

ITEM 9
MANAGER'S REPORT NO. 59
COUNCIL MEETING Aug. 6/73

9. Re: Letter from Mr. W. T. Lane, Chairman, Land Commission
Agricultural Land Reserves

Appearing on the Agenda for the August 6, 1973 meeting of Council is a letter dated July 11, 1973 from Mr. T.W. Lane, Chairman of the Land Commission, regarding Agricultural Land Reserves. Following is a letter from the Director of Planning regarding this matter.

This is for the information of Council.

PLANNING DEPARTMENT
AUGUST 2, 1973

SUBJECT: AGRICULTURAL LAND RESERVES

A. BACKGROUND

Under the provisions of recently proclaimed Section 8(2) of the Land Commission Act, the Regional District in cooperation with its member municipalities is required to prepare and adopt an agricultural land reserve plan for submission to the Land Commission within ninety days of the proclamation of that Section (i.e., September 25, 1973). As a basis for this endeavour, the B.C. Land Commission has forwarded a memorandum, appearing elsewhere on the agenda, which provides general information to aid the preparation and adoption of the required agricultural land reserve plan. Relative to this, the Regional District has provided a timetable (see attached) designed to facilitate preparation and adoption of the reserve plan.

B. INITIAL MUNICIPAL INVOLVEMENT

At the time of writing, Planning Department staff were involved in the preparation of a draft agricultural land reserve proposal involving certain areas within the Big Bend Area of the Municipality. This initial draft was being prepared for preliminary consideration at the August 3, 1973 meeting of the T.P.C. Working Committee, and directly relates to the adopted land use objectives of the Big Bend Development Plan as well as Schedule B of the Official Regional Plan. It has been the intent of the draft proposal to advance those areas considered most suitable for long-term agricultural use. As a result, the few minor parcels situated outside of the Big Bend Area which are currently under a development and subdivision restriction by virtue of Orders-in-Council 4483/72 and 157/73 have been deleted from the initial submission. Also deleted were some minor, peripheral agricultural holdings within the Big Bend Area clearly not contiguous to the main reserve areas and proposed for an industrial land use. An additional determinant to the configuration and extent of the proposed reserve was Section 8(11) of the Act which stipulates that all land that was zoned for agricultural or farm use under a by-law of the Municipality prior to December 21, 1972 should be considered as an agricultural land reserve. Those properties designated for an agricultural land use and involved in the adopted Stage 1 Area Rezoning (i.e., A1 and A3) are affected by this provision.

Agricultural Land Reserves (contd.)

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Inasmuch as the Big Bend Development Plan was the basis for the preparation of the draft agricultural land reserve proposal, attention has also been drawn to those lands within the area that are considered suitable for inclusion within a recreational land reserve plan. It is anticipated that the Commission will be requesting this additional information shortly as it continues to implement the various sections of the Land Commission Act.

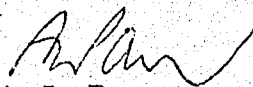
C. SUBSEQUENT INVOLVEMENT

It should be emphasized that the draft reserve proposal has been submitted to the Regional District on a working document basis. As shown on the attached schedule suggested by the Regional District, this matter will be the subject of Council review and will require Council sanction prior to its submission as an official agricultural land reserve proposal.

Also to be mentioned is the fact that the agricultural land reserve as finally proposed by the Regional District will require a Public Hearing as described in Articles (e) and (f) of the Land Commission memorandum. Following the Public Hearing, the Regional District will adopt by by-law a land reserve plan and file both the by-law and plan with the Commission for their consideration.

This is for the information of Council.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING

JSB:ea
Attchmt.

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Greater Vancouver Regional District

2294 WEST TENTH AVENUE VANCOUVER 9, BRITISH COLUMBIA TELEPHONE 731-1155

July 18, 1973

TO: Chairman and Members
GVRD Planning Committee

RE: LAND COMMISSION ACT AGRICULTURAL RESERVES

Staff have considered the problems and proposals for meeting requirements of Section 8 of the Land Commission Act to prepare an Agricultural Reserve Plan within 90 days of proclamation of that Section (i.e. September 25th). Alternatives — including extension of the current 'freeze' or use of existing Official Regional Plan boundaries — appear to have at least as many difficulties as following the procedure laid out in Section 8. Nevertheless, staff are concerned about a number of areas having good soils, but which clearly have potential for other uses which also are important to the community. The Livable Region Program will shed more light on these conflicts.

In light of these considerations, it is recommended that:

1. The GVRD adopt a program to meet Section 8 requirements and,
2. The Land Reserve Plan differentiate between areas likely to remain in long term agricultural use and those areas which should be reviewed in one year in light of emerging Livable Region Plan policies and programs and of the viability of agriculture.

The following draft schedule is suggested and should be reviewed with the Technical Planning Committee and the Regional Board at their respective meetings of July 20th and July 25th.

The end of September deadline forces an extremely tight schedule, as follows:

- a. Aug. 3 - draft Municipal and Regional District reserve proposals (based on ORP) for study by TPC Working Committee.
- b. Aug. 10 - reviewed by TPC.
- c. Aug. 15 - considered by Planning Committee, outstanding differences settled, if any.
- d. Aug. 20-24 - meet with affected Municipal Councils.
- e. Aug. 29 - review by Regional Board; two readings of bylaw, appoint panel for public hearings.
- f. Aug. 30 -
Sept. 12 - advertise public hearings, (refer to Policy Committees?).
- g. Sept. 13-21- hold hearings in Richmond, Delta, Surrey, Coquitlam Area; possibly in Vancouver, Burnaby, Electoral Areas 'B' and 'C' (some of latter might be combined).
- h. Sept. 24-28- review proposals, revise maps, etc.
- i. Oct. 1 - final consideration by Board.