

**DRAFT**  
**Kemp Lake Foreshore Access  
Infrastructure Improvement Proposal**



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## Table of Contents

1. Introduction and Project Objectives.....	2
2. Project Scope.....	3
3. Project Design .....	3
4. Reporting .....	6
5. Key Stakeholders.....	6
5. Roles and Responsibilities .....	6
6. Project Milestones.....	7
7. Project Costs.....	8
Map 1: The proposed site location on Kemp Lake is at the end of Milligan Road .....	5
Map 2: Proposed Site Improvements .....	5
Appendix A: Photos - Existing Site Conditions at Milligan and Manatu Road Accesses .....	9
Appendix B: Photos - Proposed Float Design and Conceptual Design .....	10

## 1. Introduction and Project Objectives

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 (CRD) - Juan de Fuca Electoral Area (JdFEA) 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 Freshwater Fisheries Society of BC (FFSBC) 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 – Photos Existing Conditions**) 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 MoTI for the existing lake access (**Map 1**). 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 (not including electric motors), 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 dock to help individuals launching watercrafts and provide lake access for swimming and shore anglers. This latter point is of particular significance as current lakeshore conditions make shore-based fishing difficult. The creation of a park-like setting with associated facilities (i.e., improved parking and turnaround area on Manatu Road, a landscaped green area with picnic table, and a seasonal toilet) would also serve to encourage use at this site and better manage access. **The objective is to maintain current levels of use/parking and not promote increased levels of use.**

If this project is approved, capital development funding would be coordinated through the CRD and Freshwater Fisheries Society of BC, and JdFEA Community Parks and Recreation would be responsible for ongoing management and maintenance as a designated recreational area. If approved, the project would be completed in 2017.

## 2. Project Scope

An initial attempt was made to move forward with this project in 2012. Although the results of the public consultation process did marginally support the project, it was not deemed to be a strong enough level of support to proceed at that time. Subsequent comments from the public and fishing organizations has indicated a strong level of support to reassess moving forward with this project.

1. The Kemp Lake Waterworks District, Vancouver Island Health Authority and MoTI had confirmed support for the initial project proposal in 2012;
2. The JdFEA Community Parks and Recreation Commission remains supportive of proceeding with the project, pending public consultation outcomes;
3. A MoTI license of occupation will be required for the project. Initial discussions with MoTI indicated support for the improvements;
4. Freshwater Fisheries Society of British Columbia will fund and take responsibility for installation of the dock facility;
5. Obtain and provide funds for engineering and construction services for the proposed land-based improvement areas;
6. Hold a public information meeting and mail drop (questionnaire) for comments and recommendations from local residents;
7. Obtain any required approvals including: MoTI license of occupation; Specific Permission for Freshwater Private Moorage/Land Tenure Permit;
8. Complete construction in accordance with the provincial and federal operational statements and best management practices;
9. Follow up installation with FLNRO and the Society, 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.

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. Project Design

The MoTI foreshore access off Milligan Road (**Map 1**) has been a popular recreation area for local residents for many years. Typically the area has been used as a boat launch for non-motorized access to Kemp Lake for fishing and recreation, as well as the immediate shoreline being utilized for swimming and fishing. The objective of the Infrastructure Improvement Proposal is to enhance an existing site and better accommodate existing types and levels of use.

**Map 2** illustrates the proposed improvements, which includes:

- 3.1 Parking – Manatu Road.** Within the existing MoTI road access on the NW side of Manatu Road:
- Widen the shoulder of the roadway by two meters (for a distance of 75 meters) to better accommodate parallel parking off the main travel surface of the road. This widened shoulder is to be gravel, and will require: removal of a few trees and encroached vegetation along the entire length; cut and/or fill as required;
  - Drainage culverts as required along the NW side of the road;
  - At the eastern end of the access road, create a turnaround suitable for trucks and cars.
- 3.2 Landscaping – SW Side of Foreshore Access.** A landscaped picnic and beach access area, measuring approximately 30 m long and 12 m wide, is to be developed on the west side of the Milligan Road foreshore access. The finished picnic area will require infilling (where parking currently occurs). Work to be carried out will include:
- Removal of all ground vegetation back from the shoreline (area of approximately 12 x 8 meters) and trimming of standing timber to open lines of sight to the lake;
  - Create a green picnic area. Cut/fill as necessary back from the shoreline to create a gradual slope to the flatter terrain. Landscape and grass the designated picnic area, ensuring stable slopes;
  - In order to separate the boat launch from the picnic area and dock access trail, construct a split rail fence for approximately 15 meters.
- 3.3 Boat Launch Road and Ramp.** The following work will be required:
- Grade and gravel the length of the foreshore access to be used by vehicles;
  - The current launch area is slightly curved and three meters wide. This is to be straightened to a wide of four meters.
- 3.4 Fishing/Swimming Float.** The float will be comprised of four wood (Hemlock) docks, with two 6' x 8' (1.8 x 2.4 meters) sections for a walkway, and two 8' x 16' (2.4 x 4.8 meters) for the floats. The dock will have hand railings on the access ramp, a wood curb for wheel chair access, and open sides on the two float sections perpendicular to the shoreline to accommodate swimming, fishing and boat launches. The design is proposed to be L-Shaped to maximize use. Fifty pound concrete anchors will stabilize the float. Refer to **Appendix B – Photos Proposed Dock Design**. The dock will be purchased and installed by the Freshwater Fisheries Society of British Columbia.
- 3.5 Seasonal Toilet.** A concrete pad and seasonal toilet (May – October) will be installed near the junction of Manatu and Milligan Road, and adjacent to the green area.
- 3.6 Signs.** Information signs will be required at selected locations, but kept to a minimum.
- 3.7 No Garbage Facilities.** Because of limited resources, Community Parks promotes a policy of “Pack In and Pack Out Your Garbage”, which applies to all parks and recreation areas.

**Map 1: Project Site Location on Kemp Lake is at the end of Milligan Road**



**Map 2: Proposed Site Improvements**



## 4. 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 CRD and for project funders.

## 5. Key Stakeholders

- A. **Capital Regional District.** Work with the MoTI 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, picnic area and a seasonal toilet. The CRD would not be responsible for capital replacement costs or large repairs, but such funds would be solicited from funding partners or through grants when required.
- B. **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 will provide input for the necessary approvals, notifications and applications, construction/environmental design and installation. The Ministry will also assess the fisheries values of the lake and make management adjustments when/if required.
- C. **Freshwater Fisheries Society of British Columbia.** FFSBC was allocated 100% of fishing licence revenue as of April 1, 2015 to invest in the Province's freshwater recreational fisheries. They are committed to "making fishing in BC even better" by putting anglers' dollars back into the resource and working with their partners to ensure angler preferences are captured in fisheries management decisions. FFSBC will lead and support collaborative initiatives that enrich the angling experience and overcome obstacles to public fishing opportunities. FFSBC will provide all funding for dock construction and installation and work with MFLNRO to ensure that the Kemp Lake fishery is maintained and meets or exceeds the fisheries objectives for the lake.

## 6. Roles and Responsibilities

### A. **Capital Regional District, Juan de Fuca Community Parks and Recreation**

The Community Parks and Recreation division of the CRD is the project lead for the Kemp Lake Foreshore Access Infrastructure Improvement Project. Community Parks and Recreation maintains and develops numerous community parks, trails and associated infrastructure throughout the Juan de Fuca Electoral Area. All land-based works completed at Kemp Lake would be owned and managed by the CRD. The CRD will be responsible for securing the appropriate permits and approvals for the project, secure contractor services to install the works and improvements. Community Parks and Recreation will provide ongoing maintenance needs at the site.

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## **B. Freshwater Fisheries Society of British Columbia**

The Society will be responsible for the design and installation of the dock facility, and any future capital replacement costs. The Society will continue the stocking program for Kemp Lake, and any changes needed to stocking levels as a result of post development assessments on angling activity.

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## **C. Capital Regional District, Juan de Fuca Electoral Area, Local Area Planning**

The CRD Local Area Planning department will assist with coordinating the public information session and public input, as well as any additional required permits/approvals for the proposed project.

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## **7. Project Milestones**

1. Obtain CRD support for project (includes the JdFEA Community Parks and Recreation Commission and local residents).
2. Reconfirm input and approvals from key agencies including the Kemp Lake Waterworks District and VIHA ;
3. Secure all federal and provincial permits and approvals;
4. Secure required funds to enable project commencement (Completed);

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.

## 8. Project Costs

Cost estimates have been acquired for development of the upland/foreshore area and the float:

Item	Cost Estimate
Manatu Road widening (gravel) and Milligan road foreshore access resurface	\$10,100
Fill and Landscape picnic area, trim trees, access trail, concrete slabs for picnic table and toilet.	\$4,700
Dock and Installation	\$20,000
Split Rail Fencing, Picnic Table, Signs	\$2,000
Seasonal Toilet (Annual Cost)	\$1,200
<b>TOTAL ESTIMATE</b>	<b>\$38,000</b>

Funding for the project will come from the Provincial Gas Tax program in support of recreation programs, Freshwater Fisheries Society of B.C. and Juan de Fuca Community Parks and Recreation existing operational budgets.

## Appendix A: Existing Site Conditions at Milligan and Manatu Road Accesses



Winter – Milligan Road Boat Launch



Proposed Green Area/Picnic Site



Parking on Milligan Road



Manatu Road Parking Area

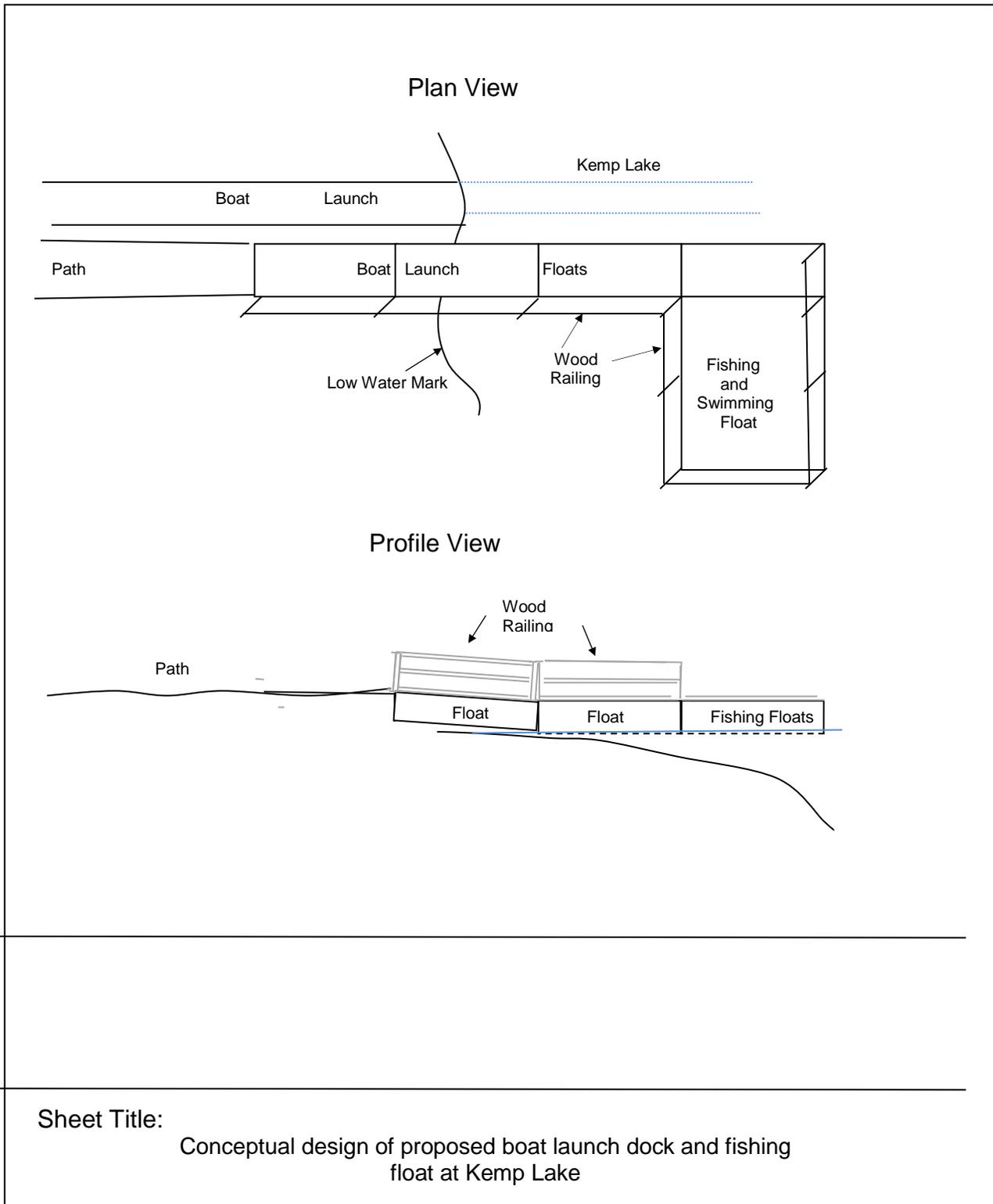


Proposed Manicured Green Area (Left)

## Appendix B: Proposed Float Design



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



Sheet Title:

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