

ITEM 2

MANAGER'S REPORT NO. 21

COUNCIL MEETING Mar. 19/73

2. Re: Proposed Provincial Land Commission Act

Following is a report from the Director of Planning regarding Bill 42, the Provincial Government's proposed Land Commission Act.

RECOMMENDATION:

THAT the recommendations of the Director of Planning be adopted.

\* \* \* \* \*

PLANNING DEPARTMENT

MARCH 14, 1973

OUR FILE: 02.133

RE: PROPOSED PROVINCIAL LAND COMMISSION ACT

The Planning Department was recently asked by the Municipal Council to comment upon the effect upon Burnaby of the above proposed legislation.

Probably the most accurate response to such a request at this point in time, would be to reply that the effect upon Burnaby is not known, as the legislation is not yet passed; it may be subject to changes before it is passed; and there is no way of knowing whether any land within Burnaby will be designated under the Act. In addition there is so much emotion involved in current discussion, that the objectives of the legislation are obscured, and rational debate is almost impossible.

However, it is possible to make the following general comments from the viewpoint of this Municipality.

1. The current Order-in-Council, which prohibits the subdivision of farmland or the issuance of building permits for non farm uses, applies to those properties within Burnaby shown on the attached sketches. The current prohibition will remain in effect until the designation of reserves takes place under the new legislation. It is not known whether any land within Burnaby will be designated under the proposed legislation.
2. The objectives of the legislation are as follows:- to
  - (a) preserve agricultural land for farm use;
  - (b) encourage the establishment and maintenance of family farms, and land in an agricultural land reserve, for a use compatible with the preservation of family farms and farm use of the land;
  - (c) preserve green belt land in and around urban areas;

- (d) encourage the establishment and maintenance of land in a green belt land reserve for a use compatible with the preservation of a green belt;
- (e) preserve land bank land having desirable qualities for urban or industrial development and restrict subdivision or use of the land for other purposes;
- (f) encourage the establishment and maintenance of land in a land bank land reserve for a use compatible with an ultimate use for industrial and urban development;
- (g) preserve park land for recreational use; and
- (h) encourage the establishment and maintenance of land in a park land reserve for a use compatible with an ultimate use for recreation;

These objectives reflect this Municipalities approach to land use planning and from this viewpoint deserve support.

3. It seems worth noting that Burnaby through its own zoning powers, park acquisition programmes and land assembly policies, already designates land for the following purposes:

agricultural	(Big Bend Area)
green belt	(trail systems, conservation park areas)
land bank	(Burnaby Mountain, Central Area, Cariboo Area)
park	(major parks, Burnaby Lake, Central Park etc.)

The difference appears to be that in carrying out these actions the Municipality has to follow various procedures spelt out in the Municipal Act; for example public hearings, bylaw readings, arbitration proceedings etc., while the proposed Commission can make up the procedures as it goes along. This is undesirable and requires clarification.

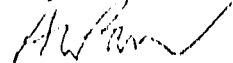
4. Depending upon the extent to which land is designated for non-urban use in the Lower Mainland, it is conceivable that the demand for non-designated urban land will increase, leading to an increase in population growth and development in Burnaby, and certainly making it impossible to subscribe to a non-growth policy for this Municipality. In view of the absence of information, it is difficult to suggest a course of action at this stage, but my preliminary recommendations would be as follows.

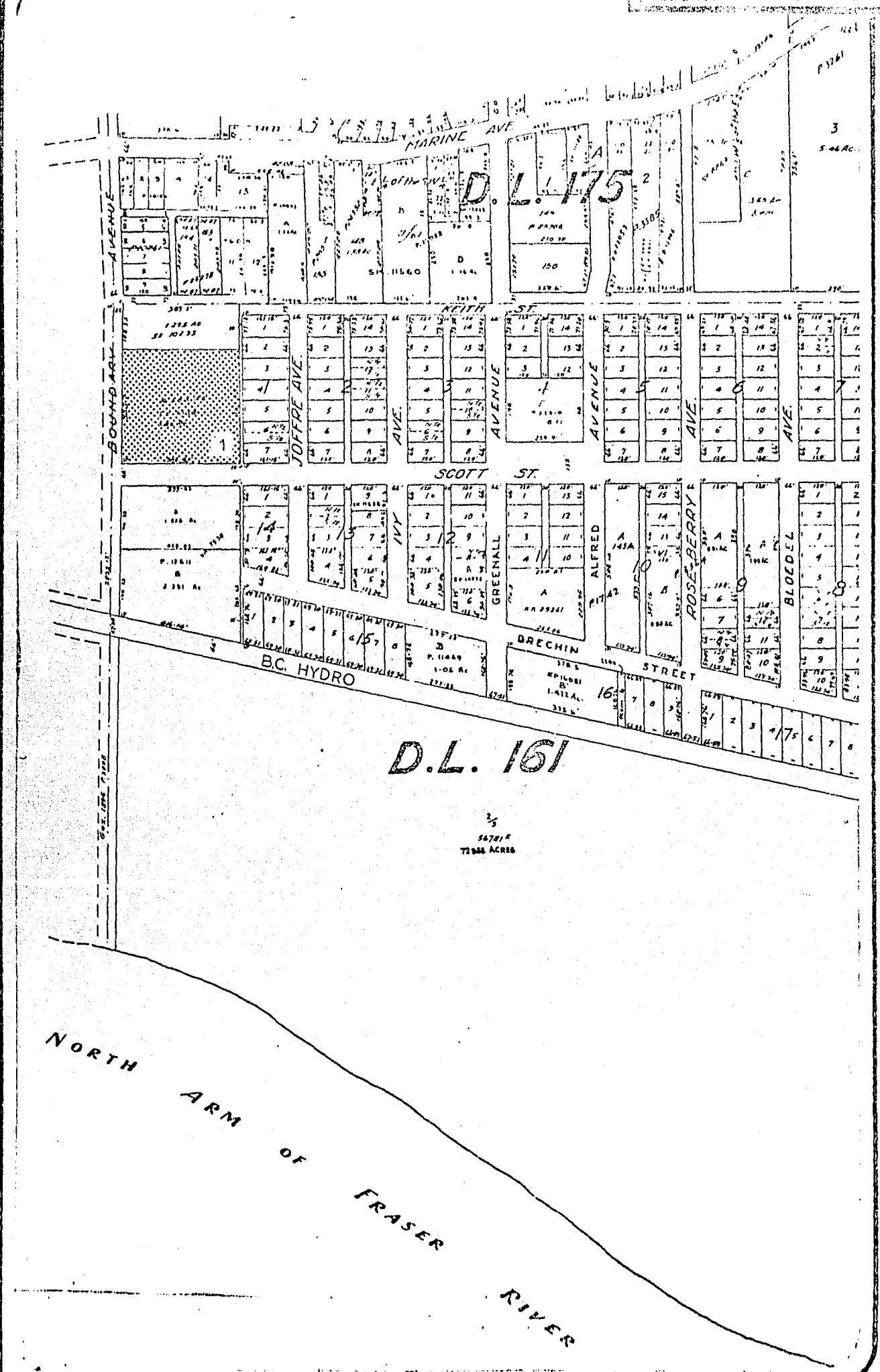
#### RECOMMENDATIONS

1. THAT the Municipal Council endorse the general objectives of the proposed land Commission Act.
2. THAT the Municipal Council request information and clarification of the procedures that will be followed by the Commission in order to ensure that Municipal and Regional plans are not frustrated or circumvented, that the objectives of the local community are recognized, and that the individual retains a sense of involvement in the decisions that effect his community.
3. THAT the Municipal Council advise the Provincial Government that it wishes to be recognized as a partner and to be consulted as such, when the time comes to designate land within Burnaby as an agricultural land reserve, a greenbelt land reserve, a land bank land reserve, and a park land reserve, even to the extent of recommending to the Provincial Government land which the Municipality wishes to have designated.

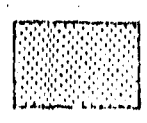
Further reports will be made to the Municipal Council as additional information becomes available.

Respectfully submitted,

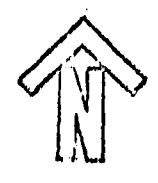
  
A. L. Parr,  
DIRECTOR OF PLANNING



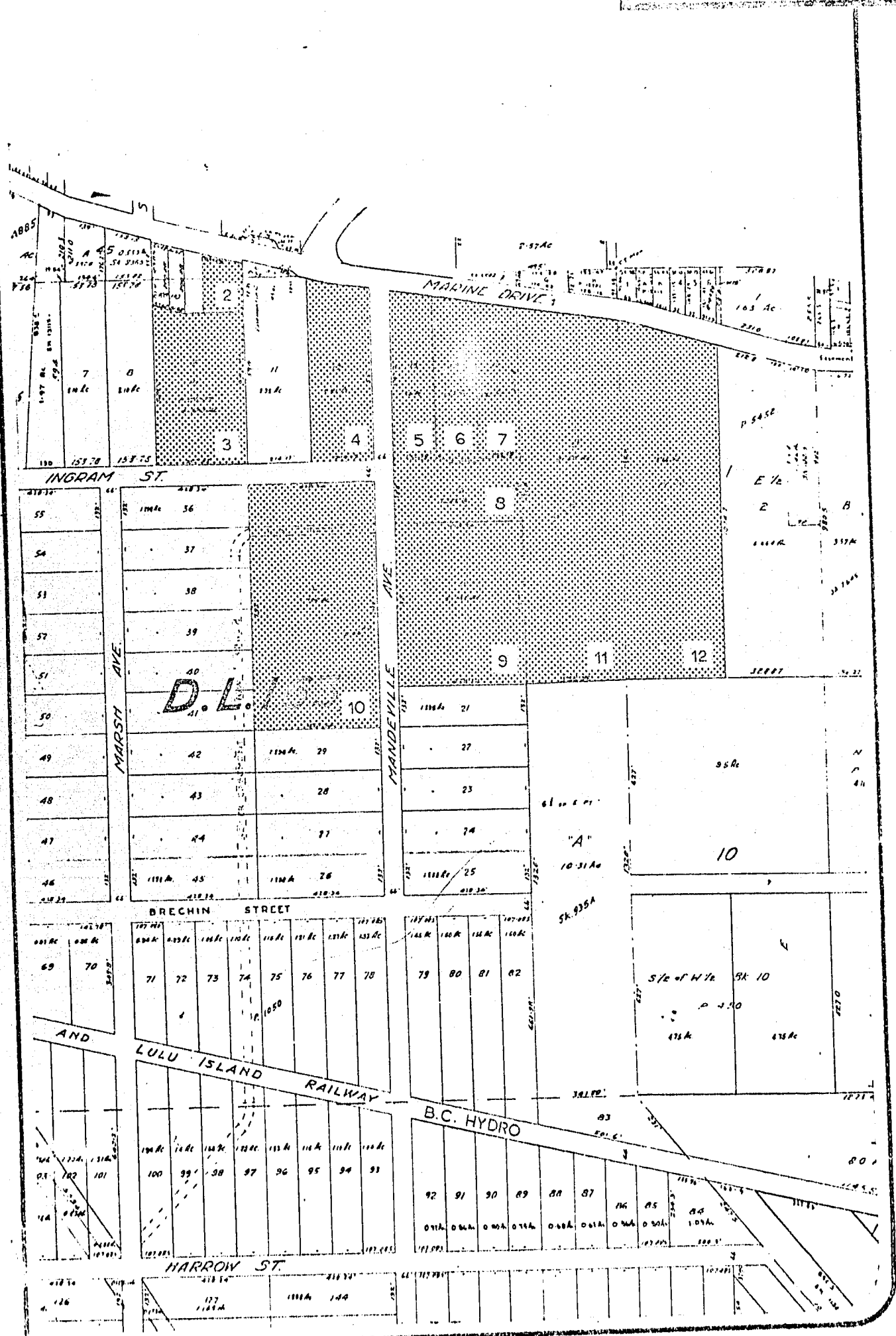
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DRAWN	V.M.
DATE	March 73



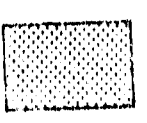
Designated Farm Land.  
(Sec. 332 Municipal Act.)



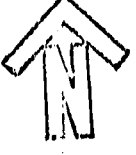
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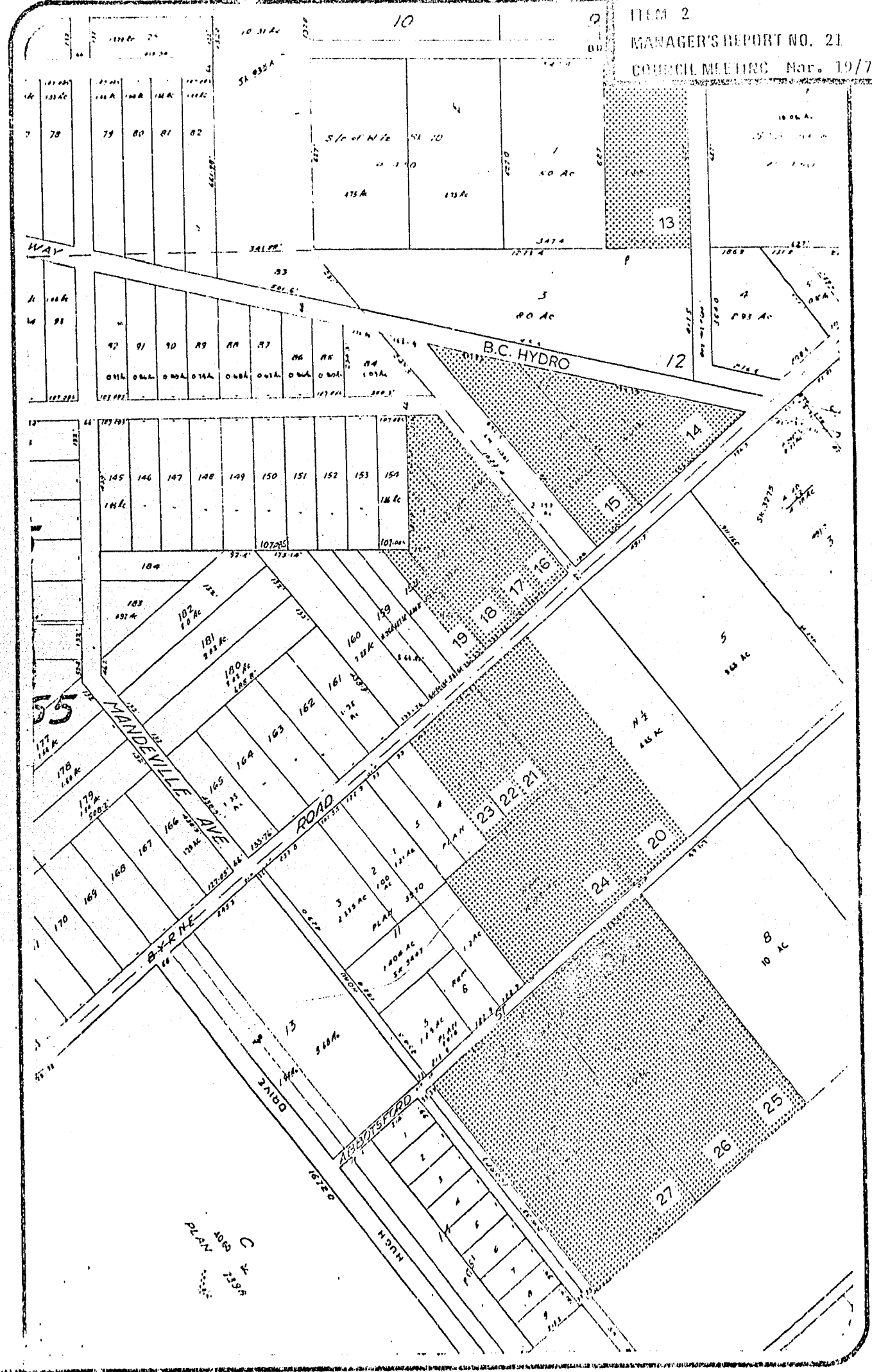
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 DRAWN V.M.  
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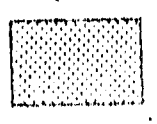
Designated Farm Land.  
 (Sec. 332 Municipal Act.)



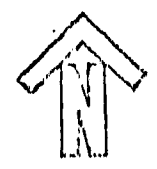
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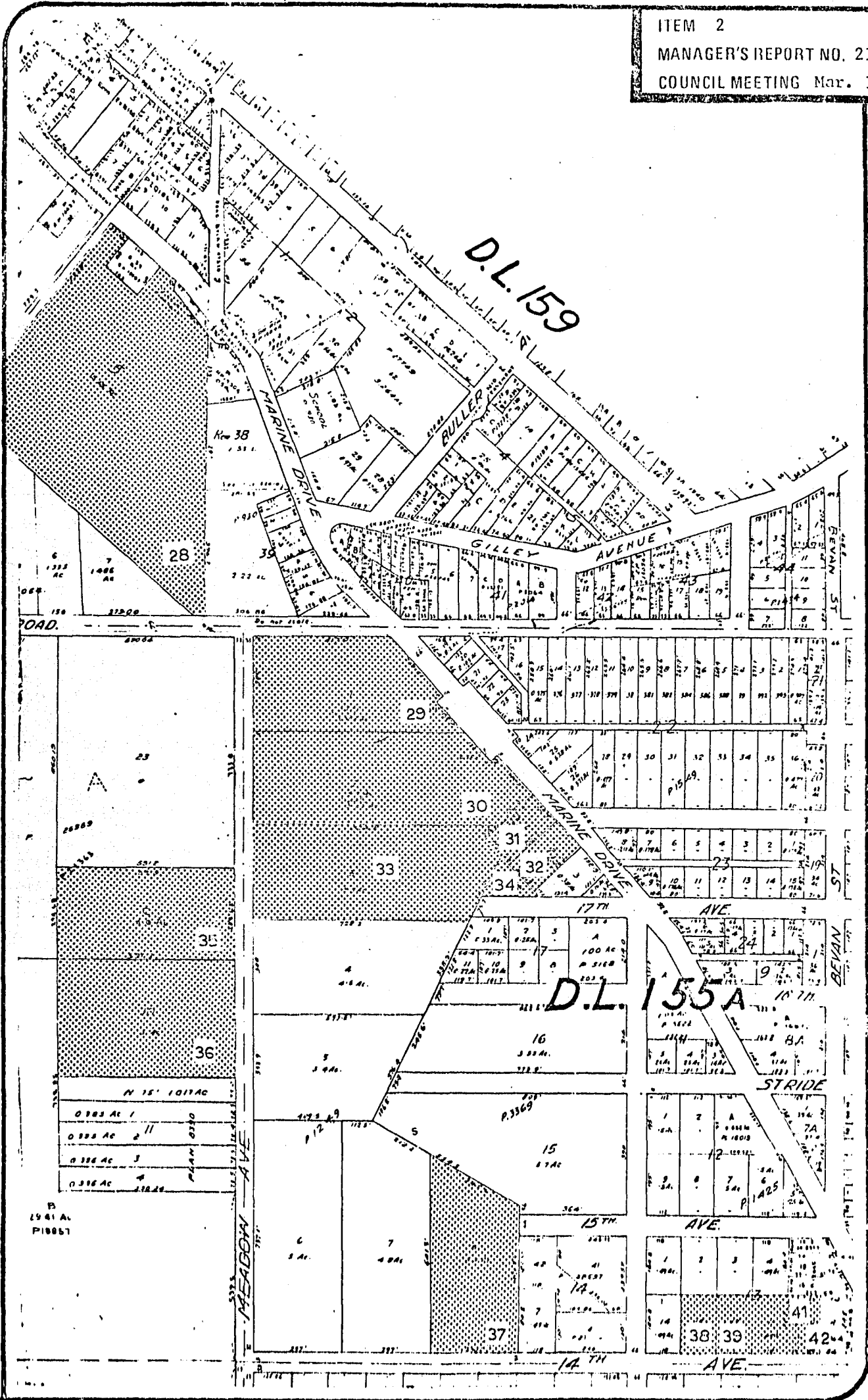
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Designated Farmland.  
 (Sec. 322 Municipal Act.)



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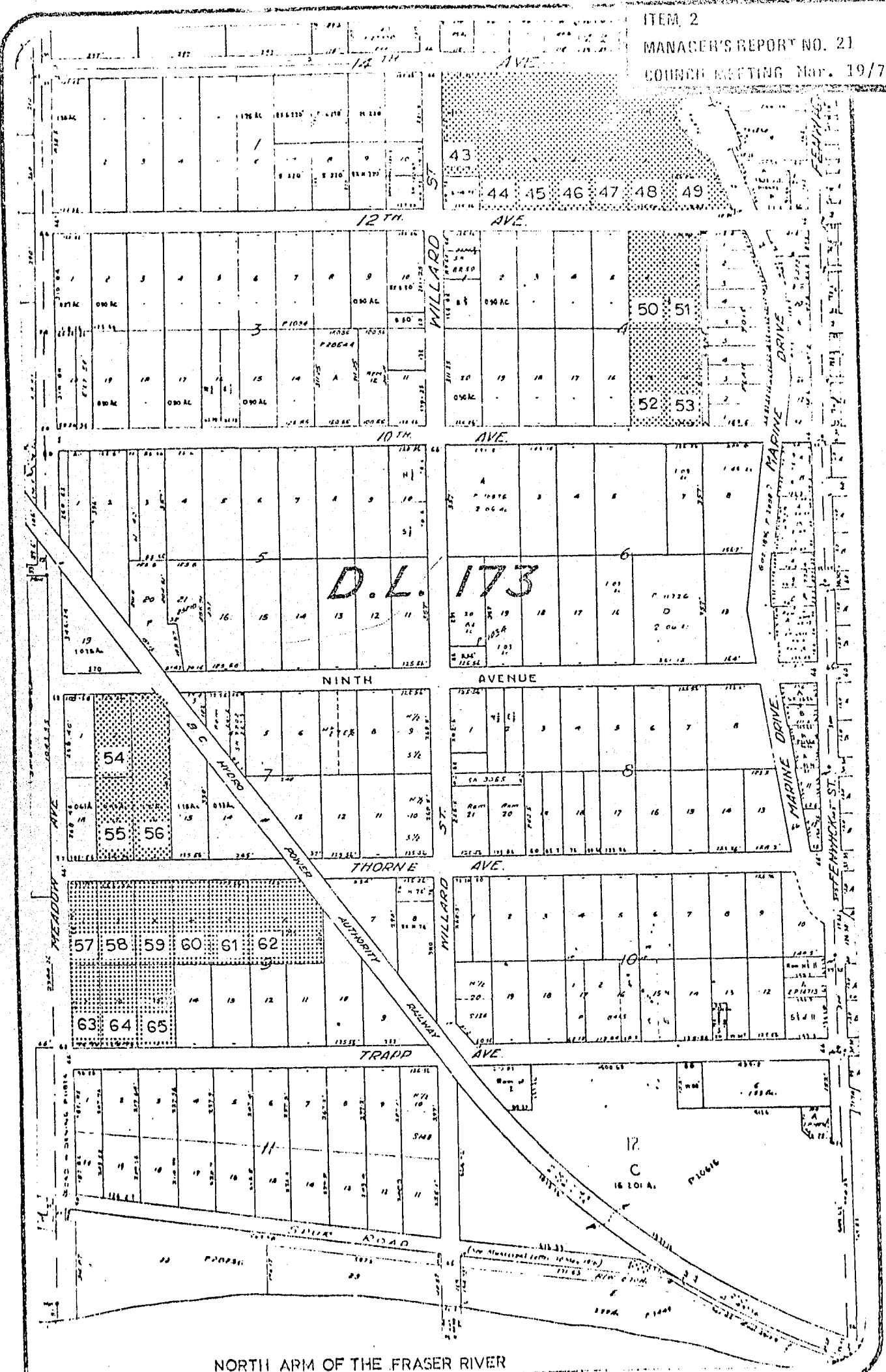
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Designated Farm Land.  
 (Sec. 332 Municipal Act.)



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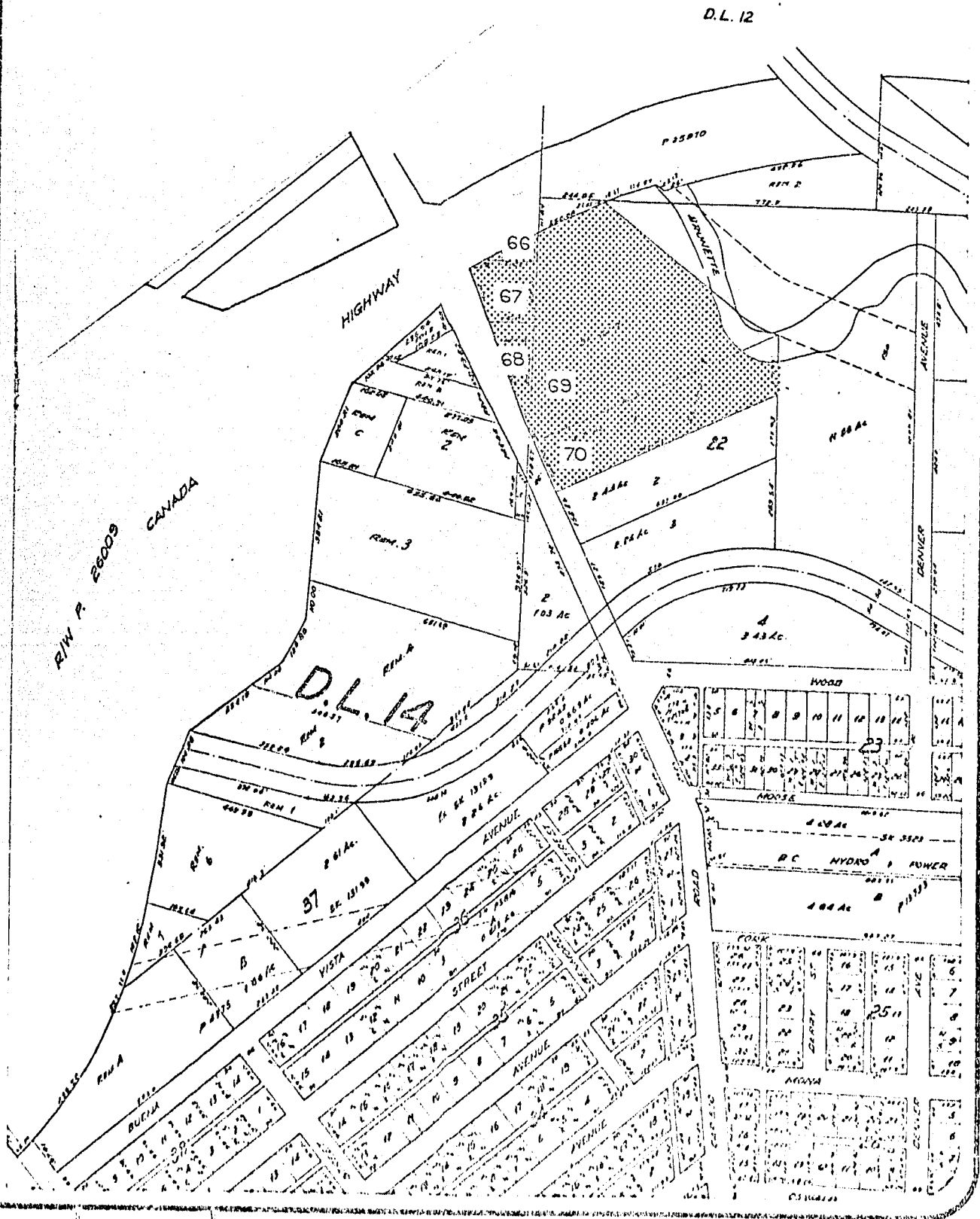


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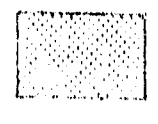


Designated Farm Land.  
 (Sec. 332 Municipal Act.)





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 DATE March 73



Designated Farm Land.  
 (Sec. 302, Municipal Act.)

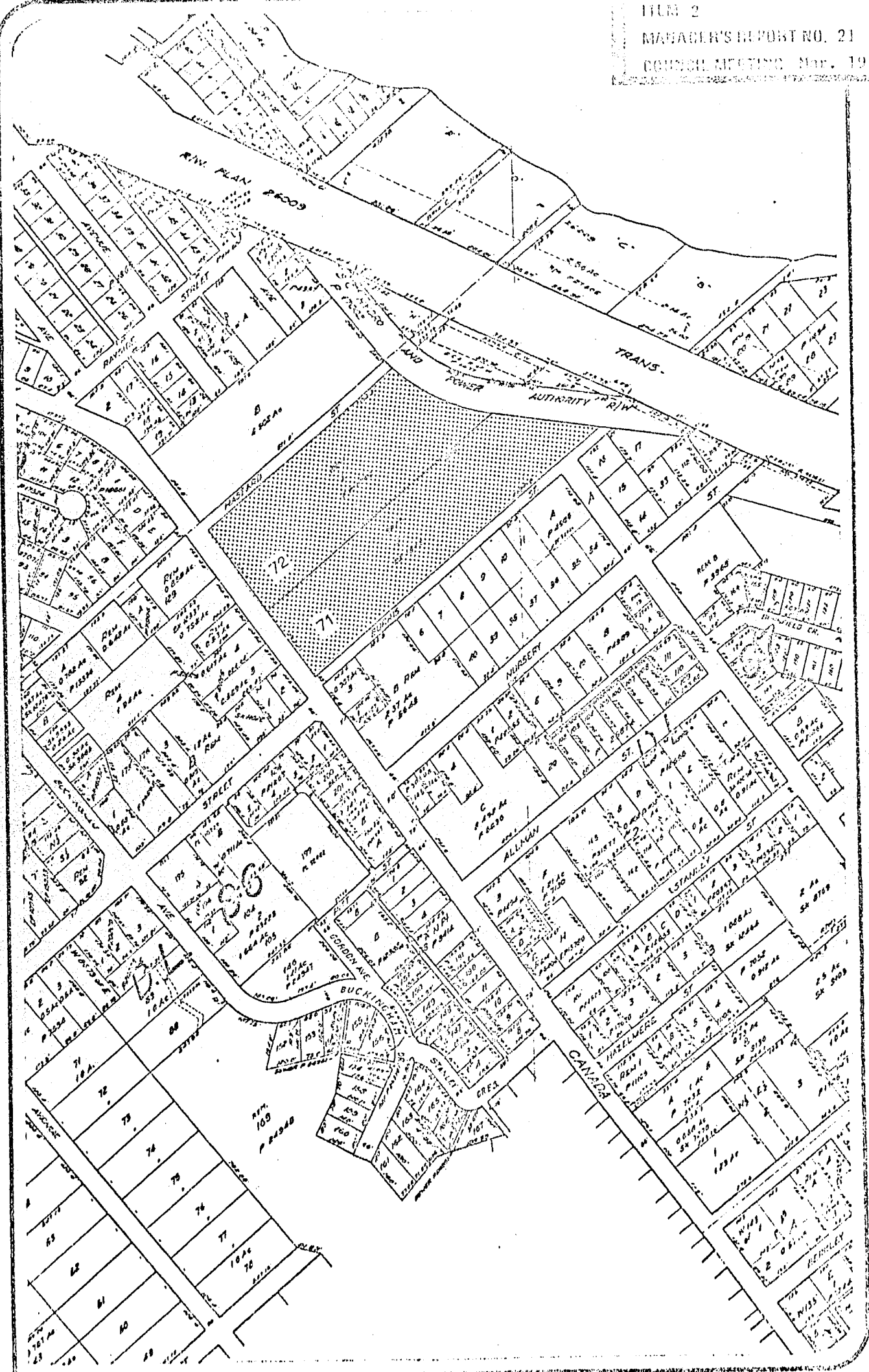




PLANS 2

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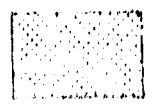
CONCIL MEETING MAR. 1977



SCALE 1" = 400'

DRAWN V.M.

DATE March 75



Designated Farm Land.  
(Sec. 202 Planning Act.)

