



REGIONAL
DISTRICT
OF NANAIMO

ORLEBAR POINT AND BRICKYARD BEACH MANAGEMENT

Please note: The original recommendation was varied by the Committee as follows:

1. That the Regional District of Nanaimo move forward with developing an agreement with the Ministry of Transportation and Infrastructure to assume responsibility for infrastructure at Orlebar Point and be considered in the 2024 financial plan.
2. That staff investigate the possibilities of assuming site management and infrastructure improvements at Brickyard Beach.

RECOMMENDATION

That the Orlebar Point and Brickyard Beach report be received for information.

BACKGROUND

In October 2022, Ministry of Transportation and Infrastructure (MoTI) contacted RDN Parks staff to inquire about their interest in obtaining a license of occupation for the long-term tenure of Orlebar Point on Gabriola Island. The Ministry is unable to continue the regular maintenance of the infrastructure in this location. The request was brought to the Parks and Open Space Advisory Committee and subsequently to the Board on January 24, 2023, where the following motion was approved:

It was moved and seconded that staff report on the costs and other considerations involved to acquire a license of occupation of the Orlebar Point and Brickyard Beach Ministry of Transportation and Infrastructure water areas.

Orlebar Point

Orlebar Point is located along Berry Point Road on Gabriola Island. It is a parcel of land owned by MoTI and stretches from the intersection of Berry Point Road and Norwich Road to the northwestern tip of the point (Attachment 1 – Orlebar Point Location Map). The site is a popular destination for residents and tourists, and includes two small roadside parking areas, two picnic tables, and two benches with commemorative plaques.

For the RDN to manage and maintain the infrastructure at this location, a License of Occupation (LoO) agreement between MoTI and the RDN would need to be established. It is recommended that the land be excluded from the agreement and that any management or maintenance of the beach area remain the responsibility of MoTI.

The proposed infrastructure to be included in the LoO would include:

- Two roadside paved parking areas

- Two picnic tables
- Two benches with commemorative plaques

Some of the infrastructure is currently in poor condition and immediate work would include the removal and replacement of the two picnic tables and installing curb stops in the roadside parking areas. Ongoing maintenance of the new and existing infrastructure would need to be considered in future operational budgets. It is proposed that the parking areas would not be cleared of snow and ice in winter.

Brickyard Beach

Brickyard Beach is located on the south side of Gabriola Island at the intersection of South Road and Ferne Road. The property includes a gravel parking area, grass lawn, and two picnic tables currently in disrepair (Attachment 2 – Brickyard Beach Location Map).

The ownership of the land at Brickyard Beach is unclear. Correspondence with MoTI has indicated the land may be federally owned, however the federal government has advised that the land does not belong to them and suggested that it is likely provincially owned. Staff have also reached out to the Nanaimo Port Authority but have not received a response.

If the RDN were to assume responsibility for the management and oversight of the Brickyard Beach property, the RDN would need to enter into an agreement with the appropriate landowner. Initial work would include removing and replacing the existing picnic tables and gravel top-up and grading of the parking lot. On-going maintenance activities would include but are not limited to grass cutting, management of invasive species and parking lot grading as required. It is proposed that the parking area would not be cleared of snow and ice in winter.

FINANCIAL IMPLICATIONS

The capital and operating costs associated with this proposal have not been allocated in the 2023 annual budget. If there is an interest to pursue these Licence of Occupation agreements, capital and operating funds will be allocated in the Electoral Area B Community Parks Services budget as part of the 2024 – 2028 Financial Plan approval process and Licence of Occupation Agreements will negotiate in 2024 with MoTI for the Orlebar Point site and once confirmed, with the appropriate landowner at the Brickyard Beach site.

Table 1: Orlebar Point and Brickyard Beach Estimated Costs

ITEM	Estimated Cost
Remove and replace existing picnic tables	\$12,000
Install new curb stops at Orlebar Point	\$1,500
Parking lot improvements at Brickyard Beach	\$6,000
Contingency	\$2,500
TOTAL	\$22,000

Table 2: Annual Maintenance Costs

ITEM	Estimated Cost
Orlebar Point annual maintenance	\$1,800
Brickyard Beach annual maintenance	\$3,600
TOTAL ANNUAL COST	\$5,400

STRATEGIC PLAN ALIGNMENT

Environmental Stewardship - Protect and acquire lands for environmental preservation and parkland.

REVIEWED BY:

- A. Gore, Superintendent, Parks Planning, Research and Development
- R. Daykin, Manager, Parks Services
- T. Moore, Chief Financial Officer
- T. Osborne, General Manager, Recreation
- D. Holmes, Chief Administrative Officer

ATTACHMENTS

1. Orlebar Point Location Map
2. Brickyard Beach Location Map