

**Capital Regional District
Juan de Fuca Electoral Area Parks and Recreation Commission
Minutes of a Special meeting held Tuesday, March 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, I. von Schuckmann, W. Vowles (Alternate Director)
Staff: L. Rushton, General Manager, Parks and Community Services, J. Klassen, Local Area Planning Manager, W. Miller, Recording Secretary
Public: 1
Press: 0

1. CALL TO ORDER

The meeting was called to order at 4:03 p.m.

2. APPROVAL OF THE AGENDA

MOVED by Commissioner Douch, **SECONDED** by Commissioner Mark that the agenda be approved with the addition of correspondence from John Hasell. **CARRIED.**

3. NEW BUSINESS

a) Marine Trail Holdings Tourist Resort Revised Proposal and Referral

June Klassen spoke to the rezoning and development permit application process advising that at its meeting of September 21, 2010 the Juan de Fuca Land Use Committee directed staff to refer the development proposal to agencies and to the public for comment. Nine agency responses were received and forwarded to the applicant including a response from the Juan de Fuca Electoral Area Parks and Recreation Commission dated October 27, 2010.

Based upon comments received from the public and the referral agencies the applicant has revised the application as follows:

- Only six of the seven parcels are proposed for development
- 257 cabin units
- Six single family caretaker residences
- A lodge building with restaurant, retail store, meeting rooms and spa services
- Two recreation centres (residential activity rooms)
- Approximately 33 ha (81 ac) to be developed
- Approximately 98 ha (243 ac) of land to be dedicated to BC Parks
- Approximately 105 ha (259 ac) of land to be protected land
- Amenities including two public trail access points to the Juan de Fuca Marine Trail, public parking for trail users, access to the Pacheedaht First Nation to Cultural Lands, a helipad site, three water reservoirs

June Klassen further advised that the proposal has been redesigned to address concerns from the Ministry of Natural Resources Operations, specifically:

- the proposed cabin layout has been designed to eliminate proposed development from District Lot 566 and the easterly portion of 565 to preserve the existing Juan de Fuca Marine Trail alignment and to provide a buffer from development.
- all of the cabins and buildings are located at least 150m from the Juan de Fuca Marine Trail and at least one and one half tree lengths from the Juan de Fuca Marine Park boundary.
- The proposed boundary of the lands to be dedicated has been aligned to facilitate their survey and dedication.

June Klassen confirmed that at its meeting of February 15, 2011 the Juan de Fuca Land Use Committee directed staff refer the revised proposal to agencies and the public for comment.

June Klassen spoke to comment received from the Ministry of Environment dated March 14, 2011 and March 22, 2011 including comment pertaining to:

- potential solutions to creation of unauthorized trails from the development to the park
- assurance that emergency vehicles will be able to use the road system
- support for the proposed helipad to reduce emergency response time
- assurance that emergency routes continue to be gated with no public vehicle access
- continued concerns regarding impact of increased usage of the park and especially Bear Beach
- potential solutions to increased toilet facilities requirements/needs
- consideration of invasive species control and prevention

In regards to Bear Beach, the Ministry of Environment has stated that BC Parks needs to ensure that visitor use in the Bear Beach area is managed appropriately to ensure that sensitive cultural sites are not negatively impacted. Comment further confirms that BC Parks does not support additional trails for public access, preferring to maintain the four existing trail heads at China Beach, Sombrio Beach, Parkinson Beach and Botanical Beach.

Commission discussion ensued regarding identification of community park interests in the revised development proposal. Commission comment was forwarded noting that the proposed public trails are limited to park access points, that the proposed public parking is limited to ten stalls and that the option of fencing, as forwarded by BC Parks to deter creation of unauthorized trails, will potentially have a negative impact on wildlife.

Lloyd Rushton spoke to the comment submitted by CRD Regional Parks and the guiding documents utilized. It was confirmed that Regional Parks has not identified any interests in the land adjacent to the Juan de Fuca Marine Provincial Park for future regional park purposes.

Upon Commission enquiry, June Klassen confirmed that provision of public access points and public parking would be addressed through zoning and the phased development agreement.

4. **CORRESPONDENCE**

At this time, the Chair received the correspondence from John Hasell.

5. **QUESTION PERIOD**

John Hasell spoke to his written submission and asked that the Commission consider the overall impact of the proposal upon the recreational opportunities of the community. It was suggested that any adverse impact on the trail will directly affect community recreation. It was suggested that siting cabins and buildings 150m from the trail and at least one and one half tree lengths from the park boundary does not provide a sufficient buffer against general noise from the proposed development.

In regards to Commission support for public access at Bear Beach, it was noted that Bear Beach may not be the most suitable location noting that the beach consists predominantly of large rocks. Upon Commission enquiry as to alternative public access points, it was noted that Magdalena Point is more esthetically appealing and that all other potential access points are outside the development area.

6. **MOTION TO MOVE IN CAMERA**

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 5:07 p.m. and adjourned at 5:43 p.m.

7. RISE AND REPORT

a) Marine Trail Holdings Tourist Resort Revised Proposal and Referral

MOVED and **SECONDED** that the Juan de Fuca Electoral Area Parks and Recreation Commission rise and report the following recommendations to the Juan de Fuca Land Use Committee:

1. That the developer construct and maintain public parking and a trail through the private land and through the park to the Juan de Fuca Provincial Marine Trail from two preferred locations:
 - a) From District Lot 567 with access to Bear Beach;
 - b) From District Lot 565 with access to Magdalena Point

The developer will work with BC Parks to mitigate concerns to ensure the trail will not impact sensitive areas. **CARRIED.**

8. NEXT MEETING

April 26, 2011

9. ADJOURNMENT

The meeting adjourned at 5:45 p.m.

Louise Paterson, Chair

Wendy Miller, Recorder