



Salt Spring Island Local Trust Committee

Regular Meeting Addendum

Date: Thursday, October 10, 2024
Time: 11:00 a.m.
Location: Meaden Hall
120 Blain Road, Salt Spring Island, BC

	Pages
14. APPLICATIONS AND REFERRALS	12:20 PM - 12:40 PM
14.3 <i>Draft Portlock Park Site Master Plan Referral from Capital Regional District</i>	2
Staff Report	

File No.: Portlock Park Site Master Plan

DATE OF MEETING: October 10, 2024
TO: Salt Spring Island Local Trust Committee
FROM: Oluwashogo Garuba, Planner 1
Salt Spring Island Team
COPY: Chris Hutton, Regional Planning Manager
SUBJECT: Draft Portlock Park Site Master Plan Referral from Capital Regional District

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee request staff to respond to the referral from the Capital Regional District (CRD) for Portlock Park Site Master Plan, indicating that the Salt Spring Island Local Trust Committee recommends approval of the Portlock Park Site Master Plan.

REPORT SUMMARY

The Salt Spring Island Local Trust Committee has been referred CRD's draft Portlock Park site master plan for comments regarding the proposed development.

BACKGROUND

The proposed Portlock Park 4.05 hectares (10.02 acres) in area, located at 145 Vesuvius Bay Road is in Park and Reserve (PR1) zone in the Salt Spring Island Land Use bylaw (LUB) No. 355 and designated as Park and Recreation (PR) in the Salt Spring Island Official Community Plan (OCP) Bylaw No. 434. It is also a permitted non-farm use that may be prohibited by a local government enactments as outlined in the Agricultural Land reserve (ALR) use regulation. The intention of the proposed master plan is to enhance community use, develop additional ball fields, and replace aging infrastructure in current or new locations. The proposed master plan identifies opportunities that meet existing and future works which will inform a phased capital planning approach for new park amenities.

ANALYSIS

Agricultural Land reserve Use Regulation

The following sections of the ALR regulation are applicable to the proposed Portlock Park development:

- Division 2 section 20 of the Agricultural Land Reserve Regulations: "The non-farm uses permitted under this Division may be prohibited (a) by a local government enactment.....
- Division 2 section 22: "The following uses of agricultural land are permitted but may be prohibited as described in section 20:
 - a. an open land park established by a local government or a first nation government, other than an aboriginal governing body referred to in paragraph (b) of the definition of "first nation

government" in the Act, for biodiversity conservation, passive recreation, heritage, wildlife or scenery viewing purposes;".

Based on these regulations, although the proposed Park (established by a local government for passive recreation) may be prohibited by local government enactment (Salt Spring Island Land Use Bylaw No 355), it is a permitted use. However, through the implementation of any active recreational elements of the proposed master plan, a future non-farm use may be required. Endorsement of the master plan does not fetter LTC's discretion in deliberating on any possible future necessary application related to the implementation of this plan.

Official Community Plan (OCP)

Staff has reviewed the Portlock Park site master plan alongside the Salt Spring Island Official Community Plan (OCP) Bylaw No. 434. The proposed development is consistent with the following policies as contained in the OCP:

- B.6.1.2.15 The Trust Committee could support applications to the Agricultural Land Commission for non-farm use or exclusion of land within the Agricultural Land Reserve in some situations where local farming or the greater community would benefit. Support for such applications should only be considered if the application is also supported by the Agricultural Advisory Committee and falls into one of the following categories:
 - a. the proposed non-farm use or exclusion is consistent with local zoning or a land use designation or policy in this Plan."
- B.7.2.2.7 The Local Trust Committee should support applications by the Salt Spring Island Parks and Recreation Commission for the non-farm use of, removal from, and subdivision of limited amounts of land in the Agricultural Land Reserve to provide for the following community recreation needs:
 - a. The expansion of recreational facilities, including administrative and utility buildings in Portlock Park.

	PR1
Principal Uses, Buildings and Structures	
<i>Park administration offices</i>	♦
<i>Passive outdoor recreation</i>	♦
<i>Active outdoor recreation, excluding golfing</i>	♦
<i>Golf course, including practice areas</i>	
<i>Golf club house</i>	
Accessory Uses	
<i>Accessory retail sales and restaurant</i>	
<i>Accessory caretaker's dwelling unit</i>	♦

Land Use Bylaw

The proposed development is a permitted use within the Park and Reserves 1 (PR) zone, as outlined in the LUB. Consequently, it qualifies as a permitted non-farm use in the ALR use regulation and does not require an approval from the Agricultural Land Commission. Summarily, the Portlock Park aligns with the Salt Spring Island Land Use Bylaw No. 355. Based on this assessment, staff recommends that the Salt Spring Local Trust Committee approve the proposed development as it is consistent with the ALR use regulations, OCP policies and the LUB.

Submitted By:	Oluwashogo Garuba, Planner 1	September 27, 2024
Concurrence:	Chris Hutton, Regional Planning Manager	October 9, 2024

ATTACHMENTS

1. Portlock Park Site Master Plan



Making a difference...together

Salt Spring Island Electoral Area

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September 25, 2024

Islands Trust
1-500 Lower Ganges Road
Salt Spring Island B.C V8K 2N8

RE: Referral – Draft Portlock Park Site Master Plan

We are writing to the Salt Spring Island (SSI) Local Trust Committee (LTC) seeking comments on the draft Portlock Park Site Master Plan (Attachment 1).

The development of Portlock Park site master plan was identified as a priority in the 2019 SSI Parks and Recreation Strategic Plan to enhance community use, develop additional ball fields, and replace aging infrastructure in current or new locations.

The master planning process assessed current and future capacity needs to identify opportunities to reconfigure the park to meet existing and future use. This plan will inform a phased capital planning approach for new park amenities based on inputs from key stakeholders, the general public, and staff.

Staff and stakeholder workshops were organized in the winter of 2023 followed by the first public survey that recorded 737 responses. Survey responses were presented to the former SSI Parks and Recreation Commission and incorporated into three draft conceptual designs. The draft conceptual designs were presented to the new Local Community Commission (LCC) before being posted online and in the lobby of the Rainbow Recreation Centre and Salt Spring Island Multi Space (SIMS), along with a second survey to gather public feedback. The second round of public engagement has concluded with 910 responses. The feedback received was integrated into a draft master plan and presented to the LCC on November 23, 2023, for consideration.

Feedback received on the draft master plan was mixed between user groups with the removal of the oval track of particular concern. The LCC reviewed the draft master plan and heard from concerned users before referring the draft master plan back to staff for additional consideration.

To mitigate concerns that were heard regarding the draft master plan staff revised the plan to include the oval track while still accommodating a senior sized ballfield. Additional stakeholder workshops were then scheduled with track users, baseball, soccer and pickleball players to receive additional feedback on the revised plan.

Feedback from key stakeholders on the revised master plan was mainly positive with a few minor changes requested. The LCC has incorporated these changes and directed staff to post the updated draft plan for “final thoughts”. Feedback received will be presented to the LCC for final consideration before approving a final master plan for Portlock Park.

Sincerely,

A handwritten signature in black ink, appearing to be 'Dan Ovington', with a long horizontal line extending to the right.

Dan Ovington, Acting Senior Manager, Salt Spring Island CRD Administration

cc: Gary Holman, Salt Spring Island Area Director

Attachments:

- 1) Portlock Park Draft Master Plan - Dated September 5, 2024

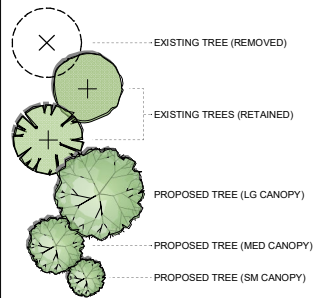
LEGEND - OPTION 3

1. Existing Portable Removed & Staff Parking Added With EV Stall
2. Existing Track Repositioned - Approx. 0.4km
3. Existing Soccer Field Repositioned - Approx. 196' x 320'
4. New Senior Ballfield With Grass Infield - 300' Outfield, 15' Backstop
5. Existing Batting Cage Relocated - 75' x 15'
6. New Paved Parking - 58 Stalls
7. New Practice Soccer Field - 98' x 160' play area
8. New Practice Soccer Fields (2) - 49' x 80' play area each
9. New Covered Multisport Court - Approx. 70' x 120'
10. New Playground For School-Age Children With Perimeter Fence - Approx. 3,480sqft.
11. Existing Water Storage Tank Relocated - 10' x 15'
12. Expanded Storage Shed - 75' x 20'
13. New Storage Shed for Soccer/Baseball - 10' x 20'
14. New Playground For Toddlers With Perimeter Fence - Approx. 39' x 49'
15. Existing E-Bike Charging Station
16. New Covered Bike Rack
17. New Bike Lane Connecting to Roadside Bike Lane
18. New Swale / Raingarden at Base of Embankment

NOTES

1. Tennis courts relocated to Rainbow Recreation Centre
2. Existing park office to include upgraded concession, additional washrooms, change room, and showers

TREE LEGEND



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CRD
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B	Sep 5-24	Issued for Review
A	Jan 26-24	Issued for Review

REVISIONS



#3-364 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT

Portlock Park Master Plan
145 Vesuvius Bay Rd
Salt Spring Island

TITLE

Conceptual Master Plan
Option 3

SCALE: 1:500
DRAWN: NR/CW
CHECKED: CW

PROJECT No. 2304

DATE: Jun 9-23

3 of 3
SHEET

