



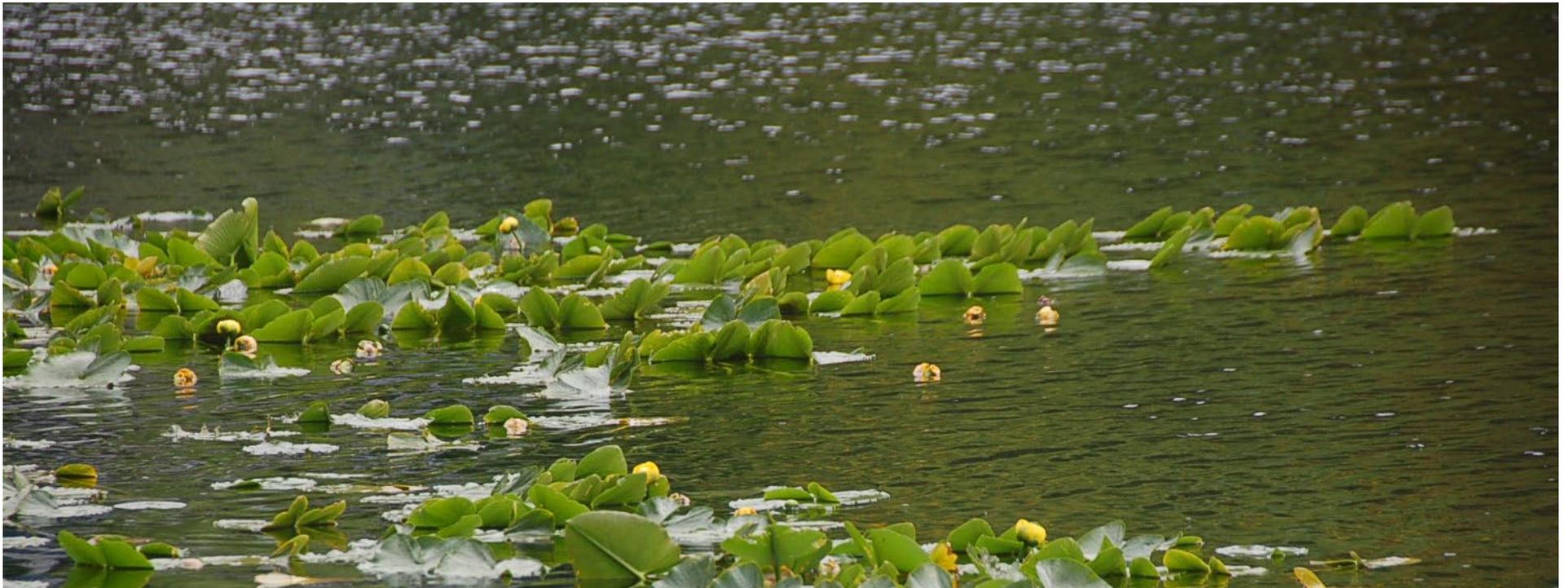
**DRAFT**



# **WILLIAM SIMMONS MEMORIAL PARK**

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#### ACKNOWLEDGEMENTS

Many thanks to the Juan de Fuca Electoral Area community for their passionate insight, persistence and vision in helping to make William Simmons Memorial Park a special place.

This document has been prepared in cooperation with the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission, Stewardship Agreement partners, community stakeholders and Capital Regional District staff.

Document prepared by Valhalla Trails Ltd.



## Vision of the site

### ERIK SELLARS-ST. CLARE

*Mr. Sellars-St. Clare resided on the property known as “La Beaumelle” from 1948-2007. He donated his land as park and requested that the park be named after a long time friend and local resident William Simmons who died in 1970 at the age of 55 years. Mr. Simmons was born in Sooke and in 1958 was awarded a medal for being the district’s most outstanding citizen.*

*Mr. Sellars-St. Clare arranged for a life estate allowing him to remain on the property following his donation. Upon his death on October 16, 2007, the life estate ended and the possession and control of the property was passed to the CRD. The property now falls under the administrative control of the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission and includes a Restrictive Covenant stating that his residential property be used and maintained as a public park in perpetuity.*



ERIK LIVED ON THE PROPERTY HE ENJOYED SO MUCH  
FROM 1948 TO 2007

source: [http://opsrra.ca/Poirier\\_Park.htm](http://opsrra.ca/Poirier_Park.htm)

# PART 1 INTRODUCTION

## 1.1 PURPOSE

The following is a revision to the original 2010 William Simmons Natural Area Recreation Park (NARP) Plan. This updated version provides an overview of the existing conditions following the completion of the initial phases of development from 2010 - 2014. The focus of this Plan is to implement the final phase of major development that provides for access and recreational opportunities on Poirier Lake, as well as other park improvements.

Since the approval of the 2010 Plan, much research, development and field work has taken place to help CRD land managers and their partners determine best management practices for the park. Specifically, studies and work related to the following areas have taken place and continue to play an important role in the future uses and management prescriptions that will be applied within the park:

- ecology (fish habitat)
- Riparian Area Assessment of Poirier Lake
- native vegetation restoration
- recreational use (horses, bikes, fishing)
- accessibility, parking and signage
- site amenities (trails, view points, picnic areas, equestrian facilities)
- associated community trails linking to the park.

The Plan includes detailed trail specifications and phased implementation plans for project development. Concept details such as new parking areas, boat/fishing docks, trails, picnic areas, seasonal privy location, dog friendly amenities, fencing, signage prescriptions and environmentally sensitive areas are also provided.

This Plan will continue to be implemented in a phased approach improving and developing land based recreational opportunities in the park over time and as funding permits.

## 1.2 HISTORY OF THE SITE

The William Simmons Memorial Park was acquired by Juan de Fuca Electoral Area Parks and Recreation in 2007.

The creation of the 6.49 ha William Simmons Memorial Park came about through the assemblage of both purchased and donated lands. In 2005, the CRD purchased 5.09 acres of land from TimberWest,

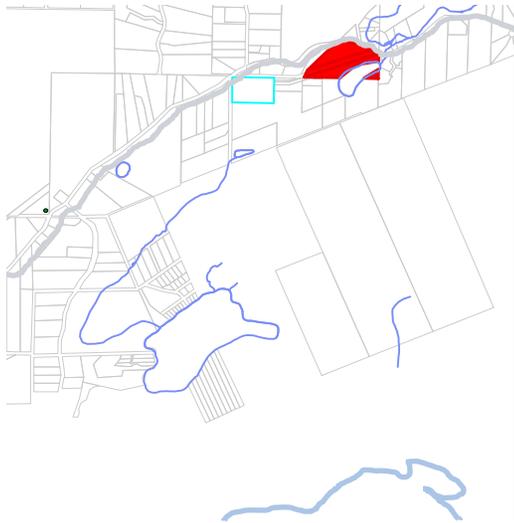
which included approximately half of the Poirier Lake shoreline. In 2006, an adjacent closed road right-of-way (3.0 acres) was purchased from the Province. In 2007, Erik Sellars-St. Clare donated his property of 7.2 acres to the CRD requesting it remain a “people friendly park” as part of the larger park area skirting the edge of Poirier Lake. Map 1 describes the parcels acquired to form the existing park.

In June 2009, through the work of volunteer residents, contractors, local organizations and CRD staff, several structures were removed and major clean-up and restoration of the park was undertaken. This was the first step initiating the development and implementation of a site plan for the community park.

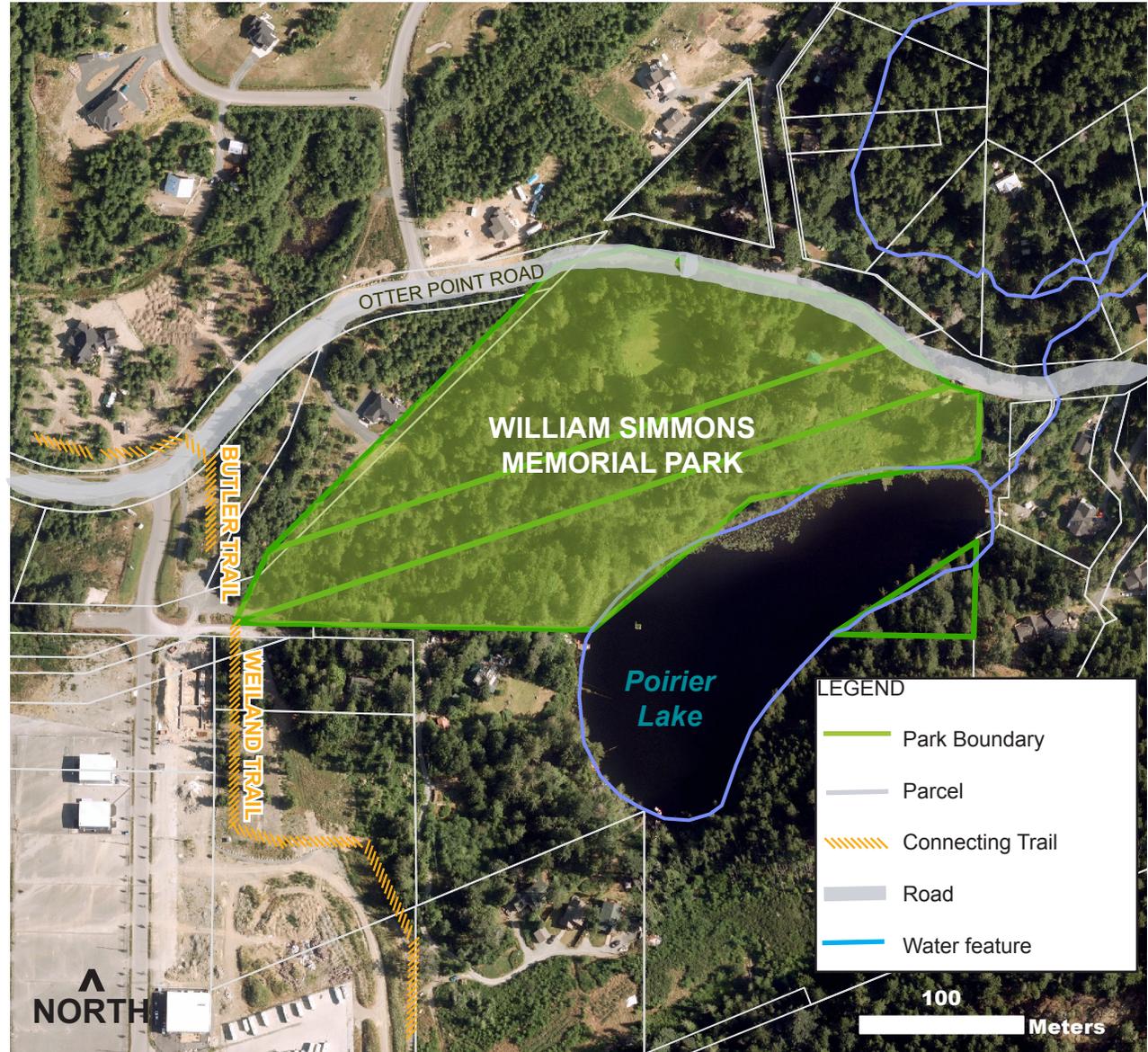


*Picturesque trails in William Simmons Park*

# INTRODUCTION



MAP 1. PARK LOCATION



# PART 2 BACKGROUND

## 2.1 OTTER POINT DEMOGRAPHICS

The population of Otter Point in 2011 was 1810. As the population of Otter Point is projected to increase on average by 1.8% per year, the community will likely grow to approximately 2050 by 2018 (source: *Otter Point Official Community Plan 2014*).

Between 2006 and 2011, there has been an increase in the number of young children under the age of 10 as well as in individuals over the age of 55 living in Otter Point. The family structure in Otter Point continues to be predominantly married or common-law couples without children at home, but the number of families with children is increasing.

An average of 20 building permits per year were issued for new dwelling construction in the Otter point District between 2006 and 2013. This increase will contribute to population growth in the neighbourhood surrounding William Simmons Memorial Park and will add to future demand for recreational park land and trail linkages.

Retired, semi-retired and active seniors as well as families with young children will be looking for short outings and day trip recreational opportunities. Specific activities that will be favoured might include walking, hiking, picnicking, biking, fishing, boating, bird watching and appreciation of nature.

The provision of nature-based experiences through forest trails, lake access and views is important for encouraging local residents and visitors the opportunity to connect with nature and stay healthy through

physical activity. William Simmons Memorial Park also provides a place for community and social gatherings such as family picnics, birthday parties or community events.

## 2.2 RELEVANT PLANNING SOURCES, DOCUMENTATION AND CONTRIBUTORS

William Simmons Memorial Park has had a considerable planning and document development over the years to help guide future improvements on site. These include:

- *Otter Point Official Community Plan (2008/2014)*
- *JDFEA Community Trails Society (local trail connections to the park)*
- *Sooke Saddle Club Equestrian Users*
- *JDFEA Community Parks Strategic Plan (2010)*
- *Denfield Rd. Site Survey and CRD Trail Location Plan JEA and Associates (2010)*
- *Ministry of Forests, Lands and Natural Resource Operations Fish and Amphibian Studies (2014)*
- *Local knowledge on Native Plants and Restoration*

## 2.3 PARTNERS OF THE PARK

The future success of this park lies in its partnerships with the community, local stakeholder groups and partner government agencies. The following partners have been integral to the redevelopment of this plan and the park to date.

- Juan de Fuca Community Trails Society
- Sooke Saddle Club, Equine Canada & Horse Council of BC
- Local Volunteers – Native Plant Regeneration
- Ministry of Transportation and Infrastructure
- Ministry of Forests, Lands and Natural Resource Operations

## 2.4 PUBLIC CONSULTATION

On March 31st, 2010 a public open house was held at the JDFEA firehall in Sooke. The intent of the open house was to gather community feedback on the draft version of the initial Plan, as well as to provide a forum for local residents to voice their concerns regarding the overall park planning process and specifically the 2010 JDFEA Community Parks Plan.

On November 27th, 2014 a second public engagement process was undertaken allowing public comment on revisions to the updated plan.

# BACKGROUND

## 2.5 NATURAL AREA RECREATION PARK DESIGNATION

The *JDFEA Community Parks Strategic Plan* has defined this park as a Natural Area Recreation Park (NARP). This genre of park is multipurpose and oriented towards recreational use more so than a Natural Area Park which is directed towards conservation.

As outlined by the *Juan De Fuca Community Parks Strategic Plan*, the typical user might spend time engaged in outdoor relaxation and enjoy features such as Poirier Lake's vistas, easy trails, open space fields, gardens, native flora and opportunities for picnics and social gatherings.

Characteristics of this park type include easy trails appropriate for walking, cycling and equestrian use, picnic shelters, picnic areas, viewing areas, on-site parking as well as groomed use areas, floral gardens and maintenance of both exotic and endemic plant and fruit tree species.

This park type may also include the following permitted structures:

- bike racks
- docks
- boater access and ramps (non-motorized)
- open fields
- picnic sites with barbecues
- interpretive signs
- special use areas
- equestrian facilities

This revised Plan will further define other appropriate uses and general locations for park infrastructure. This Plan also provides a phased approach for the inclusion of many of the features suitable for long term user enjoyment of the park.



Equestrians are welcome in William Simmons Park 8

# PART 3

# EXISTING CONDITIONS

## 3.1 PARK DESCRIPTION

Since the site restoration work of June 2009 and subsequent implementation of the William Simmons Site Management Plan in 2010, most of the initial phases of the Plan's development strategy have been achieved. Over the past four years, a transformation has taken place that provides a variety of day-use and recreational opportunities for a range of users including hikers, picnickers, cyclists, equestrians, dog walkers and simply those appreciating the amenities and viewscapes of the park.

Entering the day-use area from the Otter Point Road walk-in access, there is a feeling of a planned, yet wild woodland garden that comes to mind. A large boulder defines what was not long ago the only park entry point. A curvilinear flow in the landscape entices the visitor to continue onward into the main body of the park. Feeling a sense of intrigue, there is a distant view of Poirier Lake. Park visitors can review their outing at the trailhead kiosk and learn about the park's permitted activities.

A quaint sense of nostalgia exists around the orchard area as plum and apple trees are once again cared for and provide users with gifts from the past. Surrounded by willows and armoured with large rocks to define its edges, the seasonal pond is the secret jewel of the property. Clumps of daisies, lilies, heather and ferns once nurtured, are now allowed to grow wild, adding to the special ambiance of this Natural Area Recreation Park site. Strolling through the lawns and picnic areas amidst the wide range of ornamental, fruit and native trees, an improved view of Poirier Lake is seen over a dense thicket of blackberries, spirea and willows.

Taking the Panama Rail Trail westward from the viewpoint, users will experience a winding trail through scenic mature forest. Continuing onward, the trail forks to the right and leads to an open field that is frequented by horse riders and dog walkers alike. This underused open space area has great potential for future community events and gatherings.

Following the Panama Rail Trail westward will lead to the Butler Road parking area which is currently the

only parking area for the park. Another large kiosk features a park map and related park information. The parking area serves as one of the two access points to the park and is an important junction and starting point for Otter Point's community trails beyond. The Butler Trail provides access to the adjacent Woods subdivision and the Wieland trail is identified as a future alternative transportation route connecting to the greater Otter Point community.



*Poirier Lake looking to south-west*

# EXISTING CONDITIONS

## 3.2 CONNECTING TO COMMUNITY TRAILS AND BEYOND

In concert with the development of the park, the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission has developed a vision that views William Simmons Memorial Park as a connecting hub to other recreational opportunities in the area. To date this has led to the development of two connecting trails from the William Simmons parking area.

The Butler Trail is a 1.25 kilometer trail that connects through The Woods subdivision area.

The Wieland trail is a longer term project to provide an alternative transportation route for hikers, cyclists and equestrians through the Otter Point community. Working under a Stewardship Agreement with the Juan de Fuca Community Trails Society, this trail currently has 417 meters of developed Type 2 trail, 927 meters of roughed-out trail, and a further 650 meters of planned trail. This initial trail development will provide a safe two kilometer trail from the park to Kemp Lake Road. Over the longer term, it is hoped this trail will continue further through the Otter Point Community, possibly connecting to not only other community parks and trails in the area, but also potentially become part of the future westward extension of the Galloping Goose Regional Trail. Map 2 illustrates William Simmons Memorial Park trails connection to local community trails.

## 3.3 EXISTING CONDITIONS AND FACILITIES

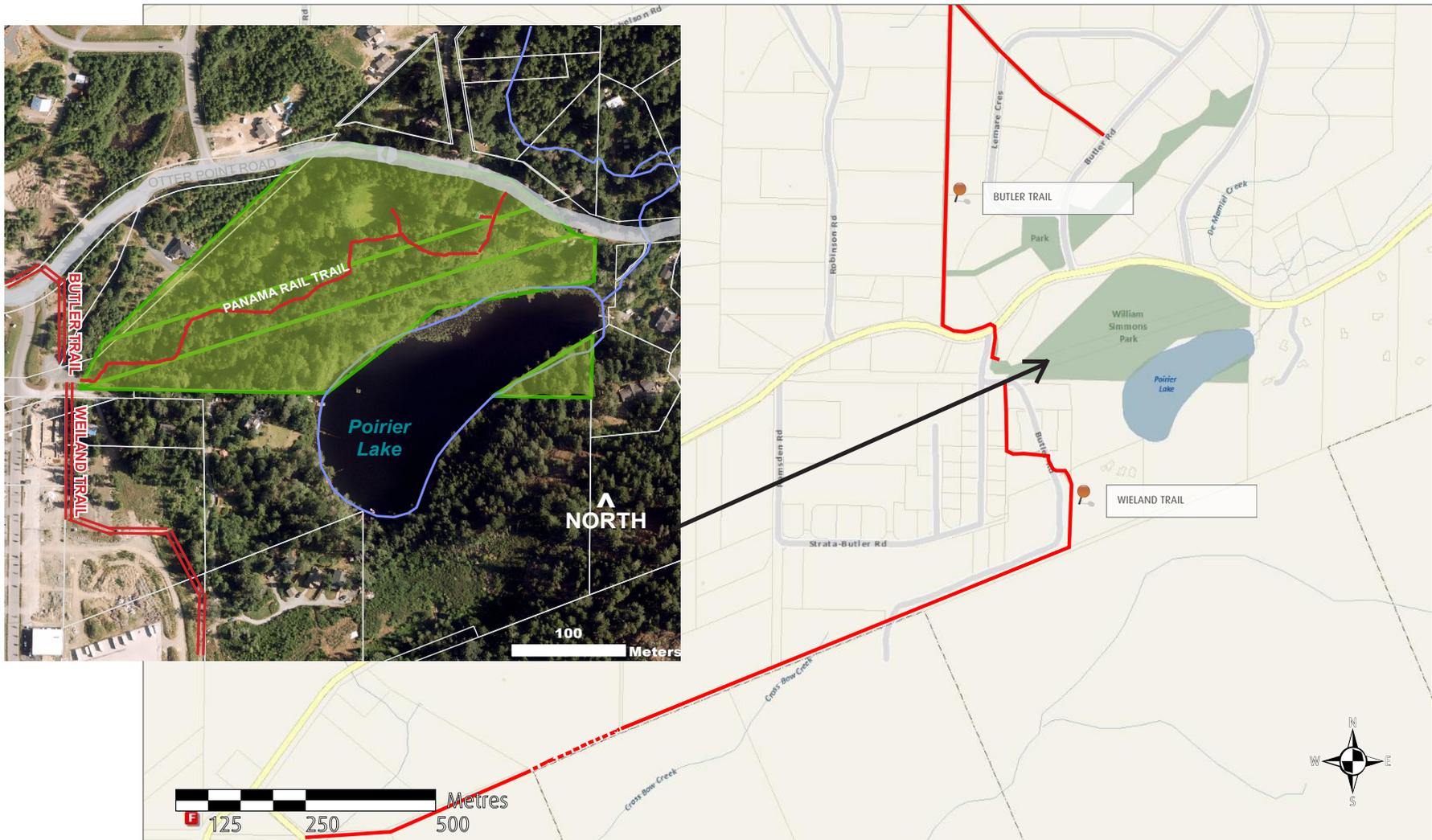
Since the approval of the Site Management Plan in 2010, a variety of improvements to the park have been completed. Map 3 shows existing areas and facilities. The following describe these changes and attributes of the park including:

- natural attractions
- day use area
- trails
- park structure
- signage
- site restoration and improvements
- native plant restoration



Community pedestrian access to the park from Otter Point Road and a viewing bench over Poirier lake.

# EXISTING CONDITIONS



## Important

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## MAP 2. PARKS AND CONNECTING TRAILS

Butler and Wieland Trails

Intramap 2.0  
Capital Regional District  
gis@crd.bc.ca  
<http://www.crd.bc.ca>

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# EXISTING CONDITIONS



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## William Simmons Memorial Park

### MAP 3. EXISTING FACILITIES

Intramap 2.0

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# EXISTING CONDITIONS

## 3.3.1 NATURAL ATTRACTIONS

The natural attractions to William Simmons Memorial Park include opportunities for users to appreciate a variety of ecosystems including riparian, pond, grassy open areas, an orchard, mature forests and Poirier Lake. The photos below show the existing park open space, the riparian shoreline of Poirier Lake, the orchard and a bench overlooking “Erik’s” pond.

Local flora and fauna consist of a range of forest types, plant and animal species. Although ornamental and non-invasive, non-indigenous plants and trees are to continue to be represented in the park, there will continue to be a program to remove invasive species. Such species as scotch broom, holly, gorse, noxious varieties of bamboo and blackberry are but a few of the species that should continue to be removed and disposed off-site.



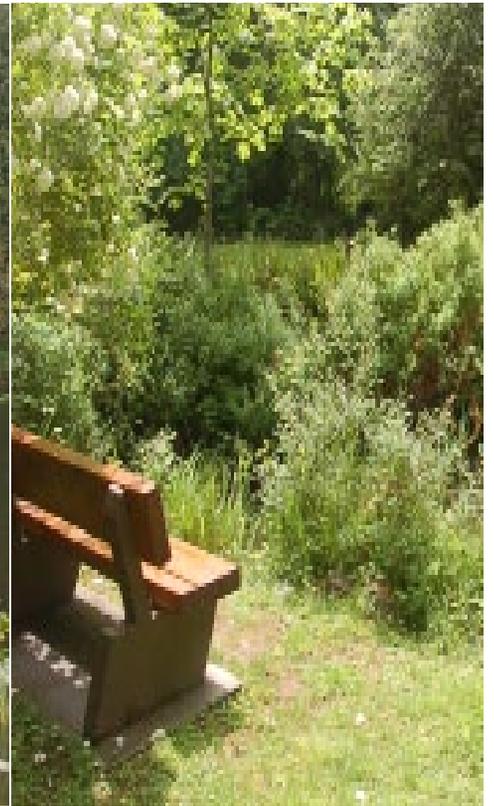
OPEN FIELDS



ORCHARD



POIRIER LAKE



THE POND

# EXISTING CONDITIONS

## 3.3.2 DAY USE AREA

The 2,700 sq. meter day use area is one of two manicured sites within the park and is accessible from the Otter Point Road walk-in access or from the Panama Rail Trail from the Butler Road parking lot. The day-use areas consists of a picnic shelter/ BBQ area, two separate picnic areas with tables, a natural pond, small orchard and viewpoint area overlooking Poirier Lake. In addition to daily users, this area has become popular for small family events, organized events and weddings. The park is open from sun up until sun down. Camping is not permitted in any community park. Key restrictions and messages are posted at the two main entrance information kiosks.



DAY USE AREA SHELTER



THE POND



POIRIER LAKE VIEW POINT



WALK-IN ACCESS

# EXISTING CONDITIONS

## 3.3.3 TRAILS

The park has 485 meters of trails connecting the day-use area to the Butler Road parking area and the multi-purposed open field in the north central area of the park. Trail construction has followed two types of trails standards. Type One trails have a natural trail surface and tread with of 1.0 – 1.5 meters and the Type Two has a crusher fine compacted gravel surface and a tread width of 1.5-2.0 meters. Both trail types are designed to accommodate hikers, cyclists and horse use. Type Two standards are typically used where traffic is anticipated to be high or where a more durable trail is required to address flooding or high impact areas. The Trails Standards can be found in Appendix A.



TRAIL SIGNAGE



WALK-IN ACCESS (DAY-USE AREA)



PANAMA RAIL TRAIL



DAY USE AREA SURFACED TRAIL

# EXISTING CONDITIONS

## 3.3.4 PARK STRUCTURES

To enhance the visitor use and experience a number of structures have been developed since 2010. These include:

- An all season picnic shelter that can accommodate 12-15 people that can be used in conjunction with other activities in the day-use area;
- Trailhead information kiosks and notice boards at the two access points to the park;
- A parking area at the junction of Denfield and Butler Roads, for both vehicles and horse trailers;
- Picnic tables and benches in the day-use area and open field;
- Fencing to enhance visual appearance and safety needs
- Hitching rail and manure bin for equestrian users in the open field area.



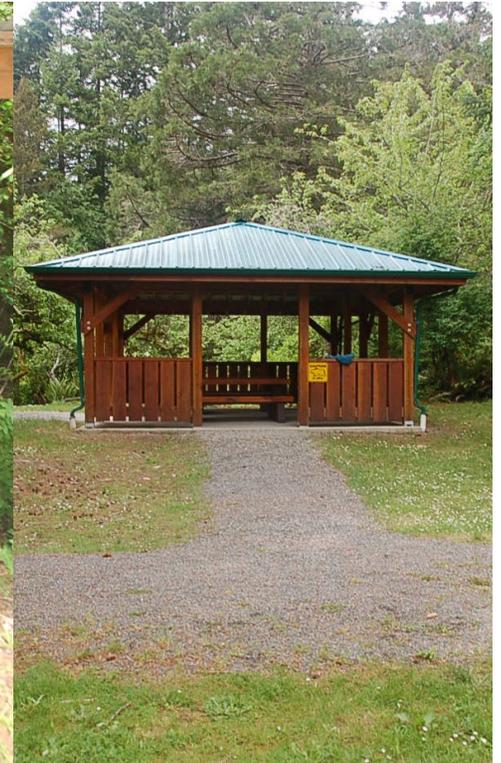
PICNIC TABLES



FENCING



MANURE STORAGE AREA

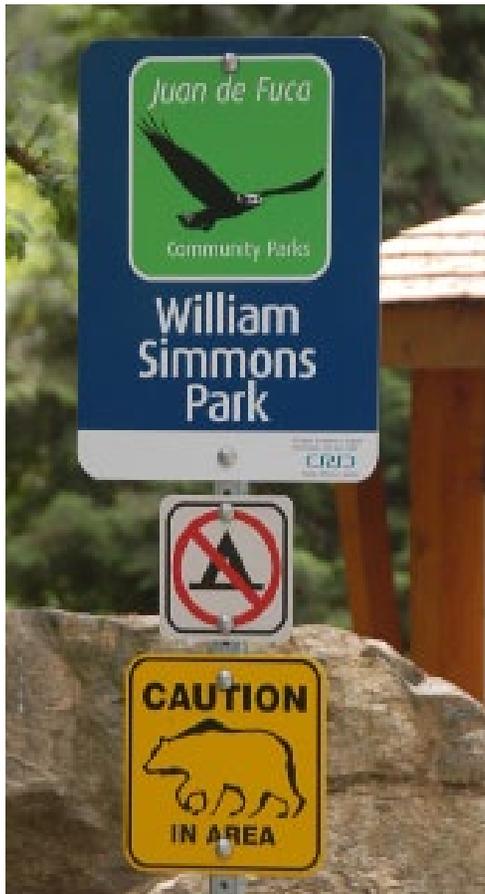


PICNIC SHELTER

# EXISTING CONDITIONS

## 3.3.5 SIGNAGE

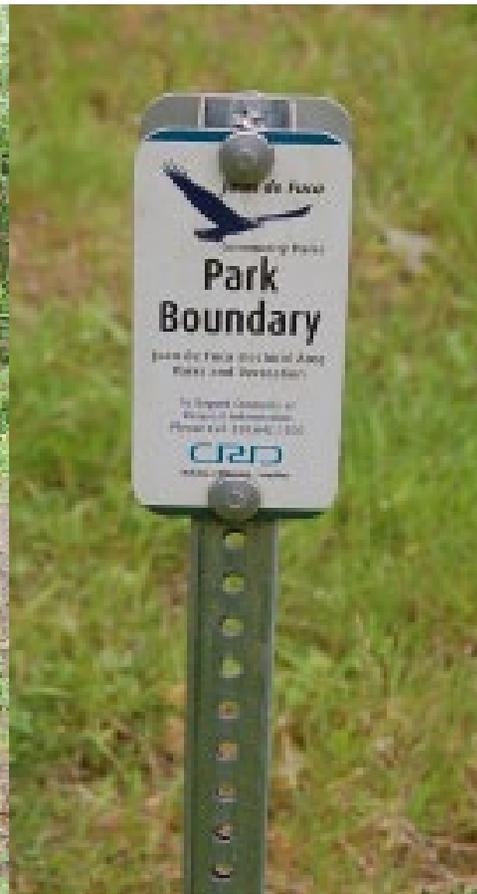
A comprehensive sign plan was designed and implemented which included: park entrance and information kiosk signs; trail posts and way-finding signs to and from the parking and day-use area; park boundary signs along sections of adjoining properties; prohibitions signs (no camping, no fires, no motorized vehicles); hazard wildlife caution signs and Fisheries and Oceans Canada information signs. The two information kiosks are also available for local (non-business advertisements) notices.



REGULATORY SIGNAGE



WAYFINDING SIGNAGE



REGULATORY SIGNAGE



ORIENTATION SIGNAGE

# EXISTING CONDITIONS

## 3.3.6 SITE RESTORATION AND IMPROVEMENTS

As a condition of the Erik Sellars-St. Clare land transfer, two tenants at the time were permitted to continue to occupy defined areas of the park under Residential Tenancy Agreements. Both of the tenant sites are no longer occupied, with one site (adjacent to Poirier Lake) being completely restored for future use, and the second site (in the north central boundary of the park) being restored except for the remaining house. Removal of other abandoned materials and structures from the park has been carried out over the years and continues.

Poirier Lake is a dominant feature of the park and is key to current and proposed park development and uses. A viewpoint (with bench) was created to enhance the visitor experience in the day-use area; sight lines to the lake have been retained by trimming vegetation towards the shoreline, while ensuring protection of riparian area habitat. A number of hazardous or unsightly modified trees have been removed or topped, with several being maintained as habitat trees. The Open Field is the second manicured site in the park with an area of 150 sq. meters; the field and edge is trimmed regularly for use by horse riders, dog walkers or other planned events.



# EXISTING CONDITIONS

## 3.3.7 NATIVE PLANT RESTORATION

William Simmons Memorial Park has had a colourful past as far as botany is concerned. The site’s former residents created a disturbed site where invasive plants have taken hold and monocultures of plants have adapted quickly to the new growing conditions found on site. Even the park native Douglas fir were mostly planted by past residents (H. Phillips).

In 2012, a restoration project was initiated by a group of local volunteers The Native Plant Restoration Project aims to enhance the diversity of native plants in the park.

One aspect of the project is to find planting sites away from the trails where native plants can be installed or seeded to grow and reproduce without impacts from surrounding uses. The plants require pollinators to set seed, making the natural environment a more productive seed location than in greenhouses. If there are plant diseases in the soil or chemicals the plants won’t tolerate, the area won’t support the new plants. Observations based on existing growth in an area will be followed with the experiment of seeing what other plants will succeed in a particular niche (source: Native Plant Restoration Project).

This is a long term project since the varieties that are not growing in the park already are likely plants that don’t compete well with other plants, have specialized needs or take a while to establish. Table 1 is a list of plants that have been planted and/or are identified in the park.



IDENTIFIED PLANTS	PLANTED PLANTS
baldhip rose	bog St John’s-wort
columbia lily	deer fern
evergreen violet	nodding onion
Pacific bleeding heart	Pacific waterleaf
red columbine	red flowering currant
Saskatoon	spiny wood fern
trillium	tall blue camas
	tall monkey flower,
	trailing black currant
	yellow eyed grass
	yellow stream violet
	youth-on-age

source: Native Plant Restoration Project

# PART 4 NEW DEVELOPMENTS

In the original 2010 version of the Site Management Plan, a future Phase 3 Park Development area was identified. This is the focus of the next phase of development for the park, however, the Plan will also include new developments in other areas of the park.

## 4.1 POIRIER LAKE DEVELOPMENT AREA

With the recent restoration of the former tenant site, future park development will now focus on providing access to recreational opportunities on Poirier Lake, as well as improved access to the adjacent day-use area and facilities.

### 4.1.1 RECREATIONAL FISHING/STOCKING BACKGROUND

Poirier Lake provides suitable fish habitat for trout and other fish species. Poirier Lake is a public lake that measures 7.5 acres in surface area (see Appendix B for bathymetric map) and has been used by local residents for many years. From a recreational fishing perspective, historically this lake has seen very few anglers. This is likely to not only be the general lack of fish in the lake, but because of private land ownership in the past, the only public access to the lake was via a 35 meter long and narrow 1-2 meter wide path within a Ministry of Transportation and Infrastructure foreshore access off Otter Point Road. There was also no launch or facilities on site that could have assisted access for fishing.

In 1989, the lake was stocked with steelhead from the Sooke River Hatchery. In the 2014 lake survey carried out by the Ministry of Forests, Lands and Natural Resource Operations (MFLNR), two cut throat trout were identified. Given that this species was not identified in any previous work, their presence is suspicious. Previous stocking information is provided on Table 2.

In the spring of 2014, during peak amphibian breeding egg laying season, an amphibious assessment was also completed by MFLNRO staff. Results indicated low habitat values for amphibians in Poirier Lake mainly as a result of a lack of vegetation found in the lake. The number of amphibian egg masses counted was considered very low for the lake, confirming the low habitat values.

TABLE 2. FISH SPECIES FOUND IN POIRIER LAKE	
STOCKED	LAKE ASSESSMENT RESULTS
STEELHEAD (1673 RELEASED IN 1989)	CUTTHROAT TROUT (-2014)
	RAINBOW TROUT (1982)
	PRICKLY SCULPIN (1952, 1980, 1982)
	BROWN CATFISH (1980, 1952)

# NEW DEVELOPMENTS

## 4.1.3 PARTNERSHIP WITH MINISTRY OF FORESTS, LANDS AND NATURAL RESOUCES OPERATIONS

In March 2010, the Fish and Wildlife Section of the (former) Ministry of Environment and the Habitat Conservation Trust Foundation produced a report on the Vancouver Island Urban Small Lake Fishery Development/Improvement Program. This study identified fishing data and use for a number of lakes on southern Vancouver Island of which, Poirier Lake was included as a potential site for promoting recreational fishing and further stocking. As a result of this report funding has been made available through the Fish and Wildlife Section and third party fishing organizations to provide support for facilities at designated sites. Juan de Fuca Electoral Area Parks and Recreation has partnered with MFLNR to provide docking facilities on Poirier Lake in support of both non-motorized boat launching and shoreline fishing opportunities. The Ministry will also provide ongoing fish stocking of the lake and will promote catch and release practices.



Example of a boat/fishing dock (10' X20' concrete)

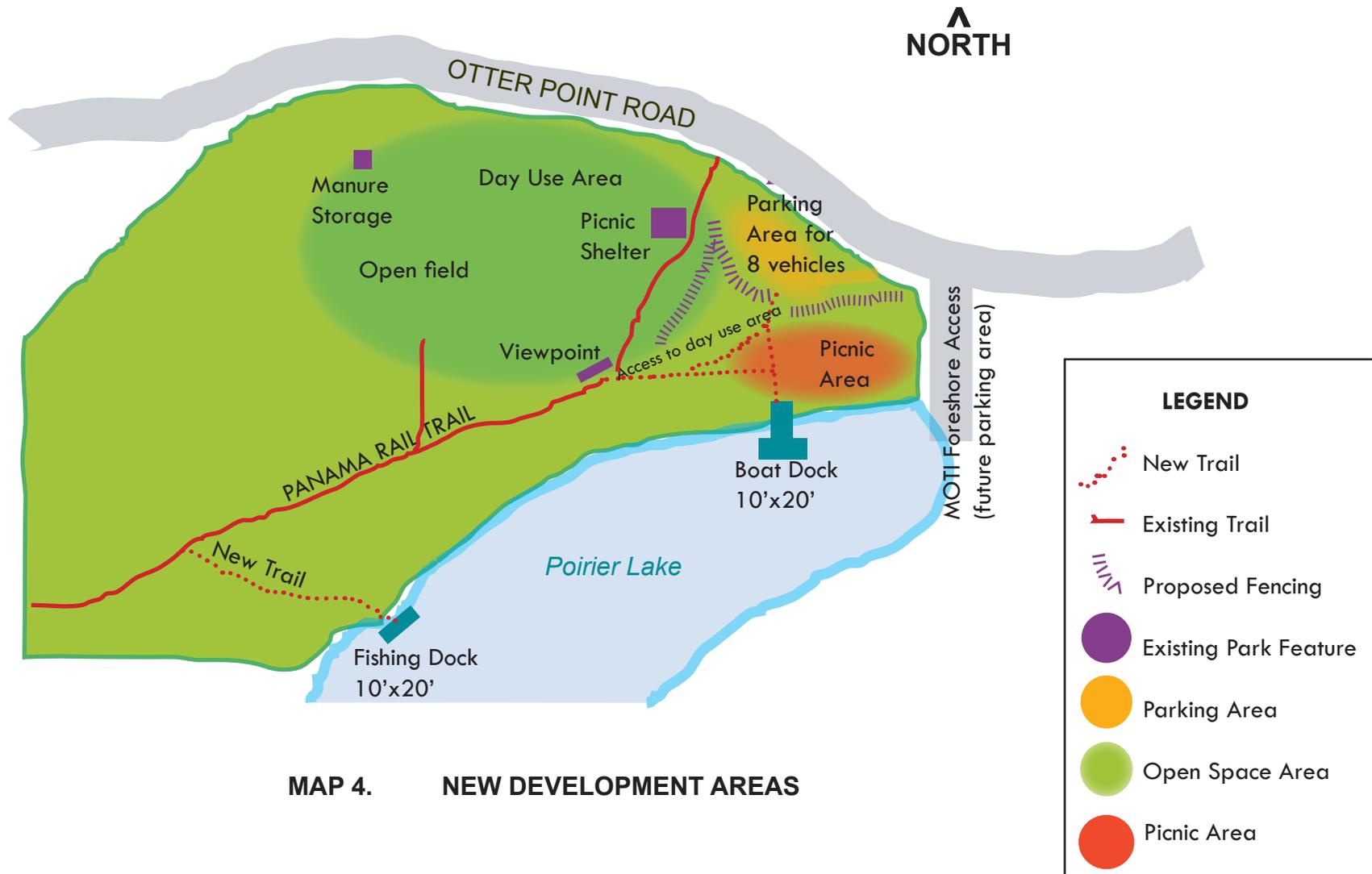
# NEW DEVELOPMENTS

## 4.1.4 PROPOSED DEVELOPMENT PLAN

Map 4 illustrates the location and types of improvements for the Poirier Lake Development Area. The improvements will consist of the following:

- Continue restoration activities in the former tenant site;
- Construct a gravel access road off Otter Point Road and parking lot that will support up to 8 vehicles;
- Develop a Type 2 access trail (2 meters wide) from the parking area to Poirier Lake boat dock area;
- Construct a 6-8 meter walk-out crib into Poirier Lake to a sufficient depth that enables installation of a floating dock (see photos on page 21);
- Install a low profile 10'x20' floating concrete dock for launching small non-motorized boats;
- Install a second low profile 10'x20' concrete dock on the south-west side of the lake to accommodate shoreline recreational fishing access to this dock;
- Construct a Type 2 connecting trail off the Panama Rail trail to the fishing dock.
- Construct a Type 2 trail (1.5 meters wide) from the parking area, connecting to the Day-Use area;
- Landscape selected sections of the development area to enhance views of the lake and accommodate a picnic/viewing area;
- Install split rail fencing along back of parking area to prevent unauthorized secondary trails to day-use area;
- Restrict lake use to only small non-motorized boats, canoe and kayak use;
- Promote catch and release as a preferred recreational fishing experience;
- Due to a soft lake bottom and considerable dangerous submerged debris, discourage swimming along the park shoreline;
- Where practical, remove abandoned materials and safety hazards from the shoreline areas of the park;
- Promote a policy of pack-in and pack-out for all garbage;
- Provide information, safety and regulatory signs as required.

# NEW DEVELOPMENTS



# NEW DEVELOPMENTS

## 4.2 OTHER PARK IMPROVEMENTS AND OBJECTIVES

Most of the improvements identified in the 2010 Site Management Plan have been accomplished, but there are additional improvements that can be carried out that can enhance current and future uses of the park. The following improvements have been identified:

### 4.2.1 NEW AND IMPROVED TRAILS

A new 50 meter trail (Type 2 standard) will be constructed from the mid-section of the Panama Rail Trail to the site of the fishing dock at the south-west end of the park shoreline. Sections of the Panama Rail Trail from the Day-Use Area to the open field area require upgrading of the tread surface to the Type 1 trail standard. Over time, the objective will be to develop and improve all trails within the park to ensure handicap access.

### 4.2.2 WASHROOM FACILITY

The visitors currently frequenting the park are largely local residents, but levels of use are increasing, as is interest in the park for more organized events from both local and other communities. The construction of a permanent vault type washroom facility is expensive and not warranted at this time. As an interim step, a seasonal portable toilet site will be developed in the day-use area.

### 4.2.3 RESTORATION OF FORMER TENANT SITE

The former tenant site at the north-western boundary of the park has undergone significant restoration work, but the house still remains. This final stage of restoration of the site will occur once funding is in place. There are currently no plans for access and use of this area and it will otherwise be allowed to naturally regenerate.

## 4.3.4 IMPROVEMENTS TO DAY-USE AREA

The small gravel area next to the picnic shelter was designed for portable BBQ use. This BBQ area will be replaced with a concrete pad and potentially one or two stand pipe style charcoal BBQs. There are additional opportunities for one or two bench locations within the day-use area that afford excellent views of Poirier Lake.

### 4.2.5 INTERPRETIVE SIGNS

At present there are no interpretive displays in the park. These could include historical information on the park area as well as descriptions of the natural features of the park and such initiatives as volunteer plant restoration work. Displays could be developed at strategic locations as well as the inside of the picnic shelter.

# PART 5 SAFETY AND ENVIRONMENTAL CONSIDERATIONS

William Simmons Park and Poirier Lake have several environmental and safety issues that should be considered before further development of the lake or park take place in the future.

## 5.1 SWIMMING (POIRIER LAKE SHORELINE)

Although Poirier Lake is a public lake, the shoreline area of the park (particularly around the site of the boat dock) is shallow and has a soft, deep bottom (refer to Appendix B Bathymetric Map for Poirier Lake). As well, considerable log debris and other potential hazards are common along the shoreline. Because of these hazards, swimming will be discouraged along the park shoreline and signs will be posted accordingly. Although the fishing dock will be located in deeper water, it is not intended to be used as a swimming platform and will have high railings to discourage this activity.

## 5.2 NON-MOTORIZED BOATING IN POIRIER LAKE

Poirier Lake is a relatively small lake. In order to minimize the risk of water pollution and ensure a quiet environment for fishing, other user groups and adjacent property owners, signage will be located at the boat launch dock to seek voluntary compliance to avoid the use of gas powered motors. If voluntary compliance is not successful, the CRD will seek a formal restriction on gas powered motors through Transport Canada.

## 5.3 HAZARDOUS TREES

On a regular basis, trees within and adjacent to trails and activity areas will be assessed for potential hazards. This may involve limbing, topping or removal depending on the nature of the hazard. Where practical, some trees may be retained as nature or habitat trees.

## 5.4 WALK-IN ACCESS TO DAY-USE AREA (OTTER POINT ROAD)

The primary parking area for the park is located off Butler Road in the Sooke Business Park. A second parking area is proposed for the Poirier Lake access and development area which will also provide trail access into the adjacent day-use area. The walk-in access to the day-use area off Otter Point Road is not to be

used for public parking due to hazards associated with limited sight lines along Otter Point Road. This area is signed for No Parking, with access into the day-use-area being restricted to maintenance and emergency vehicle needs or for unloading for one-time events where traffic control measures are in place.

## 5.5 HIGHWAY AND PARK SIGNS

Warning “Vehicle Turning” signs will be required on Otter Point Road on either side of the access road into the New Development parking area. Additional safety or regulatory signs will be provided inform visitors of hazards or restrictions in the new development areas.



*Remnants of old dock poses a hazard to humans and animals or pets.*

# PART 6 PHASING PLAN

Implementation of the updated William Simmons Memorial Park Site Management Plan will commence in 2015. As in the past, achieving the goals set out in the Plan will be dependent on funding availability at the time and may require several years to complete. Application to the Union of British Columbia Municipalities Gas Tax Fund will also be sought in order to help fund the implementation of the Plan. Table 3 outlines phasing and improvements for the park.

**TABLE 3  
REPRESENTS THE PRIORITY IMPROVEMENTS OVER THE NEXT FEW YEARS:**

POIRIER LAKE DEVELOPMENT AREA	COMMENTS
Gravel Access Road off Otter Point Road	Improve existing access road
Construct gravel parking area	Accommodate 8 vehicles
Construct Access Trail and Crib Jetty	1.5 meters wide Access to lake and New Dock
Install Concrete Boat Launch Dock	Purchase/Installment funded by FLNRO
Install Concrete Fishing Dock	SW end of Poirier Lake in deeper water
Construct New Trails to Day Use Area	Connect access from lake parking area
Construct new trail to Fishing Dock	50 meter trail; Type 2 trail standard
Continue cleanup and restoration of site	Former tenant site
Commence stocking of lake with cut throat	Ministry of FLNRO
Install information, safety and regulatory signs	Otter Point Road, development area

Landscape and maintain facility areas	Mowing/trimming use areas
Maintain fruit trees and ornamental plants	Aesthetically beneficial to maintain plants
OTHER PARK IMPROVEMENTS	COMMENTS
Install Seasonal Toilet	Day-Use Area
Improve existing trails	Panama Rail Trail
Additional picnic tables, benches	Various locations as needed
Improve Poirier Lake Viewscapes	Trim vegetation to maintain sight lines
Continue Plant Restoration Program	Additional propagation sites, species
Install split rail fencing to designate areas	Traffic flow, aesthetics, closed trails
Continue invasive species removal	On-going program
Decommission former tenant structure in north central area of park	As funding permits
Maintain orchards	Periodic pruning. Support local food banks
Provide Interpretive signs	Historical and ecological information
Continue developing external trail networks	Ongoing trail development connecting to park

# PART 7

# COMMUNITY INVOLVEMENT

All Juan de Fuca Electoral Area Community Parks are public parks open to local residents and visitors alike. As community parks though, the primary users tend to be local residents as well as a focal point for community events and gatherings. The Juan de Fuca Electoral Area Parks and Recreation Advisory Commission not only encourages these uses for this Natural Area Recreation Park, but also seeks the support of local volunteers and organizations to assist the small management and operations staff in the protection and management of the park. There are several ways this can occur:

## 7.1 VOLUNTEERS

Volunteers can provide invaluable direct support to local parks as either individuals or as part of a larger Society or organization. There are currently three such groups (plants restoration volunteers, Juan de Fuca Community Trails Society and the Sooke Saddle Club) who have donated both time and support funding to help maintain the park or assist in development of park signs and facilities.

## 7.2 STEWARDSHIP AGREEMENTS

The placement of a community Stewardship Agreement is encouraged between local organizations and the CRD for the purposes of maintaining and improving the park and visitor experience. Juan de Fuca Parks and Recreation currently maintains five stewardship agreements for specific community parks and trails in the Electoral Area. To enter into a Stewardship Agreement with the CRD, the organization must be a registered Society with a minimum of five members who are willing to work under the terms and conditions of the Stewardship Agreement. As volunteers, participants would be covered under the CRD's commercial general liability insurance. Societies can play an effective role in not only helping to maintain a park or trail, but also in providing valuable expertise, time and fund raising capabilities to enhance visitor facilities and information.

There is currently no Friends of William Simmons Park Stewardship Agreement in place for this park.

## 7.3 DONATIONS AND MEMORIAL BENCHES

Park amenities are also the result of donations made to the program. Donation funding can be made available to general operational needs or to specified purposes. Community parks are also available to those who wish to leave a memory for a loved one or community member through the donation of a memorial bench or picnic table. Further information is available on the JdFEA Parks and Recreation Website:

<https://www.crd.bc.ca/parks-recreation-culture/parks-trails/juan-de-fuca-parks>



*Picnic benches and tables located in William Simmons Memorial Park*

## PART 8 SOURCES

Capital Regional District *Otter Point Official Community Plan*, 2008, 2014

Capital Regional District *Draft JDFEA Community Parks Strategic Plan*, 2010

Cooper Marcus, Clare and Caorlyn Francis. *People Places. Design Guidelines for Urban Open Space*. 1998

CRD *Quarterly Building Permit Report*, 2009

Fowler, Floyd J. Jr. *Survey Research Methods*. 2nd ed. Newbury Park. CA: Sage Publications. 1993.

Hellmund P.C. *Planning Trails with Wildlife in Mind. A Handbook for Trail Planners*. Denver, Colorado State Parks. 1998.

International Mountain Bike Association. *Trail Solutions: IMBA's Guide to Building Sweet Singletrack*. IMBA. 2005

International Mountain Bike Association. *Managing Mountain Biking*. IMBA's Guide to Providing Great Mountain Biking. IMBA. 2007

JE Anderson & Associates *Denfield Rd Site Survey*. 2009

Kehler, Michelle *Vancouver Island Urban Small Lake Fishery Development/Improvement Program*, 2010

Ontario Trail Riders Association <http://www.otra.ca>

Otter Point and Shirley Resident Ratepayers Association. <http://opsrra.ca/index.htm>

Silvestri, Scott. *Kemp Lake Angling and Lake Infrastructure Improvement Proposal*. Ministry of Environment, Environmental Stewardship Division. 2010

# APPENDIX A Trail Standards

## RECOMMENDED TRAIL STANDARD TYPE ONE

### Trail Specifications:

- Tread Width: 1.0 metres
- Trail Corridor Width: 3 metres
- Trail Corridor Height: 2.5 metres

### Surface Type:

- Natural surface
- Crusher fines

Backslope: 2:1 ratio

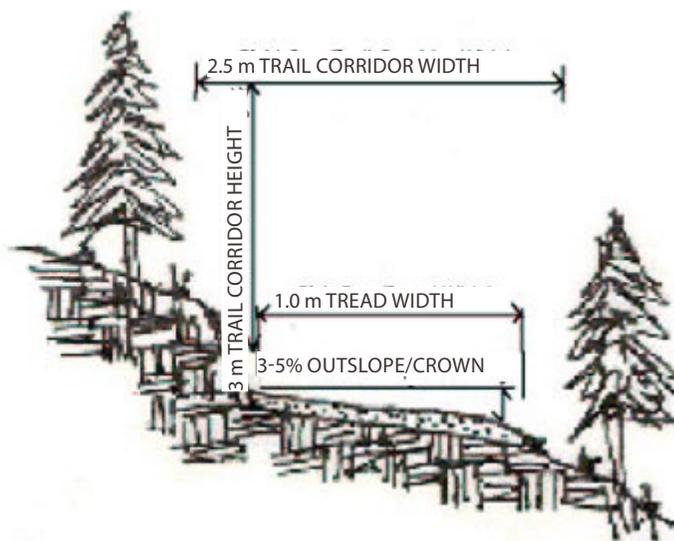
Outslope or Crown: 3-5%

Grade: Less than 10 percent. Max 15 percent

Difficulty Level: Easy to intermediate

### User Groups Generally Permitted:

- Hikers/Walkers
- Disabled users
- Strollers
- Biker



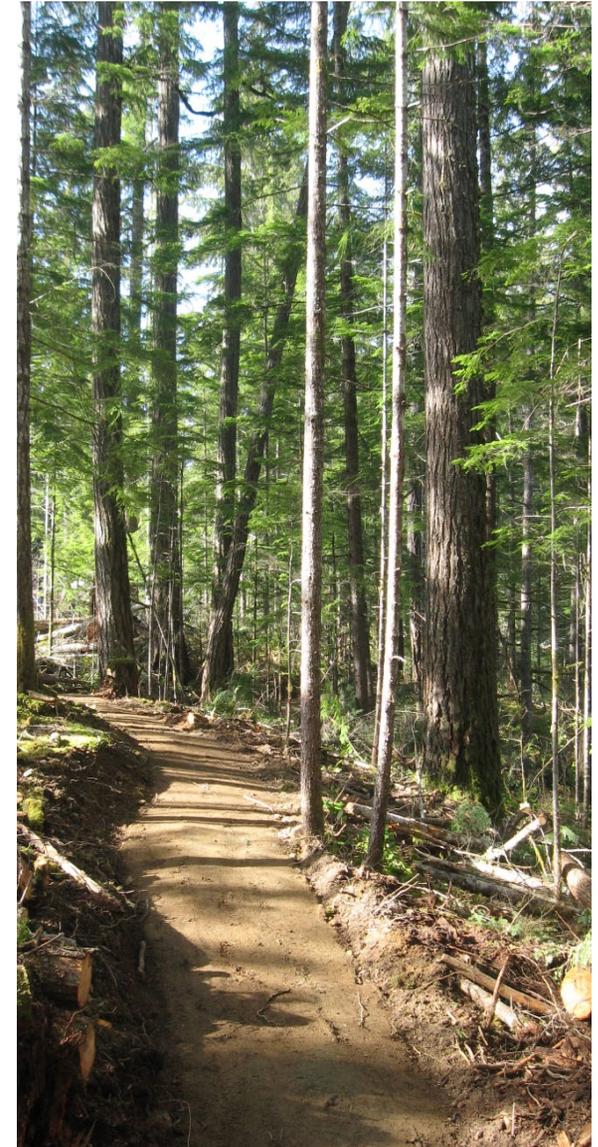
## DESCRIPTION

The design of this trail is typified by its comfortable tread width which allows for pedestrians to walk side by side, or for pedestrians and strollers to pass in single file. Generally, a Type One trail will be found in neighborhoods or park perimeter loops, which are often places that see a regular amount of user traffic including dog walkers, joggers, elderly people and families.

Type One trails can eventually be armoured with 15 centimetres of crusher fines to harden the trail and protect surrounding vegetation. When crusher fines are used, the trail must be adequately wet prior to being compacted in order to attain a quality finish. Wood chips are discouraged because of their short-lived existence, long-term negative environmental impacts and the fact that they are often a quick solution to poor drainage or improper layout.

To achieve best results with Type One natural surface trails, routine regular maintenance should ideally be performed at least two times per year, in the spring and fall.

Please note that exact construction specifications should be followed as described in the 2010 JDFCA Community Parks and Recreation *Trail Construction Standards*.



## RECOMMENDED TRAIL STANDARD TYPE TWO

### Trail Specifications:

- Tread Width: 1.5 metres
- Trail Corridor Width: 3.0 metres
- Trail Corridor Height: 3.0 metres

### Surface Type:

- Natural surface
- Crusher fines

Backslope: 2:1 ratio

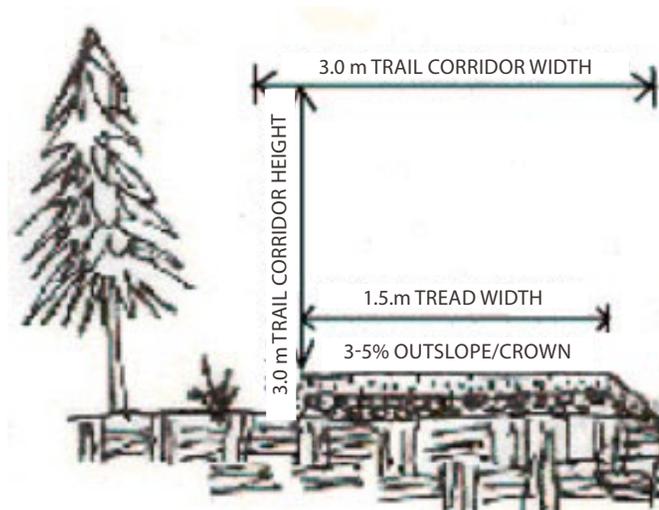
Outslope or Crown: 3-5%

Grade: Less than 10 percent \*

Difficulty Level: Easy to intermediate

### User Groups Permitted:

- Hikers/Walkers
- Bikers
- Disabled Users
- Strollers
- Horses



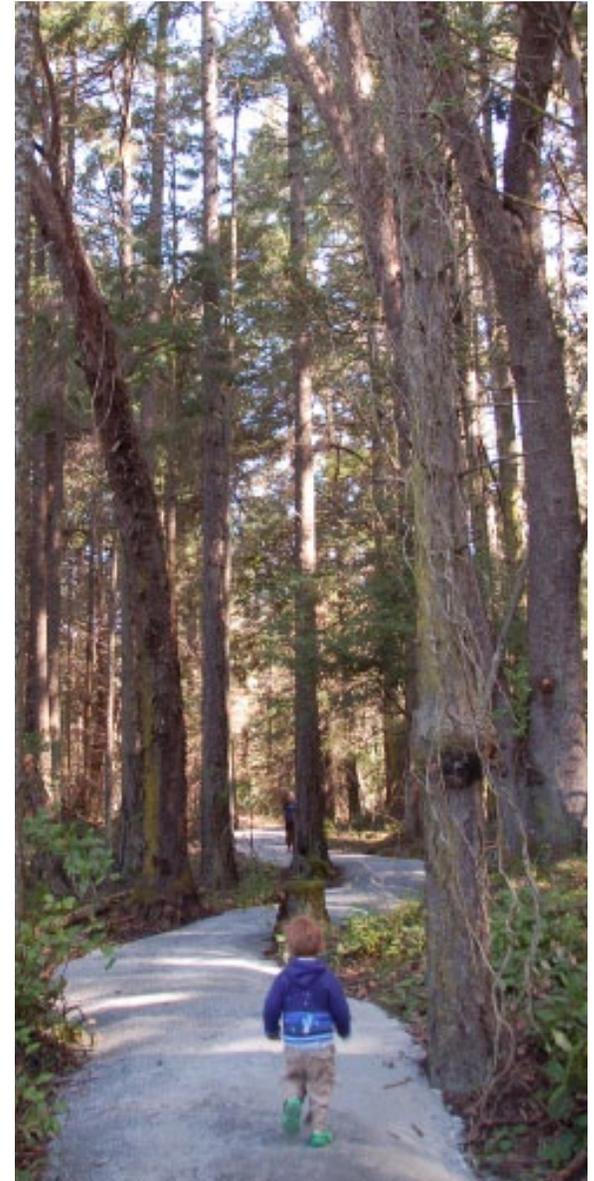
## DESCRIPTION

Type Two trails are multi-use trails designed for shallow grades (not to exceed 10 percent) Type Two trails aim to link communities and provide the user with an off-road experience where daily life and the natural characteristics of the park can be observed.

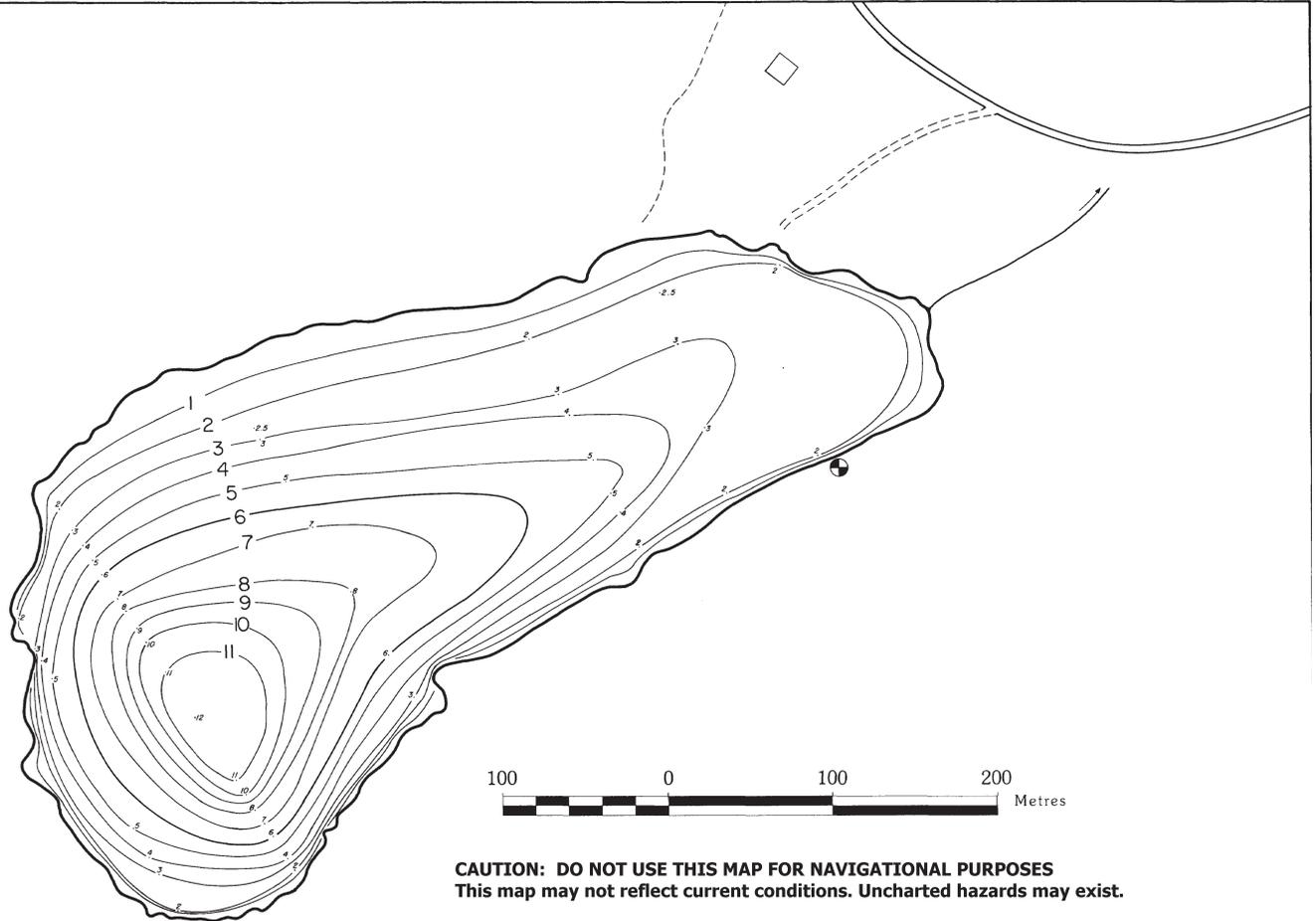
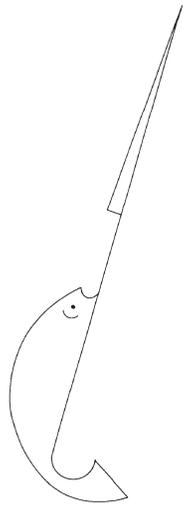
\*These trails can be armoured with 15 centimetres of crusher fines to harden the trail and protect surrounding vegetation from the impacts of heavy traffic. When crusher fines are used, the fines must maintain three to six percent moisture content in order to attain 98% compaction. Wood chips are discouraged because of their short-lived existence, long-term negative environmental impacts and the fact that they are often a short-term solution to poor drainage or improper layout.

To achieve best results with Type Two or crushed surface trails, routine regular maintenance should be performed at least two times per year, ideally taking place in the spring and fall.

Please note that exact construction specifications should be followed as described in the 2010 *JDFA Community Parks and Recreation Trail Construction Standards*.



# APPENDIX B Bathymetric Map for Poirier Lake



**CAUTION: DO NOT USE THIS MAP FOR NAVIGATIONAL PURPOSES**  
 This map may not reflect current conditions. Uncharted hazards may exist.

NOTE  DENOTES BENCH MARK

<p><b>INSET MAP</b> Scale 1:50,000</p> 	<p>SURVEYED BY: D. COOMBES      DATE: JUNE 10, 1982                  OUTLINE SOURCE: B.C. AIR PHOTO 79019-244</p> <p><b>STATISTICS AT TIME OF SURVEY</b></p> <ol style="list-style-type: none"> <li>1. ELEVATION      75 ± 5 m.</li> <li>2. SURFACE AREA      30,400 sq m.</li> <li>3. VOLUME      136,000 cu m.</li> <li>4. AVERAGE FLUCTUATION</li> </ol>	<p><b>AQUATIC STUDIES BRANCH</b>                  MINISTRY OF ENVIRONMENT</p> <p>INVENTORY OPERATIONS UNIT</p> <h2>POIRIER LAKE</h2>
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