

To: Regional and Corporate Services Committee

Date: 2018-05-08

From: David Urban, Manager of Outdoor Recreation Planning

File No: 3021-40-Bridal Falls

Subject: Replacement Tenure for Licence of Occupation No. 240991 – Bridal Falls Crown Land

RECOMMENDATION

THAT the Fraser Valley Regional District Board endorse the replacement tenure for Licence of Occupation No. 240991 over that part of Legal Subdivision 4, Section 5, except: part subdivided by Plan 47320, together with that part of Lot 2, Section 6, Township 3, Range 28, West of the Sixth Meridian, NWD, Plan LMP 2553, for regional park purposes on Crown land in the Bridal Falls area.

STRATEGIC AREA(S) OF FOCUS

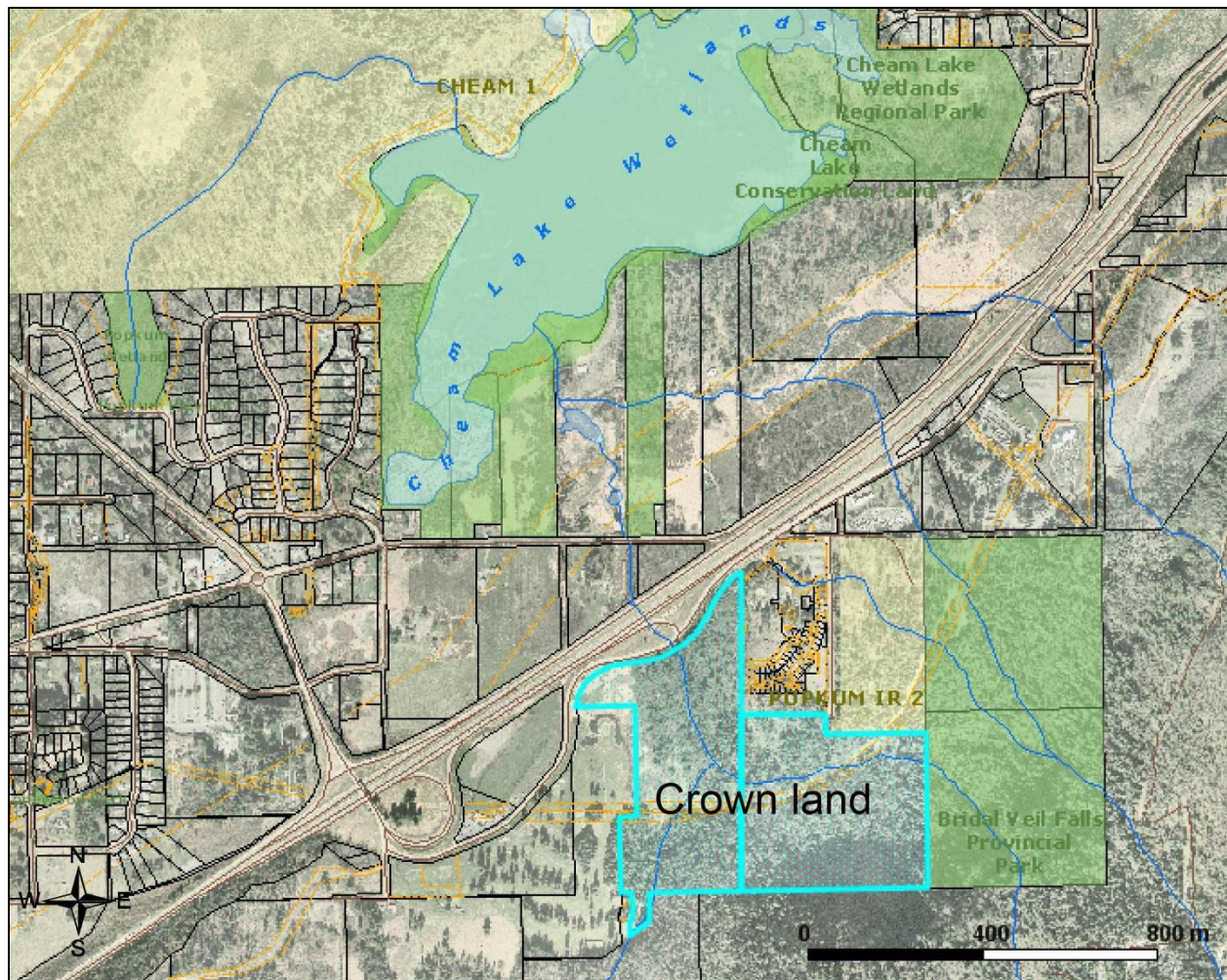
Support Environmental Stewardship
Foster a Strong & Diverse Economy
Support Healthy & Sustainable Community

PRIORITIES

Priority #4 Tourism
Priority #5 Outdoor Recreation

BACKGROUND

The Province has informed the Fraser Valley Regional District (FVRD) that Licence of Occupation No. 240991 for ~33.84 hectares (83.62 acres) of Crown land for park purposes to the east of Bridal Veil Falls Provincial Park expires on October 27, 2018, see location map below. If a replacement tenure is desired, an application with a Board resolution is due before June 12, 2018.



Location Map

DISCUSSION

In 1993, the Fraser-Cheam Regional District Park Commission passed a resolution to pursue the development of a regional park in the Bridal Falls area. The goal of the proposed park is to preserve some limited recreational facilities, including hiking trails, wetland boardwalks, and a small day use picnic area. Because of its location and accessibility, the proposed park could be used by the local community, by residents of the surrounding region, and potentially, the travelling public. As well, though not physically connected to Cheam Lake Wetlands Regional Park across the Trans-Canada Highway, the proposed regional park could be functionally a natural extension of the Cheam Lake Wetlands Regional Park.

The proposed park area consists of a natural wetland area, an alluvial fan, talus slopes, slide debris at certain locations, and the lower portion of the mountain slope, including an extension of the ridge over which Bridal Creek flows in Bridal Veil Falls Provincial Park, immediately to the east. In 1996, the Regional District drafted a preliminary park development plan which in the future could serve as a foundation for park concept ideas. The total area of land is approximately ~33.84 hectares, and all of the property involved is provincial Crown land.

Since September 27, 1995 the FVRD held a licence of occupation on this Crown land to the east of Bridal Veil Falls Provincial Park for the purpose of park. The government issues a licence of occupation where:

- minimal improvements are proposed,
- there are potentially multiple users of a site,
- surveying is not required, and
- they wish to retain future options and management control over the use of the lands.

A licence of occupation conveys fewer rights than a lease since it conveys non-exclusive use for the purpose described. A licence of occupation is normally issued for a term of 10 years.

The FVRD Regional Parks Strategic Plan's vision is that "the FVRD Parks system will provide diverse opportunities for outdoor recreation, protect and steward areas of cultural and ecological significance, and promote a stronger connection between people and nature in a way that is responsive to and enhances the quality of life of the region's changing population." Based on the aforementioned ecological and recreational perspectives and passive recreational opportunities offered, if pursued, this Crown land would contribute to the advancement of the FVRD's parks system's vision. Additionally, the strategic plan states the need to acquire new parkland to keep up with the growing demand for outdoor recreation in the region. However, the reality of limited funding will require a more creative approach to expanding the regional park system. Securing long term land tenure agreements such as this for future park land is a supported approach. Currently there are no plans to develop this park; rather this licence of occupation affords the FVRD the opportunity in the future to add natural park to our suite of regional parks.

COST

The application fee is \$210.00 to be funded from the Regional Parks budget GL# 700-2463.

CONCLUSION

The FVRD's Licence of Occupation No. 240991 for ~33.84 hectares (83.62 acres) of Crown land for park purposes to the east of Bridal Veil Falls Provincial Park expires on October 27, 2018. If a replacement tenure is desired, an application with a Board resolution is due before June 12, 2018. The intent of this licence of occupation was to set aside the land to use as a natural park and this replacement tenure would serve this purpose.

COMMENTS BY:

Barclay Pitkethly, Director of Regional Programs

The land holds tremendous potential to increase the Regional Parks service at minimal upset costs to the FVRD residents.

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Paul Gipps, Chief Administrative Officer

Reviewed and supported. This use is within the accepted guidelines related to the 1:10,000 events recently raised in the Bridal Falls Hazard Report.