

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61414

Application Status: Under LG Review

Applicant: CAPITAL REGIONAL DISTRICT

Local Government: Capital Regional District

Local Government Date of Receipt: 10/08/2020

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: Please note: regarding the application question asking to identify other parcels of interest, the CRD owns or manages 35+ parcels in East Sooke.

There are 2 park improvement projects proposed in the ALR:

Parking Lot:

The existing parking lot is proposed to be expanded and reconfigured, from a 74 space paved lot (plus a grassed overflow field) to a 101 space paved lot. The expansion is required due to increased demand and to facilitate emergency service access. The new parking design would utilize a similar footprint as the existing paved area and the adjacent field currently used for overflow parking (see attached concept design). Parking surface material (gravel or asphalt) for the new paved area will be finalized during the subsequent detail design phase. Detailed design is planned for 2021 and construction in 2022.

Picnic Shelter:

There is an existing picnic shelter on site which is at the end of its serviceable life and needs to be replaced as a maintenance obligation to continue this public service. The proposal is to replace the shelter in an adjacent location for: improved visitor use experience; risk reduction from potential danger trees; better site design allowing the picnic shelter (which is reservable) to be located in one area and open picnicking in another; and for long term sustainability in the event that the high bank below the current shelter location begins to erode. The current shelter will be removed, including the concrete pier blocks used as footings. The earth flooring will be raked and planted with native grass seed. Access will be via a mowed grass surface; no new trail is proposed.

Mailing Address:

490 Atkins Rd

Langford, BC, BC

V9B 2Z8

Canada

Primary Phone: (250) 360-3339

Email: mwalker@crd.bc.ca

Parcel Information

Parcel(s) Under Application

- Ownership Type:** Fee Simple
Parcel Identifier: 009-390-430
Legal Description: SEC 81 SOOKE
Parcel Area: 20.5 ha

Applicant: CAPITAL REGIONAL DISTRICT

Civic Address:

Date of Purchase: 11/08/1972

Farm Classification: No

Owners

1. **Name:** CAPITAL REGIONAL DISTRICT

Address:

625 Fisgard Street

VICTORIA, BC, BC

V8W 1R7

Canada

Phone: (250) 360-3339

Email: mwalker@crd.bc.ca

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

While this area of East Sooke Regional Park was previously farmed (Aylard Farm), there are no current agriculture activities taking place on the parcel.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

The parcel has not been farmed since the CRD acquired the land in 1973 to add to East Sooke Regional Park. There is little evidence left of historic agricultural improvements. There are no structures remaining. There are a few historic apple trees and a cleared field that is not maintained as a field.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

All activities that take place on the parcel are for park passive recreation and/or conservation purposes. They include an accessible parking lot, interpretive programs, park kiosk, park signs, accessible toilet, group picnic shelter, mowed picnic area, forested areas, open fields, and trails.

Adjacent Land Uses

North

Land Use Type: Residential

Specify Activity: large lot residential

East

Land Use Type: Other

Specify Activity: parkland and ocean

South

Land Use Type: Other

Specify Activity: forested parkland

West

Land Use Type: Other

Specify Activity: forested parkland

Proposal

1. How many hectares are proposed for non-farm use?

0.2 ha

2. What is the purpose of the proposal?

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3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

Parking Lot - the proposed parking lot expansion formalizes/paves an unpaved but already disturbed/compacted area currently used for overflow parking, and largely utilizes the same footprint. Moving the parking lot out of the ALR would require clearing forest, excavating large quantities of soils, and disturbing natural areas, which would be in conflict with the conservation mandate of the park.

Picnic shelter - The shelter is proposed to be replaced adjacent to the location of an existing picnic shelter, near the beach and a mown area of meadow used as group event amenities. Moving the shelter out of the ALR would require clearing forest and disturbing natural areas, which would be in conflict with the park's conservation mandate. The existing shelter is nearing the end of its serviceable life, and will be removed.

4. Does the proposal support agriculture in the short or long term? Please explain.

The proposal does not impact agricultural potential within this parcel except for these project areas. The proposed parking lot would largely utilize the same already impacted area as the existing lot. Soils excavated for both projects would be retained/reused within the ALR. If ever required, both project areas could be restored for farm use.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

Yes

Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) 0.2 ha

Maximum depth of material to be placed as fill 0.7 m

Volume of material to be placed as fill 840 m³

Estimated duration of the project. 4 Months

Describe the type and amount of fill proposed to be placed.

Parking Lot:

Parking surface material (gravel or asphalt) will be finalized during a subsequent detail design phase but is assumed to be gravel for this application. Any soils excavated to create stable gravel paving will remain on site within the ALR. As the parking lot design is currently in the schematic phase, with detailed grading design to be developed at a future phase, the provided fill calculations are approximate estimates only, based on the assumption that the existing topography is relatively flat and presents the desired slope. The existing paved parking area is 2931m². The proposed new parking area is 4935m². The new paved area of approximately 2000m² is proposed to be excavated to a depth of 400mm, with 800m³ of existing soils to be removed and reused and reseeded on site within the ALR boundary. 600m³ of subbase gravels will be placed at 300mm deep, with 200m³ of 19mm minus gravels placed above as the top layer at 100mm deep, for an estimated total of 800m³ of fill.

Picnic Shelter:

The new shelter will have a 100mm thick concrete slab flooring set on 650mm deep subbase gravel. An area of 6m x 8.5m will be excavated to a depth of 0.75m, for a total excavation of about 40m³. Any soils excavated for the flooring will remain on site within the ALR.

Briefly describe the origin and quality of fill.

Fill will be locally available commercially sourced gravels suitable for structural support, and a concrete slab floor for the picnic shelter.

Applicant Attachments

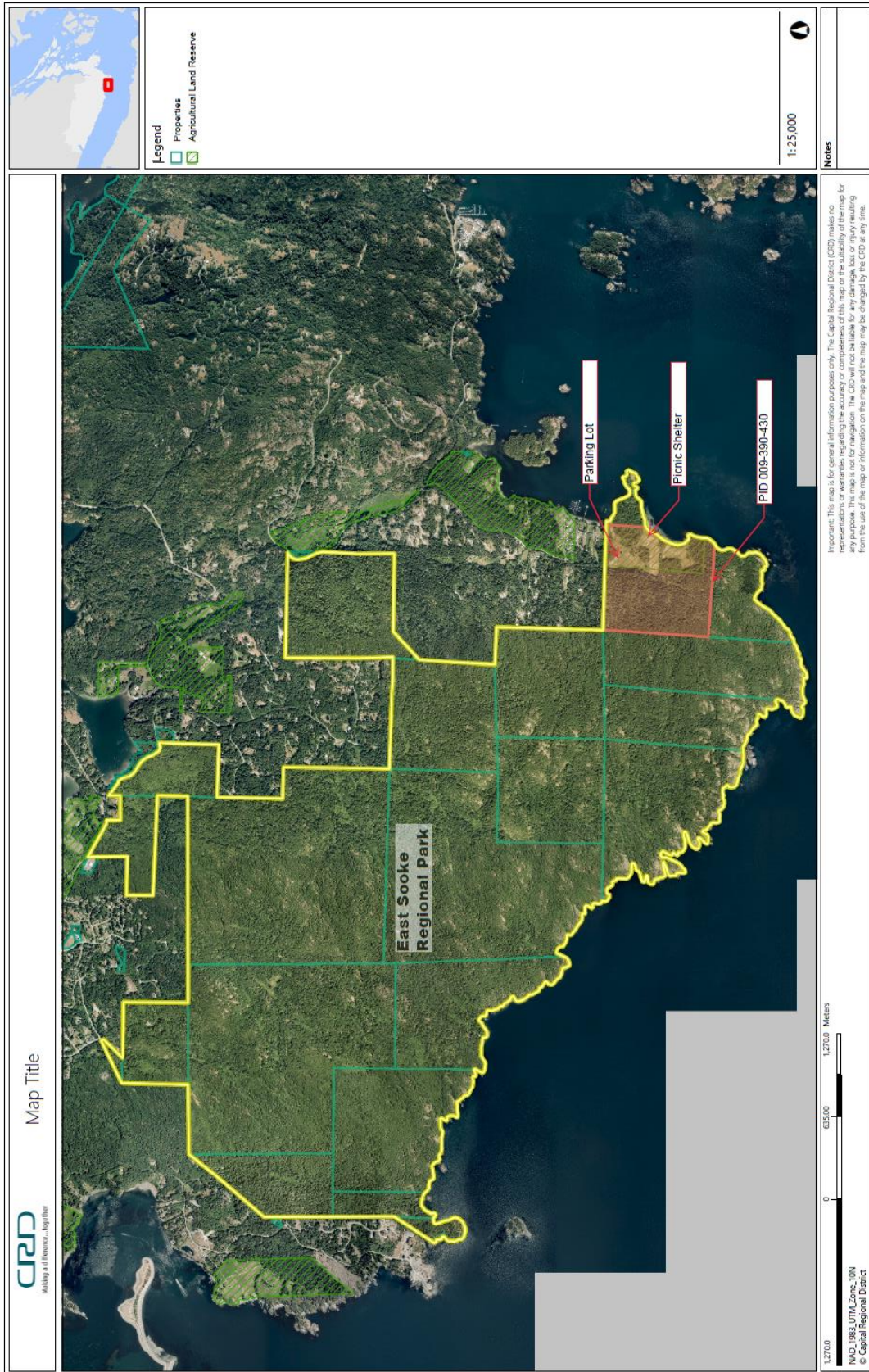
- Site Photo - parking lot photos
- Other correspondence or file information - picnic shelter photos and drawings
- Other correspondence or file information - Park Map
- Proposal Sketch - 61414
- Other correspondence or file information - Project Locations Plan
- Certificate of Title - 009-390-430

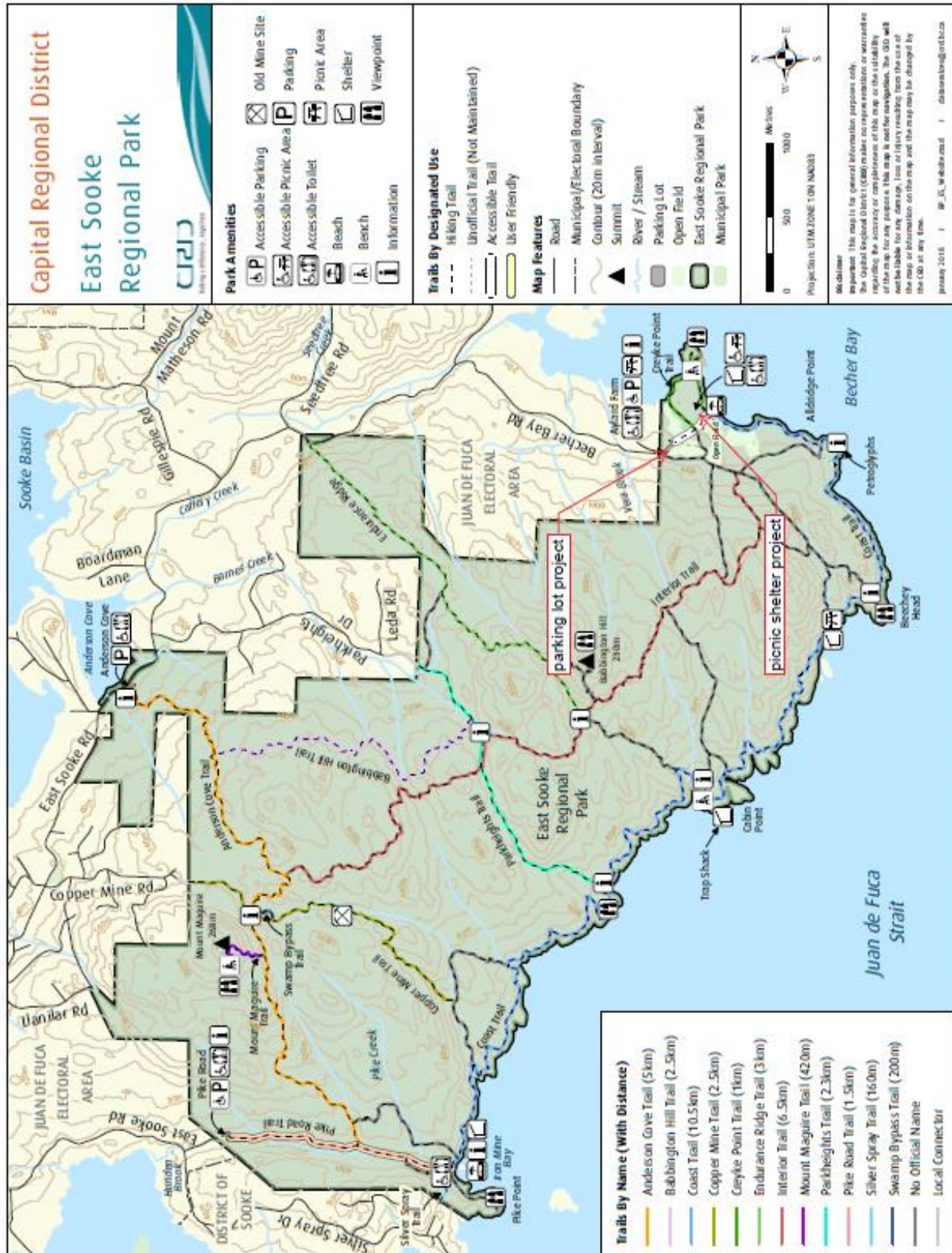
ALC Attachments

None.

Decisions

None.





East Sooke Regional Park

ALC Application

Parking Lot Project – Site Photos



Photo 1 –Existing parking lot, looking south east. The grass overflow lot can be seen to the right of the photo.



Photo 2 – Existing paved portion of parking lot, looking north west towards parking lot entrance.



Photo 3– Existing parking lot and overflow parking lot, looking north.

East Sooke Regional Park

ALC Application

Picnic Shelter Project – Site Photos

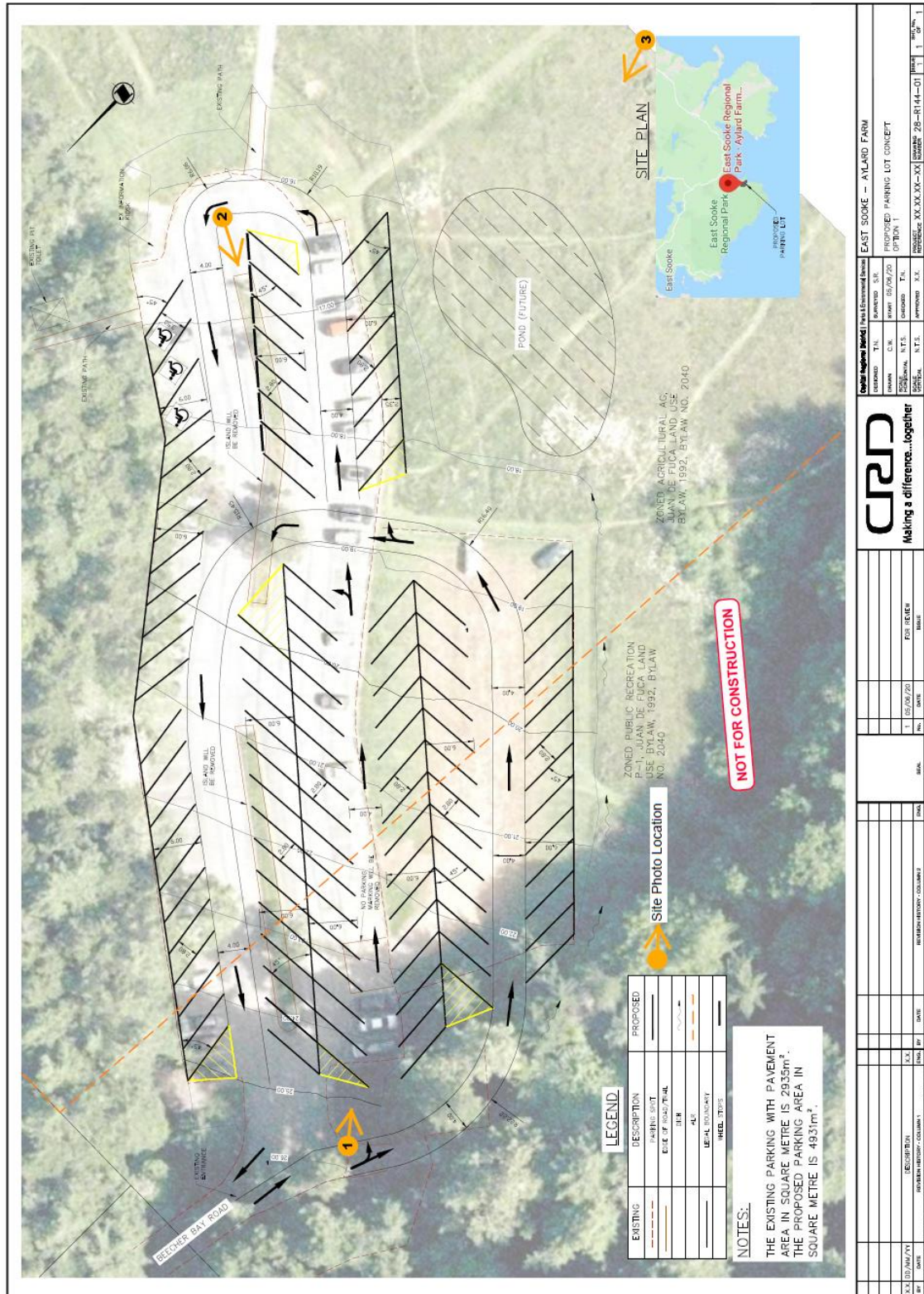


Photo 1 – Looking east towards existing picnic shelter, Salish Sea beyond. Proposed shelter location in foreground mowed area.



Photo 2 – Looking southwest. Proposed shelter location in corner of mowed area.





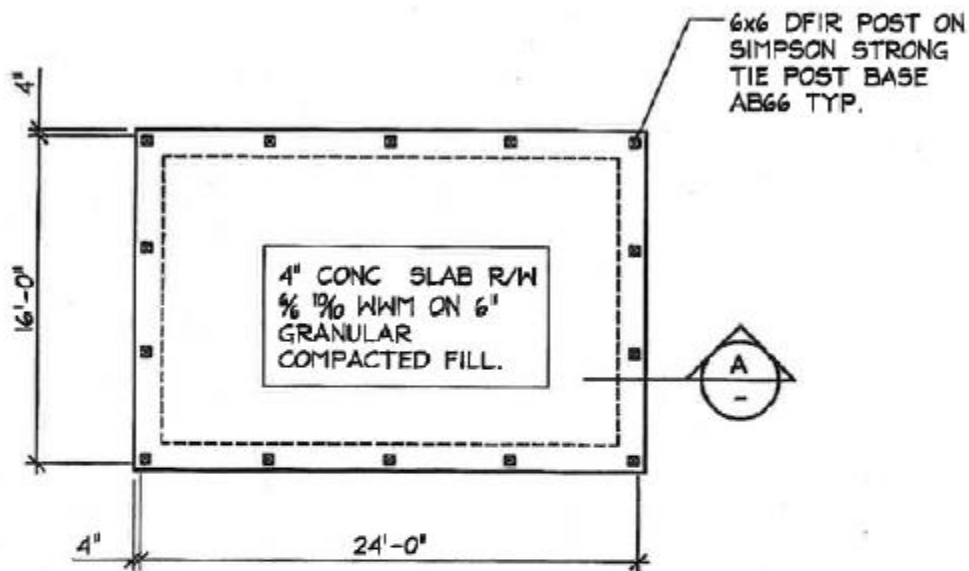
East Sooke Regional Park

ALC Application

Picnic Shelter Project – Drawings

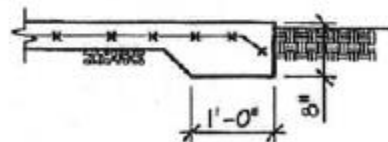
Foundation Plan

Not to Scale



FOUNDATION PLAN

1/8" = 1'-0"

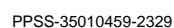


A SECTION

1/2" = 1'-0"

Picnic Shelter Project – Drawings

Not to Scale



East Sooke Regional Park

ALC Application

Picnic Shelter Project – Drawings

Sections

Not to Scale

