

Victoria Fish and Game Protective Association

Official Range Plan

As of August 1, 2015

Vision:

Our vision is for an effectively managed, vibrant and growing Association, open to all, which will offer broad benefit and enjoyment for members through a diversity of outdoor interests and opportunities while recognizing and supporting a major role in conservation of British Columbia's natural resources.

Introduction:

The Official Range Plan (ORP) is a snapshot of what the club members wish to see in regards to developments on the property. This ORP is a wish list being built by members and directors of the board.

A rough estimate of \$50,000 per year guides the range improvements. If member volunteers come forward with funds, fund-raising plans, or donations of materials and labour, items can be accomplished sooner than outlined in the timeline. Conversely, unforeseen events may arise taking priority over items in the ORP.

Starred items are readily available to be undertaken by members.

You will notice in many years, our list of capital improvement items total more than \$50,000 demonstrating a desire to accomplish work in a timeframe limited by funding and resources.

If you are a member in a position to expedite completion of items listed in this plan please contact the vice-president. ☺

Planning Context:

- The Official Range Plan (ORP) is intended to be a 10 year plan to guide capital improvements to the facilities complete with budgets and timelines. This plan will provide continuity and help guide future board members.
- Each year, input from members will be considered, with the board of directors and executive officers identifying priorities. The ORP will be approved annually by the board and guide annual capital improvement activities providing there are adequate resources available (member volunteers to assist in implementation and available funding). Items arising in the future may require changes due to unforeseen circumstances.
- Physical Setting – Located at 700 Holker Place on the top of Malahat mountain.
- Past and Present - Established in 1919, the Victoria Fish and Game Protective Association has maintained a strong interest in hunting, fishing, shooting sports and conservation. This history and tradition continues to be deeply treasured and respected by our members. The Association's facilities on the Malahat are a showcase of our breadth of interests and a commitment to the future of our heritage.
- Management – The Association is managed and run by member volunteers. This keeps the price of membership to a reduced cost allowing for greater participation in the outdoors and shooting sports. It is the dedication of our volunteers which allow membership fees to be so low for the use of a multi-million dollar facility. This is important to keep in mind when planning range development and maintenance. (i.e. large dollar expenditures would only be possible if the club were private, and memberships were \$1,000 + per year)
- Members – Adults, juniors and families who enjoy the outdoors and a variety of shooting sports
- Status of Items approved each year are listed in Appendix 3

- Items suggested and not incorporated into the plan are listed in Appendix 4 with explanations
- Annual changes to the ORP will be noted under version control in Appendix 5.

Appendix 2 – Annual Timeline

2015 - (\$55,500) – as approved in Feb 2015

Revised estimate \$19,500 as of Aug 1, 2015

Roads: (\$0)

- Improve majority of road to MP range - COMPLETED
 - Estimate - \$0, Original Estimate \$100,000. Revised Estimate in Feb 2015 for remaining work \$30,000 to be spent in 2024.
 - Savings due to work being done by Ministry of Transportation and Infrastructure as per land sale agreement
 - Target year 2024 for the remaining work.
 - Majority of work completed by Ministry of Transportation and Infrastructure in 2015 as per condition attached to land sales agreement.
 - No dependencies

Multipurpose Range: (\$30,000), Actual \$0

- Partially Fill areas & build half of new berms for additional shooting bays - COMPLETED
- Estimate \$30,000 Original Estimate FREE. Revised due to market change. Completed at no cost due to opportunity
- Target year 2015 for this half.
- No dependencies

Archery Range: (\$7,500), Actual \$1,500

- Remove rock and build ramp – NEW ITEM - COMPLETE
 - Completed for FREE due to Estimate \$6,000 Originally FREE Revised due to market change
 - Target year 20 15
 - No dependencies
- Replace broad head pit – - COMPLETE
 - Estimate \$1,000 gravel to fill tires/wood for forms and Portland cement/ navy jack?
 - Target year – fall 2015, Original target year 2014
 - Dependent upon blasting being completed
- Build portable staggered target butts (roofed) – in progress
 - Estimate \$500 (frames are built and most of the material is on hand)
 - Target year 2015
 - Will require relocation while top coating
- Build backstop - tires
 - Estimate –FREE, club members to build
 - Target year 2014/15
 - Start once field is level

Rifle/Pistol Range: (\$1,000)

- RP Range - See through mesh or solid barriers to prevent semi automatic ammo being thrown into the person beside you.
 - Estimate \$1,000
 - Target Year 2015
 - Dependent upon workable design & Volunteers



Shotgun Range: (\$5,000)

- Remove or shorten Duck tower
 - Estimate \$5,000 was originally \$10,000
 - Target year 2015, original target date 2014
 - Change due to lack to resources
 - No dependencies
- Build removable fence between skeet and trap
 - Estimate \$2,500
 - Target year 2015
 - No dependencies

Accessibility: (\$2,000)

- MP Range - Create a sign in area that is wheelchair friendly – COMPLETE
 - Actual cost \$500, Estimate \$1,000
 - Target Year 2015, original target 2014
 - No dependencies

Club House: (\$10,000)

Total Estimated Cost \$10,000:

- Pressure wash, re-seal exterior and restore hand rails
 - Estimate \$5,000 Original estimate was \$10,000
 - Target year 2015, Original target year 2014
 - No dependencies
- Install fans in the exterior bathrooms
 - Estimate \$2,500
 - Target year 2015, Original target year 2014
 - No dependencies
 - emailed Andre D. Jun 29
- Make bathroom showers operator intermittent
 - Estimate \$2,500
 - Original target year 2013. Revised target year 2015
 - No dependencies

2016 (\$106,000)

Archery Range (\$0)

- Enhance path to Range House for washroom access in conjunction with knife and hawk trail
 - Could be completed by members at no cost
 - Target year 2016
 - No dependencies



Multipurpose Range: (\$96,000)

- Drill Well for future washrooms
 - Estimate \$16,000
 - Target Year 2016, original target year 2014
 - Dependent upon the Forestry Management Plan, and completion of logging and trails in Airsoft Range
 - Build septic field for washrooms and showers
- Foundation and ground work for washrooms and showers
 - Estimate \$20,000
 - Target year 2016, original target year 2014
 - Dependent on a) Viability as a result from the Forest Management Plan in the Airsoft Range b) Logging and trails in the Airsoft Range c) septic system then d) well and well house
- Blasting to make room for future cowboy town
 - No cost
 - Target year 2016, original target year 2014
 - No dependencies
- Move parking area behind MP clubhouse
 - No cost for fill. Wheel stops and road base estimate \$20,000
 - Target year 2016 original target year 2014
 - Change due to lack of free fill
 - Dependent upon receipt of free fill
- Build berms for future cowboy town
 - Estimate \$20,000 (may be able to re-use existing tires)
 - Target year 2016, original target year 2014
 - Change due to delay with blasting
 - Dependent upon completion of blasting
- Mini Rifle Range for 25 and 50 yard lines
 - Estimate \$20,000
 - Target Year 2016
 - Dependent upon completion of blasting and berms being built

Accessibility (\$5,000)

- MP Range – Expand deck and incorporate a ramp and railings for the clubhouse



- Estimate \$5,000 Original estimate 10,000, reduced due to member volunteers help
- Target Year 2016
- Dependent upon the parking for the MP range being moved to behind clubhouse

Frog Hollow: (\$5,000)



- Clearing in Morgantown to expand camping and parking
 - Estimate \$5,000 for selective clearing
 - Target year 2016
 - No dependencies

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2017 (\$230,500)

Club House:

- New polymer tables
 - Estimate \$3,500
 - Target year 2017
 - No dependencies

Range House:

- New polymer tables
 - Estimate \$1,000
 - Target year 2017
 - No dependencies

Buildings: (\$100,000)

- Expand caretaker office
 - Estimate \$100,000
 - Target year 2017
 - No dependencies

Archery Range: (\$5,000)

- Top coat field (wood chips from associate?)
 - Original estimate \$6,500. Revised estimate \$5,000
 - Target year 2017, was 2014
 - No dependencies

Multipurpose Range: (\$120,000)

- 50 yard covered shooting shed for mini rifle range
 - Estimate \$60,000
 - Target year 2017, original target year 2016
 - Dependent upon completion of blasting and berms being built
- Completion of washrooms and showers
 - Estimate \$60,000
 - Target year 2017, Originally 2016
 - Dependent on a) Viability as a result from the Forest Management Plan in the Airsoft Range b) Logging and trails in the Airsoft Range c) septic system then d) well and well house

Accessibility:

- RP Range - Make a flat 3 to 4 foot wide packed/flat leveled path butt up against the targets Paths to continue up and down the range and transition nicely into the shooting area/concrete pad
 - Estimate \$1,000, \$4,000 originally
 - Target Year 2016, original target year 2014
 - No dependencies

2018 (\$299,000)

Buildings

- New Tractor Shed required – to accommodate different tractor attachments
 - Estimate \$80,000
 - Target year 2018, original target year 2014
 - Changed due to shifting priorities
 - No dependencies

Equipment

- New Tractor with attachments
 - Estimate \$40,000
 - Target year 2018, original target year 2015
 - Change due to dependency on building being constructed
 - Dependent upon 36' x 24' shed being built first

Roads:

- Finish driveway access to new property
 - Estimate \$15,000
 - Target year 2018
 - No dependencies
- Build partial perimeter road on North property
 - Estimate \$40,000
 - Target year – 2018, Original target 2016 delayed due to resources
 - No dependencies

Fencing

- Along the road by residential area (by Ted's property)
 - Estimate \$15,000
 - Target year 2018
 - No dependencies

Frog Hollow

- Upgrade playground equipment and add fence and a shelter for sitting and eating
 - Estimate unknown
 - Target year 2018 or as donations present themselves
 - No dependencies

Security Cameras

- Sign in kiosk and gate; MP Range –; 2 cameras for MP range is sufficient, when run the cable, utilize cable that can handle the signal for 6 cameras in future RP Range – 2; SG Range – 1; Archery Range – 1; Gun Room
 - Estimate \$15,000
 - Original target year 2014. Revised target year 2018
 - Hiring of additional staff appears to have curbed some of the issues which prompted the suggestion to install security cameras. This will be monitored for effectiveness.
- Dependent upon completion of buildings

Archery Range:

- Storage Shed for 3D animals
 - Estimate \$4,000 – container
 - target year 2018, original target year 2017
- Dependent upon member donations or sourcing

Multipurpose Range:

- Replace existing tire berms with concrete blocks to meet demand for more bays
 - Estimate \$40,000
 - Target year 2018
 - Dependent upon completion of new bays down from bay 1
 - Cowboy Area/Town" to include a Saloon and Livery Stable complete with road base
 - Estimate \$50,000
 - Target Year 2017
- Dependent upon completion of mini rifle range

2019 (\$41,000)

Multipurpose Range:

- Add two more safety areas
 - Estimate \$10,000
 - Target year 2019
 - Dependent upon completion of Cowboy Town and Mini Rifle Range

Rifle/Pistol Range:

- Refurbish RP building
 - Estimate \$10,000. This may be an opportunity to request members via newsletter/phone committee to locate donation of siding, paint, professional labour etc.
 - Target year 2019
 - Dependent upon materials and labour donation

- Complete safety berms on right side
 - Estimate \$20,000
 - Target year 2019
 - Dependent upon opportunity presents itself and firewood being removed
- Add light switches for each station
 - Estimate \$1,000
 - Target year 2019
 - No dependencies



2020 (\$335,000)

Archery

- Replace Atco trailer– Archery clubhouse
 - Estimate \$20,000
 - Target year 2020
 - Dependent upon design and potential to accomplish in conjunction with building of storage shed

Frog Hollow:

- Build fishing pier
 - Estimate \$5,000 and 3rd party funding
 - Target year 2020. Original target 2016
 - Change due to lack of volunteer help and reprioritization due to land purchase (fishing might be better moved to new pond)
 - No dependencies



Shotgun Range:

- Long term Sporting clays trail / course
 - Estimate \$150,000
 - Target year 2020
 - Dependent upon suitable location

Proposed New Ranges:

- Indoor Air Rifle / Archery / Juniors
 - Estimate \$160,000
 - Target year 2020
 - No dependencies

2021 (\$30,000)

Shotgun Range

- Add permanent skeet range and expanded area for sporting clays
 - Estimate \$30,000
 - Target year 2021
 - Dependent upon clearing, blasting, logging, filling and leveling and mortgage being paid off on new property

2022 – 2025

Rifle/Pistol Range:

- Add a 300 yard line (this would require the range to be closed for 6 months)
 - Estimate unknown
 - Target year 2025, Original target year 2022
 - Dependent upon range safety template, expansion of skeet field, and completion of mini rifle range at Multi-Purpose Range

Shotgun Range

- Add berm between RP and outhouses by playground
 - Estimate \$80,000
 - Target year 2022
 - Dependent upon development of 300 yard line

Access:

- Remove trees in lower area between Clubhouse, R/P shooting shed, and play area; fill & level for expanded event parking/ RV/Camping, etc.
 - Estimate \$20,000
 - Target year 2024, original target 2022
 - Dependent upon timing. Can be done in coordination with 300 yard line, adding berm between rifle range and playground, and skeet field

Roads: (\$30,000)

- Improve road to MP range
 - Original Estimate \$100,000. Revised Estimate for remaining work \$30,000
 - Savings due to work being done by Ministry of Transportation and Infrastructure in 2015
 - Target year 2024.
 - Majority of work completed by Ministry of Transportation and Infrastructure in 2015 as per condition attached to land sales agreement.
 - No dependencies

Rifle/Pistol Range:

- Replace RP Building
 - Estimate \$100,000
 - Target year 2025
 - No dependencies
- New Indoor Range for Airgun, Juniors, Archery etc
 - Estimate \$100,000+
 - Target year 2022

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Appendix 4 – Suggestions not incorporated

- Moving the firing line back to where it was at Rifle Pistol range
 - This is not possible due to Chief Firearms Officer requirements, shooting within the building resulted in a speaker effect, and increased noise
- Accessibility, Name Tags, 1. It shows who is a member, who is a guest... have the first name clearly printed so when worn it's easy to meet people. Possibly, people will be then also be more accountable/responsible for their actions. I think it adds to a nice level of professionalism too.
 - This item is not included as it does not involve a capital improvement.
 - This item will be brought before the board for further discussion
- Accessibility, Sign in Kiosk converted to a drive through
 - This item is not included as it would increase the risk of trespassing
- Main Club House - Make it known that individuals that have mobility issues can be given a key so to access the washrooms from the lower, outside facing door
 - This item is not included as it does not involve a capital improvement or maintenance.
 - This item will be addressed by the board (motion to make this exception, and if approved communication via the website, caretaker and signs advising of this)
- Rifle / Pistol Range Washroom - Make wheelchair accessible
 - Not an option due to lack to building capacity. Wheel chair accessible washrooms are available at the clubhouse and now at the multi-purpose range.
- RP Range - Actually identify using distance markers/signs how far the targets are.
 - This item will be addressed with the activities related to signage
- RP Range - Make target lines out of solid iron beams
 - Not an option due to cost to maintain, damage to existing beams and plywood should be brought to the attention of the Caretaker and be addressed as a maintenance item.
- RP Range - Maybe with the target areas, create low level enclosed/covered berms to isolate lead and collect it
 - This item is not included as there is no resources or methodology and resources currently available or identified for this activity
- RP Range - provide light brooms easier to use
 - This item is not included as it is not a capital or maintenance item, smaller brooms are available from the caretaker
- RP Range - Easy to move pistol stands
 - This item is not included as a number of options have been tried, and lighter stands do not hold up against the force of shooting and inclement weather
- RP Range - adequate supply of cardboard
 - It is the responsibility of members to supply cardboard and targets. Members are encouraged to bring 24" x 24" cardboard or coroplast pieces to contribute to the range
- RP Range - Dedicate 3-4 of the stalls to pistol shooting with returning targets on chains
 - This is available at the North Saanich Rod and Gun club
 - This item is not included in the range plan as it would require a full time maintenance person and a significant financial pressure to operate at this time
 - This item may be re-visited in the future when considering an indoor range
- MP Range - Flatten the shooting areas.
 - This item is not possible due to drainage requirements

- MP Range - Set up steel targets, preferably self setting
 - Members are required to bring their own targets due to cost of maintenance
- MP Range - Create stalls which are dedicated to pistol shooting
 - This item is not included as it would restrict the flexibility of the range use
- RP Range - Flatten the area of the road more before and after the gate
 - To be considered in the future due to competing priorities

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Appendix 3

2013			
Category	Item	Status	Action Items
Buildings:	New Sign In Kiosk (wheelchair accessible) - \$2,000	Completed	
\$9,000 Approved June 18th, 2013	New Roof for Caretakers home/office - \$7,000	Completed	
Airsoft Range:	Gear Drop Building - \$1,000	Completed	
\$9,000 Approved June 18th, 2013	Forest Management plan - Selective logging; trails & paths. Will also accommodate future septic field, well, and plumbed washrooms for MP range (future costs of \$15,000, see MP range)- \$6,000	Completed	
	Improve parking lot access - \$2,000	Completed	
Archery Range:	Expand parking and add road base gravel - \$6,500, actual cost FREE	Completed	Road base gravel complete, additional grindings to be placed on upper lots
\$6,000 Approved June 18th, 2013, actual cost \$1,000	Clean Sand in broadhead pit - \$1,000	Completed	
	Tires for backstop – FREE	in progress	Archery reps to contact tire shops.
Multipurpose Range:			
\$20,000 Approved June 18th, 2013, actual cost FREE	Expand Bay 1 area to step down, adding 3 more bays – \$20,000	50% complete	Trees removed, fill being added, berms in progress
Cost is \$150 / month	Install a wheelchair friendly outhouse	Completed	
2013			
Category	Item	Status	Action Items
Shotgun Range:	Install Drains for Trap 5 - \$4,000	not started?	
\$6,000 Approved June 18th, to be completed during 2013	Re-contour trap fields - \$2,000	not started?	

Appendix 3

Rifle Range	Install target anchors at 25/50 yard lines	Completed	
\$0.00 approved due to recent improvements	Complete 100 yard line (with rail track)	Completed	
	Install berms for silhouette shooting	Completed	

2014			
Category	Item	Status	Action Items
Shotgun Range:	Install Drains for Trap 5 - \$4,000	not started	
\$6,000 Approved June 18th, 2013	Re-contour trap fields - \$2,000	in process	
Rifle Range:	Install target anchors at 25/50 yard lines	Completed	
Work approved and in process prior to this plan	Complete 100 yard line (with rail track)	Completed	
	Install berms for silhouette shooting	Completed	
Clubhouse: Approved prior to this plan	Install coin operated showers - \$3,000	not started	deferred to 2015
Archery Range:	Storage Shed Container - \$4,000	completed	
\$24,000 approved, actual cost \$4,000	Extend Range to 90 metres - \$0	completed	
Multi Purpose Range:	Develop Clubhouse shop area -\$400	Completed	
\$4,000 approved, Actual cost \$1,400	Remove ability to park in front of bays - \$1,000	Completed	
Shotgun Range:	Phase 1 sporting clays equipment	Completed	
\$5,000 approved, actual cost \$4,500			
Infrastructure:			

Appendix 3

\$11,000 approved, actual cost \$11,000	Replace existing water well	completed	
Signage: \$9,000 approved, actual cost \$8,000	New Kiosk and range signage	completed	
Accessibility: \$7,200 approved, actual cost \$7,200	Acquire 12 new shooting tables that are wheelchair accessible	completed	
New Property:			
\$580,000 approved, actual cost \$580,000	Acquire 50 acres, of which approx 3 was sold to Ministry of Transportation and Highways for the Malahat Highway Improvement Project	completed	