

**Capital Regional District
Juan de Fuca Electoral Area Parks and Recreation Commission
Minutes of a meeting held Tuesday, February 22, 2011
Juan de Fuca Electoral Area Office, #2 – 6868 West Coast Road, Sooke, BC**

Mission Statement:

“The Juan de Fuca Electoral Area Parks Commission is responsible for the acquisition, development, operation, preservation and maintenance of parks in the Juan de Fuca Electoral Area for our present and future residents.”

Present: Commissioners L. Paterson (Chair), K. Douch (Vice Chair), L. Deutscher, S. Jorna, B. Mark, W. Vowles (Alternate Director)
Absent: Commissioner I von Schuckmann
Staff: R. Hamilton, Parks and Recreation Manager, W. Miller, Recording Secretary
Public: 3
Press: 0

1. CALL TO ORDER

The meeting was called to order at 5:05 p.m.

2. APPROVAL OF THE AGENDA

MOVED by Commissioner Deutscher, **SECONDED** by Commissioner Jorna that the agenda be approved as presented. **CARRIED**

3. APPROVAL OF THE MINUTES OF JANUARY 25, 2011

MOVED by Commissioner Jorna, **SECONDED** by Commissioner Mark that the minutes of January 25, 2011 be approved as presented. **CARRIED**

4. CHAIR’S REPORT

5. DELEGATION

6. DIRECTOR’S REPORT

7. STAFF REPORT

a) Staff News

Wieland Road Access

An application for a permit to develop a trail on the MoTI road access was submitted on January 25. The MoTI has responded that they have no issues with the permit, other than concerns for future development of the road to access new subdivision proposals. To this end, MoTI requested the trail be located along one side of the road access. The Land Title office has confirmed that it cannot approve a metes and bounds description. Alternatively, an explanatory plan will be completed to permit registration of a Statutory Right of Way Agreement. Upon Commission comment, the Manager stated that a riparian area assessment may be required to address wetland areas and that an agreement with the Juan de Fuca Community Trails Society is drafted for roughing in the trail. Additional funds and time will be required to bring the trail up to Commission standard.

Orveas Bay Subdivision – Cash in Lieu

The CRD has received the 5% cash in lieu settlement (\$100,000) which has now been deposited in the JdFEA Parks and Recreation land account. The total land reserve fund is now \$104,539.12.

DL 177 Statutory Right of Way – Priest Cabin

The revised survey plan of the CRD Statutory Right of Way as received from Mr. Brotherstone, agent for the property owners, has been forwarded to CRD Realty Services to confirm the drawing complies with land registry requirements. The new survey illustrates the addition of a 12 meter wide proposed access road, which generally runs adjacent to the

existing road that the CRD SRW runs over. Mr. Brotherstone has confirmed that a separate road will provide access for the owners, BC Hydro and Western Forest Products. Commission comment noted that the right of way will provide access to Crown lands beyond and access to the Matterhorn trail.

William Simmons Site Management Plan – Update

West Coast Gardening has been contracted to continue completion of work to prepare the park for the official opening on May 21. This work includes:

- Completion of the Panama Rail Trail to the parking lot, including elevation and infilling to address flooding issues;
- Installation of eaves troughs on the picnic shelter;
- Bringing the trail in the day use area, and from the parking lot, to Type 2 Trail Standards;
- Installation of two information kiosks;
- Install a forestry gate on the field access road.
- Landscape trail head area from the parking lot;
- Install highway and information signs;
- Seed, fertilize and apply additional topsoil in grass areas to ensure best growing conditions and appearance.

The Manager confirmed that the remaining wood fence and combustible waste material has been burned (fire permit acquired).

Staffing – Park Maintenance Worker Positions

Interviews for the Park Maintenance Worker 1 and 5 positions are scheduled for Monday February 28 and Tuesday, March 1. Any outstanding cleanup and site preparation work at William Simmons Memorial Park will be done by the parks crew in May.

Kemp Lake Beach Access – MoE Proposal

On January 27 a site meeting was held with the MoE project coordinator, Mr. Silverstri, the Planner and a contractor to determine final cost and design requirements for the foreshore access improvements. Mr. Silverstri has also been in contact with dock manufacturers to get separate costs estimates for the dock and installation. The Manager has also had discussions with the Regional Director to explore opportunities for additional funding via third parties. Funding for this project will be provided through MoE as well as non-profit third party recreational sport fishing organizations. Once final cost and installation information has been determined, an updated draft of the proposal will come forward to the Commission for their review and recommendations. The Kemp Lake Water District is to be consulted by MOE, and Local Area Planning will bring the draft proposal forward as part of the Otter Point OCP process. Commission involvement does not include funding, but rather a commitment to: 1) acquire a permit to manage the foreshore access from MoTi under the current Memorandum of Agreement; and 2) be responsible for ongoing maintenance of the facilities.

Proposal for Slide – The Park in Port Renfrew

The Manager was contacted by the president of the Port Renfrew Chamber of Commerce. A memorial fund has been donated locally to acquire a new slide for The Park. The community has asked if the Commission would coordinate installation of a slide this spring using volunteer help. The Manager advised that the slide will cost approximately \$3,000. As installation must be done by a licenced contractor to meet liability requirements, installation is anticipated to equal the cost of the slide. Commission comment was forwarded noting that initial equipment purchases were selected by the youth of the community and did not include a slide. It was further noted that the Pacheedaht playground is available for use by the community at large. Additional Commission comment was forwarded regarding budget for playground equipment replacement.

8. NEW BUSINESS

a) Marine Trail Holdings Tourist Resort Revised Proposal and Referral

The Manager advised that the Local Area Planning Manager was unable to attend the

meeting to speak to the revised application. Commission discussion ensued regarding identification of community park interests although the proposal is not subject to Section 941 of the *Local Government Act* (parkland dedication). The Manager spoke to the Commission comment submitted in October 2010 to the LUC requesting public parking and two public access points to the Juan de Fuca Marine Trail. It is understood that Commission comment regarding the revised application is requested by March 17. Should the Commission wish to have representation from Planning, it was advised that the Local Area Planning Manager has offered to attend a special meeting. As there are still agency comments forthcoming, the Commission asked the Manager to discuss an additional meeting with the Local Area Planning Manager. It is understood that Commission members are welcome to attend the March 3 public information meeting.

9. UNFINISHED BUSINESS

a) Stewardship Agreements (Seagirt Ponds, Juan de Fuca Community Trails, Copper Mine)

b) Otter Point Holdings – Trail/Cash-in-Lieu Contribution

Minor trail work and landscaping to be completed prior to the opening of William Simmons Memorial Park.

c) McLeod Industries (Z-03-08) – Cash in Lieu/Amenities

The owner may be submitting a rezoning application for a portion of the property.

d) Rezoning Application – Doeding & St. John – Cash in Lieu

Rezoning is complete as Bylaw No. 3729 was adopted by the CRD Board at its January 12, 2011 meeting. Once the subdivision plan is submitted, the applicant will be advised that the Commission is requesting cash in lieu of parkland dedication. An appraisal will be required to determine the cash in lieu amount.

e) Goldstream Heights Subdivision

Applicant to apply for a development permit with variance for 80+ lots. A development permit will allow a statutory right of way to be secured for access to the Trans Canada Trail. Additional parkland discussions are anticipated as a long term development plan progresses.

f) Wieland Road Access – Statutory Right of Way Proposal

g) Western Forest Products Trail Statutory Right of Way – JC8 (Priest Cabin)

It is understood that Priest Cabin Park will be highlighted in an upcoming Rural Observer article about Father Sherburne. It was suggested that the Commission should submit a follow up article regarding the Juan de Fuca Electoral Area parks and recreation program, the park and access to the park. It was also suggested that Father Sherburne be given the opportunity to review wording for the proposed park plaque.

10. QUESTION PERIOD

John Hasell, Protect Our Parks, spoke to the Marine Trail Holdings proposal and the Commission's role in protecting the recreational opportunities of the community. It is felt that the development being proposal is in the wrong place and that a 150m buffer between the development and the park is not a sufficient buffer and that, no matter how the development is phased, it will have an overall negative impact on the residents of the Juan de Fuca Electoral Area and the 300,000 plus annual visitors to the park.

David Anderson stated that national and provincial parks are magnets for development and as national and neighbouring American parks reach capacity, there will be greater usage of provincial parks. As to the Commission's role, it was suggested that the Commission has the opportunity to speak to if the Juan de Fuca Marine Trail will be impacted or improved by the Marine Trail Holdings proposal. It was suggested that 150m buffer is not sufficient to maintain a wild coast experience.

Rosemary Jorna spoke to the number of submissions received in opposition of the proposed

Marine Trail Holdings development, reading from one submission from Montreal, Quebec. Rosemary Jorna also spoke to her daughter's experience hiking as an instructor for Environmental Schools USA, stating that the Juan de Fuca Marine Trail was selected as it was wild but with identified emergency access points.

Commission comment requested clarification regarding the measure of one and one half tree lengths as provided by BC Parks.

11. NEXT MEETING

March meeting at the call of the Chair.

12. ADJOURNMENT

It was **MOVED** and **SECONDED** that the meeting adjourn to conduct an in camera meeting in accordance with the Community Charter, Section 90 (1) (e) *Acquisition, disposition or expropriation of land or improvements.* **CARRIED**

The in camera meeting commenced at 6:30 p.m. and adjourned at 7:53 p.m.

13. RISE AND REPORT

14. ADJOURNMENT

The meeting adjourned at 7:55 p.m.

Louise Paterson, Chair

Wendy Miller, Recorder