

Mill Bay/Malahat

(Electoral Area A)



Community Parks & Trails Master Plan

Prepared by: Cowichan Valley Regional District Planning & Development Department, Parks & Trails Division



November 2015

ACKNOWLEDGEMENTS

This Mill Bay/Malahat Community Parks & Trails Master Plan could not have been completed without the vision and input from the local Mill Bay/Malahat Parks and Recreation Commission, and from Landworks Consultants who assisted with the background information gathering, field work and 2008 open houses. All input helped form the basis of the plan.

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Throughout the planning process the Mill Bay/Malahat residents gave their time and perspectives by attending public open houses and completing public response forms. Also, a thank you to the past park commission members and previous Area Directors for their time and contributions to the Master Planning process. Thank you for your thoughtful insights and ideas.

EXECUTIVE SUMMARY

This Community Parks & Trails Master Plan was prepared for the community of Mill Bay/Malahat (Electoral Area A) by the Cowichan Valley Regional District (CVRD) and the CVRD's Mill Bay/Malahat Parks and Recreation Commission. The purpose of this Plan is to set direction and priorities for community parks and trails in Mill Bay/Malahat over the next ten to twenty years.

This Plan outlines parkland acquisition opportunities and future trail linkages within the community to be considered alongside community development while ensuring that an ecologically and socially cohesive network of parks and trails are available to residents and visitors, now and into the future.

In developing the Mill Bay/Malahat Community Parks & Trails Master Plan, ideas and priorities were obtained through public input (open houses and public response forms) as well as through input from the Mill Bay/Malahat Parks and Recreation Commission.

Each of the recommendations presented in Section 5 of this document were measured against the Plan's vision to determine the overall value it provides for the Electoral Area's community parks and trails system.

Priority Recommendations (Years 1-10)

1. Coordinate with the Ministry of Transportation and Infrastructure (BC MoT) to accommodate a roadside pathway/walkway along Mill Bay Road from Deloume Road to the Malahat IR No. 11 boundary
2. Coordinate with the BC MoT to accommodate a roadside pathway/walkway along Shawnigan/Mill Bay Road from the Trans-Canada Highway west to the boundary of Electoral Area B – Shawnigan Lake.
3. Acquisition of lands around Rat Lake to create a nature park.
4. Acquisition and construction of a public trail connection to the west of Mill Bay Nature Park extending to Church Way.
5. Support a roadside pathway/walkway along Mill Bay Road from the northern boundary of Malahat Indian Reserve IR No. 11 south to the Brentwood Bay ferry terminal.
6. Coordinate with the BC MoT to install signage and directional markings for Shared Roadways

Community VISION

"To respect the area's attractive, natural environment, to enhance its natural beauty, promote ecofriendly tourism and provide beach access and trail connectivity for multiple types of users throughout the community."

(cycling/walking/driving) along the following roads in Mill Bay:

- a. Church Way (from Kilmalu Road south to the Mill Bay Church and Historic Cemetery)
- b. Hollings Road (from Kilmalu Road west to the Hollings Road beach access)
- c. Lashburn Road (from Deloume Road north to the Trans-Canada Highway at Shawnigan Creek)
- d. Benko Road from Frayne Road to the undeveloped portion of Benko Road
- e. Meredith Road

Additional recommendations are provided that may occur in the first ten years.

- Community Park Revitalizations
- Community Park Acquisitions

Secondary Recommendations (Beyond Year 10)

Additional recommendations are provided for a number of projects that are outside the 10-year timeframe. These recommendations are described in the following categories:

- Trail and Community Pathway Development

These projects were identified during the master planning process but were either a lower priority or an ongoing priority and therefore have not been included within the 10-year implementation timeline.

TABLE OF CONTENTS

ACKNOWLEDGEMENTS	3
EXECUTIVE SUMMARY.....	4
TABLE OF CONTENTS	6
1. INTRODUCTION.....	8
1.1 WHAT ARE ELECTORAL AREA COMMUNITY PARKS AND TRAILS?.....	8
1.1.1 Community Parks Administration.....	8
1.2 GOALS & OBJECTIVES OF THE COMMUNITY PARKS AND TRAILS MASTER PLAN.....	8
1.3 OFFICIAL COMMUNITY PLAN UPDATE	10
1.4 MASTER PLANNING APPROACH	10
2. COMMUNITY PARKS CONTEXT.....	12
2.1 MILL BAY/MALAHAT WITHIN THE CVRD.....	12
2.1.1 Background	12
2.2 POPULATION GROWTH	13
2.3 LAND USE AND THE ENVIRONMENT	14
2.3.1 Oceanfront	17
2.3.2 Agricultural Land Reserve.....	18
3. EXPLORING THE CURRENT COMMUNITY PARKS AND TRAILS SYSTEM	19
3.1 EXISTING PARKS (2015)	19
3.1.1 Park Jurisdiction	19
3.1.2 Park Classification Definition.....	20
3.1.3 Summary of Existing Community Parks (2015)	23
3.1.4 Other Parks and Community Land Spaces in Mill Bay.....	26
3.2 EXISTING TRAILS AND PATHWAYS.....	27
3.2.1 Active Transportation and Community Connections.....	27
4. PLANNING A FUTURE PARKS AND TRAILS SYSTEM	30
4.1 OUTDOOR RECREATION TRENDS	30
4.1.1 Demographics - Population Growth and Age Trends	30
4.1.2 Activity Choices.....	31
4.1.3 Demand Trends	32
4.1.4 Facility Factors.....	33
4.1.5 Environmental Factors	34
4.2 COMMUNITY PARKS FUNDING SOURCES.....	36
4.2.1 Local Government Funds.....	36
4.2.2 Senior Government Funding and Private Funds	38
4.2.3 Partnerships	38
4.2.4 Outside Sources.....	39
4.3 PUBLIC CONSULTATION.....	39
4.3.1 Mill Bay/Malahat Parks and Recreation Commission input.....	39
4.3.2 Community Outreach	39
4.3.3 Key Parks and Trails Issues	41
5. PLAN RECOMMENDATIONS	42
5.1 COMMUNITY VISION	43
5.2 PRIORITY 1 RECOMMENDATIONS (YEARS 1 – 10)	44
5.2.1 Community Park Revitalization	46

5.2.2 *Community Park Acquisitions*.....47

5.3 PRIORITY 2 RECOMMENDATIONS (BEYOND YEAR 10)49

5.3.1 *Trail and Community Pathway Development*.....49

5.4 GENERAL RECOMMENDATIONS FOR COMMUNITY PARKS & TRAILS IN ELECTORAL AREA A54

5.4.1 *Community Parkland Acquisition and Land Use Partnership Strategy*54

5.4.2 *Community Park Operations and Management*.....56

5.4.3 *Park and Trail Stewardship*.....58

6. IMPLEMENTING THE COMMUNITY PARKS & TRAILS PLAN 61

6.1 EXISTING STRUCTURE, MAINTENANCE & TIMELINES61

6.1.2 *Maintaining Community Parks and Park Amenities*.....63

6.1.3 *Infrastructure Replacement Program*.....63

SUMMARY OF RESULTS84

1. INTRODUCTION

Recognizing a need to create a community parks and trails system that can evolve alongside future development and growth within Mill Bay/Malahat (Electoral Area A), the CVRD launched a process to create a Community Parks & Trails Master Plan. This Master Plan document sets direction and priorities for the next 10 to 20 years for community parks and public trail corridors in and around Mill Bay and the Malahat area. The growth potential in this southern Electoral Area is notable due in part to its proximity to Greater Victoria therefore the necessity to set aside green spaces for public use is a high priority.



Mill Bay looking south from Mill Bay Nature Park

1.1 What are Electoral Area Community Parks and Trails?

Community parks and trails are established to provide local, publicly accessible spaces for residents of the Mill Bay/Malahat community. These sites often have a variety of purposes, such as active (sports) or passive recreation, environmental protection, access to waterfront, or preservation of unique landscapes or historical features.

Each of the nine Electoral Areas in the Cowichan Valley Regional District (CVRD) has a system of community parks which are levied separately by each Electoral Area to fund the establishment, development and maintenance of these parks.

1.1.1 Community Parks Administration

Community parks and trails are administered by the CVRD's Parks & Trails Division. The Mill Bay/Malahat Parks and Recreation Commission are comprised of volunteers that are residents of Electoral Area A who are appointed to the Commission by the Cowichan Valley Regional District Board of Directors. The Parks Commission makes recommendations to the CVRD Board on park policy, park acquisition and community parks projects in local community parks.

1.2 Goals & Objectives of the Community Parks and Trails Master Plan

The Master Plan sets short and long-term goals for the community in providing for improved local parks and trails. These goals include:

- expansion and renewal of facilities and amenities within existing parks,
- acquisition of property for additional public parkland,
- establishment of new linear trail/pathway corridors,
- connection of existing linear trail/pathway corridors, and
- Continuation of public involvement and input towards acquiring and managing the local parks and trails system.

The Plan establishes the priorities and recommendations that will guide the meeting of these goals for the next ten to twenty years. It is a living document that recognizes the limitations of existing government programs, policies, funding and legislation while striving to provide the highest possible level of service to residents of Mill Bay/Malahat (Electoral Area A). The following objectives outlined in the adopted *South Cowichan Official Community Plan (OCP)*, which apply to Mill Bay/Malahat, coincide with the objectives of the Mill Bay/Malahat Community Parks & Trails Master Plan:

1. Encourage walkability in the community by connecting existing trails and parkland in subdivisions, through property acquisition either at future subdivision or through direct purchase, donation or gifting, and along road rights-of-way to and through new subdivisions when they are approved. *OCP policy statement...."the provision of cycling and pedestrian trails along or adjacent to road right of way".*
2. Acquire lands to create public beach accesses when new development proposals border any portion of the Mill Bay foreshore. *One of the OCP policy statements says that "...all applications for rezoning a parcel of land along the Mill Bay shoreline will be conditional on the provision of public access to the Waterfront to accommodate the construction of a public walkway along the shoreline."*
3. Seek partnerships with local community groups or other Government agencies to achieve the objectives within the Community Parks & Trails Master Plan. *The OCP supports a "collaborative approach to planning for parks and institutional uses and facilities, and partnerships that can range from the sharing of capital costs to the operation of facilities, to program operation and sponsorships. The CVRD will participate by entering into agreements for partnerships with non-profit organizations, businesses and special interest groups established specifically to manage or assist collaborative processes to acquire land, property and/or facilities that would provide a benefit to the Mill Bay Village community".*
4. Acquire parkland and park amenities through rezoning applications, donations or gifting that are over and above the required 5% dedication under Section 941 of the *Local Government Act (LGA)*. *The OCP supports this through Policy 8.1 by applying amenity zoning which should include, but not be limited to: parkland dedication in excess of the 5% required under the LGA; provision of open spaces and improvements for the benefit of the public; new recreational facilities or*

improvements to existing recreational facilities; sidewalk and trail improvements; cash in lieu; dedication of environmentally sensitive areas; dedication of land or improvements for a community benefit; affordable housing; and/or other amenity contributions approved by the Regional Board.

1.3 Official Community Plan Update

A combined South Cowichan Official Community Plan (OCP) was adopted in 2011 by Bylaw No. 3510 for Electoral Areas A (Mill Bay/Malahat), Electoral Area B (Shawnigan Lake) and Electoral Area C (Cobble Hill). The OCP represents the South Cowichan vision for the future and provides a framework to guide growth and decisions about the use and management of land and water resources in the three electoral areas. The South Cowichan OCP is a comprehensive long-range plan that encompasses approximately 38,500 hectares, and consists of all land and water surfaces within the three electoral areas. Mill Bay/Malahat, Shawnigan Lake and Cobble Hill are each distinct and unique, but they also share many challenges, from the need to reduce energy consumption, to the protection of resources and management of growth. The South Cowichan OCP is intended to ensure that the three electoral areas will work together to meet these important challenges.

Within the OCP, village plans were individually prepared for each electoral area. The Mill Bay Village Plan identifies twelve goals, five of which are directly supported through this Community Parks and Trails Master Plan. These are:

1. To recognize Mill Bay village as a unique, seaside community, and enhance opportunities for public ocean views and access;
2. To encourage alternative transportation modes such as walking, cycling, and public transit;
3. To ensure the provision of community amenities and preserve, enhance, improve and increase green space, parks, trails and recreation;
4. To encourage safety for all residents, inclusive of abilities, ages, incomes, races, and gender; and
5. To protect the natural environment in the Mill Bay village.

1.4 Master Planning Approach

The community of Mill Bay/Malahat was initially approached in 2005 as a first step in gathering input into where the community wished to go in terms of parks and trail opportunities through the Electoral Area. Two public open houses were held to provide a forum for Mill Bay/Malahat

residents to identify what and where future parks and trails should be considered within their community. A copy of the response form can be found in Appendix No. 4.

As a second step, the CVRD held two more public open houses in 2007 to gather additional community input into potential parks and trail linkages throughout the Electoral Area. A public response form was distributed during these open house sessions to provide additional means for the community to voice their ideas and opinions.

In 2011, the South Cowichan Official Community Plan was adopted by the CVRD Board of Directors. This document provides more direction on the community's vision, and through the Plan's public process revealed additional information on parkland interests and future community growth potential. Further community consultation and dialogue specific to the Community Parks & Trails Master Plan was conducted in 2014 and 2015. This community engagement included two open house sessions located at the Mill Bay Community League Hall and the Kerry Park ball fields. The Electoral Area A – Mill Bay/Malahat Parks and Recreation Commission has also provided valuable input throughout the process of creating the Master Plan.

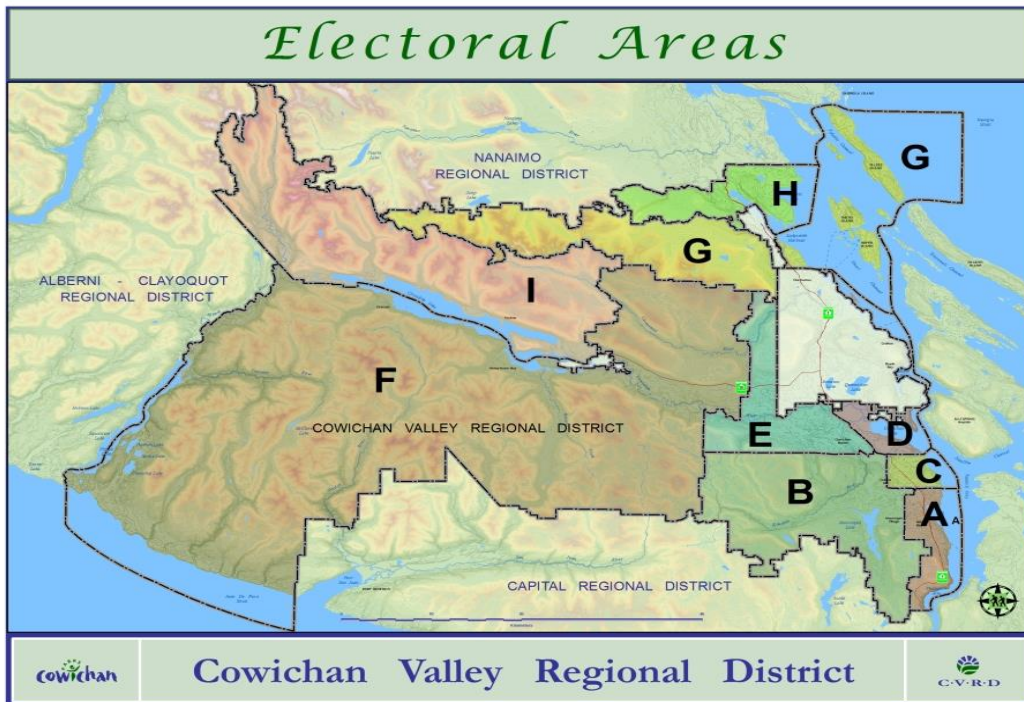
This Community Parks & Trails Master Plan can be considered a road map for the community. The Master Plan includes:

- Inventory of existing parks, trails and greenspace;
- Description of each existing park including park maps;
- Proposed parks and trails for potential acquisition;
- Priorities for parks, trails and greenspaces for acquisition, development and/or environmental enhancement; and
- Maps that identify existing and future potential parks and trails.

2. COMMUNITY PARKS CONTEXT

2.1 Mill Bay/Malahat within the CVRD

Mill Bay/Malahat (Electoral Area A) includes 4,931 hectares of land and is located south of Cobble Hill (Electoral Area C), east of Shawnigan Lake (Electoral Area B), north of the Capital Regional District and borders Saanich Inlet/Finlayson Arm to the east.



2.1.1 Background

The first people to inhabit the Mill Bay area were the Coast Salish nations of Malahat, Cowichan, Tsawout, Tsartlip, and Pauquachin who used the area for settlement purposes as well as for camping, fishing and gathering. Lands within the existing Mill Bay village area are within the traditional territory of the First Nation bands that originally inhabited this area. The Malahat Nation Reserve continues to be active in the area that adjoins Mill Bay village. Cowichan Tribes continue to take an interest in their traditional territory and have members residing in the Mill Bay area.

Mill Bay derives its name from its first sawmill, built by Henry Sheppard in 1859, at the mouth of Shawnigan Creek. The earliest pioneers in the area were mainly farmers and workers at the mill.

From 1860 to 1879 the first road was built from the Goldstream area through Mill Bay and was called Telegraph Road after a telegraph line was strung along to cross the inlet, just north of the Mill Bay

village. In 1911 the narrow, winding, perilous Malahat Road was opened for public use.

There was considerable logging around the Mill Bay slopes and a gravel extraction operation and lime kiln were established south of Mill Bay, at the Bamberton lands. The Bamberton cement plant was built in 1913 but did not start operating until after the First World War. In 1980 the machinery was dismantled and work on site was discontinued.

The first ferry across Saanich Inlet was established in 1920, connecting Mill Bay and Brentwood Bay. From the early days in Mill Bay it was decreed that beaches would be open to the public for public outdoor recreation use. Road endings to the foreshore, along with several paths that have long been ignored and lost, were established. When the Mill Bay Community League was established in the 1940s its first business was to ensure that the foreshore, from the Malahat Reserve to Whiskey Point, would be preserved as a public recreational area. A Provincial Order in Council was granted for this purpose, but in 1986 the government rescinded the Order stating that it was a land use matter that could be regulated by local zoning bylaws. Although public beach access is limited, partnerships could take place with the Malahat Nation who has a vested interest in the foreshore, and discussions could take place for public waterfront access along their reserve lands.

Following the Second World War there was an influx of new residents to Mill Bay and the Island Highway was constructed. When the Kerry Park Recreation Centre was proposed for Mill Bay, the Mill Bay Community League was asked to donate the land where the Recreation Centre is located today. They instead leased the land to the CVRD for one dollar per year on a 99 year lease. In 1994, Frances Kelsey Secondary School was built serving high school students from Cobble Hill, Shawnigan Lake, and Mill Bay.

2.2 Population Growth

According to Statistics Canada there are currently 4400 people living in Mill Bay/Malahat (Electoral Area A) (2011) and by 2031 it is anticipated that almost 7888 people will live in the Electoral Area (excluding First Nation reserves). Since 2001, the population of 45-55 year old residents increased from 17% to 19%, and the age group from 55-64 years has increased from 13% to 19%. Conversely, during this same ten year period the age group of 20-40 year olds have decreased from 25% to 15% of the population. These trends indicate that there is an increase in the aging population in the Mill Bay/Malahat Electoral Area and this aging population will require community services and facilities to meet their needs. It is estimated that the proportion of the population aged

65 and older will continue to grow during the next ten to twenty years as these groups continue to live and retire in the community.

Many residents in Mill Bay/Malahat either work or shop in the Duncan or Greater Victoria area. Currently, movement by private motor vehicle on public roads is the principal means of travel. An increase in population will mean that changes within the transportation system will need to be considered. Transit, carpooling and pathway connectivity are alternative means of travelling around, within, and to/from the Mill Bay area.

The South Cowichan OCP identifies the following objective and associated policies that support the vision of the Mill Bay/Malahat Community Parks & Trails Master Plan in terms of community growth and the transportation network:

Official Community Plan Objective 19C

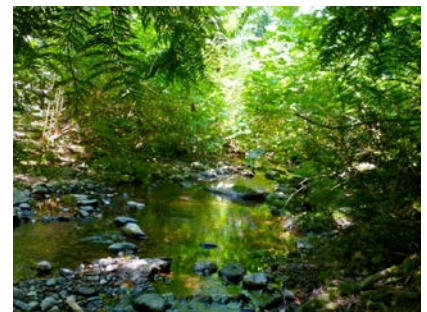
To establish walkways, cycling and equestrian corridors, in order to ensure the safety and comfort of pedestrians.

***Policy (19.5):** The CVRD has, as one of its top priorities in the Village areas and certain other locations, the establishment of a walkway, cycling and, where appropriate, an equestrian trail system that would be convenient and will provide safe travel. Achieving this will require the full cooperation and assistance of the Ministry of Transportation and Infrastructure.*

***Policy (19.14):** Non-motorized forms of transportation are encouraged within the community. A network of sidewalks, pedestrian, commuter and recreational cycling trails, and equestrian trails will continue to be developed, connecting community facilities and scenic, historical or recreation sites. Pathways and trails should be consistent with the trail strategies set out in the Electoral Area A Mill Bay/Malahat Parks and Trails Master Plan.*

2.3 Land Use and the Environment

The South Cowichan OCP defines Land Use Designations throughout the three South Cowichan Electoral Areas of Mill Bay/Malahat, Shawnigan Lake and Cobble Hill. The Parks and Institutional Designation in the OCP sets out a policy framework in support of parks and trails, recreational uses and public institutional uses in the South Cowichan rural areas. Parks and Institutional uses within the Mill Bay Village containment boundary, as defined in the OCP, have more specific objectives. These objectives are:



Riparian area on creek in Mill Bay Nature Park



Mill Springs Park separated Roadside Pathway

- A. To provide a variety of appropriately scaled parks, trails and recreation opportunities for the diverse resident population and visitors to Mill Bay Village;
- B. To encourage the provision of community services and institutional uses;
- C. To increase public access along the shoreline of the Saanich Inlet in Mill Bay Village;
- D. To encourage environmental protection through parkland dedication;
- E. To provide safe pedestrian and cycling trails in Mill Bay Village, between commercial areas, parks, and residential neighbourhoods;
- F. To designate lands for institutional uses such as schools, recreational and community service uses; and
- G. To engage and involve residents in the planning, development and stewardship of parks and recreation.

Parks and trails are permitted in any land use designation under the OCP and will be subsequently placed in the Parks and Institutional (PI) designation and zoned accordingly.

An abundant natural environment is important to the health and well-being of a community, as it provides economic, recreational, social and cultural opportunities which are highly valued by the community. The Mill Bay Village Development Permit Area was established in the OCP for a variety of reasons. The first is to protect the natural environment, its ecosystems and biological diversity - including protection for eagles, hawks, herons, ospreys, owls and peregrine falcons to ensure the viability of their nests and the rooting integrity of the nesting trees. In addition to protecting the environment, it is also a requirement under a Development Permit to remove all invasive plant species as listed by the Coastal Invasive Plant Committee and the BC Landscape and Nursery Association.

There are other important sensitive areas within Electoral Area A that must be taken into consideration during development, and protection of these areas can often be provided through the establishment of parks. Key environmentally sensitive areas identified in this Plan are the mouth of Shawnigan Creek, where it enters into Mill Bay forming a small estuary, and sensitive areas on the southern end of the Bamberton lands. In addition to these areas the following have important environmental values within the community based on the Provincial Sensitive Ecosystem Inventory (SEI) database:

Terrestrial Herbaceous ecosystems are open wildflower meadows and grassy hilltops, usually interspersed with moss-covered rock outcrops. They typically occur as small openings in forested areas with gentle to moderate slopes and are found in areas of shallow

soils and bedrock near shorelines and at the summit of hills and mountains. Mossy rock outcrops and upland meadows on the upper slopes of the Malahat and sections around Spectacle Lake and Bamberton Creek are designated as Terrestrial Herbaceous ecosystems. Encroachment from invasive species (i.e. broom) is a significant threat to native flora and fauna in these ecosystems.

Older Forest is defined as conifer-dominated forest with an average tree age of 100 years or greater. These stands are structurally complex, with an understory that may contain snags, coarse woody debris in all stages of decomposition and a fully developed moss layer. The trees are generally large and tall, reaching up to 1.5m in diameter and over 50m in height. Older Forest is often found in combination with Older Second Growth Forest and occasionally with Terrestrial Herbaceous ecosystems. At lower elevations (<150m), Douglas-fir is the dominant canopy tree. Low soil moisture conditions favour open stand structure and low growth of herbs, grasses and woody shrubs in the understory. There are patches of older forest within the Bamberton lands near McCurdy Point, to the north of Bamberton Creek, and within Bamberton Provincial Park.

Woodland ecosystems are open forested areas composed of pure stands of Garry oak (the only native oak species in western Canada) and mixed stands of Douglas-fir/Garry oak, arbutus/Garry oak, and arbutus/Douglas-fir. These ecosystems support a rich assemblage of plants, insects, reptiles, and birds. Garry oak woodlands boast an exceptionally high number of plant species. Woodland ecosystems are located to the west and south of Bamberton Provincial Park and along the coastline near Sheppard Point and McCurdy Point. These areas support open stands of Garry oak/Douglas-fir/arbutus, and a wide diversity of flora and fauna. Like the Terrestrial Herbaceous ecosystems, encroachment from broom is a threat to native flora and fauna, including many species red- and blue-listed by the BC Ministry of Environment Conservation Data Centre.

Wetland ecosystems are characterized by seasonal or year-round water, either at or above the soil surface, or within the root zone or plants. They are generally found in areas of flat, undulating terrain and wetter ecosystems. Most of the wetlands in Electoral Area A are situated around the scattered lakes and creeks on the Malahat.

Riparian ecosystems are found adjacent to lakes, streams and rivers, where high soil moisture and light conditions support distinct soils and plant communities. Riparian ecosystems also occur along smaller streams and rivers and along lake shores. They



Terrestrial Herbaceous: Spectacle Lake



Older forest: McCurdy Point - Bamberton



Woodland: McCurdy Point in Bamberton



Riparian: Small creek that runs through Mill Bay Nature Park and into Mill Bay.

vary in width from less than one metre along stream banks to more than 100 metres near large rivers. There are numerous creeks that run into Mill Bay and Saanich Inlet that provide important habitat for fish and plant communities.

Seasonally Flooded Agriculture Fields are lands that have been modified for agricultural use but have important wildlife habitat values during specific times of the year. They are especially valuable as migrating and wintering waterfowl habitats.



Older Second Growth Forest - Mill Bay Nature Park

Older Second Growth Forest is the most common forested ecosystem in the SEI study area. It functions as both essential habitat areas for many wildlife species, and as primary connections between ecosystems in the highly fragmented landscape of the Georgia Basin. All Second Growth Forests have been disturbed by logging or other human activities since the settlement of Vancouver Island and the Gulf Islands began in the middle of the 19th century. Stands of Older Second Growth Forest are well represented in forested parklands throughout Electoral Area A as identified in the SEI.

Sensitive ecosystems are significant for many reasons. They:

- Represent specific habitats that cannot be found elsewhere;
- Offer breeding and/or nesting grounds for numerous fauna species;
- Support rare soil and climatic conditions required for rare or endangered native plant species;
- Contribute greenway environmental corridor linkages; and
- Showcase historical value.

2.3.1 Oceanfront

Mill Bay/Malahat (Electoral Area A) includes approximately 37.8 kilometres of shoreline which offers unique recreational and natural values for the community of Mill Bay/Malahat. Approximately half of this distance is taken up by the largely undeveloped land south of Bamberton Provincial Park. The foreshore is always in high demand for further development, yet it is one of the highest priority areas to preserve for ecological conservation and for passive outdoor public recreational access through parkland dedication or other means.

There are nine public access locations along the Mill Bay/Malahat foreshore, ranging from Bamberton Provincial Park to small road end public access points at Whiskey Point Road, Hollings Road, Welsh Road, Handy Road, Kier Road, Shorewood Road, Bakerview Road and Inlet Drive.



From Shorewood Road beach access

The Stewardship Centre for BC promotes the Green Shores Initiative which aims to promote “sustainable use of coastal ecosystems through planning and design that recognizes the ecological features and functions of coastal systems.”

There are four main principles to the Green Shores initiative:

1. Preserve the integrity and connectivity of coastal processes.
2. Maintain and enhance habitat diversity and function (on a local or regional scale).
3. Minimize and reduce pollutants to the marine environment.
4. Reduce cumulative impacts to the coastal environment.

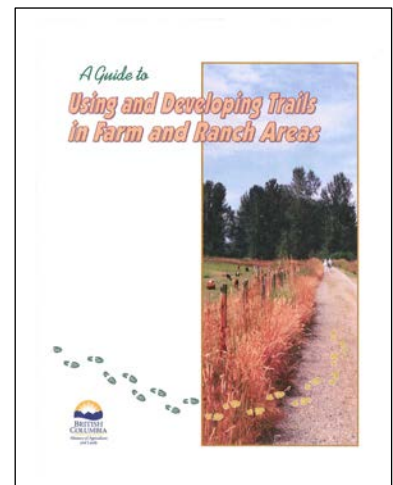
2.3.2 Agricultural Land Reserve

As of 1974, the preservation of quality agricultural land has been regulated in British Columbia through the Provincial Agricultural Land Reserve (ALR) and the development of the *Land Commission Act*. “*The Agricultural Land Reserve is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are controlled*” (Provincial Agricultural Land Commission, 2008).

Most of the land in Electoral Area A to the north of Shawnigan Creek is within the Provincial Agricultural Land Reserve (ALR). The adopted 2011 South Cowichan OCP includes a policy that all parks and trails proposed on lands located within the ALR require the approval of the Provincial Agricultural Land Commission (ALC). Approval will be dependent upon the ALC being satisfied that agricultural interests are not affected. If approved, the park or trail should be developed in accordance with the Ministry of Agriculture publication, “*A guide to Using and Developing Trails in Farm and Ranch Areas*”.

Buffers to agriculture land can reduce the potential risk of damage to crops through trespass. Buffers also provide effective separation of outdoor recreation activities and working farms. Depending on the type of buffer, trail users can have different experiences in relation to the farmland. Some buffers that work well in conjunction with trail corridors are:

- Vegetation screens; tall or short can block or allow partial views to fields.
- Physical separation in the form of fencing or water bodies.
- Terrain modifications such as berms and dykes.



Provincial Guide to trails in Agricultural Areas (2002)

3. EXPLORING THE CURRENT COMMUNITY PARKS AND TRAILS SYSTEM

3.1 Existing Parks (2015)

As of the end of 2015, the Mill Bay/Malahat community parks and trails system consists of 33 community park properties, including trail corridors, for a total of 43.87 hectares of park land managed by the Cowichan Valley Regional District. The majority of existing parks in the Mill Bay/Malahat area are located within the developed residential neighborhoods of the Electoral Area. Detailed summaries of existing parks and trails can be found in Appendix 2.

3.1.1 Park Jurisdiction

Jurisdiction for local community parks in Mill Bay/Malahat (Electoral Area A) is under the Community Parks function of the Cowichan Valley Regional District. The Community Parks Service for Mill Bay/Malahat was established by the Regional District in 1976 and the *Community Parks Establishment Bylaw No. 1336* was adopted by the CVRD Board in 1991. An amendment *Bylaw No. 2668 – Electoral Area A Community Parks Service Establishment Bylaw, 2005* was adopted later which is the most up to date. Each Electoral Area funds their community parks service separately through local taxation, which is administered and operated by the CVRD.

While the CVRD owns the majority of Mill Bay's community parks, some park sites are managed by the Regional District under arrangements with other entities. These include permits with the BC Ministry of Transportation and Infrastructure and water lot lease arrangements with the Ministry of Forests, Lands and Natural Resource Operations (i.e. Mill Bay Community Wharf at the end of Kier Road). Table 1 describes the types of jurisdictional arrangements the CVRD currently has for community parks and trails in Mill Bay/Malahat (Electoral Area A).

Table 1: Jurisdictional Designation of Parks in Mill Bay/Malahat

Jurisdiction Designation	Description
CVRD Park	Parkland acquired through subdivision, rezoning or purchased by the CVRD as a fee simple lot that is owned and managed by the CVRD.
Crown Park	Parkland dedicated through subdivision to the CVRD, but is vested in the ownership of the Provincial Crown. Under the Land Title Act, the CVRD, as the local Regional District government, has the authority and control of these Crown Parks to manage/develop as local community parks.
Crown Lease	Crown lands that are leased to the CVRD for use as park or community sites. (e.g. Mill Bay Community Wharf)
BC MoT	Lands owned by the Provincial Ministry of Transportation and Infrastructure and either leased, or by way of permits, assigned over to the CVRD. Typically these include undeveloped road rights-of-ways for park or trail corridors.

3.1.2 Park Classification Definition

For the purpose of this Plan the following classifications are used when referring to the local parks and trail inventory.

- Community Park,
- Neighborhood Park,
- Nature Park/Preservation Area,
- Special Purpose Park,
- Linear Corridor Park and
- Public Beach Access.

Community Park: A Community Park provides passive and/or active outdoor recreational opportunities. Community parks are generally large, over 10 hectares (25 acres) in size, with designation based on diversity and value to the entire Electoral Area. These parks can protect environmental features and/or provide recreational opportunities and public gathering facilities. They appeal to both residents and visitors, and typically offer space for passive activities such as walking and picnicking and/or space for active uses such as sports and community events.

There are no “Community Parks” identified within the current system of local parks in Mill Bay/Malahat (Electoral Area A).



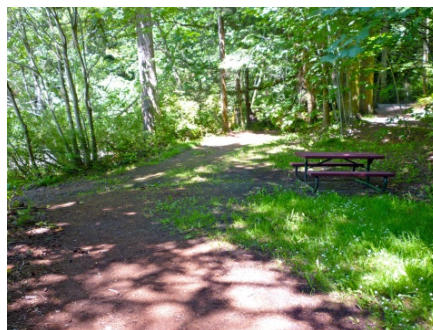
Deloume Park

Neighbourhood Park: Neighbourhood parks respond to the open space and outdoor recreation needs of local residents at the neighbourhood level across the community/Electoral Area. These parks are typically centralized in developed residential areas and within walking distance (+/- 400m) and are generally up to 6 hectares (15 acres) in size. Neighbourhood parks are notably smaller than community parks, with designation based on value to nearby residents. Neighbourhood parks are especially important in more developed neighbourhoods as they provide community space and outdoor recreation amenities. A combination of features and facilities are typical for neighbourhood parks including: lawn areas, picnic facilities, nature paths, tot lots/playgrounds, natural vegetation and un-programmed open space. Ideally, every neighbourhood should have easy access to a local neighbourhood park.

Table 2: Existing Neighbourhood Parks in Mill Bay/Malahat (2015)

Park Name	Size (ha.)
Briarwood Park	0.47
Deloume Park	0.20
Huckleberry Park	0.29
Total Area (ha)	0.96

Nature Park/Preservation Area: Nature parks protect natural systems and preserve sensitive features such as watercourses, plant communities, ravines, wildlife habitat, significant flora or other unique natural elements. By preserving these spaces, important environmental features may be protected now and for future generations. Outdoor recreational use of nature parks is generally limited to pedestrian trails, although other amenities could be incorporated which do not unduly impact the environmental integrity of the park. The size of individual nature parks vary due to a variety of factors including the attributes of the environmental feature being protected, and the circumstances providing for the land acquisition.



Mill Bay Nature Park

Table 3: Existing Nature Parks in Mill Bay/Malahat (2015)

Park Name	Size (ha.)
Deloume Park East	0.18
Deloume Park West	0.17
Fernridge Park	0.90
George Patterson Park	1.46
Gatewheel Road Greenbelt	0.13

Hidden Estates Park	2.28
Hollings Creek Park	14.42
Mill Bay Nature Park	2.92
Shawnigan Creek Park	0.55
Wilkinson Park	0.22
McCurdy Point Park	12.1
Total Area (ha)	35.33

Special Purpose Park: Special Purpose Parks are established to serve specific uses or to protect particular community resources. A Special Purpose Park may support activities or uses that do not fit a particular set of open space standards. These may include points of interest including historical, cultural, and social attractions or provide built facilities for specific outdoor recreational activities.

Table 4: Existing Special Purpose Parks in Mill Bay/Malahat (2015)

Park name	Size (ha.)
Mill Bay Boat Launch	0.08
Mill Bay Marina Boardwalk	0.03
Mill Bay Traffic Island	0.01
Mill Bay Community Wharf	0.38
Total Area (ha)	0.50

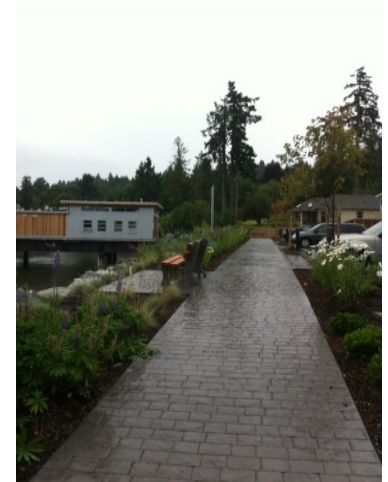
Linear Corridor Park: Connecting open spaces and interconnecting neighbourhoods is one of the most important functions of a park and trail system. While these connections are often made through trail and pathway development, linear corridor parks also play a role in providing trail connections for walking, hiking and cycling opportunities.

Table 5: Existing Linear Corridor Parks in Mill Bay/Malahat (2015)

Park Name	Size (ha)
Barry Road Walkway	0.15
Deloume Trail	0.54
Malahat Trail	0.17
Memory Lane Trail	0.21
Millsprings Park	0.56
Millsprings Trail	2.40
North Good Hope Trail	2.48



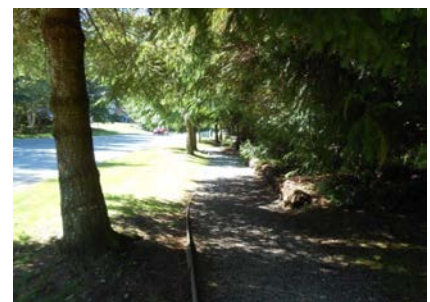
Mill Bay Community Wharf



Mill Bay Marina Boardwalk



Millsprings Park Trail around Boom Pond



Mill Springs Trail

Deloume Park Connector Trail (2015)	0.05
Sentinel Trail	0.30
Total Area (ha)	6.86

Public Beach Access: Many of the public beach accesses in Mill Bay/Malahat are located within Provincial Ministry of Transportation and Infrastructure road rights of way.

Table 6: Existing Beach Accesses in Mill Bay/Malahat (2015)

Park Name	Size (ha)
Bakerview Road Beach access	0.003
Hollings Road Beach Access	0.03
Inlet Drive Beach Access	0.07
Shorewood Road Beach Access	0.01
Welch Road Beach Access	0.05
Whiskey Point Beach Access	0.06
Total Area (ha)	0.22



Inlet Drive Beach Access



Hollings Road Beach Access



Shorewood Road Beach Access

3.1.3 Summary of Existing Community Parks (2015)

The existing community parks system in Mill Bay/Malahat, as of December 2015, is summarized below (Table 7) and can be viewed on Map 1 in Appendix 1. Table 7 breaks down each park classification type by total area and percentage of existing local parkland base.

Table 7: Summary of Existing Local Parks in Mill Bay/Malahat (2015)

Park Classification/type	Area (Ha)- Community Wide	% of existing local park land base
Community Park	0	0
Neighbourhood Park	0.96	2%
Nature Park	35.33	80%
Special Purpose Park	0.50	1%
Linear Corridor Park	6.86	16%
Public Beach Accesses	0.22	1%
Subtotal – Mill Bay/Malahat Local Parks	43.87	100%

Existing Active vs. Passive Parks

The following parks in Electoral Area A (Mill Bay/Malahat) are categorized based on their active or passive outdoor recreational use.

Active Park – An active park refers to a mix of uses in a park that includes one or more of the following facilities or facility types:

- Athletic fields,
- Buildings or structures for recreational activities,
- Concession,
- Community gardens,
- Sport courts,
- Children’s play area,
- Dog play area, and
- Multi-use pathways.



Active Park: Huckleberry Park

Passive Park – A passive park refers to uses in a park which typically may include one or more of the following:

- landscaped area,
- Natural area,
- Ornamental garden,
- Non-landscaped green space,
- Picnic area, and
- Trail(s).



Passive Park: Hollings Creek Park

Table 8: Active versus Passive Parks in Mill Bay/Malahat

Park Name	Area – (Ha)	Park Classification
Active Parks		
Briarwood Park	0.47	Neighbourhood Park
Deloume Park	0.20	Neighbourhood Park
Huckleberry Park	0.29	Neighbourhood Park
Mill Bay Boat Launch	0.08	Special Purpose Park
Mill Bay Community Wharf	0.38	Special Purpose Park
Total Active Parks	1.42	
Passive Parks		
Bakerview Road Beach Access	0.003	Public Beach access
Barry Road Walkway	0.15	Linear Corridor Park

Deloume Park East	0.18	Nature Park
Deloume Park West	0.17	Nature Park
Deloume Trail	0.54	Linear Corridor Park
Deloume Park Connector Trail	0.05	Linear Corridor Park
Fernridge Park	0.90	Nature Park
Gatewheel Road Greenbelt	0.13	Special Purpose Park
George Patterson Park	1.46	Nature Park
Hidden Estates Park	2.28	Nature Park
Hollings Road Beach Access	0.03	Public Beach Access
Hollings Creek Park	14.42	Nature Park
Inlet Drive Beach Access	0.07	Public Beach Access
Malahat Trail	0.17	Linear Corridor Park
McCurdy Point Park	12.1	Nature Park
Memory Lane Trail	0.21	Linear Corridor Park
Mill Bay Marina Boardwalk	0.03	Special Purpose Park
Mill Bay Nature Park	2.92	Nature Park
Mill Bay Traffic Island	0.01	Special Purpose Park
Millsprings Park	0.56	Linear Corridor Park
Millsprings Trail	2.40	Linear Corridor Park
North Good Hope Trail	2.48	Linear Corridor Park
Sentinel Trail	0.30	Linear Corridor Park
Shawnigan Creek Park	0.55	Nature Park
Shorewood Road Beach Access	0.01	Public Beach Access
Welch Road Beach Access	0.05	Public Beach Access
Whiskey Point Beach Access	0.06	Public Beach Access
Wilkinson Park	0.22	Nature Park
Total Passive Park area	42.45 ha	

Assessment of Existing Parks

In comparing the historical acquisition, distribution and total areas of active and passive parks it is determined that with a population of

approximately 4,400 residents, the distribution and total area of neighbourhood parks across the Electoral Area is considered minimal compared to the total area of parkland in the electoral area (2% of the total park area). In addition, only 3% of the total number of parks provides active outdoor recreation opportunities such as playgrounds and sport courts. In comparison, approximately 95% of the dedicated local park areas in Mill Bay/Malahat consist of Nature Parks and Linear Corridor Parks which provide walking trails and trail connectivity between neighbourhoods.

3.1.4 Other Parks and Community Land Spaces in Mill Bay

The following are parks and community land spaces located within Electoral Area A that are accessible to the public, inclusive of sites managed by other agencies, or as part of the CVRD’s South Cowichan Parks System.

Table 9: Other Parks and Community Land Spaces in Mill Bay/Malahat

Sites Managed by others	Management Authority	Description and Amenities
Mill Bay Historic Church	CVRD – South Cowichan Parks	Historic church and cemetery.
Bamberton Provincial Park	Province of British Columbia (BC Parks)	Ocean beach, swimming, kayak launch, picnic area, camping, trails, parking.
Kerry Park Recreation Centre	CVRD – South Cowichan Recreation	Sports fields, playground, skateboard park, picnic shelter, change rooms, curling, ice rink, and recreational programming.
Mill Bay Tennis Courts	Mill Bay Tennis Club	Tennis Courts
Mill Bay Community League Hall and trails	Mill Bay Community League	The Hall building is used for public gatherings and the system of trails around the Kerry Park Recreation Centre is used by the public.



Mill Bay Church and Historic Cemetery



Kerry Park Recreation Centre Sports fields

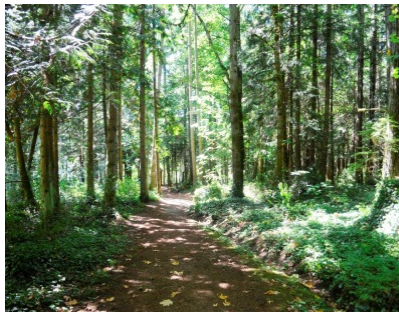


Mill Bay Community League Hall

Other than the South Cowichan ball field complex at Kerry Park Recreation Centre, there is no large “Community Park” suitable for larger community events, celebrations or sports events within Mill Bay/Malahat.



Mill Springs Park Trail (around Boom Pond)



Mill Bay Nature Park



Hollings Creek Park

3.2 Existing Trails and Pathways

A local trails and pathway system should integrate well throughout a community for recreational use, linear access between neighbourhoods and local destinations (i.e. commercial centres, public institutions and key outdoor spaces), and commuting (active transportation). Trails and pathways provide pedestrians and cyclists convenient access to parks, community facilities, commercial destinations and adjacent communities. Currently, pedestrian and cyclist routes in Mill Bay are largely restricted to undefined, narrow road shoulders shared with vehicle traffic on the Ministry of Transportation and Infrastructure's road network throughout the electoral area.

Existing Designated Trails and Pathways in Electoral Area A

- **Mill Bay Nature Park** – provides a hiking trail from Hollings Road Beach access through the Park.
- **Barry Road walkway** – is a short separated, paved, multi-use trail managed by the CVRD and constructed within the BC Ministry of Transportation and Infrastructure (BC MoT) Barry Road right-of-way.
- **Mill Bay Marina boardwalk** – is a stamped concrete walkway running along the foreshore from Handy Road to the new Bridgeman's Bistro/entrance to the Marina.
- **Hollings Creek Park** – contains a network of trails connecting the Mill Springs development to the Briarwood subdivision and Lilmac Road area.
- **North Good Hope Trail** – Connects from the south end of Hollings Creek Park trail and extends south through the Mill Springs development to Mill Springs Park.
- **Mill Springs Trail** – Section of the trail that runs along the creek riparian area that loops through Kinnoull Crescent to Deloume Road.

3.2.1 Active Transportation and Community Connections

Hiking, walking and cycling opportunities vary greatly in Mill Bay/Malahat (Electoral Area A), from purpose built trails through local parks, to pathways constructed parallel to local roads, to the use of the road shoulder. The inventory of these can be categorized as follows:

1. Walking/Hiking Trails and Pathways

Walking/hiking trails and pathways are neighbourhood-scale sections of the trail networks and are often found within a park system or used to connect neighbourhoods. Key characteristics of these trails:

- Often only pedestrian accessible due to more demanding terrain, environmental sensitivity and/or local community desires.
- Tend to be multi-use and are often used to connect communities together.
- Are primarily used by local residents providing recreation, alternative transportation and access to natural areas.
- Often located within existing parks.

Examples in Mill Bay/Malahat:

- Trails in Mill Bay Nature Park
- Hollings Creek Trail
- North Good Hope Trail
- Mill Springs Trail



Mill Bay Nature Park



North Good Hope Trail

2. Roadside Pathways/Walkways

Roadside pathways and or walkways are ideal for walking, hiking and cycling. A roadside pathway/walkway is a road that shares vehicle, cyclist and pedestrian traffic by providing either a separated pathway within the road right of way or a wider paved shoulder walkway separated by a painted line. Care must be taken to ensure signage, line painting and maintenance is kept up to date to minimize conflict between uses. The Provincial Ministry of Transportation and Infrastructure (BC MoT) is the authority for the development and maintenance of all public roads in Electoral Area A – Mill Bay/Malahat. Some key characteristics of a roadside pathway/walkway are:

- Moderately used roadways that provide minimum one metre additional paved shoulder surfacing from cycling/pedestrian use. Clearly painted white lines should be provided to separate vehicle traffic from the paved shoulder.
- Roadside pathways can be separated from the paved surface by a ditch or forested area where feasible.
- Generally part of a larger system that connects to significant destinations.
- Used by local residents, visitors and tourists for recreation and commuting.



Roadside walkway – Sangster Road looking north

Examples in Mill Bay/Malahat:

- Sangster Road looking north towards Noowick Road
- Barry Road walkway

3. Shared Roadway

Shared roadways are routes that incorporate cycling and/or pedestrian movement with vehicle traffic. As mentioned previously, the BC MoT is responsible for public roadways within Mill Bay. Cycling in Mill Bay is popular on local roads shared with vehicle traffic, as well as pedestrian use of road shoulders. Some key characteristics of a shared roadway are:

- Lightly used rural roads provide cycling and walking opportunities
- Neighbourhood roads that link with local parks, schools and local businesses
- Safe visibility and width of road

Examples in Mill Bay/Malahat:

- Roads in and around the Mill Springs community (Boompond, Deloume, Kinnoull)
- Liggett Road between Noowick and Frayne
- Lashburn Road
- Church Way
- Meredith Road



Church Way



Lashburn Road



Meredith Road

4. PLANNING A FUTURE PARKS AND TRAILS SYSTEM

4.1 Outdoor Recreation Trends

Studies in outdoor recreation trends throughout BC and Canada provide insight into how local community outdoor recreation interests and desires are changing. The information below is summarized from several resources to provide a brief outline of key trends significant to the Mill Bay/Malahat community parks and trails system.

4.1.1 Demographics - Population Growth and Age Trends

Over the past 10 years (2005-2014) the population of the Mill Bay/Malahat area has increased by 34% (Statistics Canada). As highlighted in Section 2.2, it is estimated that the current Mill Bay/Malahat population of approximately 4,400 will increase to 7,888 within the next 20 years if the same trend continues, and most of this population increase will be of residents over the age of 55. Activity preferences, capabilities, and availability of time to participate in outdoor recreation, change with age. It is predicted that the next decade of retirees will be more active than previous generations, and will likely prefer to be integrated into mainstream recreational centres and programs. This trend will factor into the types of facilities that should be considered for local park and trail improvements and development. In addition to seniors there will continue to be an influx of families living in Electoral Area A due to its proximity to Greater Victoria. Therefore outdoor recreational activities for youth and children will continue to be in demand.

In light of these population trends, the Mill Bay/Malahat electoral area should provide for additional active outdoor recreational opportunities (e.g. outdoor exercise equipment, hiking/walking trails, playgrounds and public sport courts/tennis courts). These should be located in a larger, centrally located community park such as the Stonebridge Lands. As the population grows, parkland dedication would also be expected to increase, in order to maintain or improve on the ratio of parkland area to number of people.

Implications and opportunities for Community Parks and Trails – The changing community demographics demonstrate a need for:

- Outdoor recreation systems to expand alongside population growth.
- Recognition that senior lifestyles need to be supported by accessible outdoor recreational facilities.



Frances Kelsey School sport court

- Facilities that include a focus on an older (>55 yrs.) population such as outdoor fitness equipment, walking tracks, and tennis courts.
- Additional outdoor recreational opportunities for children and youth (sport courts, playgrounds, etc.).

4.1.2 Activity Choices



More people pursuing individual activities – Studies indicate a clear shift from organized sports and recreation to individual recreation. This trend is attributed to several factors, as follows:

- Interest in exploring a greater diversity of individual pursuits.
- Desire to have access to outdoor recreation that fits with individual schedules to accommodate the higher number of people with non-traditional work weeks and schedules.
- Interest in activities that require less commitment and more compressed timeframes.

Adult Lifestyle and Wellness – Increased awareness around the health benefits of physical activity has resulted in outdoor recreation appealing to a greater number of people. People who place importance on a healthy lifestyle increase the demand for recreation resources that support active living such as walkability in the community.

Children and Youth Inactivity – Even as adult physical lifestyles are improving, children and youth inactivity is reaching unprecedented levels. “Screen time” or time spent in front of the television, smart phones, tablets, video games and the Internet, has dramatically increased. In turn, children are pursuing less active forms of recreation, a trend that, if not corrected, is at risk of being carried throughout their lifetime.

Children often exhibit a diversity of interests and values and one type of youth recreation, program or facility will most often not meet the needs of all children in a community. A study was conducted in 2012 called the “Cowichan Valley Youth Safety Dialogues” and was prepared for CVRD’s Community Safety Advisory Commission. The study was conducted to determine what “safety” means to youth, why and where youth are concerned about their safety, what they do to stay safe and what would help them to feel safer. Incorporating safer public spaces in the community can help the outreach to younger children and youth.

Implications and opportunities for Community Parks and Trails –

These activity choice trends demonstrate a need for:

- Programs, activities and park amenities that can support a larger diversity of outdoor recreational opportunities throughout the day, to accommodate increasingly wide-ranging lifestyles and interests.
- The development of an outdoor network of bikeways and walkways for people to use as they pursue individual activities and exercise for health and wellness.
- Partnerships with schools and community organizations to develop spaces that accommodate a variety of outdoor youth recreation opportunities (e.g. Skateboard Park at Kerry Park Recreation Centre). This includes programming in parks and organization of special events.
- Having places that are youth friendly, safe, and accepting of differences in youth.
- Having places to play sports (e.g. Kerry Park Recreation Centre).
- Public spaces that are warm, welcoming to youth, and are accessible. (E.g. having a bus stop or open area with good visibility).

4.1.3 Demand Trends

Social Service Demands – In communities throughout British Columbia (BC), local community parks and recreation programs are being recognized as tools for social change.

Limited Local Finances – Despite evidence that supports the need for strong parks and recreation programs in BC, budget pressures often reduce the financing available for parks and trails operations and maintenance. Although the demand for parks, recreation and cultural services is increasing, the public's expectations are that service levels, labour costs and other costs for parks and trails systems will remain the same.

Volunteerism – Volunteers are important to recreational programs, but volunteerism is decreasing. Attracting and keeping volunteers is vital to leisure and recreational development and the success of this is largely related to the quality of volunteer management strategies within local parks programs. Strengthening the opportunities and involvement of volunteers in Mill Bay/Malahat would be beneficial to the delivery of outdoor recreation programs and services.

Implications and opportunities for Community Parks and Trails –

These demand trends demonstrate a need for:

- Development of parks and trail facilities and programming that support social interaction and development for seniors and youth.
- Realistic parks and trails budgets must take into consideration development, operations and maintenance costs of all projects.
- Increased awareness among government representatives and the local community about the level of financial commitment that is required to maintain a sustainable community parks and trails program.
- Volunteer organization and communication to provide citizens with multiple, easy opportunities to take part in improving parks and trails.



Kerry Park Recreation Centre



Bonner Elementary School



The former French Immersion school site located on Cobble Hill Road and is a potential future community site.

4.1.4 Facility Factors

Tourism – Increasingly, community leisure programs and facilities are taking on a role in attracting tourism while working closely with economic development. In particular, games, tournaments, exhibitions and sporting events bring people into communities. Unfortunately, in Mill Bay/Malahat there are not a lot of larger community events due to a lack of community space, other than the Kerry Park Recreation Centre sports fields and arena. The Brentwood Regatta occurs annually at Brentwood College, but is not a publicly accessible event (school event).

Single-Purpose vs. Multi-Purpose – Multi-purpose facilities (i.e. Kerry Park Recreation Centre) are becoming more common as they support the shift to a wider variety of recreational interests. These facilities are designed to provide more options for users to support multi-gender and multi-generational users and to be more flexible in supporting a variety of lifestyles. The Kerry Park Recreation Centre is the hub of the community for recreational needs. It includes four sports fields, an outdoor skateboard park, a playground with slides, swings and a climbing wall, a covered picnic area, an indoor curling rink, and an ice rink. Rooms in the centre are available for fitness programs, children’s programming and meetings or classes during the week.

Aging Infrastructure – A British Columbia-wide challenge is the aging recreational facility infrastructure. Within parks, this may include playgrounds, sport courts, picnic shelters and washrooms. Preventive maintenance and infrastructure life cycle planning is an important consideration during parks facility renewal and amenity

planning. The CVRD has an Infrastructure Replacement Program for community parks and trails within Electoral Area A that is explained in Section 6.1.3.

Ability to Respond to Demand – The ability to respond to changing leisure needs may be affected by fluctuations in economic growth, increasing costs for new development, the need to address existing facility maintenance and/or concerns over taxation increases.

Partnerships – In order to develop facilities that support the requirements of a community, partnerships are becoming more common. These can range from sharing of capital development costs to the operation of entire facilities, to program operation and sponsorship.

Implications and opportunities for Community Parks and Trails

- Identification of opportunities in outdoor recreation and events to promote tourism in the community.
- Careful planning around aging infrastructure to recognize where and when replacements will be necessary.
- Ability to amend parks and trails objectives where necessary to respond to changing economics and user interests.
- Active identification of possible partnerships that, with careful planning, will ensure positive gains for all parties involved.

4.1.5 Environmental Factors

Public Stewardship – As environmental awareness increases, natural areas and nature-based recreation takes on additional significance. Parks programs are beginning to evolve beyond outdoor recreation, to also serve as spaces for preserving natural values such as clean air and water. Additionally, there is a growing desire by citizens to learn about the natural environment through outdoor experiences and a willingness to participate in projects that protect or restore sensitive environmental areas.

Mill Bay Nature Park and Hollings Creek Park are examples of important lands to preserve for environmental protection, but also to allow for low impact recreational uses (trails) for public enjoyment and to experience these natural areas. Land located near McCurdy Point and Sheppard Point (Bamberton) is also important to set aside for environmental protection due to the number of highly sensitive ecosystems in that area.



McCurdy Point bluffs

Community Rainwater Management – Parks and open spaces are highly valued for their ability to absorb rainfall and balance impacts

CO₂ sink: A carbon dioxide sink is the opposite of a carbon “source”, which is anything that releases more carbon than they absorb.

Forest areas and oceans are the main natural sinks for absorbing CO₂. In forest areas, growing vegetation absorbs carbon dioxide from the atmosphere and stores it.

of urban development on watersheds. Additionally, some parks have evolved to include rainwater collection and treatment facilities such as bio swales, detention ponds and constructed wetlands. New residential development is incorporating these rainwater management treatments into public parkland, through consultation with the CVRD, thus creating aesthetically pleasing, as well as useful systems. These areas also protect valuable recharge areas critical to maintaining aquifer and stream health.

Climate Change – Natural parks and open spaces can help mitigate the effects of climate change by conserving shady areas and CO₂ sinks (see sidebar). They can also help the region maintain its long term climate resilience by acting as buffers against increased rain events. In addition, parks can help mitigate the effects of climate change by protecting species diversity and by providing wildlife corridors.

Local Food – Parks can serve as a venue for re-connecting people with growing food through the integration of community gardens or through educational demonstration gardens.

Implications and opportunities for Community Parks and Trails – Environmental factors demonstrate a need for:



Mill Bay waterfront

- The installation of interpretive signage along trails to showcase the unique ecological context of some of the community’s local parks to inform the public about the environmental values and benefits of their Parks.
- Wildlife corridors should be considered to provide vegetated linkages from the ocean to the uplands area along creek corridors. In built up areas, if future development occurs, land should be acquired for park purposes to restore to a natural state for establishment of wildlife corridors that connect larger natural spaces.
- The estuary in Mill Bay where Shawnigan Creek flows out is also an area that is in need of protection. An opportunity to form a partnership between environmental groups to help protect the estuary would be beneficial, similar to the Cowichan Estuary Environmental Management Plan (1987) prepared for the Ministry of Environment and Parks.
- Consideration of the environmental value of future parkland when assessing park acquisition opportunities and priorities.
- Increased visibility through signage, of the ecological contribution of community parks and open spaces.

- Engagement of local citizens and groups in environmental stewardship activities in parks.

4.2 Community Parks Funding Sources

Funding for planning, designing, developing and maintaining parks and trails, must often be acquired from a variety of sources. This section presents a variety of options for potential funding sources that are relevant to community parks and trails acquisition and development in Mill Bay/Malahat.

4.2.1 Local Government Funds

Community Parks Service Establishment Authority – The authority to tax for and provide community parks and trails services in Electoral Areas is through the Cowichan Valley Regional District, which under Provincial legislation is the local government authority for the unincorporated Electoral Areas within the region. Establishment of the community parks and trails services in Mill Bay/Malahat (Electoral Area A) dates back to 1976 when the local community formally supported creating such a service based on taxation. This authority for taxation is currently provided through “*Cowichan Valley Regional District Bylaw No. 2668 – Electoral Area A Community Parks Service Establishment Bylaw, 2005*”. Under this bylaw, the community parks and trails service provides for the acquisition, development, operation and maintenance of community parks within Mill Bay/Malahat (Electoral Area A).

Section 941 of the Local Government Act – The provision of parkland as either 5% land dedication or 5% cash-in-lieu is a legal requirement under Section 941 of the Province of BC’s *Local Government Act* and is applied at the time of legal subdivision of a parcel of land into 3 or more lots. If cash-in-lieu is accepted, the funds must be deposited into a Parkland Acquisition Reserve Fund and can only be expended on the purchase of lands for park purposes in that electoral area.

Development Cost Charge (DCC) – A DCC is a one-time charge levied against new residential, commercial, industrial and institutional developments that impose a capital cost on local government services such as community parks. They are paid at the time of subdivision, at the building permit stage, or according to a schedule set out in the DCC bylaw. They do not replace the *Local Government Act* requirement for 5% parkland dedication, but can supplement dedications by establishing a charge for specific facilities or acquisition of land for park. A park DCC bylaw can specify that charges will be used generally for park improvements within the electoral area, or for a specific facility or purpose, such as

establishing a reserve for parks and trails land purchases or for specific improvements to parks and trails.

Amenity Contributions – An amenity contribution is generally provided by a land developer during a rezoning application towards a public amenity of some kind within the proposed development or to the community as a whole. Amenity contributions must be established in OCP policies and an enabling bylaw, before they can be applied to land development proposals. Amenity amounts can be a set value per lot or can be expressed as a percentage of the land value subsequent to subdivision.



Mill Springs Trail through the Mill Springs development

A policy in the adopted 2011 South Cowichan OCP states that:

- (a) The CVRD may accept the provision of an amenity or a contribution toward an amenity on the subject property or within the Village Containment Boundary (VCB); or
- (b) The CVRD may accept cash-in-lieu of amenities, and subsequently provide amenities within the VCB through a capital program.

For parks & trails, the amenity contribution can be one of the following:



Hollings Creek Park. A boardwalk was established over wetlands in the riparian area.

- (a) Parkland dedication in excess of the 5% required under the *Local Government Act*;
- (b) Provision of open space and improvements for the benefit of the public;
- (c) Dedication of environmentally sensitive areas;
- (d) New recreational facilities or improvements to existing recreational facilities;
- (e) Sidewalks or trail improvements;
- (f) Other amenity contributions approved by the Regional Board; and/or
- (g) Cash-in-lieu.

Park Amenity Negotiations during Rezoning – Amenity negotiations during a land use rezoning process differ from amenity contributions required through an amenity bylaw, in that they are negotiated directly with the rezoning applicant as a voluntary contribution commitment as part of a rezoning proposal. Land for parks & trails, provision of built park amenities and protection of environmentally

significant features are amenities that can be provided as voluntary contributions. The basic premise of an amenity negotiation process is that benefits can accrue to the community and to the rezoning applicant. The community receives a community park or trail contribution at no cost to the taxpayer, while the rezoning applicant would typically see some form of increased land use density on the property.

Disposal of Public Lands – Funds from the sale of public parkland acquired through Section 941 of the *Local Government Act* can be used towards the acquisition of another piece of property within the same electoral area. Money received from the sale of surplus park land that was not acquired through Section 941 of the *Local Government Act* is an asset that can be ‘converted’ to cash and is not restricted to the purchase of lands for park, but can also be used to fund new park development.

4.2.2 Senior Government Funding and Private Funds

Provincial and Federal Grant Programs – From time to time specific funding programs become available through senior levels of government for park planning and design and/or construction.

Gifting, Donations and In-Kind Contributions – Donation of lands for community park purposes benefit the community by providing more public outdoor recreational land or areas to set aside for environmental purposes. Evaluation of the lands being proposed for gifting is important to ensure the lands have suitable outdoor recreational/environmental value in keeping with the objectives and vision of the community. The CVRD can issue tax donation receipts, under certain circumstances, for donations of land, in-kind contributions, and for financial donations. While not a direct source of funding, in-kind donations from individual volunteers or organizations can result in direct cost-savings for community parks and trails in the Mill Bay/Malahat electoral area.

4.2.3 Partnerships

Partnering with interested agencies or organizations helps join the efforts for both funding and developing of parks and trails.

Potential agencies/groups to consider partnering on local parks and trails initiatives with in the Mill Bay/Malahat electoral area include:

- Cowichan Valley School District
- Sports/Outdoor Recreation Organizations
- Province of British Columbia
- Conservation Organizations

- Private Landowners
- Malahat Nation

4.2.4 Outside Sources

Outside funding opportunities, such as provincial grants, non-government organization (NGO) grants, community-driven fundraising opportunities or donations help secure funds that would not normally be available for acquiring and developing local parks and trails.

4.3 Public Consultation

An integral part of community parks and trails planning is public consultation. A total of six public open houses were held through the course of preparing the Mill Bay/Malahat Community Parks & Trails Master Plan. During this time regular meetings and discussions with the Mill Bay/Malahat Parks and Recreation Commission took place to discuss current and future parks and trails.

4.3.1 Mill Bay/Malahat Parks and Recreation Commission input

The Mill Bay/Malahat Parks and Recreation Commission are comprised of members of the community who have helped guide the Community Parks and Trails Master Planning process. Informational meetings were held with the Commission throughout the planning process from 2005 - 2015 to receive additional feedback on the desires of the community for trail connectivity and gaps in the parks and trail system in the Mill Bay and Malahat areas.

4.3.2 Community Outreach

In early 2005, the Mill Bay/Malahat Parks and Recreation Commission recognized that there was an opportunity to create a plan for year-round outdoor recreation. They felt, at that time, that the plan should focus on linking residential neighbourhoods, schools, parks and commercial areas using trails including roadside walking paths, off-road trails and cycling routes. While connectivity both within and through the community became a primary objective for the Parks and Recreation Commission at the time, they identified other priorities as well. These include: identifying potential locations for future playgrounds and open spaces; locating a larger community park in a central location; providing access to the local shoreline by opening up beach accesses; and protecting environmentally sensitive areas.

An initial public survey was conducted in 2005 and the community's response was as follows:



- Acquire additional lands for park;
- Develop neighbourhood parks in new developments to include tennis courts, picnic areas, playgrounds, trails and viewpoints;
- Construct the Hollings Creek Trail while addressing concerns of the Kerry Village residents;
- Interest for future park opportunities such as: Rat Lake, Bamberton property, Bamberton Haul Road, Verdier Point (Malahat Nation), lands west of Mill Bay Nature Park and lands on the Malahat summit; and
- Build on existing community pathways within the Mill Bay Village area and provide multi-use trails in more outlying areas.

Many of the 2005 priorities identified by the community still exist today and are incorporated into this Community Parks & Trails Master Plan.

Two further open houses were held in 2007 to gather additional information and to create the “Vision Statement” for parks and trails in the community.

In May 2014 CVRD Parks & Trails staff presented a series of story boards to the community explaining: what a community parks & trails master plan was, the types of community parks in the community, and the classification of the various existing and proposed trails. In addition, a large map was presented identifying the current parks and trails as well as potential future park locations and trail connections as were previously identified by the community. Comments were collected and priorities were identified. The top five priorities are listed below:

1. Coordinate with the Ministry of Transportation and Infrastructure (BC MoT) to accommodate a roadside pathway/walkway along Mill Bay Road from Deloume Road to the Malahat IR No. 11 boundary
2. Coordinate with the BC MoT to accommodate a roadside pathway/walkway along Shawnigan/Mill Bay Road from the Trans-Canada Highway west to the boundary of Shawnigan Lake (Electoral Area B).
3. Acquisition of lands around Rat Lake to create a nature park.
4. Acquisition and construction of a public trail connection to the west of Mill Bay Nature Park extending to Church Way.
5. Support a roadside pathway/walkway along Mill Bay Road from the northern boundary of Malahat Indian reserve IR No. 11 south to the Brentwood Bay ferry terminal.

In June 2015 a final draft of the Community Parks & Trails Master Plan for Mill Bay/Malahat was presented to the community during an open house session held outdoors at the Kerry Park Recreation Centre ballfield complex. There was a good turnout of residents for the community to review the draft plan's recommendations and overall a very positive response to the Plan. A comment form was available for the public to write down any further ideas, and the Draft Plan and comment sheet were placed on the CVRD website until the end of July to receive any additional feedback. All feedback has been incorporated into this final Plan.

4.3.3 Key Parks and Trails Issues

In 2007, through a workshop held with the Mill Bay/Malahat Parks and Recreation Commission and CVRD Parks & Trails staff, the following community parks and trails gaps and issues were raised:

- The need to identify “feature” parks and the type of park in the community;
- Ensure there is an adequate number of neighbourhood parks incorporating playing fields and playgrounds for current and future residents;
- Work on developing pedestrian connections throughout and between neighbourhoods;
- Provide for improved accessibility in current and future parks for all residents with particular consideration given to people with mobility limitations;
- Ensure that larger-scale new developments include adequate dedication of parks and trail connections.

In 2014 and 2015 the community suggested the following additional items for consideration during the development of the Plan:

- Develop a Community Park on the waterfront near the Village core;
- Acquire the former Mill Bay ‘Ecole (French Immersion) property on Cobble Hill Road for park and community recreation use;
- Construct a trail connection between Mutter Road and Pemberton Road;
- Construct a trail connection from Meredith Road south to the end of Keparo Road and extending further south to Kilmalu Road;
- Construct a trail or roadside pathway/walkway connection from Horton Road, west to the end of Barry Road (beside Frances Kelsey School);

5. PLAN RECOMMENDATIONS

This section of the Mill Bay/Malahat Community Parks & Trails Master Plan presents recommendations that incorporate: feedback provided by the community during the public consultation process, analysis of gaps and opportunities within the existing network of local parks and trails, emerging/future trends of community engagement in outdoor recreation, and opportunities for environmental stewardship.

These recommendations outline improvements to existing trails, acquisitions of new parkland, and new trail construction to expand and enhance the network of local parks and trails for the residents of Mill Bay/Malahat to access and enjoy. The recommendations establish an overall strategy for a community parks and trails system in Electoral Area A that is focused on:

- Community-based recreation, health and active transportation needs,
- The preservation of unique and sensitive sites,
- Creating parks, trails and open spaces that meet community needs for connectivity and accessibility, and
- Building on existing community strengths and resources.

Section 5.2 presents those projects that are deemed a high priority by the community to be pursued over the next ten years (2016-2025).

- Community Park Revitalization.
- Community Park Acquisitions.

Section 5.3 outlines medium priority parks and trails projects that are important to building a sustainable community parks and trails network in Mill Bay/Malahat. These medium priority projects will be targeted over the subsequent ten year period (2026-2035) unless opportunities arise to advance such projects within an earlier timeframe (i.e. grant funding secured).

- Trail and Community Pathway Development.

Section 5.4 contains planning and operational recommendations which support the community parks system as a whole. These recommendations are important to implementing a comprehensive park and trails network in Mill Bay/Malahat, and are categorized as:

- Community Parkland Acquisition and Land Use Partnership Strategy;
- Community Park Operations and Management; and
- Park Stewardship.



5.1 Community Vision

The Community Parks and Trails Vision for Mill Bay/Malahat (Electoral Area A) is:

“To respect the area’s attractive, natural environment, to enhance its natural beauty, promote ecofriendly tourism and provide beach access and trail connectivity for multiple types of users throughout the community.”

This vision is based on the public input received during the Mill Bay/Malahat Community Parks and Trails Master Planning open house sessions held throughout 2005 – 2007, and the open houses held in June 2014 and June 2015.

A component of this vision is to include a cycling trail network to support both alternative local transportation routes and recreational cycling. A series of walking trails radiating from a central community park (i.e. Stonebridge area) is also desired to facilitate pedestrian movement and connectivity throughout the community. In addition, there is considerable interest in providing more access to the beach and along the shoreline.

With an increased aging population residing in this Electoral Area, residents choosing to “age in place” come with challenges for requirements of accessibility and mobility. The community has expressed that it wishes to initiate improved ease of access to most community parks and trails, including public beach accesses.



*To respect the area’s
attractive, natural
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its natural beauty,
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tourism and provide beach
access and trail
connectivity for multiple
types of users throughout
the community.*

Mill
Bay/Malahat
Community
Parks & Trails
Vision

5.2 Priority 1 Recommendations (Years 1 – 10)

The following priority recommendations are intended to guide improvements and expansion of community parks and trails within Mill Bay/Malahat (Electoral Area A) over the next ten years (2016-2025). The projects described in this section support the vision for parks in Mill Bay/Malahat and are presented in order of priority as identified through this master planning process. To achieve the plan's objectives these recommendations are incorporated into the proposed 2016-2025 annual budget recommendations for the Mill Bay/Malahat Community Parks and Trails program, as outlined in Table 11. The following priorities 1 through 10 are also identified on Map 2A and 2B for reference.

The following is the criteria used to determine priority items for trail connectivity through the community:

- Community connectivity through pedestrian trails and cycling routes has priority over creating new parks in the Electoral Area.
- Trails and pathways should be developed to serve cyclists and pedestrians as well as to provide accessibility for people with mobility issues.
- Trails and pathways should be used to create multiple opportunities linking Mill Bay/Malahat with other communities.
- Trails and pathways should be separated from roads where site conditions and funding permits.
- Trails to connect parks to each other, parks to residential areas, and parks to other public facilities.
- Use public beach accesses as trail-heads or trail-ends to provide pedestrian loop opportunities along the beaches.
- Pathway and trail connections to key destinations, such as Pioneer Square, Bayview Centre, Frayne Road Centre, and the Mill Bay Shopping Centre are crucial to ensure a pedestrian friendly community.

Recommendation:

- 1. Coordinate with the Ministry of Transportation and Infrastructure (BC MoT) to accommodate a roadside pathway/walkway along Mill Bay Road from Deloume Road to the Malahat IR No. 11 boundary.**

Rationale:

Mill Bay Road is the main thoroughfare for the community east of the Trans-Canada Highway from Mill Bay village to residential neighbourhoods to the south. It is also popular for walking along as it accesses the waterfront beach trails. The actual road width is quite narrow and does not provide adequate room for pedestrians or cyclists. Construction of this



Mill Bay Road shoulder walkway



Shawnigan/Mill Bay Road looking east from Frances Kelsey School



Shawnigan/Mill Bay Road looking west from Frances Kelsey School

pathway/walkway would provide a safe means for pedestrians and cyclists to travel along this section of road.

Recommendation:

2. **Coordinate with the BC MoT to accommodate a roadside pathway/walkway along Shawnigan/Mill Bay Road from the Trans-Canada Highway west to the boundary of Electoral Area B – Shawnigan Lake.**

Rationale:

This section of Shawnigan/Mill Bay Road is very busy with pedestrians, cyclists and vehicles travelling to/from the recreation centre, Frances Kelsey School and beyond. A widened shoulder walkway or roadside pathway would be suitable along the north side of this section of road. If lands to the south are developed, on the Stonebridge property, a pathway/walkway should be pursued on the south side of Shawnigan Lake/Mill Bay Road as part of such development to provide a safe alternative to driving and a safe place for kids to walk to/from school. A crosswalk currently exists in front of the school for a safe road crossing.

Recommendation:

3. **Acquisition of lands around Rat Lake to create a nature park.**

Rationale:

For many years the CVRD had a trail licence agreement with Island Timberlands for public use of a trail around Rat Lake. In recent years access to the trail was discontinued, although it is still an area that is desired to be acquired for public use. Second growth forest surrounds the lake and provides a beautiful setting for a nature park and outdoor recreational area.



Rat Lake Trail viewing platform



Property to the west of Mill Bay Nature Park

Recommendation:

4. **Acquisition and construction of a public trail connection to the west of Mill Bay Nature Park extending to Church Way.**

Rationale:

Mill Bay Nature Park is the largest accessible waterfront park in the Electoral Area and provides a variety of hiking/walking trails through the park and to the beach. A creek runs along the western boundary, separating the park from private lands to the west. There is currently only one access point into the park off Hollings Road. It would be advantageous to have trail access off Church Way, as this would provide a more direct pedestrian access from the Mill Bay Village area.

Recommendation:

5. Support a roadside pathway/walkway along Mill Bay Road from the northern boundary of Malahat Indian Reserve IR No. 11 south to the Brentwood Bay ferry terminal.

Rationale:

This section of Mill Bay Road is very busy with pedestrians, cyclists and vehicles as it runs directly beside the shoreline through Malahat Indian Reserve #11. A roadside pathway/walkway along this section of road from the northern boundary of the IR #11 all the way to the Mill Bay/Brentwood Bay ferry terminal located on the Reserve lands would require the endorsement of Malahat Nation, and approval from the BC MoT.



Mill Bay Road looking south from the Malahat Indian Reserve #11 boundary

Recommendation:

6. Coordinate with the BC MoT to install signage and directional markings for Shared Roadways (cycling/walking/driving) along the following roads in Mill Bay:

- Church Way (from Kilmalu Road south to the Mill Bay Church and Historic Cemetery)
- Hollings Road (from Kilmalu Road west to the Hollings Road beach access)
- Lashburn Road (from Deloume Road north to the Trans-Canada Highway at Shawnigan Creek)
- Benko Road from Frayne Road to the undeveloped portion of Benko Road
- Meredith Road

Rationale:

Local roads serve as important connections between homes, schools and local businesses. As the community continues to grow, there will be an incremental increase in the volume and speed of traffic. As a result, walkers and cyclists may feel less comfortable using roads as part of a community trail network. Roadway markings and signage that indicate a special designation would remind drivers that they should expect to see walkers and cyclists using certain roads.



Church Way – Shared Roadway



Lashburn Road looking north towards the Shawnigan Creek access to the Trans-Canada Highway



5.2.1 Community Park Revitalization

Community Park amenity upgrades and replacement take place regularly as part of a scheduled CVRD infrastructure management program. This program is standard through all electoral areas for scheduled upgrades, removal and/or replacement of older park amenities (playgrounds, picnic shelters, washroom buildings, etc.). See section 6.1.3 for more details. The decision to replace an

amenity or park facility is based on a number of criteria including; overall condition, wear, repair frequency and costs, risk management, and replacement cost.

Recommendation:

Prepare a park revitalization plan for Briarwood Park with public consultation.



Briarwood Park

Rationale:

Briarwood Park is a 0.5 hectare park located on Briarwood Road that was established through subdivision in 1970. A bench, garbage can and picnic table were installed shortly after the park's establishment and a swing set was installed in 1997. As this is the only neighbourhood park located within almost a kilometre radius of any other parks, additional park amenities should be considered to create a more active park area. Replacement of the swing set and the possibility of adding a climbing structure are possible ways of increasing park usage. Some clearing and levelling may be required for these improvements.

Recommendation:

Prepare a park revitalization plan for Huckleberry Park with public consultation.



Huckleberry Park

Rationale:

Huckleberry Park was purchased in 1991, and in 1993 the playground and other amenities were installed and then upgraded in 2009. As this is a very central Neighbourhood Park its use will be increasing as the population grows in this area through planned residential development. The sport court is more than 21 years old and is reaching its lifespan. Replacement of the climbing structure, picnic shelter, sport court and porta-pottie surrounding structure would be priorities for the park revitalization plan.

5.2.2 Community Park Acquisitions

Planned parkland acquisitions ensure that new parks and trails are selected and developed based on their contribution to the overall parks and trails system for the community. Some of the key goals that the community expressed during the community consultation process are: to protect important and valued environmental landscapes, and to provide the community with sufficient park land for both active outdoor recreation (playgrounds, sport courts, tennis courts, hiking etc.) and passive uses (bird watching, walking, enjoying nature, etc.).

Parkland can be acquired in various ways including subdivision of lands, rezoning applications to change the use of land, and through fee simple purchases and/or donations. During a rezoning process, negotiations take place between the CVRD and the applicant to determine what public amenity contributions may be considered for the community. Often these contributions can be secured through restrictive covenants that are tied in with the land and triggered during the subdivision phase of the development, if the rezoning process is successful. Alternatively, contributions can be adopted by bylaw, which are then triggered during the subdivision stage.

There are a number of lands in Mill Bay/Malahat (Electoral Area A) that have been rezoned and are waiting for subdivision to occur which will trigger parkland dedication or other park amenities to be provided. Examples of these properties are: Stonebridge, Ocean Terrace, Hidden Estates, Malahat Properties, and Mill Springs. Whether or not these planned developments proceed is market driven outside the scope of CVRD's authority or influence therefore these expected parks do not fall within the priority recommendations. The following community parkland acquisitions recommendations should be pursued as opportunities arise.

Recommendation:

Acquisition of lands for a larger community park located within the core of the Mill Bay Village.

Rationale:

Mill Bay currently lacks a large active community park. This park would be centrally located and accessible to the entire community of Mill Bay. It would provide active and passive outdoor recreational amenities, as endorsed by the community, which could include: a sport court, tennis courts, playground, picnic shelter, fitness trail, and walking paths, etc.

Recommendation:

Acquire a community park on the waterfront near the Mill Bay Village Centre.

Rationale:

There is community support to have a waterfront park located near the Mill Bay Village core. There is lack of waterfront access in the heart of the Mill Bay Village for any substantial recreational use. This park would provide opportunities for waterfront access including passive and active park use.

Recommendation:

Work with the School District #79 to acquire the former Mill Bay French Immersion School property on Cobble Hill Road.



Former 'Ecole Mill Bay Elementary

Rationale:

In 2013 the former French Immersion School located on Cobble Hill Road was closed for school use. The community is interested in acquiring this property from the School District and converting it into a park and community recreational use area.

Recommendation:

Acquisition of additional land for park that is adjacent to the existing McCurdy Point Park.

Rationale:

These lands in the southern Bamberton area contain a high number of sensitive ecosystems as identified in the Provincial SEI and should be preserved for future generations. McCurdy Point is a particularly sensitive area.



Bluffs above McCurdy Point

5.3 Priority 2 Recommendations (Beyond Year 10)

This section outlines the community parks and trails projects that are proposed beyond the next ten years (2026-2035). These recommendations are not presented in a chronologically prioritized order.

5.3.1 Trail and Community Pathway Development

Trail and community pathway linkages are an important component of a community parks and trails system. Current trends indicate that people are becoming more interested in pursuing individual activities for personal health, and trails are one of the most effective ways to get people moving. The Mill Bay/Malahat Community Parks & Trails Master Plan supports the establishment of pedestrian and cycling trail networks, which connect to neighbourhoods and commercial centres in the community. Through feedback from the community open houses, the public, and the Electoral Area A Parks and Recreation Commission, trail and pathway connections were identified as a high priority and have been incorporated into the Plan through a series of recommendations. The following recommendations were prioritized into year 11 and beyond, unless opportunities and/or funding would permit one or more of these projects to commence earlier. As opportunities come up these recommendations can move forward and be completed earlier.

A. Roadside Pathways/Walkways

Recommendation:

Coordinate with the BC MoT to develop a roadside pathway/walkway connection from the end of Horton Road, west



End of Barry Road looking north with Frances Kelsey School to the west. This section of Barry Road is undeveloped.

to the undeveloped portion of Barry Road, next to Frances Kelsey School.

Rationale:

This is an important community pathway connection for Frances Kelsey School students connecting from the end of Barry Road (immediately beside the School property) to the end of Horton Road to ensure students and residents to the north have a safe pedestrian and cycling connection to the school as well as Shawnigan/Mill Bay Road and Kerry Park Recreation Centre.

Recommendation:

Coordinate with the BC MoT to construct a roadside pathway/walkway along Horton Road.

Rationale:

A safe, pathway/walkway connection from Cobble Hill Road, south to the end of Horton Road is an important link for residents to the north of Pioneer Square and also for students walking to Frances Kelsey School.

Recommendation:

Coordinate with the BC MoT to accommodate a roadside pathway/walkway along Benko Road from Frayne Road to Butterfield Road and Memory Lane, and also along Butterfield Road to the Trans-Canada Highway intersection.

Rationale:

Benko Road is a key connection to the village core for residents living south of Frayne Road. Currently the road does not extend all the way through, although the road right of way exists, which could accommodate a pathway. This would provide pedestrian access to the Village core.

Recommendation:

Coordinate with the BC MoT to accommodate a roadside pathway/walkway along Lodgepole Road from Deloume Road to Frayne Road.

Rationale:

Lodgepole Road is a key connection between the Bayview Centre at Deloume Road and the Frayne Road Centre at Frayne Road. Residents south of Frayne Road Centre use Lodgepole Road for vehicle, cyclist and pedestrian access to the village core. The construction of a roadside pathway/walkway would provide a safe means for pedestrians and cyclists to travel along this route.



Lodgepole Road looking south



Telegraph Road looking south from Meredith Road intersection.

Recommendation:

Coordinate with the BC MoT to accommodate a roadside pathway/walkway along Telegraph Road from Kilmalu Road to the Cobble Hill (Electoral area C) boundary where the trail continues in that electoral area.

Rationale:

This section of Telegraph Road starts at Kilmalu Road and extends north to the Cobble Hill (Electoral Area C) boundary. It is fairly busy and therefore, a roadside pathway/walkway would be suitable to provide a safe pedestrian and cycling route.



Kilmalu Road looking east from the Trans-Canada Highway

Recommendation:

Coordinate with the BC MoT to accommodate a roadside pathway/walkway along Kilmalu Road from the Trans-Canada Highway to Hollings Road.

Rationale:

This section of Kilmalu Road from the Trans-Canada Highway to Hollings Road is narrow and fairly busy. It would be beneficial to have a roadside pathway/walkway constructed to provide a safer pedestrian and cycling route.



Cobble Hill Road in front of the former Mill Bay French immersion school

Recommendation:

Coordinate with the BC MoT to construct a roadside pathway/walkway along Cobble Hill Road from the Trans-Canada Highway intersection, northwest to the Shawnigan Lake (Electoral Area B) boundary.

Rationale:

This roadside pathway/walkway connection along Cobble Hill Road was identified in the Cobble Hill (Electoral Area C) Community Parks & Trails Master Plan. Cobble Hill Road continues from Electoral Area C through a small section of Shawnigan Lake (Electoral Area B) to come out again in Mill Bay/Malahat (Electoral Area A). The construction of a roadside pathway/walkway will provide a safe means for pedestrians and cyclists to travel between Cobble Hill Village and the Mill Bay Village.



Handy Road – location for the continuation of the roadside pathway/walkway

Recommendation:

Develop a roadside pathway/walkway along Handy Road from Mill Bay Road to the waterfront.

Rationale:

Mill Bay Shopping Centre is directly across from Handy Road and contributes to Mill Bay Road being very busy in this

location. Over the last few years Handy Road has had an increase in use due to the improved public access to the waterfront and the new waterfront restaurant. A roadside pathway/walkway would provide a safe means for pedestrians to get to the waterfront. A short section of trail has already been constructed at the foot of Handy Road that would continue east to Mill Bay Road.



Handy Road existing section of roadside pathway/walkway

B. Walking/Hiking Trails and Pathways

Recommendation:

Develop a walking/hiking trail connection from the end of Mutter Road to Pemberton Road.

Rationale:

A trail connection should be created that will connect from the end of Mutter Road, north to the end of Pemberton Road. This will provide a pedestrian connection from the community around Kilipi Road and the Pemberton Road area (as there is no vehicle access through Kilipi Road) to access Meredith Road to the south. In order to create this connection, lands would have to be acquired through private property. The connection is immediately to the east of the existing Provincial Crown land quarry site.

Recommendation:

Develop a walking/hiking pathway connection from Meredith Road south to the end of Keparo Road and extending further south to Kilmalu Road.

Rationale:

This is an important walking/hiking pathway connection that will link the Pemberton/Kilipi Road community to the south and will provide a pedestrian connection to Mill Bay Nature Park. In order to create this connection, lands would have to be acquired through private property.

C. Bamberton Haul Road and connections

Recommendation:

Use the existing Bamberton Haul Road as a roadside pathway/walkway to connect from the Highway intersection at Mill Bay Road to meet up at the Electoral Area boundary of Shawnigan Lake (Electoral Area B).

Rationale:

The paved, Bamberton Haul Road is no longer used for vehicle access but remains as an informal popular walking trail on

private property for the community. It begins at the highway by the Bamberton/Mill Bay Road intersection (locked gate) and travels northwest, past Rat Lake and continues into the Shawnigan Lake Electoral Area community. This connection is also identified in the Shawnigan Lake Community Parks & Trails Master Plan to link a community pathway between the two electoral areas. A trail licence agreement with the landowner or park acquisition would be required to secure this road in perpetuity for public use.

Recommendation:

Construct a walking/hiking trail to connect from the Bamberton Haul Road at Rat Lake, west to Old Baldy Mountain in Shawnigan Lake (Electoral Area B).

Rationale:

This hiking trail will link the Bamberton Haul Road to Old Baldy Mountain in Shawnigan Lake (Electoral Area B), a year round destination area, which is also identified in the Shawnigan Lake Community Parks & Trails Master Plan as an important connection between the two electoral areas.

Recommendation:

Develop a walking/hiking trail connection along the Memory Lane Corridor from the end of Benko Road to connect west to the Bamberton Haul Road.

Rationale:

To provide a trail connection for residents along Benko Road and Butterfield Road to access the Bamberton Haul Road through to Rat Lake.

Recommendation:

Construct a walking/hiking trail between the Bamberton Haul Road and Mill Springs along Handyson Creek.

Rationale:

This trail connection will allow residents living in Mill Springs to access the Bamberton Haul Road and Rat Lake for hiking. The trail could be located near the riparian area of Handyson Creek and be designed using environmental best practices.

Recommendation:

Develop a trail within the BC Hydro right of way from the Bamberton Haul Road, south to the Cowichan Valley Trail.

Rationale:

This trail connection would provide a direct hiking route over the Malahat from the end of Mill Bay Road/start of Bamberton

Haul Road to the Cowichan Valley Trail (part of the Trans Canada Trail) which then connects to the Galloping Goose Trail in the Capital Regional District. Arrangements would have to be made with a number of private property owners along the route in order to cross these lands within the Hydro right of way.

5.4 General Recommendations for Community Parks & Trails in Electoral Area A

This section presents system wide recommendations for planning and operational policies that support the community parks and trails system as a whole in Mill Bay/Malahat. These are equally important as more specific recommendations in terms of developing a comprehensive Community Parks & Trails Master Plan.

This section consists of:

- Community Parkland Acquisition and Land Use Partnership Strategy,
- Community Park Operations and Maintenance,
- Park Stewardship.

5.4.1 Community Parkland Acquisition and Land Use Partnership Strategy

The adopted 2011 South Cowichan Official Community Plan includes a policy that states “to ensure that the future institutional needs of Mill Bay Village are being met, the CVRD may enter into agreements with non-profit societies and private interests, to acquire land, property and/or facilities that would provide a benefit to the Mill Bay Village community.”

The Mill Bay/Malahat Community Parks & Trails Master Plan encourages the development of strong partnerships with the Malahat Nation, the Federal and Provincial governments, and agencies such as the Habitat Acquisition Trust, the Nature Trust and Ducks Unlimited, among others that are noted as key in moving the plan’s objectives forward.

In addition to partnerships, other land use arrangements can be considered. For example, due to the lack of sidewalks in the CVRD’s Electoral Areas, and with the increased demand for active transportation in the community, consideration should be given to forming an arrangement with the BC Ministry of Transportation and Infrastructure to establish safe, active transportation corridors within the road right of ways in Mill Bay/Malahat (Electoral Area A). A similar arrangement could be established throughout all the



Mill Bay Road looking south towards Verdier Point and the location of the proposed new boat launch site on the Malahat Nation lands



Mill Bay Road through the Malahat IR No. 11

unincorporated Electoral Areas in the Cowichan Valley Regional District.

Recommendation:

Develop a land use partnership strategy in order to ensure consistency among partnership agreements.

Rationale:

CVRD policies state that the CVRD should enter into partnerships with local clubs, resident groups or senior governments including local First Nation groups. A partnership strategy would help maintain consistency between the various partnership agreements.

Recommendation:

When opportunities arise to acquire land or develop partnerships that support local cultural and heritage values, they should be considered a high priority.

Rationale:

Mill Bay/Malahat has an extensive and interesting history. Historical features should be incorporated into and exposed through community parks and trails, ensuring that valued cultural assets are preserved for future educational and historical value. The Mill Bay Church and Historic Cemetery park site is a prime example of an historical building and site that was acquired by the CVRD and is now a “South Cowichan Community Park”.



Mill Bay Church and Historic Cemetery on Church Way

Recommendation:

When opportunities arise to acquire land that facilitates connections of existing trails or future trails, they should be considered a high priority.

Rationale:

Improved connectivity in the Mill Bay/Malahat community for pedestrians and cyclists has been identified as a high priority. The proposed trail connections identified on Maps 2A and 2B should be acquired when opportunities arise, whether it is a primary or secondary priority. As part of new developments, the CVRD should actively work with land developers to facilitate establishment of trail ways that achieve the Plan’s objectives.

Recommendation:

Where opportunities for park dedication during subdivision as required under Section 941 of the *Local Government Act* do not coincide with the objectives and recommendations of the Community Parks & Trails Master Plan, the CVRD should require

cash-in-lieu with funds deposited into the Mill Bay/Malahat Community Parkland Acquisition Reserve Fund.

Rationale:

Not all property subdivisions have land areas that meet the objectives of the Mill Bay/Malahat Community Parks & Trails Master Plan or provide measurable benefits or opportunities to develop and manage as a park or green space. Therefore, careful review of all subdivision applications which are subject to Section 941 of the *Local Government Act* should be undertaken and weighed against the vision, principles and objectives set out in this Community Parks & Trails Master Plan. Where dedication of land for park purposes within a subdivision development does not meet the vision and principles, cash-in-lieu should otherwise be required.

Recommendation:

Set aside ten percent (10%) of the annual Mill Bay/Malahat Community Parks and Trails requisition for community parkland acquisition.

Rationale:

As a means of deriving funds for future park land purchases, annual commitments of requisition funds provide a means of building up such funds over time.

5.4.2 Community Park Operations and Management

These recommendations fall under:

- Codes of Conduct;
- Policies and Partnerships; and
- Programs and Guides.

Codes of Conduct

Recommendation:

Develop a Trails Code of Conduct to be posted in visible locations in local parks and trails that describe expectations for trail users.

Rationale:

Existing and proposed trails in the Master Plan connect between and through local neighbourhoods, business centres and the rural farming community. A Trail Code of Conduct provides expectations of trail users to respect each other and adjoining landowners. This code of conduct may include:

- A review of codes from other jurisdictions;
- Development of policies for trails;



Example of a Trail Code of Conduct sign in the United Kingdom

- Review and modifications based on consultation with stakeholders;
- Development and distribution of a trail brochure;
- Presentations to key trail user-groups to encourage adoption of the trail code.

Recommendation:

Develop a Code of Conduct to be posted in visible locations in local parks and trails that guides expectations for pets and pet-owners while using local parks and trails.

Rationale:

A “Pets in Parks” code of conduct can identify appropriate “dos” and “don’ts” and provide a common starting point for parks and trail users in Mill Bay/Malahat. Dogs off leash or even on leash in community parks can create conflict with other park users. Similarly, equestrian use may also conflict with other users, such as manure on trails.

Many examples of pet codes have been developed by other park jurisdictions. These codes are often designed to be engaging to park users. For example they may:

- Be written in a memorable way using a humorous or poetic style; or
- Be illustrated with original artwork from local artists or school children.



This is a sample of a regulatory sign that is posted in local community parks within the CVRD.

Policies and Partnerships

Recommendation:

Develop a Community Park Revenue Generation Policy, including direction for implementation with the parks and trails system in Mill Bay/Malahat.

Rationale:

A revenue generation policy would be intended to provide consistency in assessing and determining application of user fees and charges, as appropriate for specific activities, special events and new services in local parks. User fees would allow the CVRD to provide further services to the community and offset costs associated with funding park programs or events.

Volunteers in Parks

Recommendation:

Develop a Parks and Trails Volunteer Program in the Mill Bay/Malahat community.

Rationale:

Communities throughout BC have seen tremendous volunteer support for parks and trails, with volunteers providing passive park walks and reporting, park and trail enhancement, park hosting/interpretive programs and other in-park activities. Volunteers enrich the quality and delivery of parks and trails programs through their dedication, experience and willingness to get involved at little or no cost to the community. Where these programs have been most successful, there has been recognition of the need to provide staff resources to support volunteer efforts. CVRD resource support may include:

- **logistical** – arranging for hand tools or litter removal after a park clean-up; or
- **organizational** – providing a centralized resource area for volunteer opportunities or advertising and correspondence on behalf of the community.
- **Incentives** – often snacks and drinks are provided to volunteers as a thank you for their time.

5.4.3 Park and Trail Stewardship

Park and trail stewardship ensures that all improvements and management of parks are done in a sustainable manner that respects natural systems, balanced with appropriate opportunities for public use and enjoyment.

Recommendation:

Develop and implement a long-term invasive species management plan for community park sites in Mill Bay/Malahat.

Rationale:

Local parks remain at risk to the introduction of invasive species that, once established, can displace native species, cause damage to parks infrastructure and/or pose a health risk to park users.

Invasive species are defined as non-native plants and animals that have established themselves in existing natural areas. The BC Ministry of Forests, Land and Natural Resource Operations states that “Invasive plants are a threat to our native environment and are recognized globally as the second greatest threat to biodiversity.” In order to support the Mill Bay/Malahat’s native flora and fauna as well as support the integrity of natural environments, invasive species management should be an important component of parks and trails management.



Recommendation:

Engage the CVRD's Planning & Development Department to work with other CVRD departments to educate residents about "living by water" principles, the reality that droughts and flooding are the "New Normal", invasive species management, and important environmental processes that occur in community parks.

Rationale:

Educational programs can develop community awareness of not only how environmental sustainability can be achieved within community parks but throughout the entire community (i.e. private residential, institutional, and commercial lands). Opportunities to distribute information include:

- The CVRD Website;
- Interpretive Signage (Hollings Creek Trail, Mill Bay Nature Park, Hidden Estates Park, are examples of parks in Mill Bay/Malahat that may benefit from educational signage);
- The development and distribution of an "invasive species" brochure by CVRD or other agencies having responsibility and jurisdiction;
- The development and distribution of a "water protection" information brochure;
- Arrange, support and/or develop community invasive species removal workshops or volunteer programs; and
- Arrange, support and/or develop community water protection workshops and programs.

Multiple resources provide information and support. Through the Community Parks and Trails Program and collaboration with other CVRD departments, members of the community can be made more aware of the valuable resources available. Some resources include:

- The Green Shores Project, with the mission to "promote sustainable use of coastal ecosystems through planning and design that recognizes ecological features and functions of coastal systems."
<http://www.greenshores.ca>
- The Province of BC Stewardship Series publication titled "Access near Aquatic Areas: A Guide to Sensitive Planning, Design and Management". This document provides a guide for balancing conservation with the development of recreational space.
<http://atfiles.org/files/pdf/aquatic-access-canada.pdf>

- The Living by Water Project, with the mission of “working towards healthier human and wildlife habitat along the shorelines of Canada”. The Project supports groups, agencies and individuals by providing services and materials related to shoreline stewardship. http://www.env.gov.bc.ca/habitat/fish_protection_act/riparian/documents/RAR_Pamphlet.pdf
- The Invasive Species Council of BC is a non-profit society working to minimize the negative ecological, social, and economic impacts caused by the introduction, establishment and spread of invasive plants. The IPCBC is an extensive information source for identifying, monitoring and controlling invasive species, including T.I.P.S., a series of publications that focuses on Integrated Pest Management of common invasive plant species. The group also helps promote the “report a weed” app. to allow the public to report an invasive weed at any time from their phone or computer <http://www.bcinvasives.ca/>
- The Coastal Invasive Species Committee is a non-profit society that focuses specifically on coastal British Columbia and work very closely with the Invasive species council of BC. www.coastalisc.com
- The Ministry of Forests and Range hosts the Invasive Alien Plant Program Application, a database for invasive plants in BC. It holds information about where invasive plant colonies have been identified in BC’s communities. <http://www.for.gov.bc.ca/hra/Plants/>



Looking northwest at a Green Shores project that was completed in Cowichan Bay (Electoral Area D)

6. IMPLEMENTING THE COMMUNITY PARKS & TRAILS PLAN

6.1 Existing Structure, Maintenance & Timelines

The focus of this Plan is to provide strategic direction for parks and trails through land acquisition, development and planning in Mill Bay/Malahat, as well as setting priorities for implementation actions over the next ten to twenty years.

The Plan is intended to be a ‘living’ document; it provides direction for a twenty-year period but may be adapted and amended, as priorities and recommendations in the Plan are regularly reviewed through the term of the Plan. It is anticipated that, in addition to assessing annual priorities and projects for the yearly budgeting process, the recommendations established within Section 5 of the Plan will be reviewed every five years.

Ensure consistent funding for maintenance of existing park facilities, as well as large and small park development projects, is important for the long term sustainability of a well-managed park and trails systems that meet the needs and desires of the community.

The 2015 community parks budget for Mill Bay/Malahat is summarized as outlined in Table 10. This approved budget provides the basis for assessing the current capacity of funding for parks and trails, with respect to projecting a proposed taxpayer funded parks and trails program for Mill Bay/Malahat for the next ten years.



View from Bakerview Beach Access



Mill Bay Nature Park



Mill Bay Community Wharf



View from Mill Bay Nature Park

<i>Table 10: 2015 Mill Bay/Malahat Community Parks Budget</i>	
<u>Budget Funding Sources (2015)</u>	
• 2015 Tax Requisition for Mill Bay/Malahat Community Parks	\$ 136,952
• 2014 Unspent Surplus Carry forward	\$ 11,915
• Transfer from Mill Bay/Malahat Community Parks Reserves	\$ 0
• Short Term Borrowing	\$ 0
Available Funds Source for 2015	\$ 148,867
<u>Planned Budget Expenditures (2015)</u>	
• Parks Operations and Maintenance	\$ 115,622
• Summer Playground Program	\$ 15,425
• Minor Capital Projects	\$ 12,000
• Potential Land Purchase	\$ 0
• Major Capital Projects	\$ 5,820
• Loan Repayment	\$ 0
Planned Expenditures Total 2015	\$ 148,867

Priorities are defined for the capital projects to be implemented in the first ten years of the Plan. A detailed summary of these priorities are identified in Table 11. In addition,

- Table 11 summarizes the estimates for the Priority 1 (Year 1-10) recommended projects.
- Table 14 summarizes the estimates for the Priority 2 (beyond Year 10) recommended projects.

As is evidenced by the proposed annual priority improvements in Table 11, the 2015 budget approval of \$148,867 does not have the financial capacity to support annual capital expenditures of \$50,000 per year from 2016 to 2025, as proposed in the Plan. The CVRD Board will therefore need to give careful consideration to the financial impacts to the Mill Bay/Malahat taxpayer with respect to an increase to the annual Mill Bay/Malahat community parks requisition in order to achieve the park and trail development objectives of the plan for the next ten years, unless other sources of funds or resources can be secured to otherwise complete these priority projects.

6.1.2 Maintaining Community Parks and Park Amenities

While the majority of park maintenance funding is established through local taxation, some costs can be offset through fees charged for special use of park facilities, and/or contributions provided by community volunteers.

As park improvements are completed and new parks are acquired, more resources may need to be allocated for maintenance. Planning for improvements and expansion of the Mill Bay/Malahat parks and trails system will therefore require careful consideration of increased operational budgets to maintain the current standard of care for community parks and trails.

6.1.3 Infrastructure Replacement Program

In 2013, the Cowichan Valley Regional District established an Infrastructure Replacement Program for community park facilities and amenities within the nine electoral areas. This program establishes a timeframe for replacement of each park amenity as it reaches its lifespan, which allows for projecting such costs into the yearly budget for operating and maintaining local community parks in each electoral area. The program will assist with keeping track of the capital program for the Parks & Trails Division so that it is possible to plan ahead for budgeting these capital projects.

Table 11: Mill Bay/Malahat Community Parks and Trails Proposed Priority Improvements (Years 1-10) Budget Timeline

Capital Budget	Estimated Project Cost	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
		1	2	3	4	5	6	7	8	9	10	
Project		Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Summary proposed budget yr 1-10
Priority Recommendations (Year 1-10)												
1. Play structure replacement at Briarwood Park	\$ 10,000.00		\$ 10,000.00									\$ 10,000.00
2. Replacement of playground, picnic shelter and sport court at Huckleberry Park	\$ 145,000.00					\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 25,000.00		\$ 145,000.00
3. Roadside pathway/walkway along Mill Bay Road from Deloume Road to the Malahat IR No.11 boundary <i>(Note: Cost estimate does not include realignment of driveways, relocation of existing infrastructure, drainage control or retaining walls where required)</i>	\$ 386,799.00	\$ 31,000.00	\$ 20,000.00	\$ 30,000.00	\$ 30,000.00						\$ 30,000.00	\$ 141,000.00
4. Roadside pathway/walkway along Shawnigan/Mill Bay Road from the Trans-Canada Highway to Shawnigan Lake Electoral Area Boundary. <i>(Note: Cost estimate does not include relocation of existing infrastructure or drainage control)</i>	\$ 162,955.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5. Construction of a trail connection west of Mill Bay Nature Park <i>(Note: lands would need to be secured to establish this trail route)</i>	\$ 20,670.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Summary Total Estimated Project Costs	\$ 570,424.00											
	Total (Year 1-10)	\$ 31,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 25,000.00	\$ 30,000.00	\$ 296,000.00

(*NOTE: The above Annual Capital Budget amounts between 2016 - 2025 are based on the projected financial capacity of the Electoral Area A Community Parks function with an annual tax requisition of \$170,000. An increase to the tax requisition or access to other sources of funds would accelerate project completion timeline.)

Table 12: Summary of Unit Costs for Budget Estimates

Component	Unit	Price/Unit
Playing Fields		
Manicured grass/tree landscape	sq.m.	\$ 44.00
Manicured shrub/tree landscape	sq.m.	\$ 77.00
Naturalized grass/tree landscape	sq.m.	\$ 19.00
Naturalized shrub/tree landscape	sq.m.	\$ 42.00
Selective pruning/dangerous tree clearing	sq.m.	\$ 5.00
Fire protection native woods	sq.m.	\$ 0.20
Invasive Plant Management	sq.m.	\$ 0.65
Green Shore restoration	sq.m.	\$ 133.00
Infrastructure		
New playground with fall protection	each	\$ 75,000.00
Playground renovation	each	\$ 50,000.00
Paved playing court	each	\$ 65,000.00
Outdoor theatre	sq.m.	\$ 15.00
Waterplay park	sq.m.	\$ 416.00
Designated swim area with float and anchors	sq.m.	\$ 50.00
Black vinyl chain link fence	l.m.	\$ 200.00
Bollards	each	\$ 500.00
Bench, table, bike rack on concrete pad	each	\$ 5,000.00
Drinking fountain	each	\$ 4,500.00
Litter receptacle on concrete pad	each	\$ 1,500.00
Small picnic shelter	sq.m.	\$ 25,000.00
Concrete barrier	each	\$ 325.00
Lookout with wooden handrail	sq.m.	\$ 1,470.00
Washroom building	each	\$ 225,000.00
Toilet surround	each	\$ 5,000.00
Maintenance shed (100ft2)	each	\$ 15,000.00
Irrigation system	zone	\$ 900.00
Village plaza (hard landscape area)	sq.m.	\$ 227.00
Parking area (asphalt with curb & lighting)	stall	\$ 5,000.00
Kayak/Canoe float with ramp and anchors	each	\$ 75,000.00
Dock (New or replacement) with anchors	each	\$ 75,000.00
New boat launch	each	\$ 250,000.00
Park plan	hectare	\$ 20,000.00
Park development	hectare	\$ 650,000.00
Earthworks/grading	sq.m.	\$ 7.00
Trails and Linkages		
Multi-use paved trail (4 m asphalt)	l.m.	\$ 500.00
Multi-use gravel trail (3 m)	l.m.	\$ 250.00
Roadside walkway (paved)	l.m.	\$ 163.00
Shared roadway	l.m.	\$ 4.00
Community pathway (1.5 m gravel surface)	l.m.	\$ 65.00
Nature trail (1.5 m natural surface)	l.m.	\$ 25.00
Concrete stair or wheelchair accessible ramp (2 m wide with metal handrail)	riser	\$ 750.00
Wood stair (1.2 m wide with handrail)	riser	\$ 500.00
Boardwalk/pedestrian bridge (2 m with handrail)	l.m.	\$ 3,825.00
Trail overpass (4 m wide with metal handrail)	l.m.	\$ 8,284.00
Signage		
Park entrance sign	each	\$ 2,500.00
Park interpretive signs and shelter	each	\$ 7,000.00
Park directional signs and markers	each	\$ 500.00

Appendix 1:

Maps

Appendix 2:

Existing Mill Bay/Malahat Community Parks & Trails Inventory

Appendix 3:

Background Document Review

Review of Background Documents

The following documents have guided decisions made regarding parks and trails in the Mill Bay/Malahat Electoral Area for decades.

Public Foreshore Order in Council (1946)

In 1946 a provincial Order-in-Council (OIC) confirmed the public recreational use of the foreshore in the Mill Bay area and prohibited the alienation of the foreshore from public use. The CVRD has implemented the OIC with the Official Community Plan (OCP) policies and zoning controls on oceanfront lands and on the Saanich Inlet. This initiative has enabled access to Mill Bay and the remainder of lands fronting the Inlet to be maintained. The OIC is considered to be a significant initial step in providing public recreational space within the CVRD.

Mill Bay Settlement Plan (1975)

The CVRD adopted the Mill Bay Settlement Plan in 1975 to guide development in the Electoral Area. The Settlement Plan recognized the uniqueness of the landscape and its scenic and recreational resources and established a goal to preserve them and to provide for community and recreational facilities. It called for pathways to separate vehicular and pedestrian traffic, encouraged the establishment of “small parks in areas of exceptional character”, called for establishing small parks at road ends and linking schools, parks, beaches and residential areas with cycling and foot paths.

The Settlement Plan also reserved the Mill Bay foreshore for public use and it established that the 1946 OIC would be respected and upheld. It also established that the CVRD would “pursue the creation of a large regional park on the shoreline of the planning area ... representative of the area’s natural state ... and easily accessible to regional residents without intrusion through local residential areas.” The Settlement Plan called for the provision of parks and schools through the development process, provided for development incentives when parks were established, and encouraged the acceptance of land gifts or dedications. Similarly it called for parks and pathways, tot lots in urban developments, recreational playgrounds and a recreation hall/centre.

Parks & Recreation Master Plan (1985)

In 1985 the CVRD commissioned “Professional Environmental Recreational Consultants” (PERC) to complete a Parks & Recreation Master Plan for the entire CVRD. The PERC report focused on a regional perspective and noted the CVRD “has superfluous amounts of community park land” much of it undeveloped and underutilized. The PERC report supported less community parkland in rural areas. It also recommended a major initiative for the establishment of a regional parks system including development of an oceanfront day-use park in Mill Bay.

The PERC report noted that many community parks created benefits for local people but more often than not, as undeveloped parcels they were a burden as they were difficult and costly to maintain. The report recommended accepting less land for parks, therefore calling for more cash-in-lieu of land dedications, and establishing community park reserve accounts for community park acquisition and development. It was felt this would provide for more effective planning and coordination of a community park system and the use of community park funds to acquire, develop and maintain community parks.

CVRD South Sector Parks Strategy

In 1996 the CVRD South Sector Parks Strategy was prepared as a guide for the “selection, acquisition, development and management of a system of parks for the Mill Bay, Shawnigan Lake and Cobble Hill areas... the first step in the development of a comprehensive parks master plan.” This report recommended a series of 14 implementing actions that ranged from establishing parks standards to providing more than one park type, use or activity in one park to a joint use strategy with the School District to increased access to the Mill Bay waterfront through a Mill Bay waterfront walkway.

Mill Bay/Malahat Official Community Plan (1999)

The adopted Mill Bay/Malahat OCP (1999) guided the development of land in the Electoral Area until the 2011 South Cowichan OCP was adopted. The various goals and policies of the 1999 OCP effectively established objectives that called for protection and preservation of natural resources that are highly valued by the community. These included waterfront parks and public access along the foreshore, providing recreational opportunities, density bonusing for parks purposes, dedication of greenways, safe pedestrian, cycling and equestrian linkages between community facilities and development permit area policies that, with the other policies of the 1999 OCP, implement these objectives.

South Cowichan Official Community Plan

A combined South Cowichan Official Community Plan (OCP) was adopted in 2011 by CVRD Bylaw No. 3510 for Electoral Areas A (Mill Bay/Malahat), Electoral Area B (Shawnigan Lake) and Electoral Area C (Cobble Hill) which represents the South Cowichan vision for the future and provides a framework to guide growth and decisions about the use and management of land and water resources in the three South Cowichan electoral areas. The South Cowichan OCP is a comprehensive long-range plan that encompasses approximately 38,500 hectares, and consists of all land and water surfaces within the three electoral areas. Mill Bay/Malahat, Shawnigan Lake and Cobble Hill are each distinct and unique, but they also share many challenges, from the need to reduce energy consumption, to the protection of resources and management of growth. The OCP is designed to ensure that the three electoral areas work together to meet these important challenges.

Within the OCP a separate village plan was prepared for each electoral area. A specific policy was created as part of the Mill Bay Village Plan for the Mill Bay/Malahat Community Parks & Trails Master Plan under the Parks and Institutional Designation.

Mill Bay Village Plan Policy 10.19: The Mill Bay/Malahat Community Parks & Trails Master Plan provides policy recommendations for the Plan area with respect to:

- a) Priorities for community parkland acquisitions in Electoral area A – Mill Bay/Malahat;
- b) Establishing priorities for various types of parks, trails and recreational amenities, such as outdoor recreation areas (i.e. sports fields), natural areas, community pathways, and playgrounds;
- c) Expanding and upgrading of existing parks;
- d) Protecting special environmental features and heritage resources in parks;
- e) Protecting parkland from invasive plant species;
- f) Establishing priorities for linking parks within Village areas;

- g) Considering the need for swimming areas, and support facilities such as washrooms, shelters, picnic facilities and benches;
- h) Entering into partnerships with local clubs, resident groups or senior governments;
- i) Encouraging and supporting community participation in the planning, development and stewardship of community parks and trails.

The Mill Bay village plan also identifies twelve goals, five of which relate to the Mill Bay/Malahat Community Parks & Trails Master Plan. These goals are:

1. To recognize Mill Bay Village as a unique, seaside community, and enhance opportunities for public ocean views and access;

Mill Bay Village Plan Policy 3.2: "...all applications for rezoning a parcel of land along the Mill Bay shoreline will be conditional on the provision of public access to the waterfront to accommodate the construction of a public walkway along the shoreline."

Mill Bay Village Plan Policy 10.14: "The CVRD will maximize opportunities for waterfront park access on the Saanich Inlet shoreline, with the long-term goal of providing a continual walkway or boardwalk along the ocean shoreline. Road endings fronting on the Saanich Inlet should be secured for public access purposes and improvements should be made to accesses at Kier, Bakerview, Shorewood and other roads. Where banks are too steep to allow access to the shore, viewpoints with rest areas should be provided to welcome users to enjoy the ocean view in a quiet setting."

2. To encourage alternative transportation modes such as walking, cycling, and public transit;

Mill Bay Village Plan Policy 3.4: "... The CVRD may initiate a Streetscape Beautification Plan and may consider for the provision of cycling and pedestrian trails along or adjacent to road rights of way."

Mill Bay Village Plan Policy 10.17: "The CVRD will place a high priority in providing trails throughout the village area including pedestrian and cycling trails along or adjacent to highway rights of way, and connecting parks, commercial areas and residential neighbourhoods."

3. To ensure the provision of community amenities and preserve, enhance, improve and increase green space, parks, trails and recreation;

Mill Bay Village Plan Policy 3.5: "When an application is received to rezone land in the Mill Bay village, the Regional Board will apply amenity zoning, whereby the land density may be increased based on the provision of amenities which enhance the character of Mill Bay village." By applying amenity zoning;

- a) The CVRD may accept the provision of an amenity or a contribution toward an amenity on the subject property or within the Village Containment Boundary (VCB).
- b) The CVRD may accept cash-in-lieu of amenities, and subsequently provide amenities within the VCB through a capital program.

4. To encourage safety for all residents, inclusive of abilities, ages, incomes, races, and gender.
5. To protect the natural environment in Mill Bay Village;

Mill Bay Village Plan Policy 10.15: “The CVRD will continue to acquire streamside and riparian dedications to provide trails and protect natural ecosystems.”

The Mill Bay village plan also states that over the long term, increased public access to the Saanich Inlet will be achieved. Additionally, the Mill Bay Development Permit Area will be designed to guide future development to ensure that the natural environment is respected, invasive plants (such as Scotch Broom and Gorse) are eradicated or managed, riparian areas are protected and future development is consistent with the village character.

South Cowichan Zoning Bylaw No. 3520 - Electoral Area A (Mill Bay /Malahat) and Electoral Area C (Cobble Hill)

Zoning Bylaw No. 3520 was adopted in 2012 and was reviewed for this project. A zoning bylaw implements an Official Community Plan through specific controls for uses in each zone by regulating uses on a site, the height of buildings, buildings setbacks from the street and lot lines, among others.

Zoning Bylaw No. 3520 defines a public park as:

“public park” means publicly owned land and waterways used for one or more of the following; recreational, archaeological, historical or ecological conservation purposes, and may also include buildings, structures and infrastructure dedicated to the support of ecological preservation and indoor and outdoor recreation”.

This definition includes all parks within the Mill Bay/Malahat electoral area.

Zoning bylaws often include a section that permits certain types of uses in all zones. Section 4.1 (d) of the *General Regulations for uses, buildings and structures* of Zoning Bylaw No. 3520 permits a “*public park*” in any zone. This enables parks to be located in all zones within the electoral area, as well as in zones that are created when a subdivision occurs, without a rezoning application being required for the park.

Zoning Bylaw No. 3520 establishes the *P-1 Zone* which permits park use, a park caretaker residence, park maintenance facilities and offices.

Also included in Zoning Bylaw No. 3520 is the *P-4 Zone – Park/Community Forest 4 Zone*. This zone permits parks, passive recreational use, community forest, forestry, and silviculture.

Draft Trail Network & Cycling Plan

In 2000 the District of North Cowichan prepared a *Draft Trail Network & Cycling Plan*. References regarding establishing trails within the Mill Bay/Malahat electoral area were made in the Plan as partial funding for preparation of the Plan was from the CVRD. Elements of this plan include upgrading the cycling route linkage from Cobble Hill south along Telegraph Road, as well as recognizing a potential trail along the upland/foreshore between Welch and Hollings Roads, adjacent to the existing Mill Bay Nature Park. The plan also identified improvements to the Shawnigan Lake/Mill Bay Road for a cycling route from Mill Bay to Shawnigan Lake. The existing cycling route from the Mill Bay Village Centre along Mill Bay Road ending at the Trans-Canada Highway needs to be improved as well.

Cowichan Region Economic Development Strategy

This 2002 document identifies tourism as a growing industry in the CVRD with major attractions being outdoor recreation experiences, including parks and natural areas. Although not mentioned in the document, it is recognized that walking, hiking, cycling and climbing excursions are popular adventure activities with tourists that contribute to local economies and would be a benefit to this area.

Sensitive Ecosystem Inventory

The Provincial Ministry of Forests, Lands and Natural Resource Operations map and monitor sensitive ecosystems on eastern Vancouver Island to preserve and conserve as many ecosystem types as possible. The diversity of the ecosystems that are maintained contributes to the stability of the overall environment and provides healthy environments for these areas. Areas identified as sensitive ecosystems could be included in the parks system for the electoral area where conservation efforts complement parks and trails objectives.

Appendix 4:

Summary of Community Open House surveys

RESULTS - MILL BAY/MALAHAT PARKS SURVEY – OCTOBER 18, 2005

Respondents: 33 surveys returned

Do you agree with the Proposed Parks & Trails Master Plan Objectives?

Yes 21 No 2

1. Yes – A little sceptical about the trail along Hollings Creek. Neighbours feeling insecure with public coming through and what side it is going to be.
2. Hollings Creek Park is on a covenant and is not to be used.
3. I would like to thank the Volunteers for all their hard work on this Master Plan and their objectives. Awesome Job!
4. Needs more trail connectivity and playgrounds, picnic areas, and viewpoints. Public access to Brentwood “Millennium Trail” is also needed.
5. Yes, with draft criteria for acquisition.
6. Excellent! However, need to have an objective of maintaining the parks and trails. Let’s not just “build and forget!”
7. Except instead of cash for parkland, make developers set aside property (appropriate for park use.)
8. It doesn’t go far enough.
9. More trails the better.
10. The proposed Hollings Creek Trail appears to be on the covenant that is protected land for the benefit of fish and wildlife and should not be touched.
11. Trails should not be next to a senior’s residence (Kerry Village). Concerned about security.
12. Pleased to see there are these initiatives to build trails.

Do you have any comments on the suggested parks and trail ideas indicated on the Draft Mill Bay/Malahat Parks & Trails Planning Map?

1. I’d like to see a larger portion of land allotted for park/greenspace in the development east of Butterfield between the Highway and Mill Bay Road. All along Mill Bay Road from Inlet Drive to close to Noowick is now being logged (First Nation Land included).
2. The ideas look good – we realize a certain amount of development is inevitable, but would prefer as much as possible to be left as is, to be the “lungs” of South Cowichan.
3. Signage is essential. No motorized vehicles please – no ATV’s.
4. Behind Kerry Village – this land has a covenant on it – cannot be used! Has the fisheries been notified?

5. Good – I think attractive signage is very important so we do not get lost on self-guided walks.
6. Parks should be directly behind Kerry Village (beside) so that seniors in the Park would not be concerned with development next to them –noise, security, etc.
7. We would like to see more level walks for seniors. It is not safe for 2 people to walk abreast on Mill Bay Road nor is it safe for children.
8. I live in Kerry Village and have some concerns on the proposed trail running along Hollings Creek. We in Kerry Village Mobile Park (Senior Citizens) feel very secure and would not want a trail on our side of the creek, as strangers would have access to our park.
9. There needs to be more “activity” parks in the area. We need adventure playgrounds, basketball courts, etc. at Mill Springs and the George Patterson property. Don’t take any more cash from Developers – take the LAND!
10. Keep up the good work! Great Start. Looks good. Very ambitious. Great job taking in to consideration eco-sensitive lands.
11. Strip Park on South side of Shawnigan Creek. Maintain stone Bridge as Foot Bridge and historic site.
12. Trails connecting Mill Spring to the Rat Lake Trail need to ensure public access from Mill Springs. (E.g. end of Gatewheel, Lot #31.)
13. I like attempts at trails loops and linear parks proposed for creek sides (need to be wide enough for people and wildlife).
14. How are you going to pay for this? CVRD still does not have a ‘per’ household tax for Park acquisition – see CRD Model and partnerships with Nature Trust, Province.
15. I would like to see some parks placed in the areas that are often forgotten about, such as the Malahat. 150/200 homes with no parks – 2/3 bus loads of school children.
16. Trail from Briarwood to Hollings Park a great idea.
17. Could we have good signage for those of us who are spatially challenged?
18. Make developers more accountable for their actions – re: tree removal, natural setting protection. Have all parkland agreed upon prior to start of development.
19. A trail down Hollings Creek from Briarwood Park would be a waste of time.
20. Hollings Creek is supposed to be a green belt area – what about the fish habitat? There are covenants on property; back is too steep going up to Cedar Creek Trail Park.
21. Would a high or wired fence help secure the trail along Hollings Creek beside Kerry Village residence(s).

Can you suggest any additional significant places within the Mill Bay/Malahat - Electoral Area A that should be considered for potential parkland? (e.g. natural area, trail corridor, viewpoint, beach access, sports fields)

1. Trail corridor to open Sera Lane up for walking use, connecting Seaview to Mill Bay Road. Could it be renamed Neil Lane (after Neil MacIntosh who owned the land 1940's to 1960's)?
2. Enhance trail system between Spectacle and Oliphant Lakes.
3. For years the Malahat residents have been promised some sort of playground for the children. There is a large family mobile home park (over 127 homes, lots and lots of kids.) The closest playground is Huckleberry Park (15 minutes away by car) and **NO** public transportation.
4. Just below water tower (Mill Springs) is a great spot for a picnic/viewpoint area.
5. A good Spectacle Lake Park to include a playground and access to hiking trails to the Summit and overlooking Finlayson Inlet, etc. Great view of the valley all the way to Vancouver – I know, I hike there!
6. Can the CVRD secure ownership around Rat Lake? It is a wonderful ecological “reserve” and a pleasant place to walk.
7. Bamberton Property, Garry Oak ecosystem, Mary Road listed species.
8. Lands for sale for future development (Pioneer Square area, Butterfield Road area, Kilmalu Road area).
9. Expand Mill Bay Nature Park to west.
10. Viewpoint potential exists above the Mill Springs development. The old haul road (cement plant road) would make a trail corridor.
11. Protect the waterfront. It has been a recreational reserve since 1945 – keep it that way. No private docks. Need to put steps at bottom of Frayne & other road endings.
12. We are waiting for a map of the area on the web site, for more info.
13. I would like to see some more aesthetic development of the Mill Bay Marina private/public cooperation. Possible benches, picnic tables, grass.
14. Re the proposed beach access at Goulet Road, sufficient car parking needs to be established and a designated escape route for walkers cut off by rising tide on the south side of Ware Creek.
15. Acquired parkland to make it possible to maintain existing trail way from the end of Bourbon Road to Lion's Cove (end of Deloume.)
16. Verdier Point – park/natural area/picnic area. Large amounts of proposed Bamberton Development should be allocated for park. Soon there will be nowhere for all the

wildlife to go. Could have a trail system to there from Mill Bay Centre (bike/walking).

What should be the park system priorities in your community over the next five years?

1. Protect native flora from unleashed dogs that of course will not stay on the trails – trillium, orchids, etc. are very fragile.
2. We hope that over the next several years the Parks Dept. has a strong voice that will be vigilant in order to make sure that development doesn't run rampant. Developers should go through every necessary "hoop" to reach their goal.
3. I like the direction set I would like to see things move forward as quickly as possible 2, 3, 5 years.
4. Benches – Many older people would enjoy a bench to rest on along the way – e.g. Rat Lake.
5. A comprehensive list of where the parks are. If I were a new parent in the area it would be nice to be given or have access to such a list.
6. Shelters over the picnic tables on some trails might be a good idea.
7. Consideration for neighbours.
8. Go for all you can get that will be needed in the future. Collect all the land you can get.
9. Foreshore access.
10. More neighbourhood parks especially as smaller lots seem to be the thing in Area A.
11. Town centre and developed areas.
12. Acquire and protect CVRD Parklands
13. Develop interconnected trails.
14. Form partnerships and increase parks acquisition budget and activity. Refine parks and trails management plans with public input.
15. Connect existing trails. Extension of the Rat Lake system. Levy ten dollars per household tax for park acquisition in addition to the 5% for developers.
16. Garnett Property and the Quarry – I know it is not your area but we should speak up there to promote connections via trails and the area surrounding the Quarry should become part of a public park.
17. Must get on Rat Lake Trail (lease is for 3 years).
18. Secure agreements with developers in the South end to ensure trails will be put in as part of the development.
19. Purchase land, develop parks, and connect trails.
20. Secure natural ecosystems for connectivity and climate change.
21. Saving land from being built on. Demand more land from developers in the rest of the future.
22. Connect Trails to Trans Canada Trail if possible.

23. Trails from Rat Lake thru Mill Springs to Garnett property (Pioneer Square).
24. Upgrades for Haul Road to connect a trail from Bamberton turn-off to Pioneer Square.
25. Playground.
26. Acquire land; work with CRD/CVRD on Trans Canada Trail.

What should be the park system priorities in your community over the next ten years?

1. Trails for walking and/or biking.
2. Wild, green spaces allocated.
3. Points of Interest – when BC Gov't started charging for parking in parks, all of a sudden usage of roadway along Mill Bay Road south of Noowick jumped in #'s significantly – this phenomenon is likely to occur in any free areas if \$ charged for parking.
4. Can the school systems be part of this as the trails could be part of outdoor education initiatives – i.e. Provincial Education \$\$ to supplement districts initiatives.
5. Could signs describing flora/fauna/site comments be strategically placed to add to the experience.
6. More beach access, more parks, more land.
7. Develop to the south.
8. Complete interconnected trail system from North to South and East to West in Electoral Area A.
9. Add parks, trails and facilities, as future development requires.
10. Bamberton Properties.
11. More of the same!
12. Beach Access.
13. Create available trail systems.
14. Improve walkways by the ocean.

Parks	Have Enough	Need More	Don't Know	If more are needed, tell us what and where?
Neighbourhood Parks	2	17	1	-Mill Springs, Deer Park Area, Noowick Development; Malahat area, -Lilmac Road and Patterson Road -Kerry Park has awesome ball fields! -Improve existing properties; -Future developments need open space park areas, playgrounds, basketball hoops, picnic areas -Malahat area has none -Need a comprehensive list of parks in areas -Small park areas in rural community
Community Parks (sports fields, courts, picnic areas)	7	10	2	-Small park area in rural community; Picnic areas in existing or proposed parks; Bamberton Development; Mill Springs, Patterson, Lilmac
Public Beach Access	9	11	2	-Foot of Frayne Road -Wherever possible
Waterfront Parks	3	13	2	-Extend Mill Bay Nature Park to west; -Designated waterfront walking in Whittaker property -Along Mill Bay Road (south end) -Improve areas in concert with natives -Bamberton Development and Verdier Pt – (First Nations) -Need more
(Other)	0	1	0	-Wildlife corridors where needed -Natural areas
Trails	Have Enough	Need More	Don't Know	If more are needed, tell us what and where?
Roadside Walking Paths	3	14	3	-Shawnigan Mill Bay Road, -Mill Bay Road and Frayne Road -Mill Springs Development -Mill Springs Developer hasn't continued to the roadside path in the new phases -Improve existing properties
Community Pathways	2	20	0	-Need to link up roads and developments -Connecting neighbourhoods and trailer parks to commercial areas and to schools, safely. -Roadside trails -Trail Maps -Protect Kerry Park trails -Sera Lane - Improve existing properties – i.e.: Mill Bay Road path could connect to Bamberton – could be biking/walking trail
Recreational Trails	2	19	1	-Hiking trails and biking trails, horse trails -The old cement plant haul road -Cobble Hill and Shawnigan - Improve existing properties
(Other)	0	4	0	-Bike lanes on feeder roads -Trail signs -Viewpoints for public in all developments with ocean view -A nice hiking trail to the summit

Facilities	Have Enough	Need More	Don't Know	If more are needed, tell us what and where?
Playgrounds	6	10	2	-Need more in new development -Part of all developments -Malahat has none -Spectacle Lake -Can we be sure playgrounds have updated equipment?
Picnic Areas	5	14	1	-Make developers create these areas -Beach, highway (Frayne) -Malahat has none -Improve West Shawnigan Park -Shelters over picnic tables would be a good idea -Along Mill Bay Rd – by pullout near gravel pit.
Sports Fields (soccer, baseball)	13	3	2	-Need area for kids to play so not on streets, roads are getting too busy -In conjunction with Public Schools -Develop in all new areas -Sport fields not used enough
Closed Court (basketball, ball hockey, lacrosse)	4	8	5	-Lacrosse Box needed – at Kerry Park Rec Centre -In each neighbourhood -In all future developments
Tennis Courts	4	14	3	-Kerry Park Area -Put in neighbourhood Parks -Cobble Hill
(Other)	0	3	0	-Parks to protect sensitive ecosystems and water courses -We need a pool, A must have for Area A, need one definitely! -Upgrade Kerry Park Rec Centre -Heritage Sites – re logging and mill history/Area A, Deloume orchard, waterwheel -Lawn bowling

Summary of Results

Electoral Area A - Mill Bay/Malahat Community Park Trails Master Plan

April 20th 2006, Public Open House - Questionnaire

1. Do you support the overall concept of the draft Community Parks and Trails Master Plan for Electoral Area A (Mill Bay/ Malahat) to guide future parkland and trail/pathway acquisition and development within the community as presented at the April 20th, 2006 Public Open House?
Strongly Support – 13 responses
Slightly Support – 2 responses

2. Do you agree with the variety of park types and distribution proposed in the draft Master Plan to provide for local community outdoor recreation, heritage conservation and preservation of natural areas (i.e. Mini Parks, Neighborhood Parks, Nature Parks, Special Purpose Parks and Greenways)?
Strongly Support – 14 responses
Slightly Support – 1 response

3. Do you agree with the need to acquire a larger Community Park in the vicinity of the Mill Bay Village as a feature destination park for residents of the Mill Bay area to enjoy and experience a variety of outdoor activities that could include as picnicking, trail walks, open grass field activities, community band shell events, tennis and other activities supported by the community?
Strongly Support – 9 responses
Slightly Support – 2 responses
Neutral - 3 responses
Slightly Disagree – 0 responses
Strongly Disagree – 1 response

4. Do you support the various types and locations of park trails and community pathways proposed in the draft Master Plan to provide walking, cycling and other trail related uses within Electoral Area A (Mill Bay Malahat)?
Strongly Support – 11 responses
Slightly Support – 3 responses
Neutral – 1 response

5. Do you have any other comments?
- Could we please have a detailed map of all the trails and parks in Area A.?
 - Open Sera Lane to walkers/hikers (2 responses).
 - CVRD should not support the Mill Bay marina foreshore extension in front of Handy Road, as this will limit boat launching at high tide.
 - Also the 66' wide Handy Road View corridor should not be given away to private interests.
 - Don't forget beach access and playing fields.
 - Need more hiking, biking, horse trails to outer area (up to the lakes, Malahat, Bamberton).
 - Object to development of Sera Lane in Mill Bay between Seaview and Mill Bay Road.
 - I am convinced that the "rush" to development will not include enough parkland. Developers are NOT altruistic and unless they are forced to donate parkland, they will not. A plan is essential.
 - Create a comprehensive trail/walking system as presented is very important.
 - I would like to include the access to the 'long distance' trails for equestrian use. This might mean permitted use of perimeter trails within nature parks & community parks to access trails such as the Bamberton haul road, powerline, Oliphant Lake & further west. Access points should take into consideration parking for trucks & trailers.
 - Although we are experiencing future high-density development there is still large numbers of residents in Area A that live in a rural residential (acreages) environment. Their recreation requirements need to be included in this master plan also.
 - Great concern for the way new developments are being planned. Community parks and trails need to be a major consideration.
 - Please respect the covenants in place that are not supposed to be opened up e.g. "Kerry Village South."

2015 Comments from Open House

Comments included:

- Construct a trail parallel to Handysen Creek from Mill Springs to Rat Lake.
- Construct a hiking trail from Rat Lake to a place called Hatchet Jacks Lookout. Trail will be similar to the Grouse Grind in North Vancouver.
- Provide a pedestrian link from Mill Springs to Kerry Park Recreation Centre and Frances Kelsey High School.
- Protect the creek riparian corridors that flow into the ocean as wildlife corridors.
- Plan should have some guidelines to protect public areas (i.e. road right of ways) from being left scarred and open to invasive species when development of adjacent land takes place.
- Plan should state a goal of connecting various bits of existing trails into a walkable network of trails.
- Codes of conduct on trails should apply to horse riders as well as dog walkers.