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Sechelt Peninsula Rod & Gun Club
and Gibsons Wildlife Club

Proposal to Lease Crown Land for Sunshine Coast Outdoor Recreation Facility

*Proposal to Lease Portions of District Lots 4076,
4077, and 4078 by the Sunshine Coast Rod & Gun
Club, a non-profit Society Amalgamation of the
Sechelt Peninsula Rod & Gun Club and the Gibsons
Wildlife Club*

Proposal to Lease Crown Land for Sunshine Coast Outdoor Recreation Facility

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Proposal to Lease Crown Land for Combined Sunshine Coast Facility

*Proposal to Lease a Portion of District Lots
4076, 4077, and 4078 by the Sunshine
Coast Rod & Gun Club, a non-profit
Amalgamation of the Sechelt Peninsula
Rod & Gun Club and the Gibsons Wildlife
Club*

Introduction

Due to the recent explosive growth of residential development throughout the south coast of British Columbia, many gun clubs and outdoor education facilities are experiencing the encroachment of residential subdivisions into what were recently exclusively rural areas. Due to the required safety precautions of these organizations, many clubs are facing the prospect of being unable to utilize their land for the purpose it was intended. As a result, many clubs are searching for suitable land on which to move their organizations and upgrade facilities so as to make them significant, both socially and economically, to local communities.

With this in mind, the Sechelt Peninsula Rod & Gun Club and the Gibsons Wildlife Club (both registered non-profit societies; registration numbers S4530 and S4945 respectively) came together with a proposal approximately three years ago to amalgamate under one non-profit organization, the Sunshine Coast Rod & Gun Club. At that time, a search began for a suitable parcel of land. After an extensive search, the Sechelt Peninsula Rod & Gun Club, on April 29, 1994, submitted a notice of intention to apply for a disposition of Crown land (a portion of District Lots 4076, 4077, 4078 Crown land, Group 1, New Westminster District) (see Figure 1) for the purpose of constructing a new indoor/outdoor shooting sports and outdoor education facility.

This document has been compiled in response to BC Lands' letter of July 5, 1994 (File # x-ref 2405875; see Appendix 1). BC Lands requested that, after a period of one year, a formal proposal be put forward regarding the above-mentioned notice of intent.

Specifically, this document will:

- demonstrate that there is no suitable alternative land available (other than unencumbered Crown land);
- show the club is classified as a non-profit organization incorporated according to the Society Act;
- demonstrate that activities of the new club facility will be of demonstrable benefit to all members of the community;
- make clear that membership/usage will be open to the general public (i.e., not for exclusive use); and
- show that the proposed site will not compete with private sector organizations.

The following sections outline in detail the specifics of the proposal.

The Proposal

Since the first discussions of amalgamation and a new facility, both the Sechelt Peninsula Rod & Gun Club (SPRDC) and the Gibsons Wildlife Club (GWC) have been actively searching for a suitable site. Not only is residential development becoming a more serious issue with regard to safety and noise, but present sites are also limited as to their applications as community facilities.

History of the Decision to Procure a New Site

In 1993, for safety reasons due to the encroachment of residential development into a previously rural area, the RCMP closed the outdoor range at the Gibsons Wildlife Club. At that time, members of the Sechelt Peninsula Rod & Gun Club and the Gibsons club met to discuss the reality of residential development quickly approaching the boundaries of each facility. Rather than attempt to find two new locations, members unanimously decided to propose amalgamation into one non-profit organization, the Sunshine Coast Rod & Gun Club. For this reason, it was imperative that suitable land be procured.

The assets of both groups were proposed to be sold and used to construct one new, large, modern facility. Both groups wanted to ensure that the Sunshine Coast retained an outdoor club facility, and that a new site be found in an expedient manner; if the clubs were required to shut down on short notice, both clubs may disappear from the Sunshine Coast community. This would adversely affect the 200 current Sechelt Peninsula Rod & Gun Club members and the 65 members of the Gibsons Wildlife Club. However, a new, combined facility would provide potential membership of up to 500.

Another important factor in the decision to procure a new site was the fact that a considerable amount of indiscriminate use of existing Crown lands occurs with regard to firearms and motorsport uses. This situation is both unsafe and unacceptable to residents and recreational users of public lands (i.e., hikers, mountain bike enthusiasts, etc.). With a new recreational

facility, there would no longer be any reason for inappropriate uses of Crown lands in what is an increasingly urban area.

Proposed Site

The search for a central site on the Sunshine Coast has carried on for more than three years. An area of expanded Crown land in the Wilson Creek area (District Lot 4076, 4077, 4078 Crown land, Group 1, New Westminster District; approximately 1.5 km north of the Sechelt/Gibsons airport; see Figure 1) has been deemed the only site on the lower Sunshine Coast with the following requisites:

- is presently unprocured;
- contains enough area for a safe backdrop for outdoor ranges;
- the security of a non-residential land base surrounding it (i.e., land will likely never be developed as residential);
- is dry, well-drained, and fairly flat; and
- is presently minimally or non-productive with regard to forest uses (i.e., covered with only small, scrubby pine trees).

District Lots 4076, 4077, and 4078 are the only land parcels on the lower Sunshine Coast which fulfill the above conditions. Private land does exist in the area of the application, but is owned by a large forest company and part of a privately managed forest. Officials of both clubs have spoken with company representatives and have been assured that the company is not interested in selling any land in the area; in other words, no residential development will occur around the perimeter of the proposed site. Also, if the clubs were forced to purchase private land, costs would be prohibitive to funding both the construction of a first class facility and its operation and maintenance (i.e., hydro, water, etc.).

A facility such as is being proposed requires a considerable land base for safety and operational reasons. For example, current facilities do not allow for more than one activity to occur simultaneously; the proposed site will allow multiple activities to take place, allowing safe and efficient operation for club members and visitors. The relatively large lot size will allow safe distances and treed buffers between activity areas and the clubhouse, caretaker's residence, and parking lots at the western end of the site. The steeply sloped east end of the site (approximately 45%) provides an excellent backstop for the rifle and outdoor handgun ranges. The orientation of these ranges will be northeasterly and, as such, all shooting with single projectiles will be away from populated areas into the hill; this range orientation allows for the recommended safety zone of 4,000 yards.

The selected site appears ideal for the uses proposed; it is unproductive with regard to forest values, central to the entire Sunshine Coast, geographically suitable, safe, and is in an area unlikely to be developed in the foreseeable future.

Funding

Funds for construction of the new facilities would be raised through the sale of both the existing Sechelt and Gibsons sites (6.1 ha and 3.6 ha, respectively). These are two valuable

pieces of land which, upon sale, will supply adequate funds to build and operate the new club facility.

The Facility

The Sunshine Coast Rod & Gun Club complex will consist of an expansive, modern network of indoor and outdoor shooting ranges, archery ranges, sporting clays, trap and skeet. The club would also house conference and meeting rooms, a banquet room complete with catering-suitable kitchen, and full shower/washroom facilities. The entire site will be wheelchair accessible and secured with perimeter fencing (see Figure 2).

The Sunshine Coast Rod & Gun Club complex will be available to public groups and private agencies for events, training, and recreation. Examples of suggested users of the new club facilities are:

- Sunshine Coast Search and Rescue (Provincial Emergency Program);
- Archery Club;
- outdoor training groups (i.e., CORE);
- mountain bike clubs;
- outdoor survival training;
- RCMP;
- cadets;
- boy scouts; and
- Junior Forest Wardens.

The complex will also be available for private functions such as conferences, meetings, dances, etc. (see Figure 3).

Benefits to the Community

Due to the urban pressures outlined earlier, shooting/recreational ranges are being shut down in various parts of the Lower Mainland. As a result, many rod and gun clubs are looking for alternative locations to practice and compete in their sport. With this proposal, we have an excellent opportunity to attract not only responsible, established shooting, trap-skeet, outdoor rifle, and pistol groups from all over the Lower Mainland for practice and tournaments, but also community groups, search and rescue operations, and youth groups, among others.

With the merger of the local outdoor groups, there is an opportunity to create new economic development by virtue of this venue. As well, this location not only provides a single, safe environment for these activities but will also contribute to satisfying the increasing demands for recreation opportunities for Sunshine Coast residents. Currently, although restricted by the constraints outlined above, only the two local existing clubs provide the services which

will be available at the proposed facility. No existing organizations will be adversely affected by the proposed amalgamation and combined club facility.

The planning department of the Sunshine Coast Regional District (SCRD) is currently considering the feasibility of a comprehensive multiple use recreation corridor along the BC Hydro right-of-way linking District Lot 1313 at Reed and Henry roads with the area above the airport. The proposed Sunshine Coast Rod & Gun club facility location fits well with some of the SCRD's initial ideas for forest recreation in this area of the proposed corridor, as well as into the SCRD's vision of a recreational area for activities not suitable for more urban areas (i.e., motorcross, motorsports, etc.).

In short, the proposed site and facility is a valuable opportunity to not only create much needed recreational space for the community, but also to create economic benefits in the form of visits from other clubs for tournaments, training, or conferences. The economic ripple effect to local businesses is expected to be positive.

Conclusions

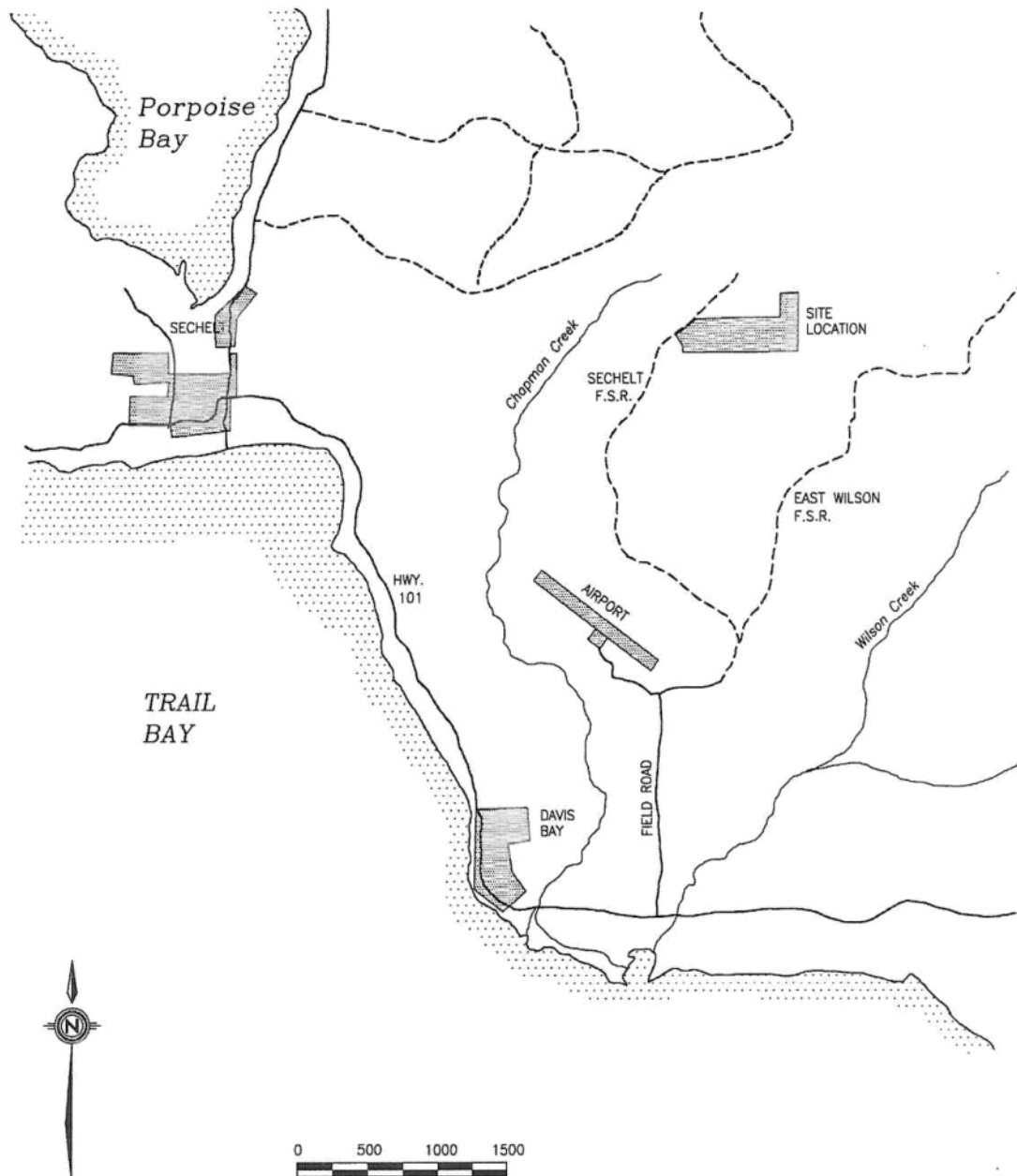
In the many meetings prior to submitting this proposal, a variety of benefits to the proposed location were discussed, not the least of which were safety concerns and economic benefits. While the Sechelt Peninsula Rod & Gun Club and the Gibsons Wildlife Club require a new venue for their organizations' activities, it is believed that the amalgamation of the two groups into the Sunshine Coast Rod & Gun Club will positively benefit the community both socially and economically.

The new, modern facilities will be a place where outdoor groups can meet to practice and compete in their chosen sport. It will also be a place where community groups and families can come together for conferences and meetings, dances, and family reunions. Visitors to the Sunshine Coast utilizing club facilities will positively impact the local economy through purchase of groceries, shooting supplies, entertainment, and lodging. Also, the increased safety to the community can not be understated, especially when current uncontrolled firearm activities on Crown lands will be diminished with the availability of a full-use facility. In short, residents, visitors, and local businesses will benefit from this venture, one which will only be possible with the lease of the proposed site.

Proposal to Lease Crown Land for Sunshine Coast Outdoor Recreation Facility

Figures

Figure 1	Site Location
Figure 2	Site Map
Figure 3	The Clubhouse
Figure 4	Aerial Photograph of Site



SketchTECH

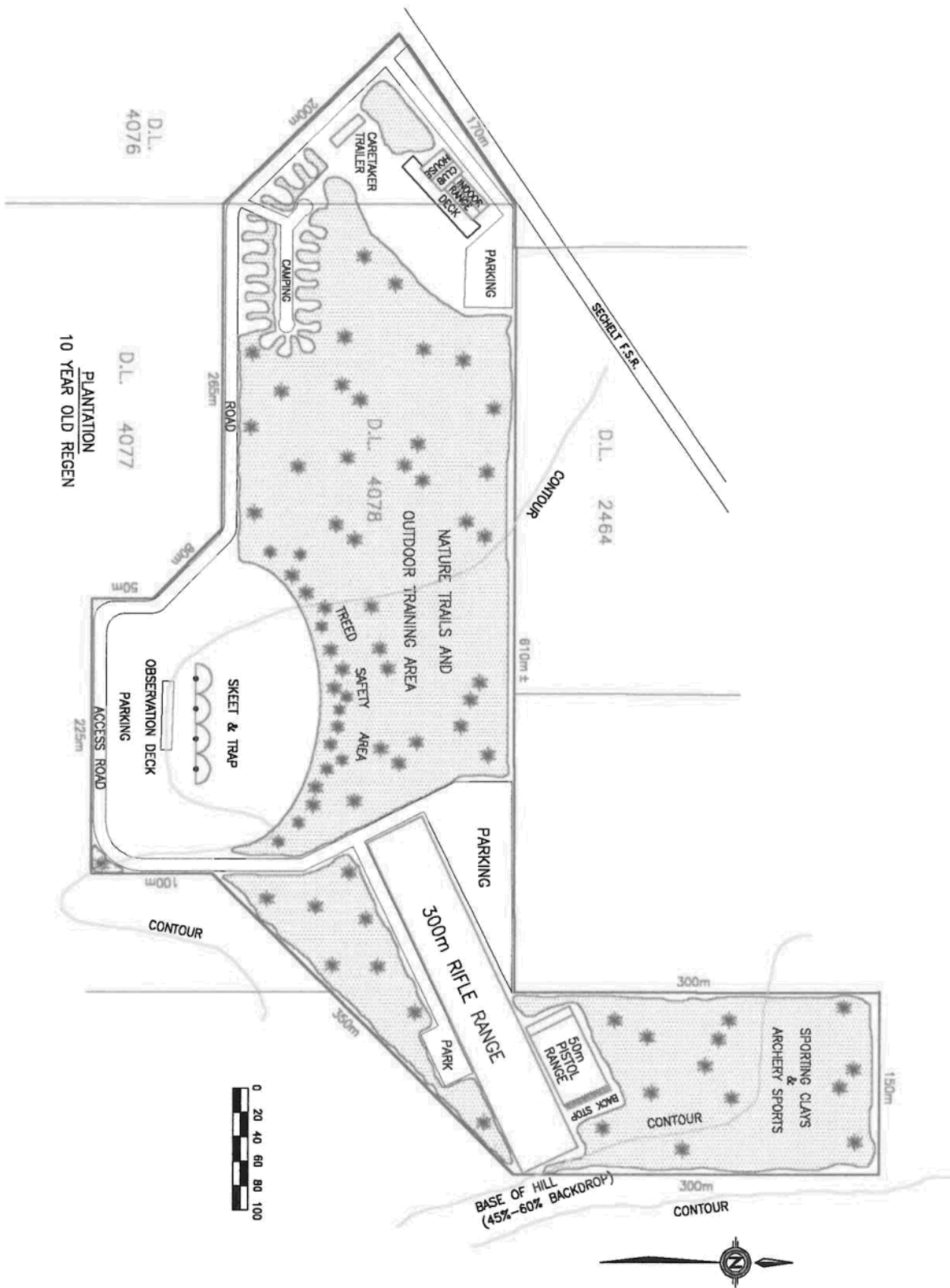
Krista L. Jakobsen, ASCT.
Phone (604) 983-2865

Title:

Figure 1: Site Location

Date: January 6, 1997

Scale: 1:50000



Sketch TECH

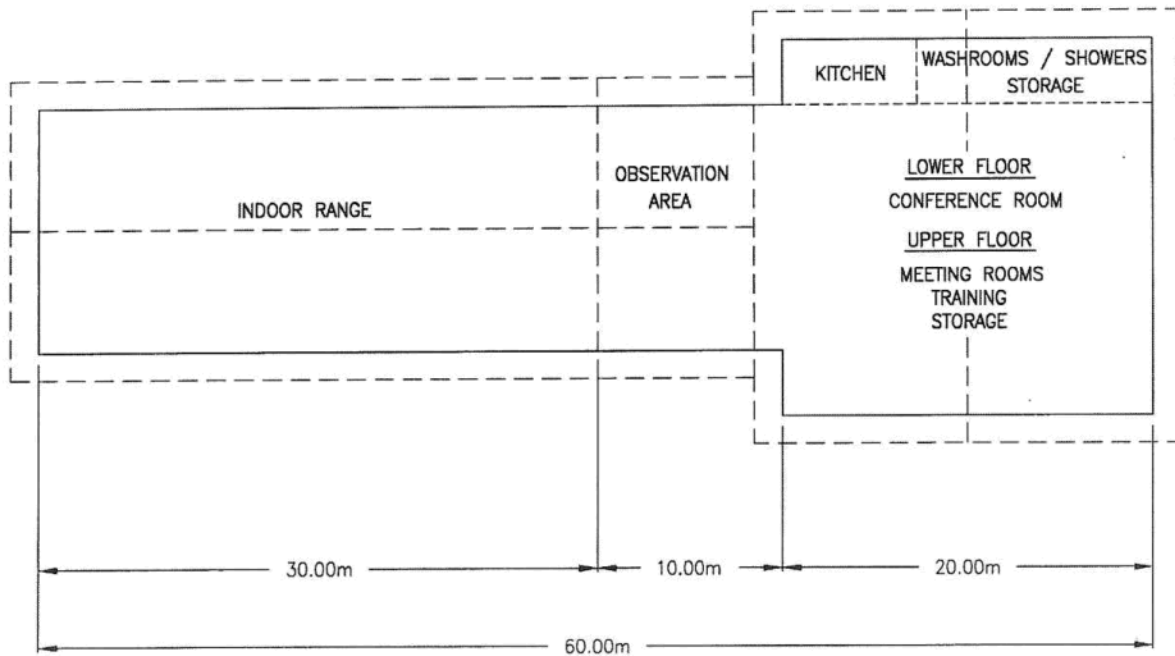
Krista L. Jakobsen, ASOT.
Phone (604) 883-2865

Title:

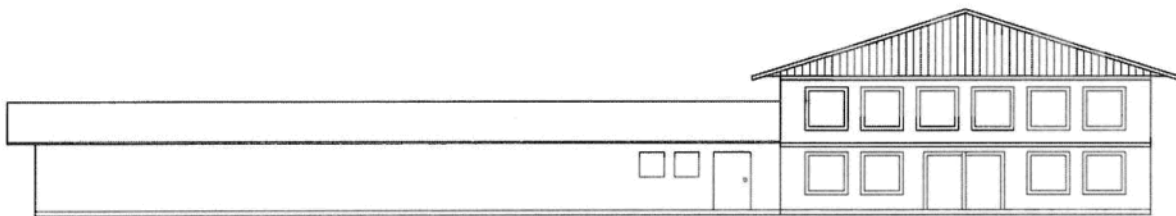
Figure 2: Site Map

Date: April 10, 1997

Scale: 1:5000



PLAN VIEW



FRONT VIEW

SketchTECH

Krista L. Jakobsen, ASCT.
Phone (604) 983-2865

Title:

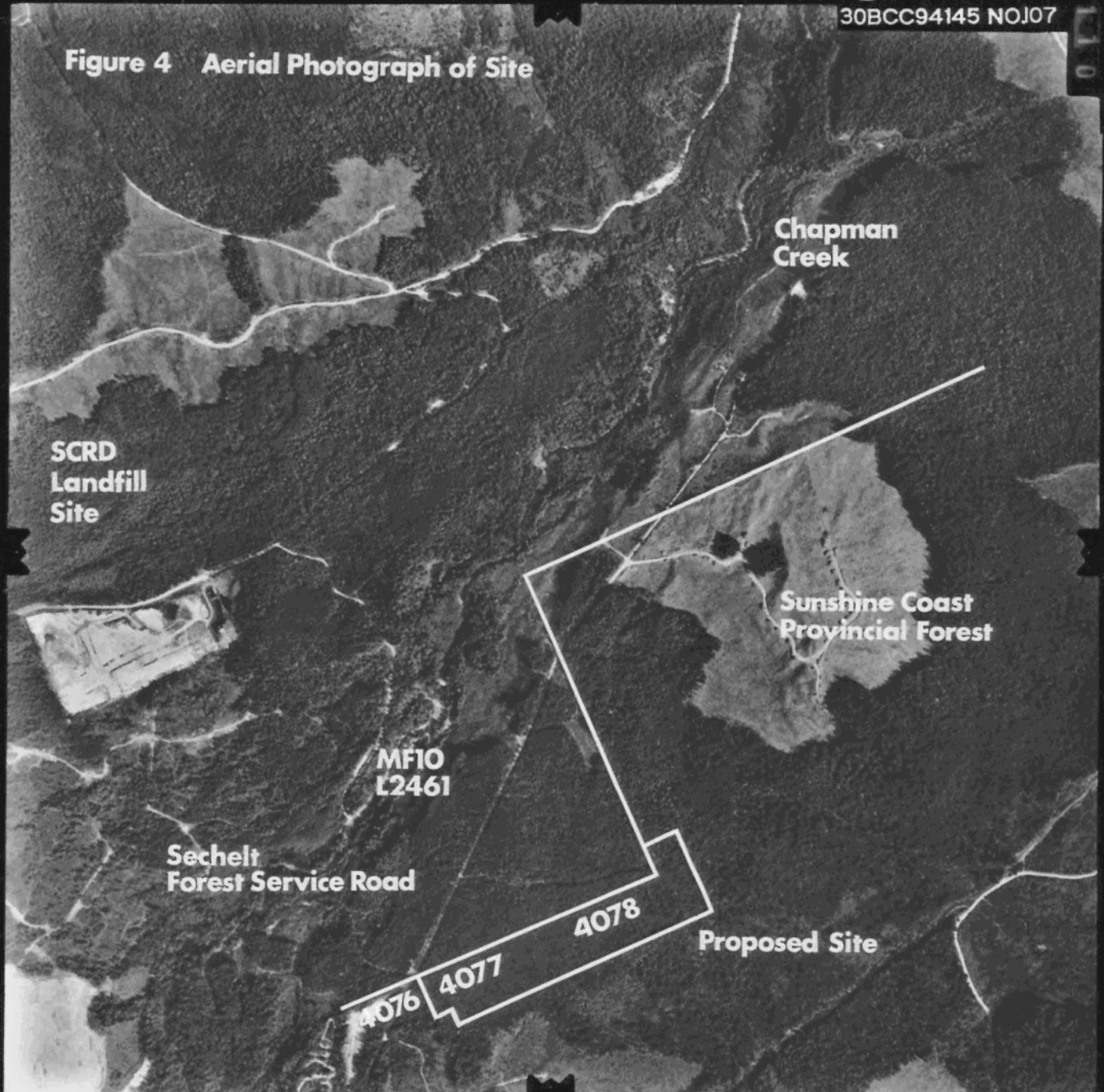
Figure 3: The Clubhouse

Date: January 6, 1997

Scale: 1:400



Figure 4 Aerial Photograph of Site



Proposal to Lease Crown Land for Sunshine Coast Outdoor Recreation Facility

Appendices

Appendix 1	Original Application and Correspondence
Appendix 2	Letters of Support

Appendix 1

Original Application and Correspondence



File: 0335000(S)

Date: 94-04-29

Bill Ellis
Sechelt Peninsula
Rod and Gun Club
Box 377
SECHELT BC V0N 3A0

Dear Bill Ellis:

**Re: Application for Rod and Gun Club over District Lot 4067, 4077, 4078 and
Unsurveyed Crown Land, Group 1, New Westminster District**

Thank you for submitting your application over the above mentioned area at Sechelt.

Your application has been returned so that you may provide the following documentation:

1. Ministry policy allows us to consider application from organizations such as yours under the Community Land Use Policy. However your application must follow one of the two scenarios as described in the attached material entitled Applications for Community Use. Please resubmit your application under these guidelines.
2. A more detailed development plan showing additional views, (including side views) of any structures. Also, please justify, in writing why such a large area, (in this case 19 hectares) is required with a distance of almost 300 metres between the trap shooting and outdoor range areas.

If you have any questions please contact me at this office.

Yours truly,

George Rushworth
Land Inspector

GR/df
Enclosure

cc: Sheane Reid, Sunshine Coast Regional District



STAKING NOTICE
(FORM 1)
LAND ACT

NOTICE OF INTENTION TO APPLY FOR A DISPOSITION OF CROWN LAND

Take notice that Sechelt Peninsula Rod and Gun Club
of Sechelt, B.C., occupation NPS #54530

intends to make application to the BC Lands regional office in * Burnaby, B.C.

for a ** Lease of land generally

situated § 4 km East of Sechelt

and more specifically described in (a) or (b) below:

(a) [Give legal description]

containing _____ ha
or

(b) Commencing at a post planted † 30m E. of the N.W. corner of D.L. 4077 (MON)
thence E. 610m to the N.E. corner of D.L. 4078 (MON) thence N. 150m
thence E. 150m thence S. 350m thence W. 810m thence N. 30m thence N. 60°
W. 135m to the Sechelt Airport FSR #942-7575-06 thence to the N.E.

along the road to the point of commencement.
thence _____; thence _____;
thence _____; thence _____;
and containing 19 ha more or less.

The purpose for which the land is required is ‡ Indoor/outdoor shooting sports
facility

Alex Ross

(Signature of applicant or agent)

ALEX ROSS - VICE PRESIDENT
SECHELT PENINSULA ROD & GUN CLUB
(Name of agent if applicable)

Dated 94/04/06, 19 94

Sechelt Peninsula Rod & Gun Club
Box 377
Sechelt, B.C.
V0N 3A0

April 7, 1994

MINISTRY OF ENVIRONMENT
LANDS AND PARKS
SUITE 401, 4603 KINGSWAY
BURNABY, B.C.
V5H 4M4

MINISTRY OF ENVIRONMENT,
LANDS AND PARKS
LANDS OPERATIONS

APR 12 1994

#401 - 4603 KINGSWAY
BURNABY, B.C. V5H 4M4

ATTENTION: LARRY SORKEN, LAND OFFICER

RE: APPLICATION FOR LEASE OF CROWN LANDS BY
THE SECHELT PENINSULA ROD & GUN CLUB

As a result of encroachment by residential development, it is becoming difficult to maintain outdoor shooting facilities for both the Sechelt and Gibsons Rod & Gun Clubs.

We have been searching the lower Sunshine Coast area for two years to find a suitable site to relocate. Except for the subject property, we have been unable to find any location where we would not have to move again in five to ten years.

The application area is situated on a very dry and low productive site which includes only small scrubby pine trees. Our proposal is to construct a large new club house, indoor range and caretaker facility. The facility will be available to other community groups such as the Sunshine Coast Search and Rescue, Archery Club, Outdoor Education Training Groups and others as needed. In addition to the new outdoor shooting ranges, overnight camping and nature trails are planned for the area.

If any further information is required, please feel free to call the undersigned at 885-5286 or Fred Gazeley at 884-5264.

Yours truly,



Bill Ellis
President
Sechelt Peninsula F

Letter written April 28/94

FG:slm

Attached:

S.C.I
Appli
Staki
Cheq



**Economic
Development
Commission**Box 800
Sechelt, B.C.
Canada
V0N 3A0Tel: (604) 885 2261
Tel: (604) 687 5753
Fax: (604) 885 7909

March 10, 1994

Sechelt Peninsula Rod & Gun Club
c/o Alex Ross
C6 S11, RR#2
Maskell Road & Highway 101
Gibsons, B.C.
V0N 1V0**RE: Rifle Range Facility for the Sunshine Coast located on Crown Forest Lands**

Dear Mr. Ross:

I am writing to express our support to locate, with tenure, a rifle range area on portions of District Lots 4076, 4077 and 4078.

The Economic Development Commission feels that with this location, the merger of the various local pistol and rifle groups, and a tournament standard range, there is an opportunity to create new economic development by virtue of this venue. As well, this location not only provides a single safe environment for this activity but also would contribute to satisfying the increasing demands for recreation opportunities by our residents.

The Sunshine Coast Economic Development Commission is considering the feasibility of a comprehensive multiple use recreation corridor along the B.C. Hydro right of way linking D.L. 1313 at Reed and Henry Road with the area above the airport. The rifle range location fits well with some of our initial ideas for forest recreation in this area of the proposed corridor.

Thank you for your consideration.

Yours very truly,

ECONOMIC DEVELOPMENT COMMISSION

A handwritten signature in black ink, appearing to read 'Wm.H. Moore', written over the printed name.

Wm.H. Moore
Economic Development Officer

WHM/jeh

Applications for Community Use

The Ministry's Community Land Use Policy permits applications from community organizations. There are two alternative methods for dealing with applications of this type. These are as follows:

- a) Local government may make application on behalf of community organizations. Application must be endorsed by a resolution of the municipal council or regional board. Where an application is made for a free Crown Grant, the resolution should include an undertaking by the local government to retain title to the land, and to use the land for the purpose that is subsequently approved.
- b) Community organizations may make application. Applications must be accompanied by written confirmation that the relevant local government board or council declines to apply for Crown land on behalf of the organization, but does not object to the proposed use.

For a community organization to apply for Crown land, (under Item B) the group of individuals must form a "Non-Profit Organization" incorporated under the guidelines of the Society Act. Applications must be accompanied by the following:

- i) A Certificate of Incorporation with certified copy of the Constitution and Bylaws indicating they have formed a non-profit organization and that they are entitled to hold land.
- ii) The appropriate documentation indicating the organization is exempt from payment of property tax, pursuant to Section 13(q) of the Taxation (Rural Area) Act, by virtue of the fact that its activities are of demonstrable benefit to all members of the community: and
- iii) The documentation showing that the organization is exempt from payment of income tax, pursuant to the federal Income Tax Act, by virtue of the fact that no income is payable, to or available for the personal benefit of any proprietor, member, or shareholder.

-2-

For further information on how to register as a non-profit organization please contact the Registrar of Companies, Societies and Cooperatives Division at the address below, or by telephone at 775-1046 (toll free in B.C.).

Registrar of Companies
Ministry of Finance and Corporate Relations
Societies and Cooperatives Division
Room 109 - 716 Courtenay Street
VICTORIA BC V8W 1C2

I hope this addresses your question you have concerning the Ministry's Community Land Use Policy. If you have any further question concerning these types of application please contact this office at 660-5500.

Appendix 2

Letters of Support



Royal Canadian Mounted Police
Gendarmerie royale du Canada

Security Classification / Designation
Classification / Désignation sécuritaire

Unclass

ROYAL CANADIAN MOUNTED POLICE
BOX 188
SECHELT DETACHMENT
SECHELT, B.C. VON3AO

Your file Votre référence

Our file Notre référence

To Whom It May Concern

May 28, 1997

Re: New Firearms Range For Sunshine Coast Rod & Gun Club

The Sechelt and Gibsons Detachments have used the existing range off of Gun Club Rd for a number of years. We have used the facility for both our annual re-qualifications and for members wishing to go out and practice. We recently used the facility for training when we received our new weapons and we have also been able to train our auxiliaries members in the past by using this facility.

We as a detachment support the building of a new range in an area that will certainly benefit everyone concerned. The new purposed gun range area is off of West Forest Road and in a much more secluded area than what the existing one is situated. As members of this detachment we look forward to the continued use of the new facility. We have benefitted and appreciate the fact that the Sechelt Rod and Gun Club in the past have closed their facility for our exclusive use during our annual shoot. The new range will give us and the gun club itself a much better facility and will be much more versatile and therefore we will be much less of an inconvenience to the gun club itself.

We fully support the new purposed site and the added benefits it will provide to both its membership and the police.

(D. Bruce HAYNES) Cpl
2 i/c Sechlet Detachment

Canada



April 25, 1997

Your File:
Our File:

Attention: Sunshine Coast Rod and Gun Club

Dear Sir :

Re: Proposed Club Facility Near Sechelt

Regarding the matter of a new location for the Sunshine Coast Rod and Gun Club. I, as District Conservation Officer, fully endorse the chosen location

This location is safe, well removed from all residential areas to avoid conflicts and accessible by a good quality gravel road.

The Conservation Officer Service is fully supportive of the proposed facility and I can foresee the Conservation Officers renting this range to hold our practice annual qualification shoots.

Yours truly,

Doug Pierce
District Conservation Officer
Sechelt

Ministry of
Environment,
Lands and Parks

BC Environment
Sechelt District Office
Conservation Officer Service
and Habitat Protection

Mailing Address:
PO Box 535
Sechelt BC V0N 3A0

Location Address:
1975 Field Road
Sechelt BC
Telephone: (604) 740-5033
Facsimile: (604) 740-5035

Sunshine Coast Search & Rescue
C/O SCRDP PO Box 800
Sechelt BC V0N 3A0

June 4, 1997

Sunshine Coast Rod and Gun Club
PO Box 377
Sechelt BC V0N 3A0

ATTENTION: JERRY COVEY, PRESIDENT

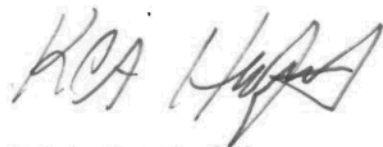
RE: PROPOSED OUTDOOR EDUCATION AND SPORTING FACILITY

Since the beginning of the Sunshine Coast Search & Rescue (SC SAR) in 1976, we have been associated with the Gibsons Gun Club, as a large proportion of the volunteers were active members in both organizations. For this reason, we have used the Gibsons Gun Club's facilities for SAR training and meetings. We do not store our SAR equipment anymore at the Gun Club due to the addition of a cube van, so we are presently based at the Gibsons fire hall on North Road, and will remain there for the foreseeable future.

However, the facilities at the proposed site above Field Road will be superior to SAR for setting up permanent field training grounds such as map & compass routes, grid searching, sound sweeps, and embankment rescue.

We look forward to continuing our mutually beneficial relationship at your new facilities. Please call me at 884-5264 (bus.) or 886-3884 (hm.) if you have any questions.

Yours sincerely,
Sunshine Coast Search & Rescue



Kelvin C A Hatfull
SAR Manager / Trainer

CC:

Jim Johnstone, PEP Municipal Coordinator (SCRDP)
Harry Almond, President Sunshine Coast Search & Rescue

THE WESTERN METALLIC SILHOUETTE SOCIETY

AN APPROVED REVOLVER CLUB

P.O. BOX 10
GIBSONS, B.C., CANADA VON 1V0
(604) 451-1855
PHONE/FAX (604) 886-7987

S.C.R.D.
Box 800
Sechelt B.C.
VON 3A0
March 12, 1997.

Attn. Sheane Reid Planner

Re: Sunshine Rod and Gun Club proposal for gun club site.

Dear Mr. Reid:

Thank you for meeting with me this morning.

The reason for my visit was 3 years ago B.C. Lands informed the W.M.S.S in writing that the S.C.R.D. would be conducting a meeting between all the gun clubs on the coast before B.C. Lands would accept another application for a community shooting site. We again offer our assistance and cooperation.

Also 3 years ago Fred Gazeley requested a letter of support from the W.M.S.S. for his club's proposal.

We are very happy to support Fred Gazeley and his club in their proposal for a community shooting site.

As the W.M.S.S has been working with B.C. Lands continuously since 1989 to secure a community pistol shooting site we are sure B.C. Lands will be able fit the W.M.S.S 's modest needs into this excellent proposal.

The W.M.S.S wishes to assure all parties involved in this proposal although we wish to be kept informed of this proposal's progress we are only interested observers at this time and hope the Sunshine Coast Rod and Gun Club is successful in this very worthy project.

Again thank you for your help and if we can be of assistance please contact us.

Yours Sincerely, Henry Van Epp Sec.-Treas.

THIS COPY TO FRED GAZELEY