

## B.7 PARK AND RECREATION LAND USE OBJECTIVES AND POLICIES

### B.7.1 Park and Recreation Designation

#### B.7.1.1 OBJECTIVES

B.7.1.1.1 To preserve and protect the natural environment of the island's public recreational lands and park land while providing for local and regional recreational needs.

B.7.1.1.2 To recognize the interests of First Nations in the Crown Lands in this designation.

B.7.1.1.3 To encourage the management or disposition of the island's Crown Land in a manner consistent with broader policies of this Plan regarding settlement patterns and the *conservation of environmentally sensitive areas* and *conservation* of areas of significance to First Nations. To preserve the recreational, *conservation* and community farm land uses of that land.



B.7.1.1.4 To encourage a broad range of recreational opportunities, with an emphasis on those that do not consume resources and that benefit the health and safety of residents.

TENT CAMPING IN RUCKLE PARK  
artwork: B. Curan

#### B.7.1.2 POLICIES

B.7.1.2.1 The areas designated for Parks and Recreation are shown on Map 1.

B.7.1.2.2 Zones within the Parks and Recreation Designation will continue to allow parks and recreation activities.

B.7.1.2.3 Zones within other Designations will continue to allow Public Park and recreation activities on lands where they are now allowed.

B.7.1.2.4 The Local Trust Committee should continue to zone parks, in consultation with the Salt Spring Island Parks and Recreation Commission, CRD Regional Parks and B.C. Parks, to permit appropriate uses, including traditional community uses of public lands such as day care, intermittent commercial uses and agriculture.

B.7.1.2.5 Zoning changes should not be made in this designation to allow commercial, *general employment* or residential developments, with the exception of single caretakers' residences.

#### Others are encouraged to help achieve the objectives of this Section as follows:

B.7.1.2.6 The *Integrated Land Management Bureau* is urged not to approve licenses, leases or sale of Crown Land for uses that would be in conflict with the community's objectives for more *sustainable* settlement patterns (see Section B.2.3), or that would alienate or occupy Crown Land for private, non-park purposes. Where First Nations interests have been satisfied, *Integrated Land Management Bureau* is encouraged to approve applications by other government agencies to acquire Crown Land in the Park and Recreation Designation for *conservation* or park and recreation purposes, as outlined in Policy B.7.2.2.9.

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## **B.7.2 Acquisition of Public Recreational Land and Park Land**

### **B.7.2.1 OBJECTIVES**

- B.7.2.1.1 To acquire a sufficient amount of the island's land base as public recreational open space.
- B.7.2.1.2 To protect the island's *environmentally sensitive areas*, areas important for the island's biodiversity, and areas that can contribute to community "greenway" corridors that link open space areas.
- B.7.2.1.3 To provide land or rights to use land for the community's recreational needs.
- B.7.2.1.4 To develop an interconnected public trail network that can be used for passive recreation, access to park land, and non-vehicular transportation.
- B.7.2.1.5 To plan and develop new park land in a way that is sensitive to the concerns of existing neighbourhoods and land uses. In particular, to recognize the need to provide separation between recreation land and *agricultural land*.
- B.7.2.1.6 To participate in the implementation of the Regional Green/Blue Spaces Strategy and community parks master plans prepared by the Capital Regional District.

### **B.7.2.2 POLICIES**

- B.7.2.2.1 The Local Trust Committee will continue to cooperate and consult with the Salt Spring Island Parks and Recreation Commission about park land acquisition, pathways and trails as outlined in its agreements with the Commission.
- B.7.2.2.2 When land is being subdivided so that park land dedication is required by the *Local Government Act*, the Local Trust Committee will require park land or an amount of money that represents up to 5 per cent of the land being subdivided. A dedication of less than 5 per cent could be considered by the Local Trust Committee if other community benefits are being provided such as land, additions to the trail network, or facility development.
- B.7.2.2.3 The Local Trust Committee should require park land dedication, and not payment of cash in lieu, if the proposed subdivision is in a land use designation listed in Appendix 5 or if the proposed subdivision includes land in the categories described in Appendix 5.
- B.7.2.2.4 When land is acquired for public parkland, the Local Trust Committee should consider amending its zoning to clarify the types of park uses that are appropriate.
- B.7.2.2.5 The Local Trust Committee could consider rezoning applications to transfer development potential if the transfer results in the community's acquisition of public park and recreation lands and/or significant additions to the trail network. Such applications should follow the guidelines in Appendix 4.
- B.7.2.2.6 Public park and recreation lands or recreational facilities (or money to purchase them) is an eligible community amenity, which could be exchanged for a higher density of development as outlined in Appendix 3. Preference should be given to proposals that would provide the park and recreation lands of high community priority outlined in Appendix 5.

- 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.
  - b. approximately 3 ha next to Portlock Park to allow for additional athletic fields and parking.
  - c. approximately 4 ha in the south end of the island, to replace an existing ball park facility operated on ALR land.
  - d. additions to the trail network.

To be supported, specific applications should also have been referred to the Agricultural Advisory Committee. They should also include plans to transfer good agricultural soils to *agricultural land*.

To offset the impacts of the non-farm use or the removal of lands from the Agricultural Land Reserve under this policy, the Local Trust Committee will encourage the inclusion into the Agricultural Land Reserve of other lands that are suitable for agriculture.

*Background Note: This policy suggests the types of applications to the Agricultural Land Commission which could be supported by the Local Trust Committee. However, the final decision regarding all such applications rests with the Commission.*

- B.7.2.2.8 The Local Trust Committee should continue to enter into agreements with CRD Parks outlining the ways in which the parties will cooperate and consult about park land acquisitions and management of regional parks on Salt Spring Island.
- B.7.2.2.9 The Local Trust Committee will support applications by public or community groups to acquire Crown Land or licenses of occupation on Crown Lands in the Parks and Recreation Designation for passive outdoor public recreation and *conservation*, subject to recognition of First Nations interests and to consultation with First Nations.
- B.7.2.2.10 The Local Trust Committee will encourage the dedication of public park land, including trail network segments, consistent with the guidelines in Appendix 5. It could also develop educational materials outlining the advantages of public park land for the community and for property owners.
- B.7.2.2.11 The Local Trust Committee should ensure that opportunities to add to the trail network are considered during the review of all new development proposals.

**Others are encouraged to help achieve the objectives of this Section as follows:**

- B.7.2.2.12 The Capital Regional District is encouraged to acquire additional land for public park, trail network segments, and recreation use through its regional parks function.
- B.7.2.2.13 Where a land subdivision has been proposed for property next to a water body, the Subdivision Approving Officer is requested not to waive the requirement for public water access.
- B.7.2.2.14 The Subdivision Approving Officer is requested to require the dedication and construction of public highway for non-vehicular traffic as well as automobiles.
- B.7.2.2.15 The Ministry of Transportation and Infrastructure is encouraged to approve applications by the Salt Spring Island Parks and Recreation Commission for the development of recreational water accesses. The Ministry is also urged to install road *signs* next to public recreation areas to improve public safety.

B.7.2.2.16 The Ministry of Transportation and Infrastructure and the Salt Spring Island Transportation Commission are asked to liaise and cooperate in the development of new public recreational lands by:

- a. approving applications by the Salt Spring Island Parks and Recreation Commission for trails or pathways within road rights-of-way.
- b. approving community applications to fund and construct bicycle lanes within road rights-of-way.
- c. requiring new or upgraded roads to include bicycle lanes as outlined in the protocol agreement between the Ministry of Transportation and Infrastructure and the Islands Trust.

The Ministry should be asked to allow the area in front of the Ganges Firehall to be used for public uses, should the firehall be relocated.

B.7.2.2.17 The Agricultural Land Commission is asked to support applications for non-farm use, subdivision or removal of land from the Agricultural Land Reserve for public recreation use, if such proposals are consistent with this Plan and are supported by the Local Trust Committee and have been referred to the Agricultural Advisory Committee for comment.

B.7.2.2.18 Other levels of government are encouraged to acquire public open space as opportunities arise.

## **B.7.3 Future Recreation Facilities**

### **B.7.3.1 OBJECTIVES**

- B.7.3.1.1 To provide for those community recreational needs that are best satisfied in new facilities.
- B.7.3.1.2 To encourage efficient and cost-effective use of land and community resources.
- B.7.3.1.3 To encourage the clustering of major indoor recreational facilities near Ganges Village.

### **B.7.3.2 POLICIES**

- B.7.3.2.1 The Local Trust Committee should consider rezoning applications from groups wishing to provide youth recreation facilities in various Designations. Such applications should show how impacts on the natural environment and residential neighbourhoods will be reduced.
- B.7.3.2.2 The Salt Spring Island Parks and Recreation Commission and School District #64 are supported and encouraged in their agreements for joint use of facilities.
- B.7.3.2.3 When it considers rezoning applications for new recreational facilities, the Local Trust Committee will minimize the impact of the proposal on the neighbourhood and natural environment.