

Kemp Lake Angling Infrastructure Improvement Proposal



Prepared for:

Capital Regional District
Juan de Fuca Electoral Area
Community Parks and Recreation
#2-6868 West Coast Road
P.O. Box 283, Sooke BC, V9Z 0S9

By:

Scott Silvestri
Ministry of Forests, Lands and Natural Resource Operations
Environmental Stewardship Division
Fish and Wildlife Branch
2080-A Labieux Road, Nanaimo BC, V9T 6J9
Scott.Silvestri@gov.bc.ca

January 6, 2012

Table of Contents

1. Introduction and Project Objectives	2
2. Project Scope.....	3
3. Reporting	3
4. Key Stakeholders	3
5. Roles and Responsibilities	4
6. Project Milestones.....	5
7. Project Costs.....	6
Appendix A: The proposed site location on Kemp Lake is at the end of Milligan Road.....	7
Appendix B: Photos of the existing boat launch/lake access at Milligan Road	8
Appendix C: Conceptual design of boat launch dock and fishing float at Kemp Lake	9
Appendix D: Site Drawing, Current Conditions	10
Appendix E: Site Drawing, Proposed Improvements	11
Appendix F: Examples of several constructed fishing floats on Vancouver Island	12

1. Introduction and Project Objectives

In the Province of British Columbia, long term trend data, as measured by freshwater and tidal license sales, indicates a more than 20% decline in resident angler participation over the past 10-15 years. Similar declines have also been observed on Vancouver Island; however, unlike most other regions in BC, it is estimated that more than 90% of lake anglers on Vancouver Island are local residents (Sjolund 1981)¹. Recent research suggests current factors linked to reduced angler participation include, but are not limited to, families being too busy (other priorities), time requirements and lack of easy access (Roger Barnes Marketing Planning 2006)². On Vancouver Island, reduced access to lakes on privately managed forest land has further decreased angling opportunities for local residents.

In 2008, in an effort to address declining angler participation, the Regional Fisheries section of the Ministry of Environment (currently the Ministry of Forests, Lands and Natural Resource Operations) developed and submitted a proposal to the Habitat Conservation Trust Foundation to investigate and identify opportunities to improve angling access and infrastructure at urban lakes on Vancouver Island. Funding for this program was approved and in 2009/10 the program began with an investigation of lake angling infrastructure on 44 urban lakes on southern Vancouver Island (Nanaimo to Victoria). As part of this project an inventory of existing access and infrastructure was completed and opportunities to create and/or enhance fishing opportunities for the public were identified. Several projects within the Capital Regional District-Juan de Fuca Electoral Area were identified during this initial year, including works at Kemp Lake.

Kemp Lake is located within the CRD Juan de Fuca Electoral area, approximately 8.5 km west of Sooke within BC's provincially designated West Coast Planning Unit. Kemp Lake is the largest publicly accessible lake in the Sooke vicinity, measuring 64.3 acres in surface area. The lake is stocked annually by the Province with catchable size rainbow trout. When compared to other lakes in the West Coast Planning Unit in 2006, Kemp Lake ranked fourth highest with respect to angling effort with an estimated 1466 angler days, signifying its importance to the local angling community. Site investigations at Kemp Lake noted limited infrastructure and access for anglers and recreationalists. An area prioritized for immediate improvement is located on the Ministry of Transportation and Infrastructure (MoTI) Milligan Road foreshore access, and contains an existing boat launch and water access (Appendix A). The road surface is currently very uneven (i.e., large potholes), has limited traction due to the presence of wet and fine soil material and provides minimal shore fishing opportunities.

The intent of this proposal is to investigate the feasibility of improving the existing lake access, as well as installing angling and lake recreation infrastructure at Kemp Lake in an effort to promote and encourage use by local area residents. This includes acquiring a license of occupation from the Ministry of Transportation and Infrastructure (MoTI) for the existing lake access. Infrastructure improvements at this site would include acquisition and placement of crush gravel (or other substance with adequate drainage) at the Milligan Road boat launch to improve conditions for boat launching and water access. As the lake has a federal restriction on the use of powered boats, increased lake use by canoe, kayak and row boats only would be encouraged.

Additional improvements that would enhance the Milligan Road lake access include the installation of a small float to help individuals launching watercrafts and provide lake access for shore anglers. This latter point is of particular significance as current lakeshore conditions make shore-based

¹ Sjolund, R. 1981. The Lakes in the Regional District of Mount Waddington. Ministry of Environment, Nanaimo, BC.

² Roger Barnes Marketing Planning. 2006. Regional Market Studies: British Columbia, Alberta & Washington State.

fishing difficult. The float would also support other existing recreational uses such as a wildlife viewing, and if designed correctly, by swimmers in the summer months when fishing conditions are generally at their poorest. The creation of a park-like setting with associated facilities (i.e., a picnic table and parking) would also serve to encourage use at this site and better manage access.

If this project is approved, capital development funding would be coordinated through MOE and the Habitat Conservation Trust Foundation, and the CRD Juan de Fuca Electoral Area (JdFEA) Parks and Recreation would be responsible for ongoing management and maintenance as a designated recreational area. Based on funding availability, this project may take one or more years to complete.

2. Project Scope

1. Solicit input and support from the Kemp Lake Waterworks District, VIHA and MoTI (completed);
2. Introduction of the proposal to the Capital Regional District JdFEA Community Parks and Recreation Commission to determine project interest;
3. Source out project costs and funding;
4. Actively fundraise and seek partners for project implementation;
5. Obtain and provide funds for engineering services for project design and layout (including a survey of the upland portion of the lake access);
6. Hold a public information meeting for comments and recommendations;
7. Obtain required notifications and approvals including the MoTI license of occupation, Crown Land Tenure for the dock, Provincial Section 9 Notification, Fisheries and Oceans Dock Notification and the Transport Canada Navigable Waters Protection Act dock approval;
8. Complete construction in accordance with the provincial and federal operational statements and best management practices;
9. Follow up installation of the works with lake management assessments to look at increased angling use and any potential impacts to the lake fishery. Proceed with recommendations from those assessments.
10. Follow up installation of the works with lake management assessments to look at increased angling use and any potential impacts to the lake fishery. Proceed with recommendations from those assessments.

Although the Riparian Area Regulations (RAR) do not apply to this project as the intended use is public, the installation of infrastructure would comply with all provincial and federal environmental requirements and would be undertaken with the least amount of disturbance to riparian zone on the lake.

3. Reporting

This will be the main project proposal report for key stakeholders. Upon completion of any works, a report including project rationale, project costs and outcomes would be created for both the Capital Regional District and for project funders.

4. Key Stakeholders

Capital Regional District. Work with the Ministry of Transportation and Infrastructure to secure lake access through a License of Occupation agreement. Work with MOE to complete provincial

and federal approvals and notifications, as well as the Crown Land Tenure for the dock. Under a permit from MoTI, the Capital Regional District's Juan de Fuca Parks and Recreation Commission would be responsible for ownership, liability and future maintenance of any new infrastructure including the dock, boat launch and picnic table. The CRD would not be responsible for capital replacement costs or large repairs, but such funds would be solicited from the funding partners or through grants when required.

Ministry of Forests, Lands and Natural Resource Operations. The objectives of this proposal fall within the scope of the Small Lakes Recreational Plan for Vancouver Island. The Ministry would help procure funds for the project, as well as provide input for the necessary approvals, notifications and applications, construction/environmental design and installation.

Potential Funding Partners:

- **Habitat Conservation Trust Foundation** - Supporting fisheries conservation and recreational initiatives throughout BC. Financial support has already been procured.
- **Freshwater Fisheries Society of BC** - Potential opportunity to contribute funds for this project from their Fishing in the City program.
- **Haig Brown Fly Fishing Association** - Local user group which may be willing to provide financial or in-kind support for local angling enhancement projects.
- **Westcoast Flyfisher Association**- Local user group which may be willing to provide financial or in-kind support for local angling enhancement projects.
- **Ministry of Transportation and Infrastructure** - Potential opportunity to tap into their Environmental Enhancement Fund for improvements associated with road development.
- **Local retail outlets** - Local sports retailer willing to support fishing activities in the local area.
- **Butler Brothers Supplies Ltd.** – Potential materials donor

5. Roles and Responsibilities

a. The Ministry of Forests, Lands and Natural Resource Operations

The proposal to improve the boat launch and for the creation of other recreational amenities at Kemp Lake is being put forward by the Ministry of Forests, Lands and Natural Resource Operations. The Ministry has a mandate to conserve freshwater fisheries resources in BC, while at the same time providing and encouraging recreational fisheries use for the residents of BC. For this proposal, the Ministry will work with the CRD to procure funds for this project and to help organize project requirements including the application for land tenure, approvals and notifications.

Contact for the Ministry of Forests, Lands and Natural Resource Operations:

Scott Silvestri
Small Lakes Fisheries Biologist
2080-A Labieux Rd.
Nanaimo, BC, V9T 6J9
Office: 250.751.3128
Email: Scott.Silvestri@gov.bc.ca

b. The Capital Regional District, Juan de Fuca Parks and Recreation

The CRD maintains and funds numerous community parks, trails and associated infrastructure throughout the Juan de Fuca Electoral Area. All works completed at Kemp Lake would be owned and managed by the CRD. The CRD will be responsible for securing the licence of occupation/permit from MoTI.

Contact for the Capital Regional District:

Ron Hamilton
Manager, Parks and Recreation
JDF Electoral Area Community Parks and Recreation
Capital Region District
2-6868 West Coast Road
P.O. Box 283, Sooke, B.C. V9Z 0S9
Office: 250.642.1500 Ext. 211
Cell: 250.516.9438
Email: rhamilton@crd.bc.ca

c. The Capital Regional District, Juan de Fuca Electoral Area, Local Area Planning

The CRD Local Area Planning department would be responsible for coordinating public input, securing the license of occupation from MoTI, as well as acquiring the balance of required permits/approvals for the proposed project.

Emma Taylor
Planner
Planning and Protective Services Department
JDF Electoral Area Community Parks and Recreation
Capital Region District
2-6868 West Coast Road
P.O. Box 283 Sooke BC V9Z 0S9
Office: 250.642.1500 Ext. 205
Email: etaylor@crd.bc.ca

6. Project Milestones

1. Obtain approvals in principal from the CRD (includes the JdFEA Parks and Recreation Commission and Otter Point residents). This may require input through development of the Otter Point OCP process;
2. Obtain input and approvals from the Kemp Lake Waterworks District and VIHA (completed);
3. Secure all federal and provincial permits and approvals;
4. Secure required funds to enable project commencement. A staged/multi-year approach may be required should funding acquisition be limited;
5. Obtain engineered survey and plans for proposed works at Kemp Lake;
6. Obtain final project approval from the CRD and other agencies for construction;
7. Complete construction works.

7. Project Costs

To date quotes have been requisitioned for the land/boundary survey, development of the upland/foreshore area and the float in an effort to forecast budgetary needs for implementation.

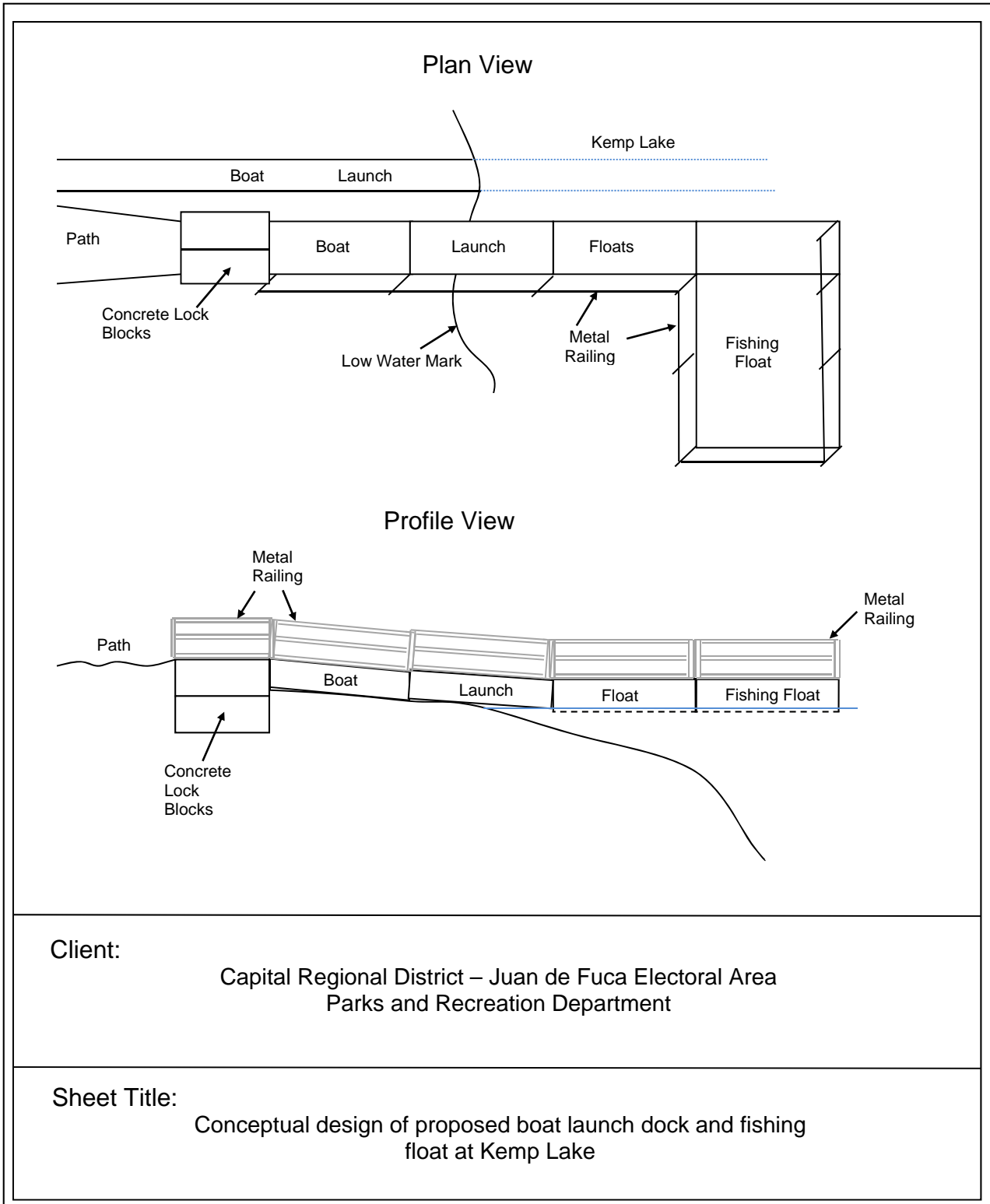
Item	Cost Estimate
Land Survey	\$1,380
Manatu Road widening	\$6,400
Clear foreshore	\$2,500
Supply/install concrete slab, picnic table, rock for separation, soil for picnic area, trim trees	\$3,450
Boat launch improvements	\$1,500
Float, lock blocks	\$19,195 – 30,000

All quotes are preliminary in nature where works to be completed including associated pricing will be confirmed once funding has been secured and construction plans are finalized.

Appendix B: Photos of the existing boat launch/lake access at Milligan Road



Appendix C: Conceptual design of boat launch dock and fishing float at Kemp Lake



Client:

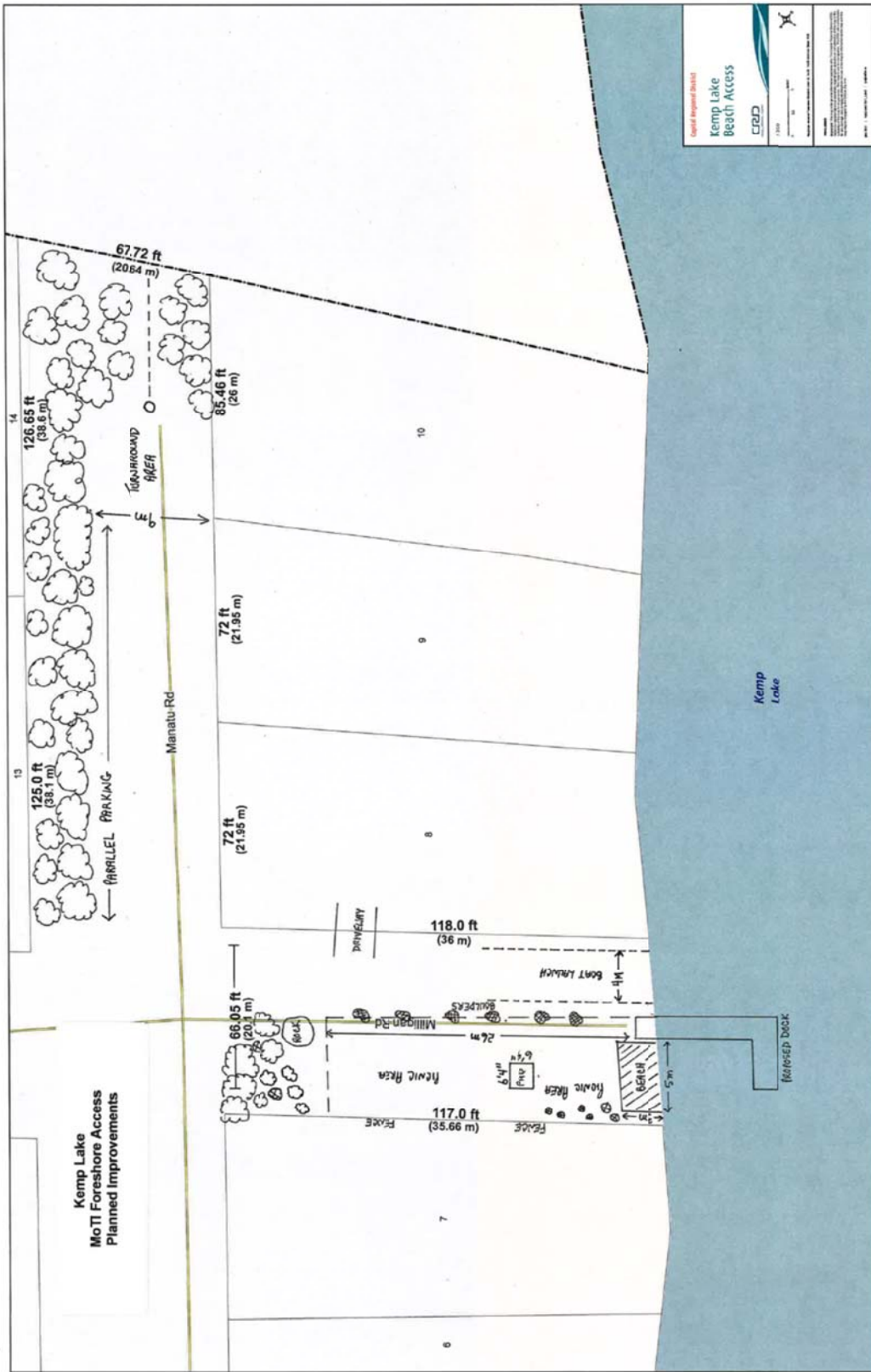
Capital Regional District – Juan de Fuca Electoral Area
Parks and Recreation Department

Sheet Title:

Conceptual design of proposed boat launch dock and fishing float at Kemp Lake

The floats come in modular components. The design could incorporate coupled modular floats joined together at the end.

Appendix E: Site Drawing, Proposed Improvements



Appendix F: Examples of several constructed fishing floats on Vancouver Island



