



DIRECTION REQUEST
Regular Council
Meeting Date: October 27, 2014

To: Gord Howie, Chief Administrative Officer
From: Finance & Planning Departments
Re: **Proposed Horseshoe Pitch**
2250 Sooke River Road (Sooke River Road Park)

SUGGESTED ACTION:

THAT COUNCIL approve the use of municipal lands located at 2250 Sooke River Road by the Sooke Horseshoe Association for 8 horseshoe courts, plus parking within the Sooke River Road right of way;

THAT COUNCIL direct staff to draft an agreement with the Sooke Horseshoe Association for the approved location of the Horseshoe Pitch at 2250 Sooke River Road for Council approval and notice to the adjacent property owners;

AND TO provide direction to staff as to the Sooke Horseshoe Association request for up to \$12,000 from the Park Enhancement Program to assist in paying for the horseshoe facilities at the 2250 Sooke River Road location.

1. Executive Summary:

At the September 15, 2014 Public Information Meeting, Council recommended that the Sooke Horseshoe Association reconsider the use of municipal lands located at 2250 Sooke River Road to build a horseshoe pitch for the community. The actual site for the horseshoe pitching facility at full build out is approximately 1,570 m² in size. The attached sketch plan shows the proposed horseshoe courts, and future site potential for Council's consideration.

The Sooke Horseshoe Association has provided a letter requesting that the District cover legal fees for entering into an agreement, the cost of the fence, and the removal of hazardous trees on the site. This can be paid for through the park enhancement program fund. There are no anticipated legal costs associated with this proposal.

Additional parking is desired by the community, as this site has been used as overflow parking for events at Fred Milne Park over the last several years. Staff is proposing formalized parking within the Sooke River Road right of way.

Parking improvements, fencing and hazardous tree removals are not expected to exceed \$12,000.

2. Background:

In April 2011, the Sooke Horseshoe Association put forward a request to Council to establish a horseshoe pitching facility for the community on a portion of 2250 Sooke River Road. The ultimate design was to include 16 horseshoe pitches, a club house and onsite storage all enclosed by a chain link fence.

Because the property is in the Agricultural Land Reserve (ALR), it was necessary to obtain approval from the Agricultural Land Commission (ALC) to conduct a 'non-farm use' in the ALR. Application was made (August 2011) with support of Council, and approval was obtained from the ALC on October 26, 2011. This application was approved with no expiry date, and with a single condition that any proposed club house for the horseshoe facility will not exceed 1,000ft².

On December 12, 2011, staff brought a report to Council, advising that permission was granted from the ALC, with a recommendation that Council direct staff to enter into a lease agreement with the Sooke Horseshoe Association for the facility at Sooke River Road. Council deferred the agreement and requested further information on other possible locations.

On June 25, 2012, the Sooke Horseshoe Association appeared as a delegation to Council with further information. The pros and cons were presented of having the horseshoe courts at Sooke River Road versus John Phillips Memorial Park (JP Memorial Park). Council directed staff to work with the Sooke Horseshoe Association to find a suitable location for the horseshoe courts in JP Memorial Park and to bring a report to the Land Use Committee (LUC) to establish a long term plan for JP Memorial Park.

For the remainder of 2012 and through to September of 2014, the Sooke Horseshoe Association has been planning for, pursuing, and obtaining public input for the location of the horseshoe facilities at JP Memorial Park.

Council recommended at the public input meeting of September 15, 2014 that "staff provide a report to Council on a proposal to locate the horseshoe pitching facilities at the Sooke River Road Park; AND THAT staff include information as to parking and the ALC approval for the use of the park for the horseshoe pitching facilities."

3. Analysis:

Land Use Analysis

The Sooke River Road property has an area of approximately 5.6ha (13.8acres) and is in the ALR. It is designated Agricultural in the 2010 *Official Community Plan* (OCP) and Zoned Agricultural (RU3).

Under the current zoning of the property, horseshoe pitches are a permitted use since 'Parks' are permitted in any zone as per Section 3.3(e) of the Sooke Zoning Bylaw.

The property was granted a 'non-farm use' from the ALC in 2011 for the purpose of creating a horseshoe pitching facility for the community. There is no expiry to this decision, therefore, the use is permitted under all applicable regulations and the non-farm use is still in effect.

Staff conducted a site visit on September 23, 2014, and it appears that the 8 horseshoe courts can be constructed within the property boundaries including parking within the Sooke River Road right of way in the form of angled parking.

Parking Analysis

Staff proposes improvements to the frontage of 2250 Sooke River Road to mitigate any potential loss of parking in the area. Approximately 25 angled parking spaces can be accommodated within the existing developed/cleared frontage. It is proposed that a split rail fence would provide both an effective barrier between the horse shoe pitch fences and delineate the angled parking stalls.

4. Legal Impacts:

Much of the site has already been cleared and grading has occurred. Overall site development and construction, including any further land clearing, will be completed in consultation with the Engineering Department.

Staff recommend that the Horseshoe Association enter into a "Use, Maintenance and Site Management Agreement", the terms of which will come forward for Council approval at a subsequent meeting if so directed. Liability insurance will be a requirement of the agreement and will be provided through the BC Horseshoe Association with the District of Sooke as an additional insured.

5. Financial Impacts:

The group will be responsible for all costs related to the maintenance of the horseshoe pitch site (Stage 1) as shown on the attached plan.

There is approximately \$45,000 remaining in the 2014 Park Enhancement Program budget however there are proposed projects for this budget which should be considered. Funding alternatively could be approved for allocation from the 2015 Park Enhancement Program to accommodate the horseshoe facility construction, contingent on new Council's approval of the 2015-2019 Five Year Financial Plan.

Attached Documents:

1. Letter of Request
2. Sketch Plan
3. Capital Fund – 2014 Capital Projects



 Michael Dillabaugh, CA
 Director of Finance



 Katherine Lesyshen, RPP, MCIP
 Planner II

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| Approved for Council Agenda | |
| Engineering | Planning |
|  Corp. Services |  Finance |
|  CAO | |

October 6 2014

Mayor and Council

We the Sooke Horseshoe Association have the following priorities for the Sooke River Rd location:

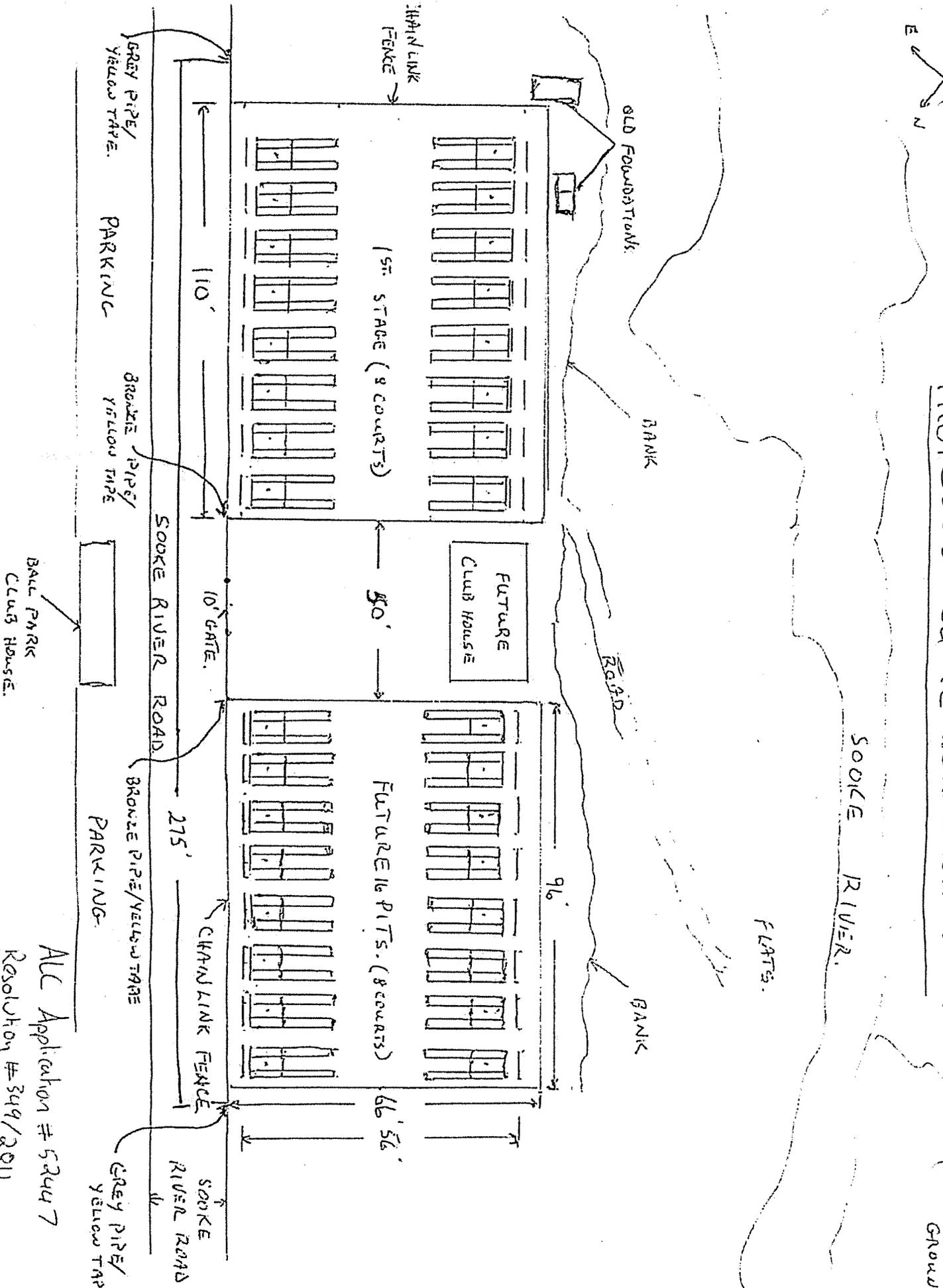
-at the inception of the club we would like to install 6-8 courts this would necessitate removal of any dangerous trees in the immediate area and a five ft. high fence installed along the property line. We would request that the district fund the cost of legal fees for the lease agreement, the fence and removal of the trees.

-if our membership increases this may necessitate the installation of water, power and toilets at a later date and the costs could be reviewed at that time. Our club will try to raise funds from grants and donations to cover some of these costs. We may require some assistance from the district.

Yours truly
Rick Hobday
Secretary Treasurer
Sooke Horseshoe Association

PROPOSED SD RE HORSESHOE CLUB.

CAMP Ground



ALC Application # 52447
 Resolution # 349/2011

CAPITAL FUND – 2014 – 2018 Capital Projects

DEPARTMENT Community Development

DIVISION: Parks and Trails

PROJECT Green Space Enhancement Program

BUDGET: 2014 - \$100,000
 2015 - \$100,000
 2016 - \$100,000
 2017 - \$100,000
 2018 - \$100,000

STATUS Ongoing

PHASE Ongoing

DESCRIPTION

The Green Space Enhancement Program provides funding for parks and trails improvement projects based on information provided by the 2009 Parks and Trails Master Plan, public and community group requests, and staff recommendations. The budget for this work is to include the design, coordination and construction/installation.

For 2014 the capital projects that have been identified are;

1. Pineridge Park upgrades – drainage, trail, fencing, equipment removal and replacement (this work was promised as part of the closing and sale of a portion of the park). The design is complete, tendering to be completed in early 2014 with construction to follow immediately.
2. Ed Macgregor Park retaining wall, next to a portion of the accessible trail.

Other capital projects that have been identified are

1. Town Centre beautification
2. Multi-Use Trail – Phillips Road route
3. Memorial signage at Whiffin Spit

4. Donor obelisk at Ed Macgregor Park/Spirit Square
5. Murray Road staircase
6. Dog park/run
7. Ponds Park corridor trail construction (from Phillips Road to Throup Road)
8. Park identification signage for recently acquired or updated parks and trails, such as the following;
 - John Phillips Memorial Park
 - Sooke River Road Park
 - Sunriver Park and Trail System
9. Addition of assets and infrastructure, such as bike racks, trails, bollards, informational signage and way finding signage, benches, irrigation, trees, vegetation.

The Parks and Trails Master Plan also details numerous existing special purpose parks and shoreline accesses which should be developed.

It is estimated that this budget should be increased significantly if we are to address even a small number of these projects.

O&M IMPACT

Any new construction will be added to the appropriate maintenance contracts.

STRATEGIC SIGNIFICANCE

Provides enhanced green space and trail facilities for residents and visitors.

