Buffer Land Working Group Recommendations Report

October 2023



Introduction

The Buffer Land Working Group (BLWG) was appointed by Council in April 2023 with a mandate to “identify and evaluate options for the future management of the Buffer Land, keeping in mind the concept of the Buffer Land being a ‘greenspace buffer’ as presented in the 2017 land swap referendum.”

The BLWG was directed by Council to:

- Hold meetings that were open to the public and included opportunities for public input.
- Hold two community input meetings: one at the start of the process and a second prior to delivering its recommendations to Council.
- Provide recommendations to Council within six months of its first meeting.

Upon the delivery of this Recommendation, these requirements have been met.

Appreciation is extended to the community members who participated in this process. Your interest and ideas have both deepened, challenged and inspired the BLWG. We have worked to bring those ideas into our recommendations.

The BLWG is pleased to provide this report of its recommendations (and observations) to Council for its further consideration.

Councillor Jay Shukin Chair	Councillor Shelly Donaldson (Vice Chair)	Bonnie Bouveur
Brian Grant	Anna Hall	Karen Hoffman
Richard Simpson	Gary Smirfitt	Bailey Spiteri

Table of Contents

1.0 Vision Statement

2.0 Summary of Recommendations

3.0 Observations and Assumptions

4.0 Limitations

5.0 Background on the Buffer Land

6.0 Discussion of Recommendations

7.0 Alternative: Consider a Sale to a Third Party

8.0 Other Ideas Considered by Buffer Land Working Group

9.0 Public Input

10.0 Park Zoning Survey

11.0 Sample Park Management Plans

Vision Statement

To help guide its efforts the BLWG developed the following vision statement of its goals for the Buffer Land.

The Buffer Land will remain a greenspace that conserves the area's ecosystem, protects the water quality in the Bilston Creek watershed, and allows limited human activity.

The land is preserved as a protective ecological buffer to minimize the impacts of land use and urban sprawl that will come with the future increase in nearby population density.

The land will be managed effectively with strategic and operational plans and the appropriate resources (staff, budget) to maintain and inspire environmental stewardship.

2.0 – Summary of Recommendations

The BLWG recommends that the District of Metchosin undertake rezoning processes to move the Buffer Land to a conservation-oriented park designation while developing an effective park management plan that will support the land as a protective ecological buffer. The work process through which the BLWG developed its recommendations is discussed in the sections below.

The BLWG sees this recommended process occurring in four phases:

- **Phase 1:** Council to gauge its support for effectively resourcing a park management plan that supports the Buffer Land as a protective ecological area.
- **Phase 2**: Pending completion of Phase 1, rezone the Buffer Land to the existing Parkland zone (P3), doing this as soon as possible.
- **Phase 3:** Develop a new zoning designation that better reflects ecological conservation / preservation goals. Apply this zone to the Buffer Land when ready.
- **Phase 4**: Develop a management plan for the Buffer Land, detailing adequate resourcing to meet the requirements of Phase 3. The critical features of a plan that would support a protective ecological zone will involve:
    - Further defining the long-term vision for the Buffer Land.
    - Managing access, including the use of fencing in certain areas.
    - Identifying allowed activities.
    - Monitoring and enforcement.
    - Developing partnerships that support environmental / biodiversity / stewardship research.
    - Identifying budget and resourcing targets.
    - Outlining timelines.

The BLWG believes that elements of these phases can be actioned concurrently. For example, during the process of rezoning the Buffer Land to P3, work can also occur on developing the new conservation-oriented zoning and developing a park management plan. The specific phases of the BLWG's recommendation are further outlined in section 6.0.

An alternative option is also presented. Should Council determine that it cannot resource the Buffer Land to support this land as a park, it should consider a sale to a third party. This is discussed in section 7.0.

3.0 – Working Assumptions and Observations

The following assumptions and general observations were made during the BLWG's six month process.

- That the District of Metchosin retain ownership, control and autonomy over the Buffer Land.
- Protection and enhancement of the area's ecological values is vital and managing access and limiting certain activities within the Buffer Land is central to achieving this goal.
- The Buffer Land is unique in that it is immediately adjacent to a future high-density subdivision, located in another jurisdiction (City of Langford).
- This fact means that the Buffer Land potentially presents a considerable management challenge to the District of Metchosin.
- There is always the option of "doing nothing" (maintaining the *status quo*) with the Buffer Land. The BLWG has assessed this option and believes that doing nothing would not only be irresponsible but has a range of significant risks (liability, ecological degradation, safety, land value).

The BLWG believes that if Metchosin is to remain as the owner of the Buffer Land it has a responsibility to care, protect and manage this land effectively.

4.0 – Limitations

The BLWG wishes to note several limitations regarding the information it had to work with over the six-month process.

- Few details are known about the Centre Mountain Estates residential development (CME). Requests to receive information from the City of Langford or the CME developers were unsuccessful.
- Information on parks management is based on research by the individual BWLG members. More input should be sought from those with expertise and experience in this area.
- While the stormwater detention pond was not part of the BLWG's mandate, the pond is still an important management factor with the Buffer Land as a result of an existing Covenant and Easement. Details on the detention pond were not made available to the BLWG.
- The ecological potential of the Buffer Land is unknown, and an evaluation of the flora and fauna by terrestrial biologists/ecologists should be sought with the vision of long-term restoration or rehabilitation of the terrestrial habitats. It is recognized that there is significant knowledge among Metchosin community members of terrestrial landscapes, flora and fauna.
- The potential effects of contamination or changes to waterflow in Bilston Creek on the nearshore ecology in marine waters remain unknown.

5.0 – Background on Buffer Land

The Buffer Land is a 113.5 acre (46 hectare) parcel of land that came under the ownership of the District of Metchosin following the 2017 land swap involving the City of Langford and the Sc'ianew Nation. This parcel is on the border of Metchosin and Langford, per the boundary adjustment made following the 2017 referendum.

The Buffer Land was specifically included in the 2017 land swap referendum held in Metchosin. The referendum question presented to Metchosin voters was (emphasis added):

> *Do you support a municipal boundary adjustment, placing approximately 354 acres of private land into Langford, provided that the Beecher Bay First Nation agrees to transfer to Metchosin ownership of 250 acres of Crown Land offered to the Band as part of the Treaty process,* ***and Metchosin receives a 112 acre greenspace buffer*** *and a tax sharing agreement?*

The Buffer Land (PID: 030-095-875) is currently zone Commercial Recreation (CR) 2 and CR3. The CR2 designation (north lobe) allows for residential subdivision of 9.88 acre lots; the CR3 (south lobe) designation allows for residential subdivision of 4.95 acre lots.

The concept of a land "buffer" has been central to the BLWG's discussions. It was noted early in the working group process that Metchosin's Official Community Plan references the term buffer over a dozen times, with a general definition being "a transition zone" between urban and rural, or between higher density development areas and lower impact areas, whether agriculture or forest land.

In its 2022 report to Council, Metchosin's Environmental Advisory Select Committee provided the following information on the general ecological composition of the Buffer Land:

> "The ecological community present on 90% of the property is Douglas-fir/ Dull Oregon-grape (Pseudotsuga menziesii/ Mahonia nervosa) which is part of the Coastal Douglas-Fir (CDF) zone and moist maritime (mm) subzone. This ecological community is on the BC Red-list and is also considered to be globally rare. The other 10% of the property is unclassified.

The Buffer Land is immediately adjacent to the forthcoming CME residential development. Per the terms of the land swap this development is to have no more than 312 homes. The specific development timelines are not known, and the specific subdivision layout is not publicly available.

The other outstanding feature of the Buffer Land in relation to the CME development is the provision for “one or more stormwater detention ponds” to be located on the Buffer Land. This was established through a Covenant and Easement (CA5867519 / CA5867520) (“the Covenant”) completed in 2017. The Covenant also requires that Metchosin approve the stormwater management plan for the development prior to installation of infrastructure to support the development.

While this was a matter often discussed by the BLWG, making specific recommendations on technical aspects of CME stormwater matters was not part of the working group’s mandate. Metchosin’s municipal engineer and its advisory groups (MEASC, PTASC, the Agricultural Advisory Committee) are involved in reviewing the CME stormwater plans in relation to the detention pond.

6.0 – Discussion of the Recommendations

The BLWG's core recommendation is to undertake rezoning processes to move the Buffer Land to a conservation-oriented park designation, to ensure that the land serves as a protective ecological buffer. An effective park management plan will be required for this process.

The BLWG sees this process taking place in four phases. Certain elements of each phase can be undertaken concurrently.

6.1 Phase One: Council to gauge its support for resourcing a park management plan.

The BLWG believes it's critical that a park management plan be developed and that this be adequately resourced. By "adequately resourced," the BLWG means a plan that has sufficient budget and human resource support.

Before proceeding with the subsequent phases in this recommendation, the BLWG believes that Council should better understand the level of prioritization it can give to resourcing a park plan.

The BLWG conducted an initial level of research into what could constitute a park management plan. A deeper and more specific assessment should be undertaken by staff, consultants or volunteers with expertise in this field.

Questions to consider:

- What are the core elements of a park management plan?
- What are the budget requirements for the general phases of this project?
    - The re-zoning process.
    - Initial planning.
    - Initial action (potentially establishing fencing, developing signage, etc).
    - On-going maintenance / enforcement.
- Are there existing revenue streams that could be directed to the Buffer Land? The BLWG notes that the District receives funds from the tax-sharing agreement with Centre Mountain Business Park, which will steadily increase as development occurs.
- Are any of the District's reserve funds available for use in terms of initial planning and up-front work?

Ultimately, Council must determine its position on a basic question: **Should Metchosin dedicate budget and other resources to a park management plan for the Buffer Land?**

The question of potentially working with other organizations to support the planning and conservation goals has been raised and considered by the BLWG. Further explorations of the value of bringing in partners should be explored. However, the BLWG notes that one of the fundamental concepts behind its recommendation is that the District maintain ownership, control and autonomy of the Buffer Land.

6.2 Phase Two – Re-zone to Parkland as soon as possible

Pending initial support for resourcing a park management plan, the BLWG recommends moving expeditiously to rezone the Buffer Land to a park designation using our current P3 zone. Doing so will:

- Clarify the District's intention of the Buffer Land remaining a "greenspace buffer" for the long-term.
- Ensure that the land is protected as "park land" over the long-term.
- Reduce risk that the District may be directed to explore housing on these lands, in light of the provincial government's strong commitment to develop new housing options.
- Begin the process of park planning and resourcing.

The BLWG believes that the initial rezoning to P3 can take place while the specifics of a park management plan and budget are being finalized.

Based on input from staff, the initial rezoning may take four to six months and will involve a public hearing and an amendment to Metchosin's OCP. Staff have also identified the option of creating a specific bylaw to designate the land as park land. Council may wish to look further at this option.

Some concern has been expressed about moving to rezone to park land without fully assessing other opportunities that may potentially exist. These points are discussed in section 8.0.

6.3 Phase Three – Develop a new park land zone

Currently, the most applicable zoning designation for park land in Metchosin's Land Use Bylaw (LUB) is Park and Open Space (P3). However, the designation contains no specific information or guidance on park uses or characteristics. The zoning designation indicates that residential lots of 9.88 acres are allowed, with the bulk of the section describing other requirements for residential use.

The BLWG has researched park zones in other jurisdictions (see appendix 10.2) and believes that there are options that better reflect the intentions for the Buffer Land.

Given that a new zone will be enshrined in Metchosin's *Land Use Bylaw,* and could mean changes to our OCP, care must be taken to do this right; such a process could take over a year.

As with any longer-term project, there is always a significant risk that the attention of Council and staff may be directed to other priorities. This is one of the reasons why the BLWG is recommending rezoning the Buffer Land to the existing park designation (P3) as soon as possible.

6.4 Phase Four – Develop a park management plan

The fact of the forthcoming CME residential development and its location immediately adjacent to the Buffer Land constitutes a unique and complicated land management challenge. BLWG believes it is critical that a park management plan is developed and adequately resourced.

In Appendix X.0, we provide an outline of what a park management plan could involve. In summary, the core management themes (areas) would be:

- Allowed uses (see Section 8.0)
- Access points and how these are managed.
- Environmental protection priorities and steps required.
- Environmental enhancement priorities.
- Maintenance.
- Monitoring.
- The role of volunteers (potentially a "Friends of the Buffer Land" organization).

- Enforcement (the BLWG believes there is significant risk of new trails being forged into sensitive areas, of ecological degradation, fire risk and more through unregulated activities, etc.).

At present, there is no discernable plan or budget for the Buffer Land. The BLWG notes that there is revenue generated from the tax-sharing arrangement for the Centre Mountain Business Park (~$15,000). This amount could be directed toward the initial stages of developing a park plan.

7.0 – Consider a sale to a third party

Should Council determine that it cannot dedicate sufficient resources to the Buffer Land to manage this asset in a sustainable manner, the BLWG suggests that it explore a sale to a third party, possibly to the Capital Regional District (CRD).

The BLWG feels this would be appropriate based on:

- Liability issues that the District may face with largely unmanaged access on its property. This may include, for example, campfires built by individuals using the Buffer Land as an impromptu 'party' place.
- Ecological degradation of the land and particularly riparian area along Metchosin Creek.
- Effective loss of control without adequate management. The BLWG identified independent trail building activities (i.e., mountain biking) as one potential risk in this area.
- Expected use by the nearby residents without adequate access control. The Buffer Land would effectively become a Langford park, managed by Metchosin.

Considering the negative public response to the proposed sale of the Buffer Land in October 2021, the BLWG identified key conditions and pre-requisites that should be in-place or undertaken prior to starting a sale process:

- An independent appraisal of the Buffer Land's value to better ensure that Metchosin receives a fair price in a sale.
- Further public discussion about a sale option.
- Clarity on the CRD's intentions with the Buffer Land – what would its own park management plan involve?
- Clarity on how Metchosin's interests would be protected:
    - Protection of environmentally sensitive areas.
    - Allowed uses.
    - Consideration of the interests of the adjacent Neild Road residents (i.e. that the Buffer Land continue to serve as a buffer)

While disposition of the Buffer Land is not the BLWG's preferred option, the working group did identify potential advantages and disadvantages with this option:

Potential Advantages:

- Revenue potential, potentially additional funds to secure land that the District could manage.
- Liability reduction.
- The CRD would be able to apply its considerable resources and experience in terms of parks management.
- The CRD has the means to enforce park rules.

Potential Disadvantages:

- Loss of direct control over the future of the Buffer Land (potentially addressed by obtaining assurances from the CRD on its management plans).
- Potential future sale or land-use changes that may or may not align with the values of Metchosin.
- Potentially more visitors.
- Potential impacts to nearby Metchosin residents.

8.0 – Other Ideas considered by the BLWG

The BLWG developed a process for identifying and evaluating a wide range of options related to the future of the Buffer Land. The materials containing this work are available on the District's website. The following are options and considerations we wish to highlight:

8.1 Allowed Uses

- The BLWG's vision is that access into the Buffer Land is pedestrian only.
- The BLWG is not supportive of the District developing a trail that would suit activities like biking or equestrian use. This would essentially be an invitation for broader intermunicipal use, which Metchosin would then need to maintain.
- A survey was conducted in August/September 2022 by the District of nearby neighbours. There was significant support for the Buffer to be left simply as a "buffer" to the CME development with few recreational activities:
    - Little support for trail connectivity.
    - Mixed interest as a place for walking.
    - Mixed interest for dog walking.
    - Little interest as a place to ride a horse.
    - Very low interest in mountain biking taking place.

8.2 Developing research partnerships with post-secondary agencies

- The BLWG sees significant promise in developing complimentary partnerships with post-secondary institutions around a range of research initiatives.
- In turn, certain research initiatives may be helpful in managing access to certain areas or monitoring access.
- Research studies could include avian, arboreal, or benthic – with a focus on ecology, restoration, rehabilitation or meeting the needs of academic programs. Such studies could include remote sensing for large mammals (e.g., black bears, cougars, Roosevelt Elk etc.), herpetological studies (e.g., northern alligator lizards or wetland amphibians), migratory or resident birds (perhaps with collaboration with other entities such as the Rocky Point Bird Observatory), and botanical studies.
- More discussion is needed in terms of how this option could be managed and maintained.

8.3 Signage

- Signage will be an important part of access management, enforcement and protection of environmentally sensitive areas.

- The type of signs, wording/content and placement will be covered in a park management plan.

8.4 Fencing

- The strategic use of fencing to manage access and protect sensitive areas would be part of a park management plan.
- The BLWG considered the option of fencing off the entire Buffer Land. This option was deemed to be impractical, cost-prohibitive, likely to have negative consequences for wildlife, and of limited effect in limiting access.

8.5 Pause on taking any action (no rezoning, no planning, no change to current approach)

- The BLWG does not support a “no action” approach, particularly with the development of the CME residential area underway.
- The BLWG felt that a “no action” approach would signal that the District was not serious about protecting the greenspace.
- There is also a risk that with no action a future Council, could take a very different approach to the Buffer Land.

8.6 Create an ecological conservation zone

- The BLWG is clearly supportive of conservation goals for the Buffer Land. However, it notes that this specific designation normally applies to Crown land, which is covered under BC’s *Ecological Reserve Act*.
- The intent is to have many of the values, goals and aspirations of an ecological conservation zone brought into a park management plan for the Buffer Land.

8.7 Incorporate a trail around the stormwater pond and system.

- Introduced by a resident, a Trail and Swale concept was viewed positively by the BLWG. This would involve developing a trail along the border with Langford, possibly in tandem with bio-swale elements designed to help clean/filter stormwater from CME. A Trail and Swale would regulate and direct human use away from the riparian area along Metchosin Creek, as well as function as a ‘green fence.’
- The idea continues to have potential but requires considerable engineering and technical input.

8.8 Sale of all or a portion of the Buffer Land to the nearby neighbours

- Was deemed to be highly complicated and not in keeping with the spirit of the Buffer Land as a community owned property.
- The District would have no assurance of how the land would be maintained under private ownership; covenants are possible but would add further complexity to a sale.

8.9 Work with a conservation-oriented land trust

- This option has not been removed from the table; however, it will likely take a considerable period to 1) find a suitable partner, 2) determine the value in bringing in that partner; 3) developing an agreement on a relationship.
- Pursuing this option will also take considerable staff/volunteer time and resources. The BLWG is uncertain of what substantial value this would bring to an overall, on-the-ground park management approach.
- Legalities of a land trust agreement can be complex and costly.
- There was also concern over the potential loss of control with this option.

8.10 Work collaboratively with other partners (i.e. Langford/developers)

- The BLWG considered this option but felt this was highly likely to lead to the Buffer Land being opened for broader access.
- It was also felt this option was not supportive of the BLWG's goal of environmental protection, and the vision of Metchosin having control and autonomy over the Buffer Land.
- Specific to the Buffer Land, the BLWG does not view broader collaboration with other West Shore local governments as being conducive to conservation goals for this area. It's unlikely that another local government would dedicate funds to a park in another jurisdiction without there being consideration for access and enjoyment by its residents.

9.0 – Public Input

Opportunities for public input were provided at every BLWG meeting. In addition, two focused community input sessions were held: the first was on May 9, 2023 and the second on October 4, 2023. The following are some of the ideas offered by community members:

9.1 Carbon credits:

Inquiries have been made about the potential of the Buffer Land to be a source of carbon credits through a voluntary carbon offset (VCO) arrangement. A key requirement of such an arrangement is that the parcel(s) land must have the potential for development. In other words, land that is zoned park will not qualify; land that is zoned for residential or industrial development would qualify. Interestingly, a VCO arrangement could essentially act as a “covenant” preventing development.

The process toward developing a VCO arrangement is not without its challenges. The process of verifying the carbon offset asset could be costly and the full verification process could take several years. It is notable that, based on inquiries to date, no actual examples of a confirmed carbon-scheme on land of a similar size and nature to the Buffer Land have been identified. The best known examples are larger parcels of over 100,000 acres.

Inquiries have been made to the Coastal Douglas Fir Conservation Partnership for input on a VCO arrangement for the Buffer Land. Further information is expected in the coming weeks.

9.2 Appraisal of the Buffer Land

The BLWG is not supportive, nor sees the value, in doing an appraisal of the Buffer Land under its current zoning UNLESS Council views a sale to a third party as the best approach to the Buffer Land. Recommended steps prior to consideration of disposition of the Buffer Land are covered in section 7.0.

9.3 Connectivity to regional trails and co-management

The idea of connecting the Buffer Land to the nearby Galloping Goose Trail along Happy Valley Road was raised. The BLWG does not support this, given our goal of managing access and not developing a multi-use trail. The idea of a co-management process with the CRD was also raised.

This may be worth exploring, but only based on Metchosin continuing to own and have control and autonomy over the Buffer Land.

9.4 Creation of an ecological reserve

This idea was raised at the community input session on October 4. This is addressed in section 8.0.

9.5 Working toward National Urban Park status

This idea of developing the Buffer Land into a National Urban Park was introduced during the late stages of this process. Reference was also made to a national ecological corridor program. The BLWG is unclear about the viability and actual value of working to participate in such programs:

- The process of working with Parks Canada is likely to be lengthy (potentially 5 to 10 years).
- It's unclear why the Buffer Land would be a good candidate for an Urban Park or what benefits this would bring over the BLWG's recommended options, in particular its ecological conservation goals.
- Metchosin control and autonomy of the Buffer Land would likely be compromised.

10.0 Park Zoning Options in other Jurisdictions

(research compiled by BLWG member Bonnie Bouveur)

This report provides, by municipality, township, city, or village, the various definitions of PARK, the related zoning, a re-cap of findings as well as the bottom line. For convenience, the page numbers listed are those of the document, not the actual page numbers of the by-law.

District of Saanich Zoning Bylaw 8200 [Pop. 117,735]

Definitions: Natural Park - means a park devoted to the retention, preservation, and enhancement of natural, historic or landscape features and is used primarily for informal or passive recreation purposes

Nature Sanctuary - means the use by the public of land or water areas set aside for the preservation of plant and animal life including but not limited to land or water containing special or rare biological, physical, or cultural features, areas of particular scientific or educational value, or areas containing other natural features of value.

Page 260 --- Recreation and Open Space **P4**- 1030.1 Uses Permitted: (a) Community Centre (b) **Park** (c) Recreation Facility (d) Accessory Residential (e) Accessory Buildings and Structures (f) Daycare, Adult (g) Daycare, Child

Page 263 -- Natural Park Zone **P4-N**- 1040.1 Uses Permitted: (a) **Natural Park** (b) Nature Centre (c) Accessory Residential (d) Accessory Buildings and Structures

Page 265 – Conservation Zone **P5** - 1045.1 Uses Permitted: (a) Nature Centre (b) **Nature Sanctuary** (c) Accessory Residential (d) Accessory Agricultural (e) Accessory Buildings and Structures

Park Stewardship and Natural Areas

Saanich is home to diverse natural areas that are managed to enhance biodiversity. From wildflower meadows to forest streams, these spaces provide important wildlife habitat as well as opportunities for residents to enjoy, relax and learn about the local environment. Impacts from urban pressures and invasive species continue to be managed through restoration projects and volunteer stewardship, helping connect people to nature.

Some of our unique ecosystems include:

- Garry Oak woodlands
- Coastal shorelines
- Douglas Fir forests
- Wetlands and bogs

Corporation of the Township of Esquimalt Zoning Bylaw 2050 [Pop. 17,533]

Definitions: Page 19 "Park" means an area of natural, semi-natural, or planted space set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats.

Page 125 PARKS AND OPEN SPACE [**P-2**] The intent of this Zone is to accommodate public and private outdoor recreation opportunities. (1) Permitted Uses The following Uses and no others are permitted: (a) **Park** (b) Playground (c) Playing field (d) Boat launch (e) Public Open Space (f) Assembly Use

District of Central Saanich Zoning Bylaw 2072 [Pop. 17,385]

Definitions: Page 18 "Park" means an area or parcel of land consisting largely of open space dedicated, reserved or held as a place for outdoor recreational uses or preservation of the natural environment, and may include a recreational area, playground, playing field or similar use.

Page 88 PARKS AND OPEN SPACE: **P-2** Permitted Uses 1 The following uses are permitted as principal uses of the land: (1) **Parks** (2) Pathways (3) **Natural open space** (4) Hiking trails (5) Playgrounds (6) Fairground and Exhibition ground

Five rare and ecologically fragile ecosystems of Vancouver Island are found in Central Saanich; the natural environment is as rich and diverse as it is breathtaking. The District is committed to maintaining a harmonious relationship with the natural environment. Central to that philosophy is to retain, protect and enhance the range of environments, which include marine shoreline, farmland, wetland, creeks and streams, treed ecosystems, and environmentally sensitive areas.

District of Highlands Zoning Bylaw 100 [Pop. 2,482]

Definitions: None pertaining to conservation and nature. However, they have a Parks and Recreation Master Plan (2001) – very comprehensive.

Page 59 GREENBELT 1 (**GB1**) ZONE 8.1.1 Permitted Uses (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Greenbelt 1 (GB1) Zone: a) Forest management activities related to timber production and harvesting b) Residential c) Agriculture d) Home-based Business e) Accessory uses, buildings and structures

Page 60 GREENBELT 1A (**GB1A**) ZONE (**added by Bylaw No. 182, adopted July 15, 2002) 8.1A.1 Permitted Uses (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in Greenbelt 1A (GB1A)

Zone: a) Forest management activities related to timber production and harvesting b) Residential c) Agriculture d) Home-based Business e) Accessory uses, buildings and structures

Public Uses: Page 62 PARK 1 (**P1**) ZONE 9.1.1 Permitted Uses (1) The following uses shall be permitted in the Park 1 (P1) Zone: a) **non-motorized outdoor recreation** 9.1.2 Siting and Dimensions of Buildings, Structures and Uses (1) The height of a building shall not exceed 6 metres. (2) No building or structure shall be sited within 20 metres of a front lot line. (3) No building or structure shall be sited within 6 metres of a side lot line. (4) No building or structure shall be sited within 10 metres of a side lot line that abuts a highway. (5) No building or structure shall be sited within 10 metres of a rear lot line. (6) No parking space shall be sited within 6 metres of any lot line. (7) The total floor area of all buildings on a lot shall not exceed 75 square metres (807 sq. ft.)

Page 63 PUBLIC 2 (**P2**) ZONE 9.2.1 Permitted Uses (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Public 2 (P2) Zone: a) Assembly b) Community Hall c) Fire Hall d) Municipal Office e) School f) Recreation Facility g) **Non-motorized outdoor recreation** *Added under Bylaw No. 385, June 2016 h) Community Gardens i) Accessory uses, buildings and structures

Page 64 PUBLIC 3 (**P3**) ZONE 9.3.1 Permitted Uses (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Public 3 (P3) Zone: a) Assembly b) Residential c) **Non-motorized outdoor recreation** d) Home-based business e) Agriculture f) Accessory uses, buildings and structures

District of North Saanich Zoning Bylaw 1255 [Pop. 12,235]

Definitions: No definition for “Park”

Page 13 - “**outdoor recreation**” means the use of land, with or without accessory buildings and structures, for recreational activities where the outdoor setting and landscape is a significant element of the activity, and the density of recreational users is not a significant element, and includes **park or open space**, playing field, botanical garden, and arboretum

Page 116 - 507.4 ● PARK **P-4** This zone is intended to provide land for **municipal, regional and provincial parks**, and farm use on lands within ALR. 507.4.1 Permitted Uses (a) Principal (i) Farm uses on lands within ALR (ii) **Park** (iii) ALR cannabis production and sale [See Section 209] (b) Secondary (i) Accessory Use (ii) Accessory Buildings and Structures 507.4.2 Principal Buildings (a) Minimum Setbacks: (i) Front 7.6 metres (ii) Rear 7.6 metres (iii) Interior Side 7.6 metres (iv) Exterior Side 7.6 metres 507.4.3 Accessory Buildings and Structures (a) Maximum Height 7.6 m (25 ft.) (b) Minimum Setbacks: (i) Front 7.6 metres (25 ft.) (ii) Rear 7.6 metres (25 ft.) (iii) Interior

Side 7.6 metres (25 ft.) (iv) Exterior Side 7.6 metres (25 ft.)

City of Langford - Zoning Bylaw 300 [Pop. 46,584]

Definitions: No definition of “park”

Page 303 Section 6.83 – Park and Open Space (**P4**) Zone (Replaced by Bylaw No. 1662) The intent of the P4 Zone is to **accommodate green space and permit minimal development in association to green and open space.** 6.83.01 Permitted Uses The following uses and no others are permitted in the P4 Zone: (1) Accessory buildings and structures, subject to Section 3.05; (2) Agricultural fair grounds; (3) Cemetery; (4) Community care facility; (5) Community garden; (6) Golf course; (7) Group daycare, subject to Subsection 3.26.02; (8) Licensed premises, in conjunction with and in addition to a principal use permitted in this Zone; (9) One one-family dwelling, in conjunction with and in addition to a principal use permitted in this Zone; (10) Preschool; (11) Recreation facility, indoor; (12) Recreation facility, outdoor; (13) Uses accessory to a principal use permitted in this Zone; and (14) Uses permitted by *Section 3.01* of this Bylaw.

Page 59 Part 3 GENERAL REGULATIONS (Replaced by Bylaw No. 1662) *3.01* Uses Permitted in Any Zone *3.01.01* Except where specifically excluded the following uses, buildings and structures are permitted in every Zone: (1) Uses, buildings and structures which are accessory to a principal permitted use, building or structure on the same lot. (2) Utility poles, underground electrical and telephone lines and telephone exchange buildings; (3) Pipelines, radio, television and transmission towers (except that transmission towers are not desirable within 150 m [492.1 ft] of any Residential Zones or school sites) and wires, traffic control devices, clock towers, and underground or submarine utility systems, which may be sited on any portion of a lot; (4) Water supply facilities including reservoirs, treatment plants, pumping stations intake structures and supply lines; (5) Sewage collection, treatment and supply facilities including treatment plants, sewage pumping stations, storm drainage retention ponds, and sewer mains and service lines; (6) **Parks,** playgrounds and playing fields, **hiking and bicycling paths**, **horse riding trails and ecological reserves;** (7) Road-side produce stands not exceeding a footprint 10 m2 (107.6 ft2) and used for the retail sale of farm products that are grown or reared on the land upon which the stand is located; (8) Domestic composting of organic materials originating from a lot and used on that same lot, provided that the composting use does not cover more than 1% of the total lot area; (9) Filming of motion pictures, but not including film production studios; and (10) Facilities for police, fire or ambulance services; and (11) Temporary construction and real estate marketing offices, subject to Section 3.06.

Town of Sidney Zoning Bylaw 2015 [Pop. 12,318]

Definitions: Park: Land that has been dedicated or reserved for the general public for

active or passive recreational use

Page 44 – Part 4.7 in their bylaw contains a table (very confusing) which gives the permitted and conditional uses of **Parks** and Utilities. Buildings, assembly halls, **park**, playground, retails sales, sports field and facility, visitor information centre and conditional use for foodbank, outdoor retail and Class 1 restaurant

District of Sooke Zoning Bylaw 600 [Pop. 15,000]

Definitions: Page 25 PARK means public land for public recreation or conservation purposes; includes a historical or natural site; may include buildings, structures and infrastructure dedicated to the support of indoor and outdoor recreation, including Horticulture

Page 114 Public Recreation **P1** - 601.1 Purpose: This zone provides for **public recreation** use within the District of Sooke. 601.2 Permitted Uses: Principal Uses: a) Agriculture b) Amusement facility – outdoor c) Assembly use d) Campground * e) **Ecosystem preservation** f) Institutional uses accessory to public parks g) Nature centre h) Playground i) Private club Accessory Uses: j) Accessory dwelling unit, one per lot * k) Concession l) Country market m) Office in nature centre n) Parking lot o) Temporary accommodation *See conditions of use. 601.3 For the convenience of the reader, please be advised that **parks are permitted in all zones within the District of Sooke including this zone.**

City of Colwood Land Use Bylaw 151 [Pop. 18,961]

Definitions:

Page 12 - Natural Park – devoted to the retention, preservation and enhancement of natural historic or landscape features and is used primarily for informal and passive recreation purposes.

No definition of “park”

SECTION 9.4 PARK AND OPEN SPACE **(P4)** ZONE 9.4.01 Permitted Uses In addition to the uses permitted by Section 2.1.10 of this Bylaw, the following uses and no others shall be permitted in the Park and Open Space (P4) Zone: 1. Agricultural fair grounds; 2. Cemetery; 3. Civic uses; 4. Golf courses; 5. One-family dwelling; 6. Accessory buildings and structures; 7. Secondary suite; and 8. Accessory dwelling unit.

SECTION 9.5 NATURAL PARK **(P5)** ZONE 9.5.01 Permitted Uses The following uses and no others are permitted in the P5 Zone: 1. **Natural Park**; and 2. Accessory buildings and structures

There are 50 parks and trails mentioned in the Parks and Trails Master Plan and Parks Maintenance Plan – municipal, regional and national

May be a good example for us to use for our purpose: Havenwood Park Management Plan:

This plan works to: Analyze the park's existing conditions, facilities, and amenities. Understand the context of Havenwood Park – **historical, ecological, social, and recreational.** Engage with community members about the future of the park. Develop a strong vision statement and set of guiding principles for park improvements. Develop recommendations for capital and operational improvements. Establish a feasible implementation plan for realizing **ecological conservation** and appropriate change in Havenwood Park.

1.3 PARK CONSERVATION COVENANT Havenwood Park is unique within the City of Colwood's park systems since it governed by a registered covenant between the following four parties: The City of Colwood The City of Langford Habitat Acquisition Trust (HAT) The Land Conservancy of British Columbia (TLC) The covenant was formalized in 2008. The covenant recognizes Havenwood Park as a unique ecological and recreation asset in the heart of a growing community. Havenwood Park is to prioritize conservation for environmental benefit while maintaining managed passive recreation opportunities for the residents of Colwood. As defined in the Covenant, "Informal or Passive Recreation" means: Low-impact outdoor recreational activities that are compatible with preserving the land and amenities, which shall include walking, hiking, jogging, bird watching, nature photography and nature study, and for greater clarity, do not include artefact gathering, planting gathering, hunting, climbing, rappelling, camping, riding motorized vehicles, or building fires.

1.5 RECENT HISTORY The key points in recent history that led to the dedication of Havenwood Park and the conservation covenant include: 1970s – The property is acquired by the province, through the British Columbia Assets and Lands (BCAL) 1981 – The property is subdivided for the construction of the Veterans Memorial Parkway 1999 – The Colwood Greenways Committee established to provide support the development of the Greenways Plan. M**embers of the community lobby in support of acquiring this property for park green space. 2001** – **An environmental review details sensitive ecological elements present on the property 2002** – The City of **Colwood,** along with a contribution from the City of **Langford, purchases the property from the British Columbia Assets and Lands (BCAL) for the purposes of conservation and passive recreation** 2005 – The original park management plan for Havenwood Park is completed 2008 – The registered covenant agreement for Havenwood Park is completed

1. PARK CLASSIFICATION The City of Colwood's Parks & Recreation Master Plan (PRMP) includes a parks classification system to assist the City in assessment, planning, acquisition, and management of municipal parks. Havenwood Park is

classified as a **Nature Park**, and **is the largest Nature Park within the City's municipal jurisdiction** (the Royal Roads Lands are larger, but are not City lands nor under City management). **Nature Parks are dedicated for community access to nature and can also provide ecological conservation, wildlife habitat protection, watercourse protection, environmental stewardship, management of hazardous areas, and protection of views. Typical elements within a Nature Park include: Forested areas Riparian areas Steep slopes / protected areas Wildlife or ecological areas Walking trails / staging areas for trails Rest areas Viewpoints Educational / interpretive information Benches or informal seating Havenwood Park exemplifies the character and features of a Nature Park, and encompasses all of the above elements.**

Town of View Royal Zoning Bylaw 900 [Pop. 11575]

Definitions:

“Park and Open Space” means any park, open space, or playground which is used or intended to be used for the recreation and enjoyment of the public, including accessory uses.

Page 103 - 12.3. **P-3:** Parks and Recreation 12.3.1. Principal Uses a) Community Garden b) Golf Course c) **Park and Open Space** d) **Recreational Facility, Outdoor** e) Recreational Facility, Indoor

Mainly provides lot and building size information – no park information other than listed above.

District of Squamish Zoning Bylaw 2200 [Pop. 23,819]

Definitions: Page 32 - PARK means an area of land, including an area of the ocean, that is used for the enjoyment and pleasure of the public, having facilities for rest, recreation, exercise, amusement, ornament or **protection of the natural environment**, and that is accessible to the public subject to other District bylaws governing public access to **park land**, which area of land is **protected as park land,** including by **dedication, reservation, reverter, a condition on title, bylaw, covenant, statutory right of way or other similar means.** (Bylaw 2386, 2015)

Page 133 - SECTION 19 | PARK, RECREATIONAL, AND INSTITUTIONAL USE (**P-3**) The *intent of this zone is to accommodate the use of public land to serve the educational, park and recreational needs of the District.* 19.1 PERMITTED USES The following principal uses and no others are permitted: (a) assembly; (b) campground; (c) child care facility; (d) community college and universities; (e) golf courses; and (f) **parks** and playgrounds. (g) Community and event storage. (Bylaw 2303, 2013) (h) Recreational facilities. (Bylaw 2433, 2016) The following accessory uses and no others

are permitted: (i) accessory recreational facilities; (j) caretaker dwelling subject to Section 4.3; and (k) accessory uses.

Page 135 - SECTION 19A | **ECOLOGICAL RESERVE** (**P-4**) The intent of this zone is to **protect and enhance land and water areas with high ecological value and to provide for limited public access and use.** (Bylaw 2620, 2018) 19A.1 PERMITTED USES **The following principal uses and no others are permitted in the P-4 zone: (a) habitat protection, management and enhancement** (b) marine park (Bylaw 2771, 2020) The following **accessory uses and no others are permitted: (a) trails (b) educational and interpretive signage and displays**

Village of Chase Zoning Bylaw 683 [Pop. 2,399]

Definitions: Page 13 - PUBLIC USE means land, buildings or facilities provided by an agency of government or company regulated by the Utilities Commission Act (RSBC 1996) for public parking, recreation, health, safety, communications or similar use. [No definition for PARK]

Page 94 - **P-1** PARKS AND RECREATION 6.91 INTENT The purpose of this zone is to accommodate lands that are currently being used, or have the potential to be used for **park, recreational, ecological and similar uses, and to protect these lands from irreversible damage and environmental deterioration.**

6.92- PERMITTED USES The following uses and no others are permitted in the P-1 zone: • **park** • golf course • tourist information and refreshment booth • community recreation and cultural facility (Amending Bylaw No. 721) • dwelling unit in combination with another permitted use • mobile vending (Amending Bylaw No. 834) • accessory use

District of Metchosin – Zoning Bylaw 259 [Pop. 5,067]

Definitions: page 15 – Park means a **park** established under the Municipal Act, Park Act, Park (Regional) Act or any land so designated under the Land Title Act

Page 101 - COMMUNITY INSTITUTIONAL 2 (**P2**) ZONE (ALR) - although the bufferland is not in the ALR, this zoning does allow a "**park**" as a permitted use.

Page 104 - PARK AND OPEN SPACE (**P3**) ZONE (1) Subdivision Requirements (a) The minimum lot area that may be created by subdivision under the Land Title Act or the Condominium Act shall be 4 ha (9.88 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 ha (9.88 ac), and no lot less than the average lot size shall be created by a strata plan. (b) The minimum highway frontage that may be created by subdivision under the Land Title Act or the Condominium Act shall be 10% of the perimeter of the lot. (c) Notwithstanding

Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6'). Panhandle lots are to be permitted only when the Approving Officer is satisfied that there is no other means of access. (d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip. (2) Permitted Uses In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Park and Open Space (**P3)** Zone: (a) Accessory uses and buildings, subject to Section 31 (b) Civic use (c) Dwelling unit (d) **Park**

[Section 17. Permitted Uses in Any Zone - The following uses shall be permitted in any Zone: (a) public utility poles, pipelines, and underground or submarine utility systems, the installations of which may be sited on any portion of a lot; (b) unmanned telephone exchange buildings; (c) railway lines and similar public transportation corridors; (d) **multiple-use trails, public parks** and playgrounds; and (e) pumping stations and reservoirs for a community water system where they are a public utility use subject to the following: (i) a front yard of not less than 7.5 m (24.6') shall be provided; (ii) side yards of not less than 6 m (19.7') shall be provided; (iii) a rear yard of not less than 10 m (32.8') shall be provided; (iv) compliance with the height and lot coverage regulations of the zone in which the use is located.

Section 18 – not applicable for our purpose]

DISTRICT OF METCHOSIN BYLAW NO. 532
A B Y L A W

To regulate the use of community parks.

The Council of the District of Metchosin, in open meeting assembled, enacts as follows:

1. This Bylaw is cited as the Community Parks Regulation Bylaw, No. 532.

DEFINITIONS

2. In this Bylaw,

"authorized personnel" includes chief administrative officer, bylaw enforcement officer, animal control officer, peace officer, conservation officer, fire chief, and any person employed by the District of Metchosin;

"**park" means all land dedicated, owned, controlled or used by the District of Metchosin as public park, trail, sports field, playground, recreational area, or public open space;**

"vehicle" means a device in, on or by which a person or thing is or may be transported or drawn on a highway, but does not include a device designed to be moved by human power, a device used exclusively on stationary rails or tracks or a motor assisted cycle.

ENFORCEMENT POWERS

3. All authorized personnel may enforce this Bylaw in the course of their duties.

4. Any authorized personnel may order a person who does anything contrary to this Bylaw to leave a park immediately, or within a period of time specified by the authorized personnel, and every person so ordered must comply with the order and leave the park immediately or within the specified time period.

5. A peace officer may remove from a park any person who violates any provision of this bylaw and who has refused to leave immediately after being requested to do so by authorized personnel.

FIRES AND CAMPING

6. No person shall light or keep lit any fire in a park.

7. No person shall camp or sleep overnight in a park with or without a shelter of any kind, including, but not restricted to, a vehicle, a recreational vehicle, tent, lean to, or other natural shelter.

RE-CAP:

District of Saanich – minimal amount of information. Website information can be found under Parks, Recreation and Community Services.

Township of Esquimalt – website information can be found under Parks and Recreation – Greenways – 3 parks listed under this category and are all accessible by foot only.

District of Central Saanich – Included (above) minimal information. Website information can be found under Parks, Recreation and Culture – Natural Environment. Under the heading “Trails” - it mentions 7 municipal parks and Trails with multi uses.

District of Highlands – Zoning Bylaw doesn't appear to be strong, however, they have a Parks and Recreation Master Plan in place (combined/mentioned with the OCP being involved). It is a very thorough study done by a consultant of what they have in place, what their plans are for the future and through a survey, what the residents are wanting.

District of North Saanich – This district has a North Saanich Guide to Parks, Trails and Beach Access booklet. It is on the website and on page 10, it explains all the facilities, activities and features for parks in their area (maps are very clear). It also contains information regarding 6 undeveloped parks.

City of Colwood - Included minimal information as it is available on their website. They have 2 park zones - P4 and P5 as well as a unique park conservation covenant on Havenwood Park.

Township of View Royal - Included minimal information as they have one park zone - P3 and it does not include appropriate uses for the Buffer Land.

City of Langford – Their website under the heading “leisure” contains information on their parks and lakes. A person can click on each of the facilities' boxes to get further information on whereabouts, activities, hours of access, etc.

Town of Sidney - on their website, under the listing “Things to Do”, there are lists of walkways and trails, hiking, beach accesses, parks and the various amenities available.

District of Sooke - under the heading Parks and Greenspaces, a District of Sooke Parks Finder is just a click away. They also have a Parks and Trails Master Plan. It provides a vision for parks and trails, goals for achieving the vision, and a series of short, medium and long-term actions for acquiring and improving parks and trails in Sooke. The PTMP was prepared in conjunction with the District’s Transportation Master Plan (TMP), considering Sooke’s 2009 PTMP, and within the context of current strategic documents. It is well thought out and user friendly.

District of Squamish - Under Parks and Trails, they have a Parks and Recreation Master Plan (2012) prepared by a consultant. They have 6 undeveloped parks. There is a table included that compares other municipalities with respect to parks, amenities, etc. and a detailed listing of action items for maintenance, planning, etc. They also have a Trails Master Plan which gives them recommendations for moving forward. (this is much the same as District of Highlands.

Village of Chase – it appears there is no further information regarding parks or trails available on-line.

District of Metchosin – On the District website, under Documents/Parks & Recreation, there is a 2016 brochure out-lining 10 trails and a 2017 brochure again listing 10 trails. They are complete with maps and write-ups of each trail. Interestingly, as an example, I looked up the Blinkhorn Lake Nature Park – map and write-up... but on the list of documents it does not mention that it is a Park.

BOTTOM LINE:

Recreation of various types is mentioned in all 12 of the 13 examples.

Ecological Reserve or Ecosystem Preservation is mentioned in 8 of the 13 examples with District of Squamish possibly the strongest.

There are many land uses mentioned in all of the “park” zones – most of which include buildings and various service related uses depending on the individual municipality's demographics, etc. Some have marine involvement, ALR land, mountainous activities, etc. The various age of population, lifestyle balances, industries, etc. all play a part.

11.0 A Review of 'Park' Management Plan Documents from Nearby Districts, CRD Parks and BC Provincial Parks and Conservation Areas

(Research conducted by BLWG member, Brian Grant)

The different examples of Park Management Plans have similar types of material, but each has slightly different content and is organized a differently depending the focus items of each jurisdiction and each specific park.

It should be expected that The Metchosin Buffer Land Management plan will also have similar high-level material, but be unique and focus on specific issues and needs. The information below is viewed to be the important sections from the sample Park Management Plans.

11.1 Possible Table of Contents for a Buffer Land Management Plan:

1 Introduction
- 1.1 Purpose of this BL Management Plan
- 1.2 Location and Description of BL
- 1.3 Vision for BL
- 1.4 Process for developing BL Management Plan

2. Current State of BL Environment and Land Use
- 2.1 Relationship to Nearby Development and Infrastructure
- 2.2 Biodiversity Analysis and Potential Issues
- 2.3 Water Quality and Storm Water Retention Analysis and Potential Issues
- 2.4. Existing Amenities, Trails, Fencing, Signage Analysis and Potential Issues

3. Objectives, Strategies, Action Plans to Achieve Our Vision
- 3.1 Plans to Manage Number of Users from Nearby Developments
- 3.2 Plans to Protect and Monitor Biodiversity
- 3.3 Plans to Protect and Monitor Water Quality and Storm Water Retention
- 3.4 Plans to Develop and Maintain Amenities, Trails, Fencing, Signage
- 3.5 Plans for Funding and Resourcing
- 3.6 Plans for Zoning
- 3.7 Plans for Partnerships and Volunteer Organizations

4. Plans to Update the Management Plan as Required

Appendix A – Background Information

Appendix B – Stakeholders Engagement Process
Appendix C – Biodiversity Inventory
Appendix D: Appropriate Use Table

In the Background Information section below, we have included a variety of example Table of Contents. We have also included information from the CRD about the process for creating Park Management Plans (e.g. minimal 1-3 year process). Addition points-to-consider specifically to Metchosin BL is also in the Background Section

11.2 Background Information

Material from Sooke (and Highlands) municipalities about their park management plans.
These documents are 98 and 101 pages in length and very comprehensive and are used for ALL parks and recreation in their districts. Each point mentioned is defined clearly and in-depth.

Sooke Parks and Trails Master Plan ToC

Executive Summary
A. Process and Setting ….
1 Overview
1.1 An Integrated Approach .....
1.2 Why a Parks and Trails Master Plan? .....
1.3 Plan Process .....
1.4 The Parks and Trails Master Plan .....
2 Our Community ……
2.1 Local Character
2.2 Demographic Profile + Trends.....
2.3 Land Use and Development .....
2.4 Participation in Outdoor Recreation .....
2.5 Jurisdiction and Responsibilities
2.6 Key Challenges
3 Shaping the Future ……
3.1 Vision .....
3.2 Goals .....
3.3 Key Trends .....
B. Analysis and Actions ……
4 Trails …….
4.1 Existing Trails .....
4.2 Analysis .....

4.3 Actions .....
5 Parkland ……
5.1 Existing Parkland .....
5.2 Analysis .....
5.3 Actions .....
6 Park Amenities ……..
6.1 Existing Park Amenities and Analysis .....
6.2 Actions .....
7 Waterfront …….
7.1 Existing Waterfront Conditions .....
7.2 Analysis .....
7.3 Actions .....
8 Environment ……..
8.1 Existing Environment .....
8.2 Analysis .....
8.3 Actions .....
C. The Plan ……..
9 Achieving Our Vision ……
9.1 Achieving Our Vision .....
9.2 Action Plan .....
9.3 Funding and Partnerships .....
9.4 Monitoring Strategy .....
9.5 Closing and Next Steps .....
Acronyms .....
Appendices
Appendix A –Stakeholders.....
Appendix B – Background Document Summary .....
Appendix C – Trail Types .....
Appendix D – Parks Inventory .....
Appendix E – Waterfront Access Points and Improvement Needs .....

<u>Example of CRD Park Management Plan ToC</u>

1 Executive Summary
2 Introduction and Context
3 Strategic Direction
3.1 Vision for Matthews Point Regional Park
3.2 Goals and Objectives
3.3 Development Concept
3.4 Management Statements

3.5 Park Zoning
4 Development and Management Actions
5 Implementation
5.1 Plan Implementation
5.2 Plan Monitoring
Appendix 1: Background Information
Appendix 2: Summary of the Engagement Process

Examples BC provincial park / conservation area management plans ToC

Example BC Provincial Park Management Plan (Gowlland Tod Provincial Park)

TABLE OF CONTENTS
Plan Highlights.1
Introduction
What is a Management Plan?
The Gowlland Tod Provincial Park Management Plan
1. Plan Purpose
Planning Issues
Background Summary
2. The Role of the Park
Regional and Provincial Significance
Local Significance
Conservation Role
Recreation and Education Role
Vision Statement
3. Park Zoning
Special Features Zone
Natural Environment Zone
Intensive Recreation Zone
4. Natural and Cultural Resource Management
Introduction
Land and Natural Resource Tenures
Boundaries
Vegetation
Water
Fish
Wetland and Aquatic Ecosystems
Marine Wildlife
Terrestrial Wildlife

Cultural and Historic Values
Relationship With Saanich and Malahat First Nations
Relationship With Neighbouring Communities
Visual Values
Outdoor Recreation Values
Scientific Research and Education

5. Visitor Services
Introduction
General Concept
Access Strategy
Information Strategy
Management Services
Visitor Opportunities
Natural and Cultural Values Appreciation
Day Use Opportunities
Hiking and Walking
Horse Use
Cycling
Motorized Vehicle Use
Boating
SCUBA Diving
Opportunities for Special Needs Visitors

6. Plan Implementation
Introduction
Highest Priority Actions
Task or Project Actions
Ongoing and Monitoring Actions

<u>Example of BC Conservation Area Management Plan (Bishop Bay - Monkey Beach)</u>

TABLE OF CONTENTS

Vision Statement
1. Introduction
1.1 Planning Area .....
1.2 Significance of Protected Area Systems .....
1.3 Legislative Framework .....
2. Management Direction
2.1 Management Objectives and Strategies.....
2.2 Zoning Plan .....

3. Plan Implementation
3.1 Implementation Plan .....
3.2 Implementation Resources
3.3 Priority Strategies
3.4 Adaptive Management .....
3.5 Management Plan Review
Appendix 1: Appropriate Use
Table

Material from CRD about the process for creating Park Management Plans
SUBJECT: Regional Parks – Management Planning Priorities

ISSUE SUMMARY: To establish consistent evaluation criteria and process to prioritize regional parks and regional trails for management plan development, as well as provide recommendations for new management planning processes.

BACKGROUND: The Regional Parks Strategic Plan 2012-2021 states that "management plans provide strategies to protect the environment, and they define appropriate levels of activities." Through management planning, the goals, objectives and policies for a park are set to guide ongoing development and management actions. Management planning processes are designed to engage First Nations and include public outreach and consultation. The development of a park or trail management plan takes between one and three years, depending on the complexity of issues, degree of collaboration with First Nations and level of public engagement. In rare cases, planning processes may extend five to ten years due to complexity or unforeseen issues. Typically, after 15 years, or if significant changes are required, management plans should be updated.

CRD Park Management Planning Process

- Project initiation is the first step and includes gathering background information and preparing for engagement.
- Initial engagement with First Nations, the public, and other key government agencies is used gather additional information about the park and input into its potential management. CRD aims to ensure that everyone's interests are considered.
- Drafting the Plan is undertaken through a multi-disciplinary project team that includes planning, conservation, recreation, and operations expertise.
- Engagement on Draft Plan is undertaken once the draft plan is complete. Opportunities will be provided for First Nations, stakeholders and the public across CRD to provide input into how the park is managed.

- Finalizing the Plan is done once all of the comments received are reviewed and considered. The final proposed plan is provided to the Regional Parks Committee for consideration and the CRD Board for approval.
- Implementation begins once the CRD has approved the management plan. In most cases, implementation actions are identified as short, medium or longer term in nature.
- Project initiation is the first step and includes gathering background information and preparing for engagement.
- Initial engagement with First Nations, the public, and other key government agencies is used gather additional information about the park and input into its potential management. CRD aims to ensure that everyone's interests are considered.
- Drafting the Plan is undertaken through a multi-disciplinary project team that includes planning, conservation, recreation, and operations expertise.
- Engagement on Draft Plan is undertaken once the draft plan is complete. Opportunities will be provided for First Nations, stakeholders and the public across CRD to provide input into how the park is managed.
- Finalizing the Plan is done once all of the comments received are reviewed and considered. The final proposed plan is provided to the Regional Parks Committee for consideration and the CRD Board for approval.
- Implementation begins once the CRD has approved the management plan. In most cases, implementation actions are identified as short, medium or longer term in nature.

<u>Additional points to consider that may pertain specifically to Metchosin BL.</u>

• Purpose of Plan
• Public Input
• Input from other jurisdictions
• Vision for the Future incl. Natural state areas
• Guiding Principles
• Heritage Protection
• Sensitive Ecosystems Inventory
• Land Acquisition (incl. Use of OCP as tool)
• Park Management
• Create additional zones where needed
• Municipal liability – awareness of Occupiers Liability Act and its implications
• Protection of natural area outside of parks – (OCP)
• Definition of Park
• Special Needs Visitors
• Plan Review Process