

REGIONAL DISTRICT OF NANAIMO

ELECTORAL AREA 'A' PARKS, RECREATION AND CULTURE COMMISSION

REGULAR MEETING

WEDNESDAY, NOVEMBER 16th, 2016

7:00 PM

(Cedar United Church)

1644 Cedar Rd, Cedar

A G E N D A

PAGES

CALL TO ORDER

DELEGATIONS

Motion to receive late delegations

MINUTES

3-5

Minutes of the Regular Electoral Area 'A' Parks, Recreation and Culture Commission meeting held September 21st, 2016

Motion to adopt the Minutes

BUSINESS ARISING FROM THE MINUTES

Cedar Heritage Centre Agreement

COMMUNICATIONS/CORRESPONDENCE

REPORTS

Monthly Update of Regional and Community Parks and Trail Projects-September 2016
(handout)

6-11

Subdivision Application No. PL2016-134 Cash-in-lieu of Parkland

Driftwood Stairs Update – (Verbal)

Cedar Heritage Centre Update (Verbal)

Motion to receive Report

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

NEW BUSINESS

Island Health Grant

COMMISSIONER ROUND TABLE

IN CAMERA

That pursuant to Section 90(1) (e) of the Community Charter the Committee proceed to an In Camera Committee meeting to consider items related to land issues.

ADJOURNMENT

Motion to adjourn.

NEXT MEETING

TBD, 2017

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE ELECTORAL AREA 'A' PARKS, RECREATION AND
CULTURE COMMISSION REGULAR MEETING
HELD WEDNESDAY, SEPTEMBER 21, 2016
7:00PM

(CEDAR HERITAGE CENTRE)

Attendance: Alec McPherson, RDN Director, Chair
Angela Davies
Jim Fiddick
Andrew Thornton
John O'Connor
Patti Grand

Staff: Hannah King, Superintendent of Recreation Program Services
Elaine McCulloch, Parks Planner
Ann-Marie Harvey, Recording Secretary

Regrets: Graham Gidden
Bernard White
Kerri-Lynne Wilson

CALL TO ORDER

Chair McPherson called the meeting to order at 7:03pm.

DELEGATIONS/PRESENTATION

None

MINUTES

MOVED Commissioner O'Connor, SECONDED Commissioner Fiddick that the Minutes of the Regular Electoral Area 'A' Parks, Recreation and Culture Commission meeting held June 15th, 2016 be adopted.

CARRIED

BUSINESS ARISING FROM THE MINUTES

None

COMMUNICATIONS/CORRESPONDENCE

MOVED Commissioner O'Connor, SECONDED Commissioner Fiddick that the following Communications/ Correspondence be received:

K. St. Cyr, Cedar Family of Community Schools to RDN **RE: Thanks for Financial Support**

P. Sabo, SD 68 to T. Osborne, RDN **RE: Investment in School Site(s)**

CARRIED

REPORTS

Monthly Update of Regional and Community Parks and Trail Projects –June-August 2016

Ms. McCulloch updated the Commission on the EA 'A' and answered questions about parks items from the Commissioners.

Commissioner Fiddick asked about the GIS mapping of Crown Land Trails in Area H and if they could be done for trails in Area A. Spruston Road is Crown land and used for horseback riding and he asked if it could be done on those trails. Ms. McCulloch will speak to GIS regarding this area and if it can be fit into their plans.

Ms. McCulloch updated that the Driftwood Rd. survey work has been done. Should have design and costing done for the next meeting. She will request the Commission provide input on parking for this access at the next meeting as well.

The picnic table that was donated by the Cedar Skateboard Association has been installed. An event took place last weekend and so far seems that it went well without issue.

Cedar Plaza Kiosk Update

Ms. McCulloch updated that the Cedar Plaza Kiosk's final engineering drawings are done and the permits are in place. There were 3 bids in for the construction and it was awarded to Pickles Timberlands. There is a site meeting next week.

A letter will go to the next NCID meeting for consideration of water supply for the Plaza planting.

Roadside Trails

Chair McPherson updated that requests for a meeting at UBCM with Todd Stone has not been met with a response as of yet.

Chair McPherson will email the Committee some dates to meet before the next meeting to visit some priority roadside trails & connections.

Ms. McCulloch will follow up with School District 68 to find out the status of the safe walk to school plans.

RDN/Snuneymuxw Contribution Agreement

Director McPherson updated that the agreement for the Sportcourt funding had been approved by the Snuneymuxw council and they have said they will fund any additional costs above the agreement. The agreement had not been signed by the RDN yet but expects work to start in the Spring.

Salish Sea Marine Trail Proposal BC Marine Trails Network Association

Director McPherson explained to the Commission that this report had been presented at the last Regional Parks and Trails Select Committee meeting and the first motion in the report was carried with an amendment and the second motion was amended to include only Descanso Bay Regional Park. The inclusion of the community park accesses were referred to the electoral area parks committees for further discussion.

The Commission discussed the issues that already congest the Nelson Road Boat Launch and ways that these issues could be communicated so that the public is aware of them before they chose the Nelson Rd launch.

MOVED Commissioner Fiddick, SECONDED Commissioner Davies that the Board direct staff to work with the BC Marine Trails Network Association on developing a partnership agreement for Electoral Area 'A' Parks, Recreation and Culture Commission review, that establishes the Nelson Road Boat Launch as a Salish Sea Marine Trail access point, noting the parking congestion and a lack of available services.

CARRIED

MOVED Commissioner O'Connor, SECONDED Commissioner Davies that the reports be received.

CARRIED

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

NONE

NEW BUSINESS

Cedar Heritage Centre Agreement

MOVED Commissioner Grand, SECONDED Commissioner O'Connor that the Board direct staff to enter into discussions with Cedar School and Community Enhancement Society to discuss an extension of the current Lease and Site License Agreement to December 31, 2018.

CARRIED

COMMISSIONER ROUND TABLE

Commissioners provided community updates to the Committee.

ADJOURNMENT

MOVED Commissioner Grand, SECONDED Commissioner O'Connor that the meeting be adjourned at 8:47pm.

CARRIED

Chair

TO: Jeremy Holm
Manager, Current Planning

DATE: November 7, 2016

FROM: Frank Limshue
Planner

MEETING: EA'A'PRCC – November 16, 2016

FILE: PL2016-134

SUBJECT: **Subdivision Application No. PL2016-134
The West 60 Acres of Section 12, Range 1, Cedar District, Except Parcel A (DD6974N), and
Except Those Parts Within the Areas Outlined Red on Plans 573 RW, 657 RW and a997
RW, and Except Those Parts in Plans 7914, 23683 and EPP41405
2081 Lazy Susan Drive – Electoral Area 'A'**

RECOMMENDATION

That five percent (5%) cash-in-lieu of parkland dedication in conjunction with Subdivision Application No. PL2016-134, be accepted.

PURPOSE

To provide information with respect to the consideration of five percent parkland dedication or cash-in-lieu as part of Subdivision Application No. PL2016-134 in which the applicant proposes to create four parcels with the intended use, buildings and structures permitted within the current Residential 2 (RS2) Zone.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Richard Parrish to permit a four lot (including remainder) subdivision. The subject property is approximately 8.13 hectares in area and is zoned Residential 2 (R2) Zone, Subdivision District 'M' pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is located at 2081 Lazy Susan Drive, bounded by Agricultural Land Reserve lands to the west and residential dwellings to the north, south and east (see Attachment 1 - Subject Property Map).

The property contains an existing single family dwelling unit, garage and workshop.

The subject property is designated Rural within the "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011". The proposed plan of subdivision is as shown in Attachment 2. A public information meeting is scheduled for November 10, 2016.

Proposed Development

The applicant is proposing a four lot subdivision with individual on-site septic system and on-site wells, which meet the minimum parcel requirements for approval with the health authority for a parcel and also meets the minimum parcel size requirements of the Regional District of Nanaimo Zoning Bylaw 500 for unserviced lots. (see Attachment 2 – Subdivision Layout).

As this application for subdivision involves the creation of more than three parcels, the provisions of parkland and/or cash-in-lieu is required, pursuant to Section 510 of the Local Government Act. The RDN may require cash-in-lieu representing five percent value of the parent parcel. Alternatively, the RDN may require five percent parkland dedication or, a combination of parkland dedication and cash-in-lieu to the equivalent of five percent of the total subject property.

Parkland Dedication and Cash-in-Lieu

The applicant submitted the proposed parkland dedication as shown on Attachment 3 – Proposed Parkland Dedication. This proposal includes approximately 0.62 ha which includes an area on the north side of the creek and the 10.0 metres riparian area along the creek. The Parks Department reviewed the proposal and indicated that the proposal is not in keeping the Parks master plan for the area, thus recommends the RDN seek cash-in-lieu.

Regional District Parks and Planning staff have reviewed the proposed parkland proposal and note that the proposal is not consistent with Policy 10.2.3.d of the Electoral Area 'A' OCP, Bylaw No. 1620, 2011 which states, "Generally as environmentally lands cannot be developed, the protection of these lands should be in addition to the minimum park land dedication requirements...". In this case lands within the Riparian Area are not counted as parkland.

Given that the proposal does not satisfy the policies set-out in the Official Community Plan staff recommend that the parkland proposal is not accepted and the applicant provide the five percent cash-in-lieu.

ALTERNATIVES

1. To accept a combination of parkland dedication and cash-in-lieu.
2. To accept park dedication only – the offer.
3. To accept cash-in-lieu only.

FINANCIAL IMPLICATIONS

Staff have reviewed the proposed development and note that the proposal has no implications related to the Board 2016 – 2020 Financial Plan.

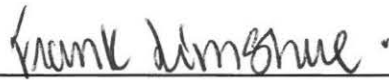
PUBLIC CONSULTATION IMPLICATIONS

In accordance with Board Policy CI.5, a Public Information Meeting will be held on Thursday, November 10, 2016 at the Cedar Heritage Centre. The minutes from that meeting, along with comments provided

by the Electoral Area 'A' Parks Recreation and Culture Commission will be submitted to the Electoral Area Services Committee and RDN Board prior to their decision.

SUMMARY/CONCLUSIONS

The applicant proposes a four lot subdivision on the lands known as 2081 Lazy Susan Drive. As this application for subdivision involves the creation of more than three parcels, the provisions of parkland and/or cash-in-lieu is required, pursuant to Section 510 of the Local Government Act. Staff have reviewed the proposal is recommending that the applicant pay five percent cash-in-lieu as the proposal for park dedication is not in keeping with the Parks Plan for Area 'A'.



Report Writer

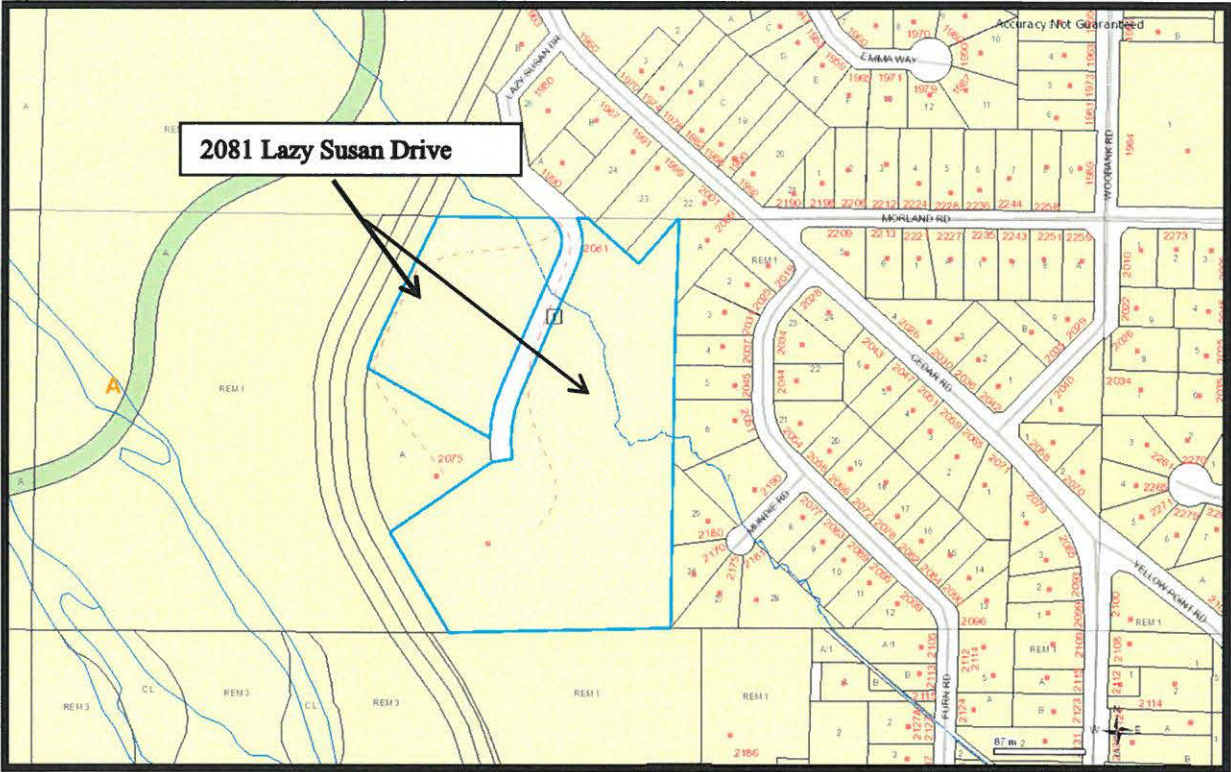


General Manager Concurrence

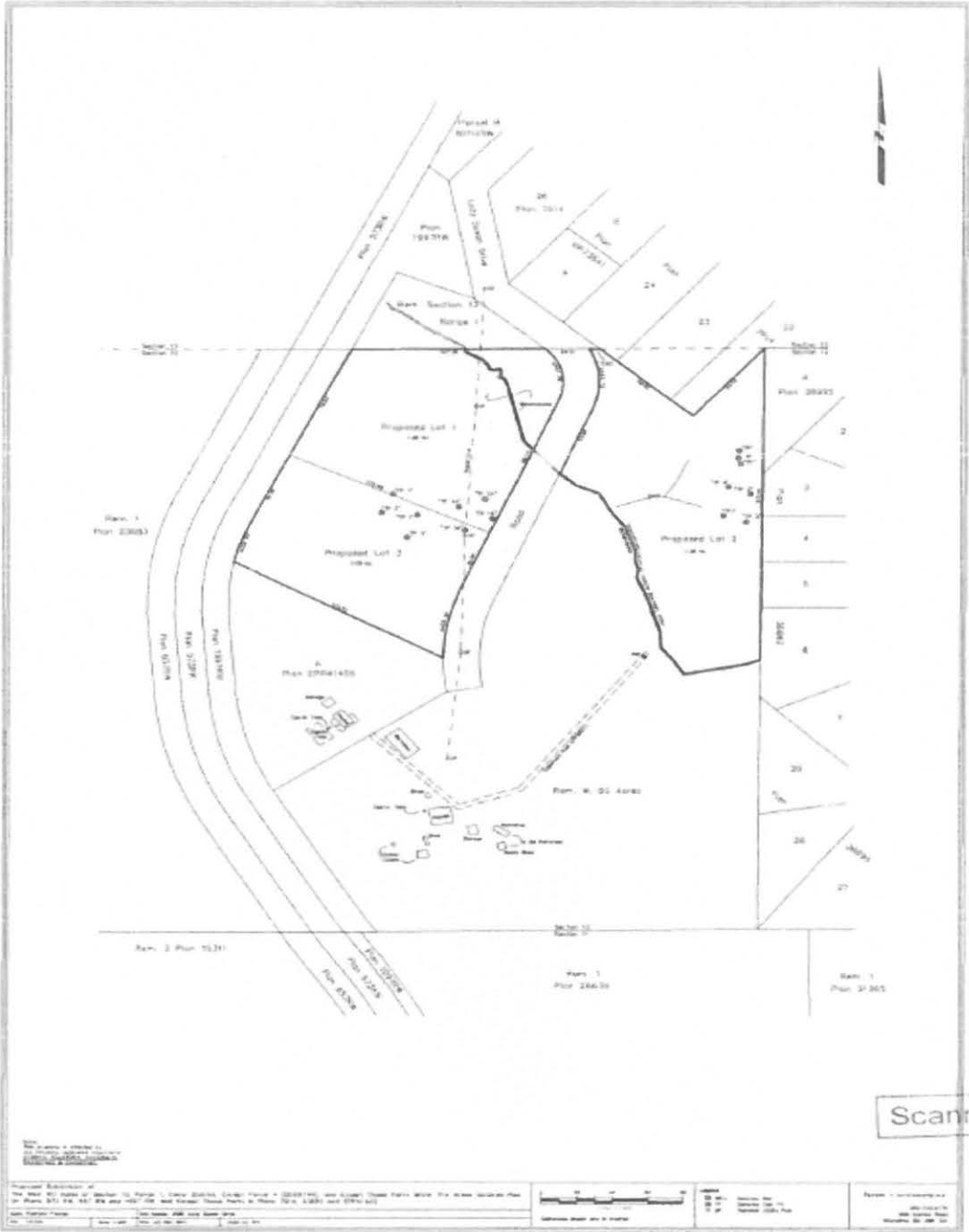


Manager Concurrence

Attachment 1
Subject Property Map



Attachment 2
Proposed Plan of Subdivision



Attachment 3 Proposed Parkland Dedication

