

**REGIONAL DISTRICT OF NANAIMO**

**ELECTORAL AREA 'G' PARKS AND OPEN SPACE ADVISORY COMMITTEE**

**WEDNESDAY, June 12, 2013**

**10:30-12:00pm**

***(Oceanside Place, Multipurpose Room)***

**A G E N D A**

**PAGES**

**CALL TO ORDER**

**DELEGATIONS**

*Motion to receive late delegation.*

**REPORTS**

2-5

**Proposed Cash-in-lieu of Park Dedication – Drew Road**

*Motion to receive Reports.*

**NEW BUSINESS**

**ADJOURNMENT**

*Motion to adjourn.*

**NEXT MEETING**

**September 30 ,2013**

**7:00pm**

**Oceanside Place**

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**TO:** Electoral Area 'G' Parks and Open Spaces Advisory Committee      **DATE:** May 21, 2013

**FROM:** Kristy Marks  
Planner      **FILE:** PL2013-043

**SUBJECT:** **Proposed Cash-in-lieu of Park Dedication in Conjunction with Proposed Subdivision of Lot 2, District Lot 28, Nanoose District, Plan 39538  
743 Drew Road  
Electoral Area 'G'**

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#### PURPOSE

To provide information concerning a request to contribute cash-in-lieu of park dedication as part of a proposed subdivision application to create 8 fee simple lots.

#### BACKGROUND

The Regional District has received an application for a subdivision a parcel located at 743 Drew Road. The subject property is 1.52 ha in area and is surrounded by developed residential parcels to the north, east and west, Drew Road to the north and French Creek to the south (see *Attachment 1*). The applicant proposes to create 8 fee simple lots and to dedicate additional road to provide access to each of the proposed parcels.

The proposed lots range in size from 732 m<sup>2</sup> to 0.33 ha (3300 m<sup>2</sup>) in area (see *Attachment 2*) and would meet the minimum parcel size of 700 m<sup>2</sup> pursuant to the RDN Land Use and Subdivision Bylaw No. 500, 1987, with community water and sewer.

As the proposed subdivision will create more than three new parcels the applicant is required to provide park land dedication and/or cash-in-lieu of park land pursuant to Section 941 of the **Local Government Act**. The Electoral Area 'G' Official Community Plan (OCP) Bylaw No. 1335, 2003 establishes that the Regional District shall determine whether the owner of land being subdivided shall:

- a) provide, without compensation, useable park land equivalent to 5% of the parcel size and in a location acceptable to the RDN; or
- b) pay to the Regional District an amount that equals 5% of the market value of all of the land being subdivided; or
- c) provide a combination of land and cash to the satisfaction of the Regional Board.

If the applicant was to offer park land dedication the maximum park land dedication would be 760 m<sup>2</sup>.

## **PROPOSED PARK LAND**

The applicant proposes to contribute cash-in-lieu of park dedication in the amount of 5% of the total land valuation. The subject property has an assessed value of \$596,000.00 according to the 2013 assessment roll. If the applicant is required to pay cash-in-lieu of park land dedication, the valuation of the property for 5% cash-in-lieu of park land would be based on a certified appraisal of the land at the time of preliminary subdivision approval (PLA). Therefore, if cash-in-lieu of park land dedication was required, and the appraised market value was similar to the assessed value, a contribution of approximately \$29,800.00 (based on a full 5%) to the Electoral Area 'G' Community Parks Fund would be anticipated.

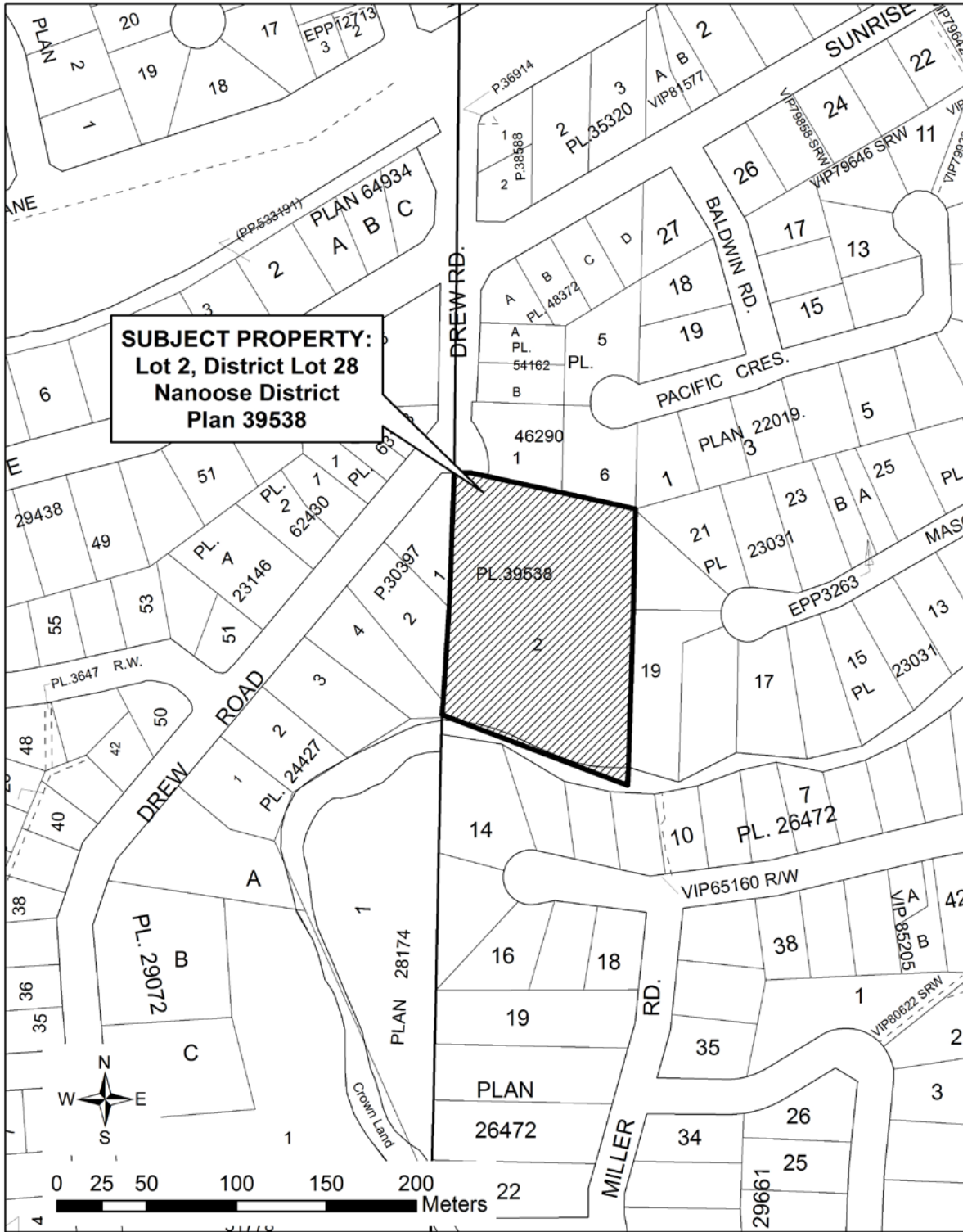
While the Electoral Area 'G' OCP supports obtaining park land where the land improves access to water including the ocean and any other watercourse (see Section 6.4 Policy No. 2a), the OCP does not specifically identify a need for additional park land within the subject property. In addition, Section 6.4 of the OCP Policy 2h states that the area derived from 5% park land dedication is intended to be "usable land that would be suitable for a multitude of recreational uses". Preliminary discussion with Parks staff indicate that access to French Creek already exists in this area, the subject property is not located in an area that is in need of additional neighbourhood park land, and due to the steep slope adjacent to French Creek there are geotechnical and maintenance concerns with establishing a safe access to the creek.

The Electoral Area 'G' Parks and Open Spaces Advisory Committee (POSAC) is requested to provide comments concerning this application, for consideration of cash-in-lieu of park land dedication, to the Electoral Area Planning Committee (EAPC). These comments will be forwarded to the EAPC in a staff report.

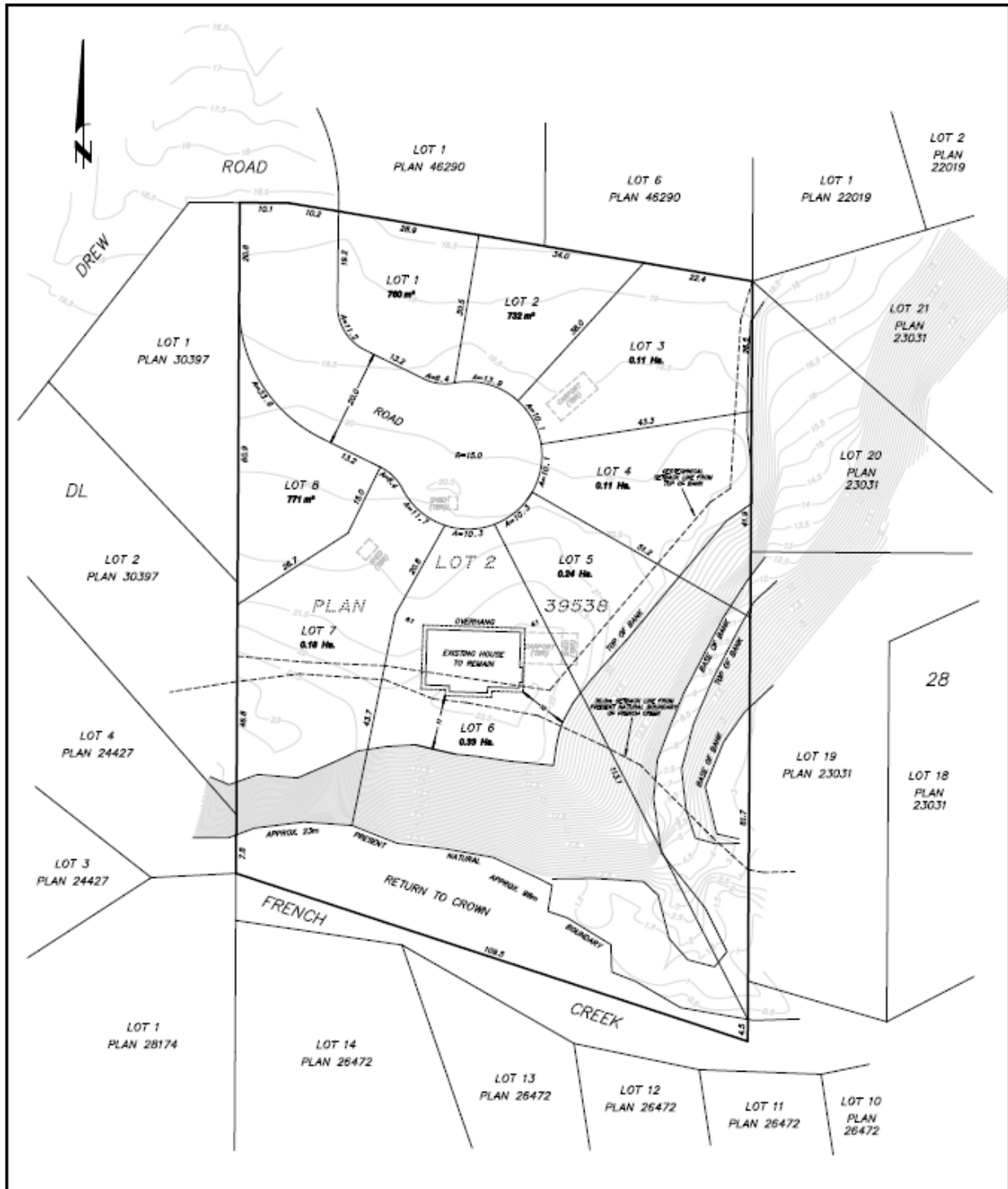
A Public Information Meeting has not yet been scheduled to gather public comments with respect to this application. Advisory Committee members will be notified of the date and time of this meeting and are welcome to attend this Public Information Meeting.

Following the Public Information Meeting, staff will prepare a report for consideration by the Electoral Area Planning Committee and the Regional Board. This report will include Advisory Committee comments and any recommendations.

**Attachment 1  
Location of Subject Property**



**Attachment 2  
Proposed Plan of Subdivision**



PROPOSED SUBDIVISION PLAN OF LOT 2,  
DISTRICT LOT 28, NANOOSE DISTRICT,  
PLAN 39538.

SCALE 1:500



**LEGEND**

ALL DISTANCES ARE IN METERS  
AND DECIMALS THEREOF.  
ALL DISTANCES ALONG CURVES  
ARE ARC DISTANCES.  
ALL DIMENSIONS AND AREAS ARE  
SUBJECT TO FINAL SURVEY.  
DL DENOTES DISTRICT LOT  
HA DENOTES HECTARES  
(TBM) DENOTES TO BE REMOVED

No.	DATE	REVISION
1	2013/03/01	MODIFY LOTS 5, 6 AND PARK
2	2013/03/06	MODIFY LOTS 6, 7 AND 8
3	2013/03/11	ADD GEOTECHNICAL SETBACK LINE
4	2013/03/20	MODIFY PARK, ADD CONTROLS
5	2013/05/06	ADD APPROXIMATE CREEK DIMENSIONS FOR LOTS 6 & 7

**SIMS ASSOCIATES**

LAND SURVEYING LTD.  
2837 PEWEE ROAD W.  
DANFORTH ONTARIO, B.C. V9W 1S4  
PHONE: 250-752-9121  
FAX: 250-752-9841  
FILE NUMBER: 12-230-5  
DRAWING NUMBER: 12-030-192.DWG  
DATE: 2013/05/08