation was undertaken at the time of park purchase, and many citizens became aware of Fintry through the cooperative purchase by the Regional District of Central Okanagan. Many long time residents had previously visited Fintry, or had relatives who worked at Fintry. The colorful history of persons associated with Fintry in the recent past, and the numerous development proposals and speculative activities at Fintry have all shared in raising the profile of the park.

Public communications and information is discussed in more detail in the following four sections: 1) marketing and promotion; 2) awareness and pre-trip planning; 3) orientation information; and 4) natural and cultural resource information.

8.2 MARKETING AND PROMOTION

Promotion of a park can affect the level of use and the type of visitors it attracts. Consequently, promotion strategies must be consistent with the objectives of the park. In the case of Fintry, it will be important to communicate that Fintry has many attributes, that a mix of users and interests are accommodated on the site, and that it is being managed to protect all values.

The balance of conservation, recreation and heritage values at Fintry Park should be incorporated into all information and marketing strategies. Promotion of the heritage values or intensive recreation opportunities will be balanced with management strategies to control the

number of visitors and their impacts on park wildlife and neighboring properties.

An aggressive advertising campaign is not appropriate for this park, however the development of partnerships with key community organizations will allow the undertaking of strategic fundraising activities and site appreciation.

Besides BC Parks, Fintry may conceivably be promoted by commercial operators at resorts and marinas in the northern sections of Okanagan Lake, or by real estate agents as an amenity near to private land developments in vicinity of the park. Tourists will learn of Fintry through the BC Parks campground guides, through the campground reservation system as an alternative to other sites which are at capacity, through local Chambers of Commerce, and/or at heritage sites such as O'Keefe Ranch and local museums.

Objectives:

To ensure that published information about Fintry Park is consistent with the park vision and management objectives.

To portray the role of the park in conserving important vegetation, habitat and wildlife populations and in providing recreation and cultural heritage opportunities .

To provide accurate and appropriate information for all users.

Actions:

- ⇒ Work with government agencies including the Regional District of Central Okanagan; with tourism, resident and heritage associations; and with park operators to portray the park in a manner that encourages the awareness of sensitive values within Fintry Park.
- ⇒ Take a lead role in the active promotion and marketing of Fintry Park, in the soliciting of proposals for park use permits that allow buildings to be put to new uses, and in the support of partnerships which enable objectives to be fulfilled.
- ⇒ Ensure that there is consistency between community partners, the Regional District of Central Okanagan, and BC Parks with respect to the accuracy of information provided and the level of promotion and marketing which occurs.
- ⇒ Develop a community publication that focuses on the heritage of Fintry, that describes the buildings and current public access, that indicates how people may contribute to the preservation of buildings, and that references other sites in the region where many of the historic artifacts from Fintry are stored.
- ⇒ Include in the community publication specifics of what camping and marine facilities are on site, what level of support services and supply shops are in the immediate vicinity, what buildings are open to the public, where park boundaries are, and what is the responsibility of trail and backcountry users.
- ⇒ Recognize the contributions of Central Okanagan Regional District in all publications and

major signage on site.

- ⇒ Consult with the Regional District and with First Nations representatives before undertaking any major promotion or marketing strategy
- ⇒ Develop an “image bank” to supply local tourism operators, the regional film commission, the Regional District and other advertising partners with suitable promotional images.
- ⇒ Develop and initiate an outreach program about environmental and historical significance of this park in an effort to assist schools and colleges in the region to determine potential educational experiences at Fintry.

8.3 AWARENESS AND PRE-TRIP PLANNING

Awareness and pre-trip planning information can help to set expectations and behaviors, particularly for visitors from outside of the region. BC Parks provides park awareness and pre-trip planning information in the BC Parks' brochure for the site, in regional and provincial campground catalogues, and in a variety of publications. The park is highlighted in a number of local guidebooks.

Private sector advertising can contribute significantly to regional, provincial and international awareness, particularly if it is targeted at specific values within Fintry Park. It can provide pre-trip planning information and should reference the multiple use of activities within Fintry Park.

Objectives:

To provide consistent, current and accurate information about Fintry Park to visitors to plan their trip.

To supply information to orient visitors in Fintry Park.

To supply information about other local recreation, heritage and tourism opportunities within the region.

To supply information about provincial parks.

Actions:

- ⇒ Work with community partners and media in providing appropriate information in a responsible manner.
- ⇒ Ensure brochures and other handouts including maps and photographs remain current and accurate.
- ⇒ Provide information about the level of visitor services at Fintry Park and in the immediate vicinity.
- ⇒ Continue to work with local tourism associations, Chambers of Commerce, heritage sites and tourism operators in providing regional tourism and outdoor recreation information.

8.4 ORIENTATION INFORMATION

Orientation information is provided in park brochures and on signs in the park to help people become oriented to the park and to activities within the site. In-park handouts are also practical ways to inform visitors both on specific areas and on educational information.

Objectives:

To provide visitors on-site information which is current and relevant to the season or the activities ongoing at that time.

Make community brochures and summaries of the Fintry heritage available to interested visitors.

Actions:

- ⇒ Continue present park orientation and information program;
- ⇒ Ensure that facilities and signs (including information shelter and trail signs) are consistent and integrated to enhance the park's role;
- ⇒ Ensure that park boundaries are clearly marked to discourage trail use into neighboring private properties;
- ⇒ Direct visitors through signage on site to amenities and attractions and to appropriate trails for various users.
- ⇒ Prepare and provide information on outdoor safety, boating safety and locations of safe harbors on the lake, wilderness and conservation ethics, trail etiquette and safety, firewood conservation, wildfire safety, bear precautions, low impact park use, mountain bike and horseback etiquette, and the role of sustenance and recreational fishing.
- ⇒ Work with *Friends of Fintry* to sponsor some orientation programs, and set up information programs which bring in guest story tellers from the local community;
- ⇒ Work with *Friends of Fintry* to develop a brochure recounting the history of Fintry. The brochure could be based on historian David Dendy's report (see Appendix A);
- ⇒ Post signs at boarded up buildings, containing photos of the original building and its interior, as well as a description of the building's heritage and plans to adapt some buildings and reopen for public use.

8.5 NATURE APPRECIATION

The conservation values of Fintry have appreciation, interpretation and educational potential. There is particular interest in the eagle nest, bird and potentially fish spawning viewing, deer range, former California Bighorn sheep range, tree identification and canyon hikes.

Interpretive programs can build an appreciation for the natural features and promote stewardship of wildlife habitat. The educational aspect will contribute to visitor experiences and it will contribute to the understanding of regional conservation values among residents within the Okanagan Valley.

Objectives:

To develop, with other conservation agencies, information on the educational themes associated

with plants and wildlife at Fintry;

To promote stewardship for the park and its conservation values;

To encourage visitor appreciation and understanding of the park, and of its conservation zones;

To encourage by example the principles of conservation and of land stewardship.

Actions:

- ⇒ Prepare and deliver messages on the major wildlife habitat within the park site.
- ⇒ Publicize stewardship practices and set examples for other developments in the region.
- ⇒ Provide educational materials on wildlife viewing that includes information on ethics and intrusion on wildlife when animals are under stress.

8.6 CULTURAL HERITAGE EDUCATION

The cultural heritage aspect of Fintry is of considerable interest to residents from within the region. There is large potential for historical interpretation and education, relating to the buildings and to early settlers at Fintry.

Objectives:

To encourage appreciation and interpretation of the history associated with the establishment of Fintry Estate.

To respect the variety of cultural heritage associated with Fintry.

To attract new visitors, who may be interested only in the heritage themes at Fintry, but who will capture an appreciation of other values within the park during their visit.

Actions:

- ⇒ Develop and implement interpretive strategies in consultation with Friends of Fintry Society, with regional museums and heritage site curators, and with park operators.
- ⇒ Maintain contact with regional museums and archives to cooperate in the storage and viewing of archives, artifacts and records which relate to Fintry.
- ⇒ Consider participating in a joint communications or marketing strategy between Fintry Park and O'Keefe Ranch to promote the farming and ranching histories of both sites. Provide for referral of visitors between sites.
- ⇒ Ensure that First Nations and oriental labor themes are respected and interpreted with the participation of local representatives.

⇒ Interpretive strategies may include the following actions:

- ◆ Recreating the setting in which the features existed, such as reestablishing a commercial boating route with tour stop at Fintry, developing Fintry as a base for guided trips including fishing and/or hunting parties, recreating sport activities such as curling and archery competitions, housing milk cows in the dairy barn, developing an active orchard with old varieties and/or a haying operation involving cutting, curing and storage, and depicting life in the manor house.
- ◆ Displaying within or close to the farm buildings agricultural machinery and equipment that is consistent with the period of the buildings and displaying remnants of the electric generation and irrigation systems.
- ◆ Having activities based on some of the heritage features such as the Sen'Klip Native Theater Co. on I.R. No. 1, or story telling by some of the people who lived and worked at Fintry, or who grew up in the region.
- ◆ Using the corrals and barns for trail rides.
- ◆ Having walking or hiking tours that would provide a variety of experiences, by combining the heritage features with conservation and recreation features.
- ◆ Experimenting with different methods of displaying and interpreting cultural heritage features, to see which are successful.
- ◆ Looking at ways of recovering operational costs, such as through admission charges and/or guided tour fees.

9.1 INTRODUCTION

This section compiles all of the actions listed throughout Sections 5 to 8 of the Park Management Plan and lays the groundwork for future park management. Implementation of specific actions is dependent on the availability of BC Parks financial and staff resources, and will be affected by the needs of other parks in the rest of the provincial system. Approval of Fintry Park Management Plan does not constitute automatic approval of funding for implementation.

It is the intention that BC Parks will work with the Regional District of Central Okanagan and with community partners to implement many of the actions listed in this management plan. Priority setting and timing of specific projects will somewhat depend on the availability of funding from park sponsors. Apart from the uncertainty associated with future funding sources, some prioritizing of the main actions is necessary to effectively implement this plan.

9.2 POTENTIAL FINTRY PARTNERSHIPS

Park projects and operations are currently funded in many ways. Direct government funding is supplemented by user fees such as those for camping, and by revenues for advertising and various forms of sponsorship, which have supported park activities for more than a decade. Sponsors have helped to pay for publications, interpretive and educational programs, special events, playground equipment, backcountry cabins and trail rehabilitation. In addition, there are many British Columbians who volunteer in BC parks, as well as people who bequeath funds.

Communities want to be actively involved in managing areas they helped identify and protect through strategic land- use planning processes. One key question is how can community involvement and stewardship help meet the challenges of long-term management of our new protected areas.

(Extract from B.C.'s Park Legacy Project, 1997)

Effective Fintry Park partnerships will require an understanding of each other's needs and expectations, specification of roles and responsibilities, and demonstration of commitment to uphold agreements.

During the planning process, members of the community organizations identified the following potential opportunities to assist in fundraising and in the management of certain activities and projects at Fintry.

Trail Projects:

- Members of regional trail user organizations, such as Federation of B.C. Naturalists, the North Westside Ratepayers Association, Backcountry Horsemen of B.C. and the Vernon Outdoors Club indicate an interest and experience in designing, constructing and maintaining trail systems. Trail construction may be assisted by manpower and funding under the Forest Renewal, Human Resources Development Canada, Environment 21 and other job training grants.
- The North Okanagan Historic Society was instrumental in researching and restoring a section of the Okanagan Brigade Trail through Fintry. Their continued support and participation will be valuable in the upkeep and interpretation of this trail.

Heritage Buildings and Interpretation:

- Heritage organizations who contributed to the plan, in addition to other organizations in the region, have indicated an interest in financing repairs, undertaking maintenance of and operating the heritage buildings which are identified for future adaptive use. Tours and other interpretive activities may be sponsored by the North Westside Ratepayers Association and the Westside Road Historic Association.

All groups who participated in the plan supported the recommendation that a *Friends of Fintry* Society be formed, to allow for community groups to work together, to pool fundraising activities, and to coordinate efforts within the park.

In the past, BC Parks has financed most of the capital costs and ongoing expenditures associated operating provincial parks. At present, much of the funding for capital improvements is coming from Forest Renewal BC. In the future, BC Parks may look increasingly to private partnerships for development of specific facilities. New funding partners will be critical, particularly in response to the amount of infrastructure development required in newly created park spaces. As a general principle, no new infrastructure development will be undertaken at Fintry before determining if it will be financially self-supporting.

New opportunities for either public/private operation or community operation (or a combination of both) may be identified under the current Parks Legacy Project. In addition, through the *Friends of Fintry*, it is expected that a broad range of funding and operational partnerships will be explored.

9.3 DEVELOPMENT STAGING

The following outline lists the proposed actions in three categories: Highest Priority Actions; Task or Project Oriented Actions; and Ongoing and Monitoring Actions. In each case, the actions are outlined in greater detail within Sections Five through Eight of this plan.

The first list (Highest Priority Actions) highlights the actions that require attention in the near

future, that set the stage for later task or project oriented actions, and/or that raise public awareness of this new provincial park.

The second list (Task or Project Oriented Actions) highlights the actions that require a specific task or project. These actions may relate to enhancing one of the park experiences (such as establishing public uses in the Manor House) which should not be undertaken until there are sufficient funding and operating arrangements to ensure that the action does not detract from overall park values.

The third list (Ongoing and Monitoring Actions) describes the actions that require ongoing or monitoring tasks by parks staff and operators. This list will be reviewed regularly by park managers to ensure that the overall spirit and intentions of the management plan are being followed. This list may also be added to in the future without amending the Park Management Plan, as visitor numbers increase in the park, as operational details become more well established, and/or as operational practices evolve at the provincial level.

9.3.1 High Priority Actions:

- ⇒ Initiate a *Friends of Fintry* form of partnership with community organizations and with the Regional District of Central Okanagan. Establish terms of reference that enable the *Friends of Fintry* to fundraise and to participate in capital improvements, management and operation of Fintry Park.
- ⇒ Initiate park management practices in accordance with the park zoning.
- ⇒ Prepare preliminary site concept plans for the future campgrounds and day use areas, as detailed in Section 6 of this plan. Do detailed archaeological surveys and do percolation tests, assessing septic field capability at locations of proposed new campground facilities.
- ⇒ Upon completion of site concept plans, plant seedling trees for the new campgrounds., including a mix of fast and slow growing species.
- ⇒ Undertake a site analysis of the heritage structures consisting of as found drawings and photographs to inventory all resources. Budget for removal of some structures, and structural or safety upgrading as needed on buildings identified for future adaptive use and public access. First priority for inventory and structural assessment is on the Shorts Creek canyon structures, for public safety reasons.
- ⇒ Develop a Business Plan for all proposed facility development at Fintry, to determine financial feasibility. Together with *Friends of Fintry*, establish a list of priorities and funding partners.
- ⇒ Eliminate, except for emergency and park management purposes, vehicle use of access easements and former roads in the park.
- ⇒ Provide interpretative and directional signage along all trails. Recognize the contributions of Central Okanagan Regional District in all publications and major signage on site.

9.3.2 Task or Project Oriented Actions

Natural Resource Management:

- ⇒ Manage public activity and protect native vegetation within the wetland area south of Packing House and along the banks of Shorts Creek through the delta.
- ⇒ Explore strategies to keep the mouth of Shorts Creek wetted during the kokanee spawning season.
- ⇒ Develop plans of action to respond to erosion along the banks of Shorts Creek, from beaver activity, upstream flooding, or public use.
- ⇒ Undertake a stream and riparian ecosystem survey to investigate historical occurrences and to recommend habitat conservation requirements.
- ⇒ Monitor water quality within Shorts Creek and along the lakefront.
- ⇒ Seek a 100 m (328 ft) wide foreshore addition to Fintry Park.
- ⇒ Undertake wildlife surveys and botanical surveys, allow for scientific research and prepare wildlife management plans as needed. Give priority to low elevation species, habitat of rare or threatened species, and Bighorn Sheep (if strategies are initiated by BC Environment).
- ⇒ Conduct a Wildlife/Danger Tree Assessment in the existing campground.
- ⇒ Remove the old orchard.
- ⇒ Develop a Bear Emergency Plan for the park.

Site Management Tasks:

- ⇒ Encourage the City of Vernon and the District of Lake Country to consider the scenic value of the view from Fintry Park across Okanagan Lake to the Commonage/Barkley and Eastside Road neighborhoods.
- ⇒ Design fuel breaks, maintain fuel reduction activities on the delta, and undertake detailed fire and forest health management plans as noted in this plan.
- ⇒ Assess future campground, visitor activity, fire suppression and irrigation needs. Determine if water licenses on Okanagan Lake are required for long term needs.
- ⇒ Amend surplus domestic and irrigation water licenses on Shorts Creek to a Fisheries Conservation purpose.

- ⇒ Encourage Ministry of Transportation and Highways to survey and design a relocated intersection at Westside Road, to be built when road use requires upgrading to the intersection.
- ⇒ Survey and dedicate Westside Road, removing the road from park status. Provide for future backcountry parking areas on both sides of Westside Road.
- ⇒ Install sign along Westside Road at Bear Creek Provincial Park noting distance to Fintry Park.
- ⇒ Work with private tour operators to determine feasibility of boat tours, with Fintry as destination.

Building Management:

- ⇒ Remove some structures and retain or upgrade others as noted in Section 7.4 of this plan.
- ⇒ Respect and maintain the tranquillity of the manor's east garden, including Mrs. Dun-Water's gravesite.
- ⇒ Work with museums and heritage sites in the region to determine a system of maintenance and storage of historic records and artifacts associated with Fintry.

Swimming/picnicking/day use facility development:

- ▮ Prepare a day use area concept plan. Provide opportunity for future expansion as campground and regional visitor numbers increase.
- ▮ Develop a swimming beach in vicinity of the Packing House, with walkway links to the Manor House and to future campgrounds. Provide a smaller day use area at the boating beach.
- ▮ Construct parking areas and picnic areas.
- ▮ Adapt the brick portion of the Packing House (or construct a new facility if needed) for use as change house or concession.

Boating:

- ⇒ Construct a boat launch (subject to the overall concept plan) with boat trailer parking.
- ⇒ Construct day use docking facilities and install moorage and directional buoys.
- ⇒ Remind boaters that Okanagan is designated as a "No Dumping" lake.
- ⇒ Review the need for boat fuel sales and a pump out facility.

Campground Development:

- ⇒ As demand increases (and when tree cover is established), construct and open two new 50-site campground pods. Layout campground pods with sufficient space for a third 50- unit pod if future demand exists.
- ⇒ Upon opening of new campgrounds, re-assess the existing campground.
- ⇒ Develop a group campground and small playing field.
- ⇒ Develop overnight or boat camping.
- ⇒ Build a camper turn-around at park entrance.
- ⇒ Build a sani-pump facility for trailers.

Visitor Activity Projects:

- ⇒ Develop a trail plan incorporating the considerations noted in Section Six.
- ⇒ Prepare management guidelines for recreational fishing within the park.

Public Awareness and Communication Tasks:

- ⇒ Create park handouts and brochures for both park visitors and for community interest. Work with *Friends of Fintry* to research material and to develop the brochures.
- ⇒ Develop an “image bank” to supply suitable promotional images.
- ⇒ Initiate outreach programs and work with the *Friends of Fintry* to sponsor orientation programs. Prepare and deliver messages protecting wildlife and heritage values within the park site.
- ⇒ Post information and directional signs.
- ⇒ Publicize stewardship practices and set examples for other developments in the region.
- ⇒ Consider participating in a joint communications or marketing strategy between Fintry Park and O’Keefe Ranch to promote the farming and ranching histories of both sites. Provide for referral of visitors between sites.

Heritage Interpretation Projects:

- ⇒ Develop and implement interpretive strategies in consultation with *Friends of Fintry*, with regional museums and heritage site curators, and with park operators.
- ⇒ Interpretive strategies may include experimenting with a number of the activities set out in Section Eight of this plan.

9.3.3 Ongoing and Monitoring Actions

Natural Resource Management:

- ⇒ Manage Special Feature - Natural Conservation Areas, in a manner that protects wildlife and habitat values as a first priority.
 - ⇒ Focus public activity in areas such as the north half of the delta where the natural environment has been disturbed in the past, and along existing trails, in order to minimize disturbance to native vegetation and wildlife habitat.
 - ⇒ Manage or restrict public access (including boats) along the banks of Shorts Creek and along the shore spawning grounds during periods of fish spawning.
 - ⇒ Monitor bat houses to determine effectiveness.
 - ⇒ Retain the groves of old-growth trees now on the delta.
 - ⇒ Allow natural shoreline vegetation to become established in the Special Feature - Natural Conservation Zones.
 - ⇒ Maintain the forested views from the campground and beach areas, from Westside Road, and from Okanagan Lake.
 - ⇒ Conduct forest health (insect and disease management) activities and review management prescriptions of the adjacent Tree Farm License.
 - ⇒ Prepare and update fire response plans that can be implemented for Fintry Park, in cooperation with the Fire Protection District and Ministry of Forests.
- Manage for Eurasian Milfoil along the beaches if and when needed.

P Explore use of indigenous dryland plants.

⇒ Adapt park management as needed to respond when more inventory work is complete, and as new regional management efforts are put in place to protect endangered species.

Visitor Management:

⇒ Look at ways of recovering operational costs, such as through admission charges and/or guided tour fees.

⇒ Monitor use of the trails for visitor impacts on stream banks, on neighboring private properties, and for safety within the canyon area.

⇒ Encourage Ministry of Transportation and Highways to construct pull outs and safety barriers along Westside Road, and to install barriers on Fintry Delta Road.

⇒ Continue year round occupancy of the Manor House and Gatekeepers House, for security and building maintenance.

⇒ Keep unoccupied structures boarded up and fenced, so that they are not damaged by vandals or by weather. Place signs around the fences outlining that opening for public display is anticipated at some time in the future.

⇒ Enforce *Park Act* regulations that prohibit the removal of artifacts from the park site except as authorized.

⇒ Request the voluntary donation of Fintry artifacts and make arrangements for their proper storage.

⇒ Encourage continued investigation of non-native and early settlement history by historical organizations throughout the valley, and by provincial maritime organizations.

⇒ Undertake interpretation and/or investigation of First Nations heritage on Fintry Delta with participation of First Nations representatives.

Communications:

⇒ Work with government agencies including the Regional District of Central Okanagan; with tourism, resident and heritage associations; and with park operators to portray the park in a manner that encourages the awareness of sensitive values within Fintry Park.

⇒ Take a lead role in the active promotion and marketing of Fintry Park, in the soliciting of proposals for park use permits that allow buildings to be put to new uses, and in the support of partnerships which enable objectives to be fulfilled.

⇒ Consult with the Regional District and with First Nations representatives on any promotion or marketing strategy.

⇒ Work with community partners and media in providing appropriate information in a responsible manner.

⇒ Ensure brochures and other handouts including maps and photographs remain current and accurate.

⇒ Provide information about the level of visitor services at Fintry Park and in the immediate vicinity.

⇒ Continue to work with local tourism associations, Chambers of Commerce, heritage sites and tourism operators in providing regional tourism and outdoor recreation information.

⇒ Continue present park orientation and information program;

⇒ Ensure that facilities and signs (including information shelter and trail signs) are consistent

and integrated to enhance the park's role.

⇒ Ensure that park boundaries are clearly marked to discourage trail use into neighboring private properties.

⇒ Ensure that First Nations and oriental labor themes are respected and interpreted with the participation of local representatives.

⇒ Maintain contact with regional museums and archives to cooperate in the storage and viewing of archives, artifacts and records which relate to Fintry.

APPENDIX A HISTORY AND ARCHAEOLOGY

An extensive historic analysis of Fintry was compiled in 1983 by local historian David Dendy. Archaeological surveys and studies were undertaken in 1976 and 1991. The following extracts are from these reports, and other sources as noted.

First Nations History:

The proper name for Fintry is somewhat in confusion, as the name given for the place has also been applied to a more recent Indian village two miles north of the mouth of Siwash Creek, at the Head of the Lake. But the placing of the name at Fintry seems to have come directly from the information of local Indians, and so seems the more reliable.

Sinquina Otiaton 'Jump on their backs' (Kennard)

Sinkohotem 'Massacred' (Hill-Tout)

Sin-kina-ot-iat 'Massacred' (Ormsby)

SntlEmuxte'n 'Place where slaughtered' (Teit)

The stories behind this name relate it to the intermittent warfare between the Okanagan Indians and the Shuswaps, brought about by the gradual extension of Okanagan territory into the northern Okanagan Lake area, which until about 1700 was held by the Shuswaps.

The most popular version of the story says that an Okanagan war party ambushed three or four hundred Shuswaps encamped on the delta at the base of the cliffs, and killed them by rolling rocks down on them. There is little detail in the various reports, and no archeological evidence of such a massacre has been found. But the story tallies with the reported traditions of the Okanagan Indians who reported frequent conflict with the Shuswaps and that a favorite tactic of their warfare was the ambush whereby opponents were either crushed by rockslides or driven off cliffs.

The small amount of archeological evidence visible at Fintry suggest that this was a summer camp of the Okanagan Indians. They were a semi-nomadic people, spending the summer traveling about through the Valley harvesting various animal and vegetables in the places in which they were most abundant.

During the course of this plan, First Nation representatives reported a system of three trails on the western shores of Okanagan Lake, at various elevations respectively a 'winter trail', 'spring trail' and 'summer trail'.

European Contact Period:

During the early 19th century, fur traders were the first to make contact with the native inhabitants of the valley. At that time, a system of fur brigade trails was established to connect Fort Okanagan on the Columbia River north to Kamloops, via Okanagan River and the westside of Okanagan Lake.

In 1883, the first Eurocanadian settler, Thomas D. Shorts, preempted the land. Shorts, a pioneer steamboat captain established a fleet of freight boats to service the lake communities. After several changes in ownership, the property was purchased by Captain James Cameron Dun-Waters in 1909. Dun-Waters named the property Fintry, after an ancestral estate in Scotland. He built most of the buildings that are on the property today, including the Manor House, gate house and several farm buildings.

Fintry Manor house was constructed largely of granite quarried from the cliffs edging Fintry delta. The stonemason, John Abbott Bailey of Kelowna, also contracted the installation of the irrigation system.) While the original house was destroyed by fire in 1924, foundation walls remained intact and house was reconstructed.

During his ownership of the land, Dun-Waters cleared much of the delta for farming and built a hydro generating power station on Shorts Creek. He built up one of the most famous agricultural estates in the Okanagan Valley, complete with landscaped gardens, a 40 acre orchard, four additional residences for farm management personnel, tennis courts, stables and paddocks, bridal paths, upland hunting lodges, golf driving range, a roofed in electrically lit curling rink, and one of the first circular (octagonal) dairy barns built in B.C.

Dun-Waters developed a passionate interest in one breed of Scottish dairy cattle, the Ayrshires. As a first step the famous octagonal dairy barn was designed by J. Honeyman, a Vancouver architect and old school friend of Dun-Waters who also designed the White House. The ultimate in modernity, all fifty or so stalls faced inwards towards a central silo and circular manger. All conveyor tracks had to be curved, but the barn actually worked very well.

At some point, probably between the world wars, a fruit packing plant and steamer wharf were built at Shorts Point to ship the products of Fintry's orchards and dairy farm. Confirm - Bricks made in Vernon used in wall construction for packing plant (south end, used for cold storage) and in White House

Dun-Waters occupied the property until his death in 1939 (moving to Stuart House in 1938). Mrs. Dun-Waters passed away in 1924 and a plaque marks her gravesite north of the Manor House.

Residential & Resort Development Period:

In 1938 the property was sold to Fairbridge Farm School Society, which ran the estate as a British boarding school. The estate then passed through a number of hands before being purchased in 1959 by Mortenson and Kaiser of Seattle. The ensuing development concept, under the name Fintry Estates Ltd. proposed to subdivide the entire property in a "Florida-style" promotion, offering for mail-order sale lots of a minimum 7500 square feet for \$ 795, at \$10 down and \$10 per month. By March 1959, it was reported that over one thousand lots had been sold, before the provincial government clamped down over real estate regulations. The lots had not been properly subdivided; water, roads and utilities had not been supplied to the lots, and finally a legal battle meant the concern went into bankruptcy.

In 1963 Fintry Estates Ltd. was bought out by the family of Arthur Bailey. A golf course/residential resort concept was designed by B.C. Properties Ltd. and led to the creation of a 117 lot residential subdivision on the southern portion of Fintry Delta. Arthur Bailey operated “Fintry Inn” and cabaret in the old packing house, receiving tourists and day visitors by road and from the cruise vessel “Fintry Queen” until the early 1980’s.

PREVIOUSLY RECORDED ARCHEOLOGICAL SITES

(Source: Arcas, 1990)

“Five archeological sites of apparent prehistoric antiquity were recorded during the Okanagan Lake survey in 1976. No surficial cultural features were reported from any of these sites, which included a possible rock shelter, an exposure of possible subsurface cultural deposits, and three lithic surface scatters (remnants of native stone working for tool manufacture). The status of each site as relocated in 1990 follows:

EaQu 13: this was a surface scatter of three basalt and two chalcedony waste flakes on a 50 m length of beach, extending east from the boat launching ramp and marina at the trailer park on the north side of the delta. The materials were not collected in 1976, but no trace of this site was identified in 1990. The significance of the site is regarded as low.

EaQu 14: was recorded as a scatter of two chert or chalcedony flakes on the delta terrace southwest of the boat launching ramp, in an area now occupied by two house trailers. Excellent surface exposure ensured total coverage of the area, but no cultural materials were identified in 1990. This site should be considered destroyed, and of low significance.

EaQu 15: was recorded from the north side of the delta between Fintry Manor and the old packing house. The site was recorded as a scatter of artifacts including a small corner-notched projectile point and a retouched flake, both manufactured from basalt, one chert flake and one chalcedony flake. The projectile point was collected and catalogued (EaQu 15: 1). In 1990 were found a single calcined bone fragment and a large, crudely flaked basalt projectile point with broad side notches (collected and catalogued as EaQu 15: 2). This may have been an unfinished point but the distal tip was broken. About ten shovel tests were excavated in the area between the manor and the packing house, but no additional cultural materials were identified. Because no cultural materials besides the projectile point and the bone fragment were identified, we regard this site as having low significance.

EaQu 16: was recorded as possible subsurface cultural deposits in a cut on the left bank (north side) of Shorts Creek 325 m upstream from its mouth. The exposure was easily relocated, consisting of dark grey silty loam, reddish brown burned silty loam, scattered flecks of charcoal, and large chunks of charcoal or charred roots. No obvious cultural material such as fire-altered rocks, faunal remains, or lithic artifacts were observed, and it is believed that this exposure is a natural deposit altered by ground fire. No cultural materials were identified in nearby shovel tests or surface exposures. The location is not believed to be a genuine archaeological site, and is considered to have low significance.

EaQu 4: is a small rock shelter beneath a detached block of granodiorite near the toe of the mountain slope 375 m south of the boat launching ramp. No unequivocal cultural remains were reported in 1976, but charcoal chunks were seen on the surface and possible carbon staining was observed on the roof of the shelter. During the course of the impact assessment, a 65 cm deep shovel test was excavated in the floor of the shelter; grey sand and angular rubble overlay yellowish brown coarse sand with occasional gravel. Small charcoal fragments were recovered from both strata but no other obvious cultural materials were identified. The black staining on the roof was still visible but is may be of natural, rather than cultural, origin.”

OKANAGAN FUR BRIGADE TRAIL

“EaQu 19: is the site registration number assigned to a section of the historic Hudson’s Bay Company fur brigade trail on neighboring D.L. 2923 north of the subject property. The segment continues onto D.L. 2920 and D.L. 686, so the same number is used to refer to this previously unreported part of the trail. The route of the trail was traced for 645 meters south from the north boundary of D.L. 2920, to the lowest switchback on the original Fintry access road (abandoned); the original trail probably ran down to the Shorts Creek delta on the same route as the access road.

Only the northernmost 190 m of the trail could be considered intact, some of which may have been on the adjoining property, D.L. 2923. The remainder has been obliterated by logging access roads and bulldozer tracks in the past few years. In this area (totaling 455 m), the trail was marked by reflective metal tags placed on trees adjacent to the trail by members of the Okanagan Historical Society in 1982.(1974?) About 25 m of the trail was still intact. Partially buried and slightly downslope from the road where it traversed a scree slope. The trail angled down the hill from the talus area to the old Fintry access road, and this 75 m - long segment was destroyed when it was traversed by a bulldozer.”

Where undisturbed, the trail is quite faint and not more than 50 cm wide. No trees and only a few shrubs are presently growing on the route. The existence of this historic trail is well-known to residents of the Okanagan Valley. The undisturbed segments of the trail are considered to have moderate to high historic significance, but destroyed sections have low significance.”.

A NOTE ON NAMES

(Source: Dendy)

“Many names in the Fintry area have changed over the years. Shorts’ Creek, for example, was

named Riviere a la Biche (“Doe Creek”) by the fur traders; later as Elk River; during the tenure of Thomas Shorts the name became first Fall Creek and then Jubilee Creek; later people called it Shorts’ Creek after him, and in 1930 that name was officially given to it by the Geographical Board of Canada. What is now officially known as Terrace Mountain was long called Shorts’ Mountain; the mountain to the south of the creek, known as Zion Mountain, has no official name on the maps. The delta property has been known as Sinkohotem Fall Creek Ranch, Shorts’ Point Ranch, and Fintry.”

A NOTE ON SOME PICTURE SOURCES

(Source: Dendy)

The Vernon Museum (and O’Keefe Ranch) has a fair number of photographs of Dun-Waters’ Fintry and of the earlier residents of the area.

The Kelowna Museum has pictures of Fintry from the collection of R.J. Sugars. Many of the more recent magazine and newspaper articles cited in the Dendy report include illustrations.

The Provincial Archives of British Columbia has two movies, made by the Department of Agriculture, of the Interior Provincial Exhibition at Armstrong in 1930 and 1935 which show J.C. Dun-Waters in procession with his prize Ayrshire cattle.

Arthur Bailey has some pictures and other material items of interest such as apple boxes with the Fairbridge Farms label on them and a whiskey bottle with Dun-Waters’ personal “Laird of Fintry” label.

An extensive market appraisal was undertaken of the land and buildings, in advance of park purchase. The following are extracts from that appraisal (Source: Market Value Analysis from Kent- MacPherson Appraisals, 1995. Subsequent renovations are noted in brackets)

MANOR HOUSE

“The 1.5 storey Manor house located near the north east shore on District Lot 686 was originally constructed in 1920. (or 1911 - 12 per Dendy)

In 1967 the kitchen area was enlarged and plumbing and electrical wiring upgraded. During this period the roof was recovered with duroid shingles and dormers constructed to accommodate 7 new bedrooms in the attic area. Thus, the building presently contains 1.5 storeys. Each bedroom contains its own ensuite bathroom and the total area utilized in the upper floor is approximately 2,700 square feet.

The irregular shaped main floor contains approximately 5,512 square feet excluding porches and verandahs which contain 1,390 square feet. Basement improvements include a few storage cupboards and partitioned storage rooms. (Two oil fired hot air furnaces and hot water tank situated in the basement are disconnected while a third oil fired hot air furnace situated in the attic is removed. Propane heat and hot water is now provided. The roof has been insulated.)

Attractive features include nine fireplaces on the main floor, ornate wall coverings in the dining room and trophy room plus several built-ins, attractive screened-in porches, 3 pantries off the kitchen, 2 staircases to the second floor, leaded windows in the trophy room, an outside ramp entrance into the basement and finally, the old fashioned 12 foot high ceilings throughout the main floor. The second storey living area contains 8 foot high ceilings.

The entire structure with the exception of the trophy room, sits on a full basement. The stone walls extend from the eaves downward into the excavation to the basement floor. Therefore, the basement walls are also constructed of stone and mortar but with one exception. The stone work bounding the extension to the kitchen are concrete rather than stone.

Interior finishing includes edge-grained fir flooring throughout most of the main floor with vinyl tiles in the kitchen and throughout the second storey bedroom area. Walls and ceiling are plaster throughout most of the main floor with drywall covering the addition to the kitchen and most of the upstairs bedrooms with some walls covered with decorative plywoods.

Due to the extensive use of hand cut granite, the building is virtually irreplaceable from a reproduction cost standpoint”.

FORMER “STUART PROPERTY” NOW LEASED TO MR. AND MRS. BAILEY

“The former “Stuart” property, as it is commonly referred to, is located at the mouth of Shorts Creek, at the extreme southern end of Plan B4484. (Situating outside of the park)

The original residence has been completely remodeled, modernized and expanded by Mr. and Mrs. Bailey and now comprises a total main floor area of approximately 3,553 square feet with an attached 1,092 square foot screened porch; 798 square foot unlined attached double garage and 572 square foot carport.

The home also has a one-half storey above the original residence, plus partial basement.

The residence and underlying 2.95 acre waterfront site are under 25 year lease to Mr. and Mrs. Bailey expiring January 1, 2012.”

OCTAGONAL AND CONVENTIONAL BARN AND OUT-BUILDINGS

“The former dairy barn is octagonal in shape with a silo at the center. It contains 2,784 square feet including the silo area and sits on a 20 inch high cement foundation. Interior finishing is whitewashed boards while board and batten cover the exterior. Roofing is cedar shingles in poor condition. The entire floor area plus the feeding troughs are constructed of concrete. Each of the 15 stalls contains a stanchion. Other partitions create 3 pens and a calf pen. The cemented area extends from one side measuring 12 feet by 49 feet (588 square feet). The entire structure is in good condition considering its age and could be revitalized to serve as a dairy barn for several more years.

The octagonal barn is unique in design and is one of the last octagonal style barns in western Canada and as a result it has been designated of regional heritage significance.”

GATEHOUSE/CARETAKER’S HOUSE

“Built in approximately 1920, the gatehouse is irregular and contains approximately 1,109 square feet with two bedrooms, kitchen, living room, sitting room, bathroom and is heated with an oil fired, forced hot air furnace.

Kitchen and bathroom floors are tile while the remaining floors are Fir with interior wall finish of plaster. The exterior has a stucco finish with durio shingle roof. A small three bay garage is located in the back yard and is in poor condition.”

PACKING HOUSE:

(Sources: Dendy and Arcas) In 1993, the area of the old Inn, formerly the packing house, was inspected and found to be in disrepair. The main floor of the building and wharf appeared to be sagging. Holes were evident in both the wharf and the floor of the building. The building was gutted and there was considerable construction debris on the floor inside the building.

Approximately 100 meters to the north of the packing house is a small boathouse. This was the location of fuel dispensing operations, with underground fuel tanks approximately 30 meters from shoreline. (The tanks and fuel pump were removed in 1996).

IRRIGATION REMNANTS:

(Sources: Dendy and Arcas) A linear array of pipelines, flumes, wooden trestlework, and cable suspension bridges extend up the canyon, from a location south of the second lowest switchback on the original Fintry Delta access road. All of the features are quite dilapidated and somewhat hazardous, but the pipeline was traversed to the middle of the second suspension bridge, about 10 m from the concrete head gate for the pipeline. A large-diameter aluminum pipe apparently still carries water to the delta, but part of the deck of the second bridge has collapsed and the head gate is not accessible at present. This feature system is quite picturesque, but lacks historical integrity and so was not recorded.

In the *Park Act*, BC Parks must:

- conserve significant and representative natural and cultural resources; and,
- provide a variety of outdoor recreation opportunities.

CONSERVATION

Within the conservation mandate, BC Parks has two goals:

Goal 1 Representativeness

To protect viable, representative examples of the natural diversity of the province, representative of the major terrestrial, marine and freshwater ecosystems, the characteristic habitats, hydrology and landforms, and the characteristic backcountry recreational and cultural heritage values of each ecosection.

Goal 2 Special Features

To protect the special natural, cultural heritage and recreational features of the province, including rare and endangered species and critical habitats, outstanding or unique botanical, zoological, geological and paleontological features, outstanding or fragile cultural heritage features, and outstanding outdoor recreational features such as trails.

RECREATION

Within the recreation mandate, BC Parks has four goals:

1. Travel Tourism Routes - To provide park attractions and services which enhance tourism travel routes.
2. Outdoor Recreation Holiday Destinations - To provide park attractions which serve as or improve key destinations for outdoor recreation holidays.
3. Backcountry - To provide outstanding backcountry recreation opportunities throughout the province. Some sites may feature adventure tourism, while in other areas the wilderness would remain untouched.
4. Local Recreation - To ensure access to local outdoor recreation opportunities for all residents of this province.

APPENDIX D

INFORMATION SOURCES

Background information was compiled from the following publications and resources.

Arcas Consulting Archaeologists Ltd.; Archaeological Impact Assessment; for Lancer Financial Corporation; May 7, 1990.

David R.B. Dendy; A History of Fintry; for K-West Estates Ltd.; September 1983.

Kent Mac-Pherson Appraisals; Market Value Appraisal, Fintry Estates; for Ministry of Environment, Lands & Parks, March 3, 1995.

Regional District of Central Okanagan; Parks Bylaw No. 755 ; October 6, 1997.

Regional District of Central Okanagan; Westside Road Parks Preplan; December 24, 1996.

Reid Crowther & Partners Ltd.; Environmental Assessment; for Ministry of Environment, Lands & Parks; November 1995.

T.R. Underwood Engineering; Westside Road Official Community Plan; Information, resident survey results, and bylaw updates in progress for Regional District of Central Okanagan; Fall of 1997.

UMA Engineering Ltd.; Fintry Delta Development Opportunities Analysis Report; for Regional District of Central Okanagan, October 1995.