

Attachment 4

Parkland Suitability Criteria Review

Official Community Plan Parkland Suitability Criteria Review

1940 Woodbank Road subdivision application: cash-in-lieu of parkland dedication proposal

Sep-21

Reviewed by: EM

Section 10.2.3 - Enhancing and Maintaining Park Land, Green Space and Natural Areas, Recreational Opportunities and Culture of the *Electoral Area A Official Community Plan* states that the Regional District may consider accepting parkland at the time of subdivision or rezoning on any lands within the Plan Area where there is an opportunity for park dedication to meet one or more of the following preferred park criteria:

OCF Preferred Park Criteria	Assessment	Comments
a) The land improves access to water including the ocean, a lake, and any other watercourse.	No	
b) The land is identified for parkland, trail, or conservation area by the Plan or any other RDN parks and trails plan.	No	
c) The land connects parks and natural areas, contributing to an interconnected greenways network that links neighbourhoods to parks, schools, and cultural resources.	No	
d) The land includes areas for the protection of environmentally sensitive areas to be retained in a natural, undisturbed state or archaeological features to be protected. Generally, as environmentally sensitive lands cannot be developed, the protection of these features should be in addition to the minimum parkland dedication requirements pursuant to the <i>Local Government Act</i> .	No	
e) The land includes viewpoints and opportunities for nature appreciation and/or focal features such as a public square or community gathering space in village areas.	No	While the site is located within the Cedar GCB, it does not provide any opportunities for a small focal feature or green space.
f) Land that is a single contiguous parcel is preferred.	N/A	
g) Lands that provide opportunities for both outdoor recreation and a verifiable carbon sequestration project.	No	If parkland was dedicated, the required 5% would amount to 0.061 ha which is too small to provide opportunities for outdoor recreation or for a carbon sequestration project.
h) The subject property contains a locally significant feature or ecosystem that if preserved or managed would result in a net benefit to the community.	No	
i) Notwithstanding lands deemed appropriate for environmental protection by a qualified environmental professional, the land in question must be useable for both passive and active recreational uses and be suitable for uses such as ball diamonds, tennis courts, children's tot lots, and basketball courts.	No	If parkland was dedicated, the required 5% would amount to 0.061 ha which is too small to provide opportunities for passive or active outdoor recreation.
j) Preference shall be given to the acquisition of those lands identified in Map No. 4 and 8 for future community and regional parks, trails and corridors, and natural areas. However, other lands may be considered in accordance with the criteria outlined in this policy.	No	