

To: CAO for the Electoral Area Services Committee

Date: 2019-11-14

From: David Bennett, Planner II

File No: 3320-20-2017-07445

**Subject: Cash-in-lieu of Park dedication for proposed subdivision of 3636 Columbia Valley Road, Electoral Area "H".**

---

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board accept the offer of \$42,400.00 for the construction and maintenance and operation of the Cultus Lakeside Trail, subdivision file 3320-20-2017-07445, 3636 Columbia Valley Road, Electoral Area "H".

### STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy  
Support Healthy & Sustainable Community  
Provide Responsive & Effective Public Services

### PRIORITIES

Priority #4 Tourism  
Priority #5 Outdoor Recreation

## BACKGROUND

At the time of subdivision, developers who are subdividing land into more than three parcels are required to provide the Regional District with dedicated park land to a maximum amount of 5% of the total area of the lands being subdivided, cash-in-lieu of park dedication, or a combination of land and cash contribution. When providing a cash contribution, the value is based on the average market value of the land being subdivided as though the land is zoned to permit the proposed use. Section 510 of the *Local Government Act* regulates park dedication and options for park dedication. The offer of \$42,400.00 is based on the current BC Assessment value of \$848,000.00.

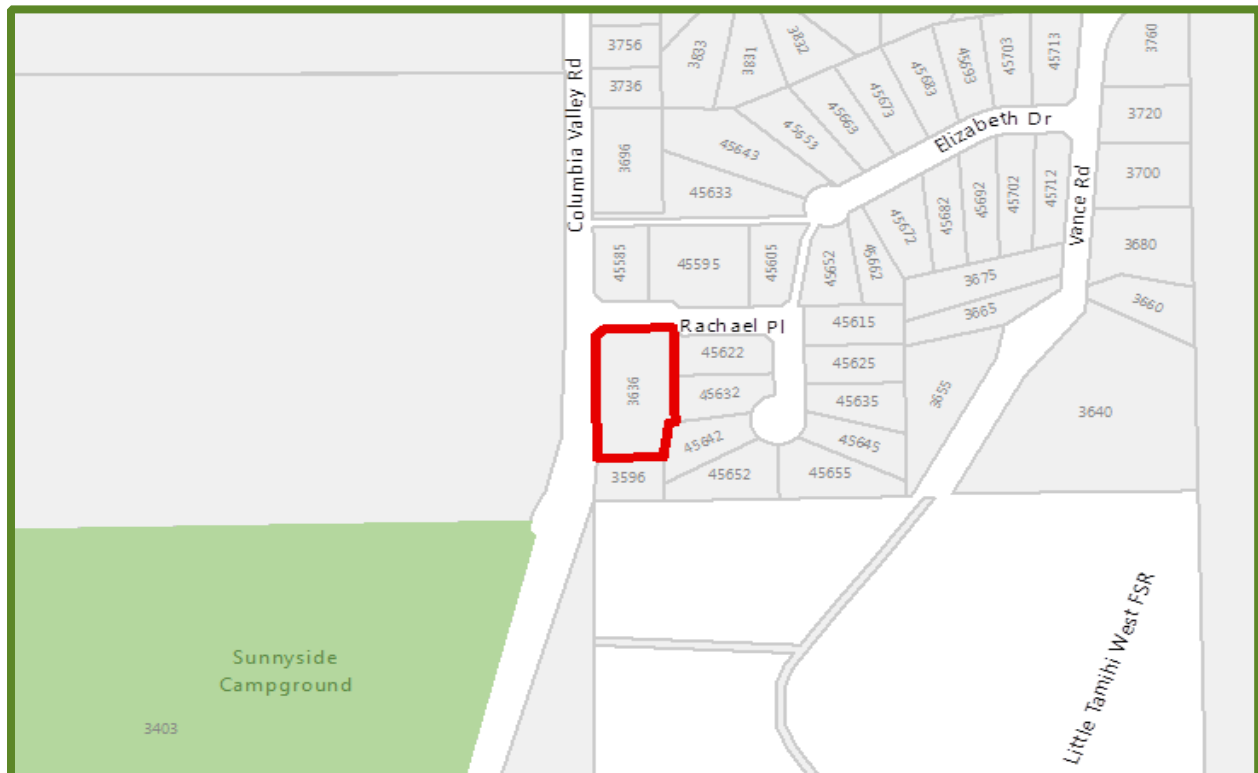
### PROPERTY DETAILS

<b>Electoral Area</b>	C		
<b>Address</b>	3636 Columbia Valley Road		
<b>PID</b>	023-888-644		
<b>Folio</b>	733.03803.019		
<b>Lot Size</b>	1.151 acres		
<b>Owner</b>	Chris & Shelley Olafson and Brad & Lisa Geary		
<b>Current Zoning</b>	Urban Residential (RS-1)	<b>Proposed Zoning</b>	No change
<b>Current OCP</b>	Suburban Residential (SR)	<b>Proposed OCP</b>	No change
<b>Current Use</b>	SFD	<b>Proposed Use</b>	Subdivision (x6 lots)
<b>Development Permit Areas</b>	DPA 5-E (RAR) – N/A		
<b>Agricultural Land Reserve</b>	No		

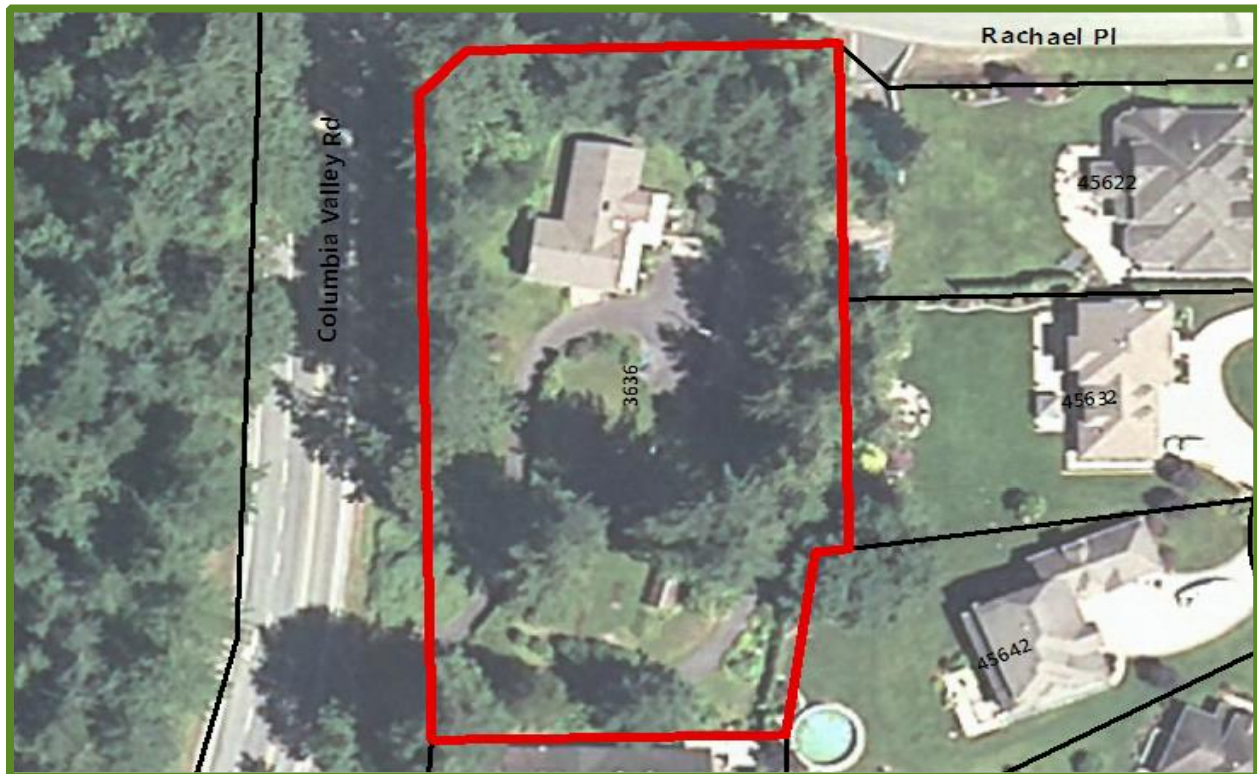
### ADJACENT ZONING & LAND USES

<b>North</b>	^	Urban Residential (RS-1) / Residential
<b>East</b>	>	Urban Residential (RS-1) / Residential
<b>West</b>	<	Park Reserve (P-2) / Park
<b>South</b>	v	Urban Residential (RS-1) / Residential

### NEIGHBOURHOOD MAP



## PROPERTY MAP



## DISCUSSION

In Electoral Area "H", at this time, there is not a particular need for a small piece of parkland in the subject location, nor the immediate need to purchase lands for Park purposes as Electoral Area "H" contains Cultus Lake Park, and Cultus Lake Provincial Park. There is a need however to complete the Lakeside Trail and to maintain the existing sections of the Lakeside Trail. Therefore, the voluntary community amenity offer of cash for construction, operation and maintenance of the Lakeside Trail in-lieu of land and in lieu of cash for park purchase is appropriate.

This offer is based upon BC Assessment current valuation of the property, with proper zoning in place but without services installed, in accordance with the *Local Government Act*. The current 2018 BC Assessment Value is \$848,000.00. The property does not require rezoning prior to subdivision.

In the long term, it will be advantageous to have reserves for park land acquisition or land dedication for park purposes through the subdivision process. However, at this time there is not a need to acquire or improve the existing parks in the area; accordingly, staff recommend that the offer be accepted.

The FVRD Board previously accepted similar offers for the contributions towards the Lakeside Trail from subdivision developments at Aquadel Crossing and Creekside Mills.

## **COST**

There are community benefits from this offer as the developer will be contributing towards the Lakeside Trail construction, operation and maintenance.

The FVRD Parks department is currently reviewing the financial implications, and funding mechanisms required for the operation and maintenance of the Lakeside Trail.

## **COMMENTS BY:**

**Graham Daneluz, Director of Planning & Development**      Reviewed and supported

**Mike Veenbaas, Director of Financial Services**      Reviewed and supported.

**Jennifer Kinneman, Acting Chief Administrative Officer**