



REGIONAL  
DISTRICT  
OF NANAIMO

**REQUEST TO ACCEPT CASH-IN-LIEU OF PARK LAND DEDICATION IN RELATION TO  
SUBDIVISION APPLICATION NO. PL2020-020 – PID 032-115-890, ELECTORAL AREA H**

**RECOMMENDATION**

1. That five per cent cash-in-lieu of park land dedication be accepted in conjunction with Subdivision Application PL2020-020.

**BACKGROUND**

The Regional District of Nanaimo (RDN) has received an application from Prism Land Surveying Ltd. on behalf of 1527766 B.C. Ltd. to create a seven-lot bare land strata subdivision. The subject property is legally described as Lot A, District Lot 81, Newcastle District, Plan EPP122769. The parcel is approximately 5.39 hectares in area and is zoned Alternative Forms of Rural Development 1 (AF1), pursuant to “Regional District of Nanaimo Zoning Bylaw No. 2500, 2024” (see Attachment 1 – Subject Property Map). The AF1 zone permits the creation of seven parcels on the subject property. The subject property is currently vacant and is located on the corner of Fowler Road and Island Highway West.

Parkland dedication or cash-in-lieu is required, pursuant to Section 510 of the *Local Government Act*. As per the policies of “Regional District of Nanaimo Electoral Area H Official Community Plan Bylaw No. 1335, 2017” (OCP), the RDN shall determine if the developer is to provide parkland in a location acceptable to the local government, cash-in-lieu representing five per cent value of the parent parcel, or a combination of land and cash-in-lieu. The applicant proposes to provide cash-in-lieu of parkland dedication.

***Park Implications***

The RDN Parks Department has reviewed the potential for a park on the property in relation to preferred park criteria in the OCP and evaluation criteria from the 2014 Community Parkland and Trails Strategy. The RDN has identified that the subject property has low potential value as a community park or trail. See Attachment 3 – Parks and Open Space Advisory Committee Comments for the full evaluation by RDN parks staff including the Parkland Suitability Criteria Review.

Consistent with Section 510 of the *Local Government Act* and “RDN Board Policy C1.2 Cash-in-lieu of Parkland”, the five per cent cash-in-lieu of parkland would be calculated by an independent appraisal of the undeveloped land value. If accepted by the RDN Board, the appraisal will be jointly paid for by the applicant and the RDN.

As per the requirements of the *Local Government Act*, if cash-in-lieu of parkland is accepted, it may only be used for parkland acquisition within Electoral Area ‘H’.

In support of the cash-in-lieu proposal, the applicant has submitted an Appraisal of the subject property prepared by Cunningham & Rivard Appraisals Ltd., and dated March 20, 2025 (Appraisal). The Appraisal evaluates the market value of the subject property and provides an estimated market value of \$1, 130, 000.00.

## **FINANCIAL IMPLICATIONS**

Should the Board approve the recommended cash-in-lieu proposal, the RDN will receive five percent of the value of subject property. Based on the Appraisal, 5% is approximately \$56,500.00 to be added to the reserve for park land acquisition in Electoral Area H.

## **STRATEGIC PLAN ALIGNMENT**

The proposed development has been reviewed and has no implications for the 2023 – 2026 Board Strategic Plan.

## **REVIEWED BY:**

P. Thompson, Manager, Current Planning  
L. Grant, General Manager, Development and Emergency Services  
D. Holmes, Chief Administrative Officer

## **ATTACHMENTS:**

1. Subject Property Map
2. Subdivision Plan
3. Parks and Open Space Advisory Committee Comments