

**REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA 'E'
PARKS AND OPEN SPACE ADVISORY COMMITTEE
AGENDA**

**Wednesday, June 28, 2017
9:00am (site view - Stewart Rd & Davenham Rd)
10:00am (End of Oakleaf Rd)**

Pages

- | | |
|---|------------|
| 1. CALL TO ORDER | |
| 2. APPROVAL OF THE AGENDA | |
| 3. ADOPTION OF MINUTES | |
| 3.1. Minutes of the Electoral Area 'E' Parks and Open Space Advisory Committee | 2-5 |
| That the minutes of the Electoral Area 'E' Parks and Open Space Advisory Committee held June 14, 2017 be adopted. | |
| 4. DELEGATIONS/PRESENTATIONS | |
| 4.1. Snaw-Naw-As First Nation - Hul'q'umi'num Name for the Community Park | |
| 5. BUSINESS ARISING FROM DELEGATIONS | |
| 6. NEW BUSINESS | |
| 6.1. Cash in Lieu of Parkland – Davenham Rd | 6-8 |
| 7. AJOURNMENT | |

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF ELECTORAL AREA 'E' PARKS AND OPEN SPACES ADVISORY
REGULAR COMMITTEE MEETING HELD
WEDNESDAY JUNE 14, 2017
6:30 PM
(Nanoose Place)**

Attendance: Director Bob Rogers - Chair
Marlene Caskey - Secretary
Debbie Mitchell
Rod Turkington

Staff: Kelsey Cramer, RDN Parks Planner

Regrets: G. Wiebe

CALL TO ORDER

Director Rogers called the meeting to order at 6:43PM

ADOPTION OF AGENDA

It was moved and seconded that the agenda be adopted.

CARRIED UNANIMOUSLY

LATE DELEGATIONS

It was moved and seconded that the late delegations of Dr. Luckhurst and K. MacMillan be accepted for inclusion in tonight's meeting.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

It was moved and seconded that the minutes of the Electoral Area 'E' Parks and Open Space Advisory Committee held February 22, 2017 be adopted,

CARRIED UNANIMOUSLY

DELEGATIONS

Peter van Dongen and Clarice Springford – Nanoose Bay Natural Playgrounds

The delegates are interested in seeing a natural playground developed in the Madrone/Timberstone area, perhaps at Stone Lake Drive Community Park or in Amelia Crescent Community Park (an undeveloped park with an informal trail which starts at Ballenas Rd. mailboxes). They are strongly promoting the use of 'natural' materials such as wood, boulders, mulch. (This extends the '100 Mile Diet' concept to playground building materials.)

Dr. Luckhurst

Dr. Luckhurst talked about the history, present status, and future potential of the creek at the beach access/Right of way off of Higginson Rd. (E 54). He expressed concerns that, if commercial access is allowed there, it will affect the (future) salmon usage.

Kirke MacMillan

Mr. MacMillan expressed concerns on behalf of himself and other residents about the rescinding of the 2001 document 'A Parks and Open Space Plan for Nanoose Bay' by the RDN Board in May of this year. They feel that some of the wording, especially around beach accesses and local versus commercial users, should be carried forward into the 'Community Parks and Trails Strategic Plan (2014)'. They felt that there should have been an opportunity for public input prior to the rescinding of the document.

Director Rogers noted that the 2001 wording inferred that the RDN had authority to do things that neither the RDN nor MOTI can, such as restrict commercial use. He also reminded the audience that there was opportunity provided for public input to the 2014 plan and that when the CPTS is updated in 2019, there will be the opportunity to integrate additional wording specific to beach accesses at that time.

CORRESPONDENCE

It was moved and seconded that the correspondence be received.

CARRIED UNANIMOUSLY

STAFF REPORTS

Parks Quarterly Update Report Jan-Mar 2017

It was moved and seconded that the Parks quarterly update for January to March 2017 be received as information.

CARRIED UNANIMOUSLY

Beach Access Subcommittee – verbal update from POSAC Subcommittee

M. Caskey provided a copy of the form created for this project, and a spreadsheet summary of the accesses assessed to date. Subcommittee members are herself, D. Mitchell and V. Swan.

It was moved and seconded that the interim report be accepted, and that the subcommittee continues to assess the remaining beach access/Rights of way.

CARRIED UNANIMOUSLY

Oak Leaf Community Park – verbal update from Parks staff

K Cramer said that the fencing along the west property line has been postponed until fall due to the presence of an active eagle nest. The closure of an undesirable trail has also been postponed. Director Rogers indicated that the Nanoose First Nations are considering a name for Moorecroft Regional Park and plan to make a decision on a new name for Oak Leaf next week.

It was moved and seconded that the verbal update be received as information.

CARRIED UNANIMOUSLY

D69 Recreation Committee Update – verbal from G Wiebe

As G. Wiebe was not present, no report was given.

Director's Report – verbal update

Director B Rogers gave a verbal report, and thanked V. Swan and M. Caskey for attending the Volunteer Recognition reception.

It was moved and seconded that the Director's report be received as information.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE DELEGATIONS/COMMUNICATION

Natural Playgrounds

Stone Lake Drive Park is a possible location.

It was moved and seconded that staff be directed to provide a scoped concept report regarding natural playground equipment, budget and location around the Madrone area for the next Electoral Area E POSAC meeting.

CARRIED UNANIMOUSLY

Dr. Luckhurst's Presentation

As the issues around a salmon stream fall under the Federal Fisheries jurisdiction, there were no action items arising from this delegation.

Kirke MacMillan's Presentation

As the rescinding of the 2001 Parks plan has occurred, and the issue of commercial and non-local use of Beach access/Rights of ways is not within the RDN's mandate, no action items arise from this presentation.

UNFINISHED BUSINESS

Redden Park

The issue of blackberry control was discussed at the last meeting. Park Operations staff responded to the issues noted at the last meeting.

Nanoose Road Community Park

Park is Crown land; lease is up for renewal in 2020. Present wording only allows for playground.

It was moved and seconded that staff be directed to submit a request to Crown Lands to expand the potential uses for the Nanoose Road Community Park to include a dog park.

CARRIED UNANIMOUSLY

NEW BUSINESS

Five Year Plan (2018-2022)

It was moved and seconded that the following changes be made:

Additional Project Suggestions: delete Henley Park Place item (operational issue); move Nanoose Road Community Park and Beach Access survey to High Priority projects.

Planning for a Natural Material playground also be added to the High Priority projects list.

CARRIED UNANIMOUSLY

ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 9:24 PM.

CARRIED UNANIMOUSLY

Fern Road Consulting Ltd.

File No: 16-295-S
RDN File: PL2017-034

2017-06-26

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C. V9T 6N2

Attention: Angela Buick

Dear Angela:

RE: Lot 1, District Lot 137, Nanoose District, Plan 31921, Except Part in Plan 49001 – Stewart Road, Nanoose

On behalf of the property owner, 1090102 BC Ltd., we wish to make a formal proposal for parkland subject to the requirements of Section 510 of the *Local Government Act*.

1090102 BC Ltd. proposes cash-in-lieu of parkland dedication based on 5% of the land value determined by an independent appraisal (cost of appraisal to be shared equally by the developer and RDN).

The appraisal will be conducted after the Preliminary Layout Approval (PLA) is received from the Ministry of Transportation and Infrastructure. As we have not received the PLA, for discussion purposes we have attached the Contract of Purchase and Sale dated July 13, 2016 which shows the purchase price of \$370,000. The current title search reflects this same value. Based on this value, 5% cash would be \$18,500. Of course, this dollar amount is approximate as the appraisal may reflect a different value.

We look forward to meeting with the Parks and Open Space Advisory Committee and receiving their input regarding this proposal.

Please do not hesitate to contact me if you have any questions or comments.

Best regards,



Rachel Hamling
Project Coordinator
Enclosure



CONTRACT OF PURCHASE AND SALE

BROKERAGE: 460 Realty Inc. DATE: July 13, 2016
 ADDRESS: 202-1551 ESTEVAN RD, Nanaimo PC: V9S 3Y3 PHONE: (250) 591-4601
 PREPARED BY: ANDREW MCLANE PREC* MLS# NO: 405633

SELLER: <u>BCIMC Realty Corporation, Inc. No. A41891</u>	BUYER: <u>VIPER FIRE PROTECTION LTD</u>
SELLER: _____	BUYER: <u>VIP HOMES LTD</u>
ADDRESS: <u>1800 - 1055 Dunsmuir Street BOX 49054</u>	ADDRESS: _____
<u>Vancouver BC</u> PC: <u>V7X 1C4</u>	<u>740 Rupert Rd E, Qualicum Beach, BC</u>
PHONE: _____	PC: <u>V9K 1N2</u>
RESIDENT OF CANADA : <input type="checkbox"/> NON-RESIDENT OF CANADA : <input type="checkbox"/>	PHONE: _____
as defined under the <i>Income Tax Act</i> .	OCCUPATION: _____

PROPERTY:

LOT 1 STEWART ROAD
 UNIT NO. _____ ADDRESS OF PROPERTY _____
NANOOSE BAY
 CITY/TOWN/MUNICIPALITY _____ POSTAL CODE _____
001126237
 PID _____ OTHER PID(S) _____
LT 1 DL 137 LD 33 PL VIP31921

LEGAL DESCRIPTION

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions:

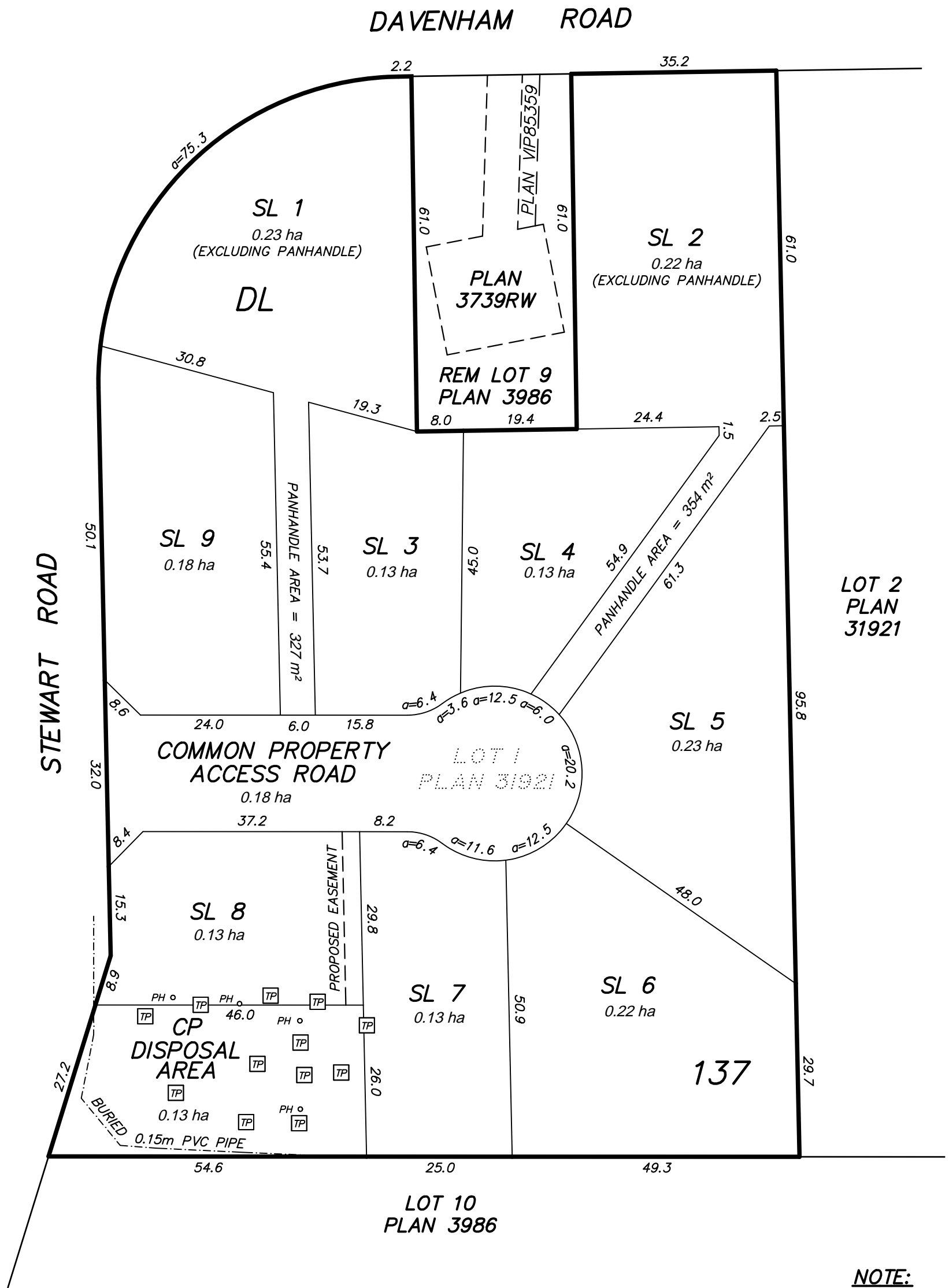
- PURCHASE PRICE:** The purchase price of the Property will be _____
Three Hundred Seventy Thousand
Plus Goods and Services Tax DOLLARS \$ 370,000.00 (Purchase Price)
- DEPOSIT:** A deposit of \$ 25,000.00 which will form part of the Purchase Price, will be paid within 24 hours of acceptance unless agreed as follows: To be deposited within 5 business days of acceptance

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to 460 Realty Inc and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

 INITIALS

**PROPOSED BARE LAND STRATA PLAN OF LOT 1, DISTRICT LOT 137,
NANOOSE DISTRICT, PLAN 31921, EXCEPT PART IN PLAN 49001.**

SCALE 1:750



NOTE:
ALL LOTS MEET REQUIRED
LOT-DEPTH RATIO

LEGEND

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
ALL DISTANCES ALONG CURVES ARE ARC DISTANCES
ALL DIMENSIONS AND AREA ARE SUBJECT TO FINAL SURVEY.

DL DENOTES DISTRICT LOT
REM DENOTES REMAINDER
ha. DENOTES HECTARES
CP DENOTES COMMON PROPERTY
TP DENOTES TEST PIT
PH o DENOTES PERC HOLE

No.	DATE	REVISION
1	2016/08/26	
2	2016/12/14	ALTER PLAN TO BARE LAND STRATA WITH CP FOR DISPOSAL - ADD 1 LOT
3	2017/02/15	ADD TEST PITS, PERC HOLES AND PROPOSED EASEMENT
4	2017/02/15	ADJUST LOT LINES TO COMPLY WITH LOT-AVERAGING REQUIREMENTS

SIMS ASSOCIATES
LAND SURVEYING LTD.
223 FERN ROAD W.
QUALICUM BEACH, B.C. V9K 1S4
PHONE: 250-752-9121
FAX: 250-752-9241
FILE NUMBER: 16-295-S
DRAWING NUMBER: 16-295 P4.DWG
DATE: 2017/02/15