

**Capital Regional District
Juan de Fuca Electoral Area Parks and Recreation Advisory Commission
Minutes of a meeting held Tuesday, June 28, 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), V. Braunschweig, L. Deutscher, S. Jorna, B. Mark, I. von Schuckmann, W. Vowles (Alternate Director)
Absent: K. Douch (Vice Chair)
Staff: R. Hamilton, Parks and Recreation Manager, E. Taylor, Planner,
W. Miller, Recording Secretary
Public: 2
Press: 0

1. CALL TO ORDER

The meeting was called to order at 5:08 pm.

2. APPROVAL OF THE AGENDA

The following addition was made to the agenda:

9. c) Coppermine and Seagirt Ponds, East Sooke

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

3. APPROVAL OF THE MINUTES OF MAY 24, 2011

MOVED by Commissioner Jorna, **SECONDED** by Commissioner Braunschweig that the minutes of May 24, 2011 be approved as presented. **CARRIED**

4. CHAIR'S REPORT

Further to the first quarter report presented to the Commission at the May meeting, the Chair advised that she contacted Michael Galizio, society president, to extend a thank you to the Sheringham Point Lighthouse Preservation Society for its ongoing work.

The Chair passed along greetings as forwarded by Bob Hall, past Malahat representative and reported that alpine flowers are in full bloom in the San Juan Ridge area as accessed by North Main.

5. DIRECTOR'S REPORT

6. DELEGATION

a) Electoral Area Planning Services – 11237 West Coast Road – Lyng/Foreshore Access – Sandcut Beach

The Planner spoke to the two lot subdivision application advising that the 7.68ha waterfront property is located at 11237 West Coast Road adjacent to Sandcut Creek in Shirley and is zoned Forestry (AF). The subject parcel is not subdividable under the 4ha minimum lot size requirement of the Forestry zone; however, the owner has applied to subdivide the property into two parcels under Part 1, Section 3.10(6)(b) of the Sooke Land Use Bylaw No. 2040 as the parcel is separated by a highway.

As part of the subdivision process, Section 75 of the *Land Titles Act* requires that access to water (20m wide) in rural areas be considered at distances not greater than 400m. Although an accurate survey of the property length is not available at this time, it is assumed that two foreshore accesses will be required.

Further to a site visit made with members of the Commission, it was noted that the westerly portion of the subject property is divided by Sandcut Creek. The first option explored was a foreshore access at the western portion of the subject property. This option would create an access abutting the lands recently purchased by CRD Regional Parks at Sandcut Beach, resulting in the Sandcut Creek being the natural boundary between the subject property and CRD lands. It is understood that consideration can be given to combining two 20m accesses.

CRD Regional Parks is also exploring options to create extensions to the Galloping Goose Trail or similar trail. The second option explored was creation of 5m trail within the road right of way. The trail would run along the road right of way, half way along the southern portion of the subject property (proposed Lot 1), travel across West Coast Road and continue along the road right of way of the northern portion of the property (proposed Lot 2). If the proposed trail fell outside of the existing road right of way, the landowner could be approached regarding a statutory right of way in lieu of a foreshore access.

Another option explored was a foreshore access at a more easterly location of the subject property (proposed Lot 1). Although the lands are steep and challenging at this location, one area is accessible by foot.

Ida von Schuckmann and Wally Vowles entered the meeting at 5:28pm.

Further to Commission comment regarding current and future zoning, the Planner noted that the subdivision falls outside of the current zoning but is permitted by Part 1, Section 3.10(6)(b) of the Sooke Land Use Bylaw No. 2040. Further Commission comment was forwarded regarding options for further subdivision and boundary reconfiguration after creation of the second proposed lot. Upon enquiry, it was confirmed that the most westerly portion of the property (proposed Lot 1) would be subject to a development permit application due to the creek.

7. STAFF REPORT

a) Staff News

Riparian Area Assessment Report – William Simmons

Report completed by Cascadia Biological Services and filed with the Province. Approval is now granted for staff to trim the height of vegetation within the 15 meter riparian area of Poirier Lake, thin out the standing alder trees along the right side of the viewpoint and develop the existing trail to the dock and replace the existing dock. This work will be completed as part of Phase 3 of the park development plan.

The Province has confirmed that parks fall under institutional use and that the commissioned RAR Assessment Report was not required as part of the development permit subsequently approved by Local Area Planning.

Becher Bay (Green Property) Development Permit

The Manager discussed with DFO on June 6 the Project Review Application submitted in early May. If the CRD proceeds with a clear span footbridge, meeting required design specifications, there will be no problems approving the application. Use of the weir to support the foot bridge was ruled out after past winter rains indicated that water will rise and flow over the weir. A span bridge is now the better option. A Notification Form was submitted on June 7 indicating that the CRD can meet the DFO Operational Statement for Clear-Span Bridges. Based on that, DFO has approved the proposed bridge and trail works. With the completion

of all MOE and DFO requirements, the Commission can now proceed with a recommendation to the Juan de Fuca Land Use Committee (LUC) to accept the freehold park land in lieu of a second MoTI foreshore access on the Green property.

Stewardship Agreement – Juan de Fuca Community Trails Society

The stewardship agreement has been signed by the society president, and has been forwarded for signatures from the Commission Chair and the CRD General Manager, Parks and Community Services. A number of volunteer forms were also received for those who will be specifically working on clearing a trail route on the MoTI Wieland Road access.

Port Renfrew Recreation Centre Rezoning Application

In order to conform to the range of uses the Port Renfrew Recreation Centre Operating Committee may wish to use the hall for, the Manager submitted a rezoning application to Local Area Planning. This application was presented to the LUC on June 21, requesting that the application be forwarded to referral agencies for comment. The LUC will be reconsidering this application at its October meeting by which time the Port Renfrew electorate will have determined by way of referendum its support for funding the building.

DL 177 Statutory Right of Way (K. Brotherstone, Priest Cabin)

The property owners are in the process of signing off on the statutory right of way. Once received, CRD signatures will be completed and the SRW registered.

Trail Development – Eaglecrest and Seagirt Ponds

The Manager has received a quote of \$8,500 to rough out a trail at Eaglecrest Park, which includes chipping of vegetation removed. The objective is to rough out a trail that would greatly assist the Friends of Eaglecrest, who would complete final grooming. This work would only proceed if there was sufficient funding available to do so. Cost options to have Regional Parks staff do the work will also be explored.

Regional Parks has indicated they could provide a bobcat and crew later in the summer, to assist in developing new trails at Seagirt Ponds (from the walk-in access off East Sooke Road, connecting with the loop trail around the ponds) as well as bring existing trails up to standard. Site visits are being set up to determine timing and cost for this work. It was noted that using an internal service may be more cost effective than using a contractor.

Slide – The Park in Port Renfrew

The slide requires a safety zone with a defined boarder. Three loads of sand will be delivered on June 29 to satisfy this requirement. This is an additional cost to complete the project. The Manager reported that the CRD insurer completed an inspection of the playground and that recommendations have been forwarded that would bring the equipment up to current standards. A reply will be submitted through CRD Risk Management.

At this time, Commission comment was forwarded advising that Three Point Properties has committed to improving the play equipment at the local elementary school.

Sheringham Point Lighthouse Trail

On June 13 the Manager met with the Sheringham Point Lighthouse Preservation Society president, Michael Galizio, and their trail maintenance contractor to review maintenance requirements for the trail and parking lot. The following decisions were made:

- The damaged information sign can be repaired, and will be relocated to the trail head from the end of the parking lot;
- The trail head will be brushed back so it is clearly visible;
- Bear Warning signs to be posted, as there is bear activity on the trail;
- The majority of the trail is in excellent condition. Several wet areas need to be addressed. The contractor will be putting culverts in these areas. More extensive wet areas will be in-filled with gravel for drainage, and topped with earth tread;
- The parking lot will be graded;

- The Manager will contact the adjacent property owner to put fencing along the end of the parking lot to discourage people entering strata common property.

Further to Commission comment regarding the vehicle damage to the trail sign, the Manager advised that ICBC may cover some of the repair costs.

Upon Commission enquiry, the Manager confirmed that the yoga instructor in Shirley is no longer interested in this program opportunity. It was further confirmed that, although the instructor would have continued to receive \$25.00 for each class, instructor mileage can no longer be supported due to recreation program expansion.

8. CORRESPONDENCE

9. NEW BUSINESS

a) Stewardship Agreement – Juan de Fuca Community Trails Society

Update provided in Staff News.

b) Commission Appreciation Picnic

An appreciation picnic is tentatively scheduled for July 24. Staff will follow up with a confirmation email.

c) Coppermine and Seagirt Ponds, East Sooke

Commissioner Braunschweig forwarded comment received from local residents regarding Coppermine Park. Comments have focused on the need for regular lawn maintenance to enable residents to enjoy the facilities and to reduce fire hazard concerns. It was noted that, if the current contractor is uninterested in this employment opportunity, interest in such an opportunity has been expressed by a local resident. It was asked if staff could confirm the status of the sprinkler system and playground water feature and remove the graffiti from the playground slide. Staff was also asked to provide an update on development of Seagirt Ponds.

To accelerate response time, the Manager advised that the public and Commissioners can contact staff by way of phone or email to report operational concerns. The Manager advised that he is aware of the maintenance issues at Coppermine Park and will follow up with contractor again. The Manager advised that he was unaware of sprinkler system but confirmed that there is a break in the waterline running to the water feature. It was relayed that it would not be economically practicable to repair the line for a single, older piece of equipment. Upon enquiry, it was also relayed that it would not be economically feasible to relocate the play structures to the left of the tennis court.

In regards to Seagirt Ponds, the Manager advised that Seagirt Ponds has been identified in the Commission's Community Parks Strategic Plan. Work on this park is anticipated to begin in full strength in 2012 with trail work and development of a small parking lot off Seagirt Road.

10. UNFINISHED BUSINESS

a) Stewardship Agreements (Seagirt Ponds/Copper Mine)

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

c) Goldstream Heights Subdivision

d) Wieland Road Access – Statutory Right of Way Proposal

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

11. QUESTION PERIOD

12. NEXT MEETING
September 27, 2011

13. 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 6:45 pm and adjourned at 6:58 pm.

14. RISE AND REPORT

a) 11237 West Coast Road – Lynge/Foreshore Access – Sandcut Beach

MOVED and **SECONDED** that the Parks and Recreation Manager enter into dialogue with the owner's agent to evaluate foreshore access options. **CARRIED**

b) Becher Bay Subdivision/Beach Access Proposal (Greens)

MOVED and **SECONDED** that as an alternative to creation of a second Ministry of Transportation and Infrastructure foreshore access, and with the concurrence of Joanne and Adair Green, it is recommended that a 611 sq.metre portion of dedicated waterfront land (as per attached survey drawing), extending from the existing foreshore access off East Sooke Road (west of Plan 81835) be dedicated as community park land. In conjunction with the existing foreshore access, this site offers high recreational potential for trail access and a Becher Bay viewing area. **CARRIED**

15. ADJOURNMENT

The meeting adjourned at 7:50 pm

Louise Paterson, Chair

Wendy Miller, Recorder