

ITEM 13  
MANAGER'S REPORT NO. 43  
COUNCIL MEETING June 16/75

Re: Request for Consideration of a Further Regional Plan  
Amendment in the Big Bend Area  
(Item 16, Report No. 65, October 7, 1974)

Following is a report from the Director of Planning regarding a request for Municipal consideration of an amendment to the Official Regional Plan as it pertains to the Big Bend Area.

RECOMMENDATIONS:

1. THAT no changes be made in the present Official Regional Plan Development Area classifications within the "Long Range Industrial Reserve" portion of the Big Bend Area.
2. THAT a copy of this report be forwarded to the Secretary of the Technical Planning Committee of the Greater Vancouver Regional District.

\* \* \* \* \*

Planning Department,  
June 11, 1975.  
Our File #01.233, X Ref. 02.134  
#15.101-(8)

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: REQUEST FOR CONSIDERATION OF A FURTHER REGIONAL PLAN  
AMENDMENT IN THE BIG BEND AREA.

A. BACKGROUND

Council will recall that approval was given on October 7, 1974, to a report which recommended the initiating of certain amendments to the Official Regional Plan which were made necessary by the earlier adoption of the Big Bend Development Plan. This report was subsequently submitted with the application of the municipality for these changes to the Regional Plan.

The amending by-law was finally adopted by the Greater Vancouver Regional District Board on December 4, 1974. The resulting recommended "Regional Plan Development Area Designations", which represent the current situation, are shown on the attached map "A".

Following the submission of the Official Regional Plan amendment application by the municipality to the Greater Vancouver Regional District, The Technical Planning Committee passed a resolution "That the Burnaby Planning Department and Council be requested to consider an amendment to the Official Regional Plan for change from IND-1 to RRL-1 in respect of the A1 area of the municipal development plan".

The A1 area referred to is the "Long Range Industrial Reserve" design-

Re: Request for Consideration of a Further Regional Plan  
Amendment in the Big Bend Area.....page 2.

nation as shown in the central portion of the attached Big Bend Development Plan map "B".

B. PROPOSED REGIONAL PLAN AMENDMENT CONSIDERATIONS

The general purpose of the Regional Plan, as outlined in the Official Regional Plan Document, is the establishment of a set of guidelines and policies for the implementation of broad land use and development objectives within the region in the future.

It is considered questionable that the application of an RRL-1 designation to this area would be a true reflection of Regional Plan principles since the recommended future use is industrial. Further, the RRL-1 category is described as applying to those areas which are best suited for current and future intensive agricultural and small holding development.

In cases where a rezoning is initiated which is at variance with the Regional Plan, referral must be made to the Provincial Department of Municipal Affairs. However, the present Regional Plan Development Area designation for this sector is IND-1 (Developing Industrial Areas) which permits both industrial and agricultural uses. The originally proposed rezoning of this central area to the A1 (Agricultural) District category would therefore not be in conflict with the current Regional Plan classification.

The main question to be resolved is to determine the most suitable method of accomplishing the objective of future industrial use that would also preclude a piecemeal development of the area, allow for the preservation of existing agricultural uses and which would tend to maximize industrial development standards in the future (i. e. an industrial park project).

In this regard, the current IND-1 (Development Industrial Areas) or IND-2 (Potential Industrial Areas) would appear to be more logical types of development categories than RRL-1 (Acreage Rural Areas) under the Official Regional Plan. Although the subject area is described as a "Long Range Industrial Reserve", the timing of development could be quite variable, depending upon economic considerations, market demands, the rate of decrease of available industrial land in the Lower Mainland Area, etc. In view of this uncertainty there would appear to be little advantage in changing the present Regional Plan development area designation.

Another important factor to be taken into account is that this area, with the exception of a small enclave west of Byrne Road, is included in the Agricultural Land Reserve which has been applied to certain portions of the Big Bend District under the provisions of the Land Commission Act. One of the regulations set forth in Section 7 of the Act, which has a direct relationship to the long range plans for the area, is "to preserve land bank land having desirable qualities for urban or industrial development and restricts subdivision or use of the land for other purposes". Related to this objective is Section 1.0 which confines development to agricultural uses only. There is, in addition, provision for the removal of the agricultural land reserve designation which could be accomplished, in the case of the subject area, once a definite commitment had been made and detailed plans received which satisfied the ultimate goals of the municipality for future industrial development.

Re: Request for Consideration of a Further Regional Plan  
Amendment in the Big Bend Area..... page 3.

C. CONCLUSIONS

It is concluded from the foregoing considerations that an Official Regional Plan amendment that would replace the current IND-1 (Developing In Industrial Areas) classification with an RRL-1 (Acreage Rural Areas) designation in the "Long Range Industrial Reserve" section of the Big Bend Development Plan would not provide a true reflection of the proposed ultimate use of this area. It could, on the other hand, raise concerns as to the intent of the municipality with respect to this portion of the Big Bend Development Plan.

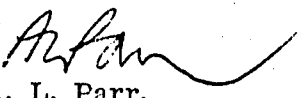
The application of A1 (Agricultural) District zoning to the subject area, which was originally recommended in the Big Bend Development Plan report, would, as an interim measure, serve as an effective deterrent to piecemeal and premature development.

Further, the recent inclusion of this area in the Agricultural Land Reserve under the Land Commission Act, will provide a considerable additional degree of control which will help to ensure the future realization of development plan objectives.

D. RECOMMENDATIONS

It is recommended:

- (1) THAT no changes be made in the present Official Regional Plan Development Area classifications within the "Long Range Industrial Reserve" portion of the Big Bend Area.
- (2) THAT a copy of this report be forwarded to the Secretary of the Technical Planning Committee of the Greater Vancouver Regional District.

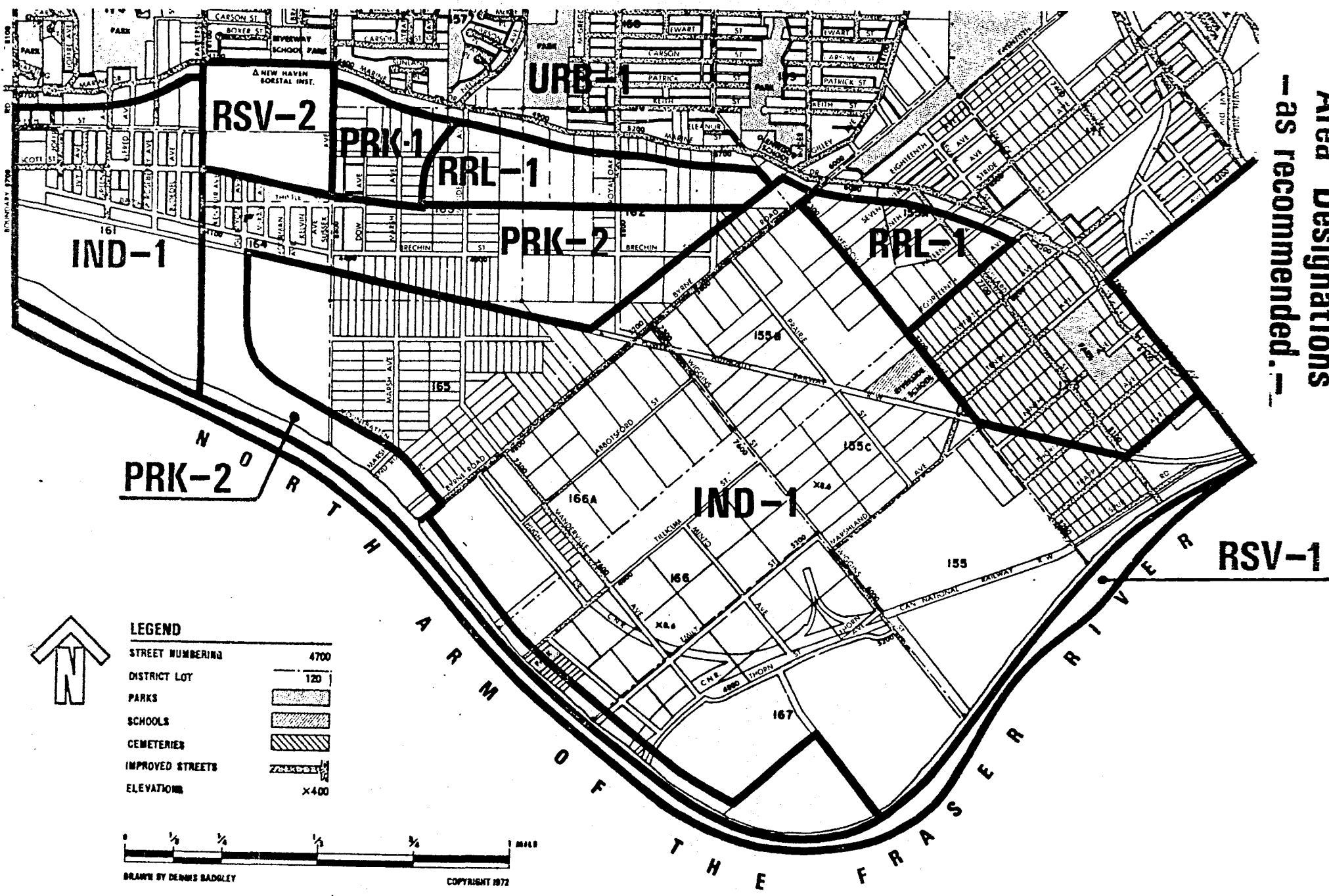
  
A. L. Parr,  
DIRECTOR OF PLANNING.

RBC:ew  
att.

c. c. Secretary, Technical Planning Committee,  
G. V. R. D.  
Municipal Clerk

# BIG BEND AREA A

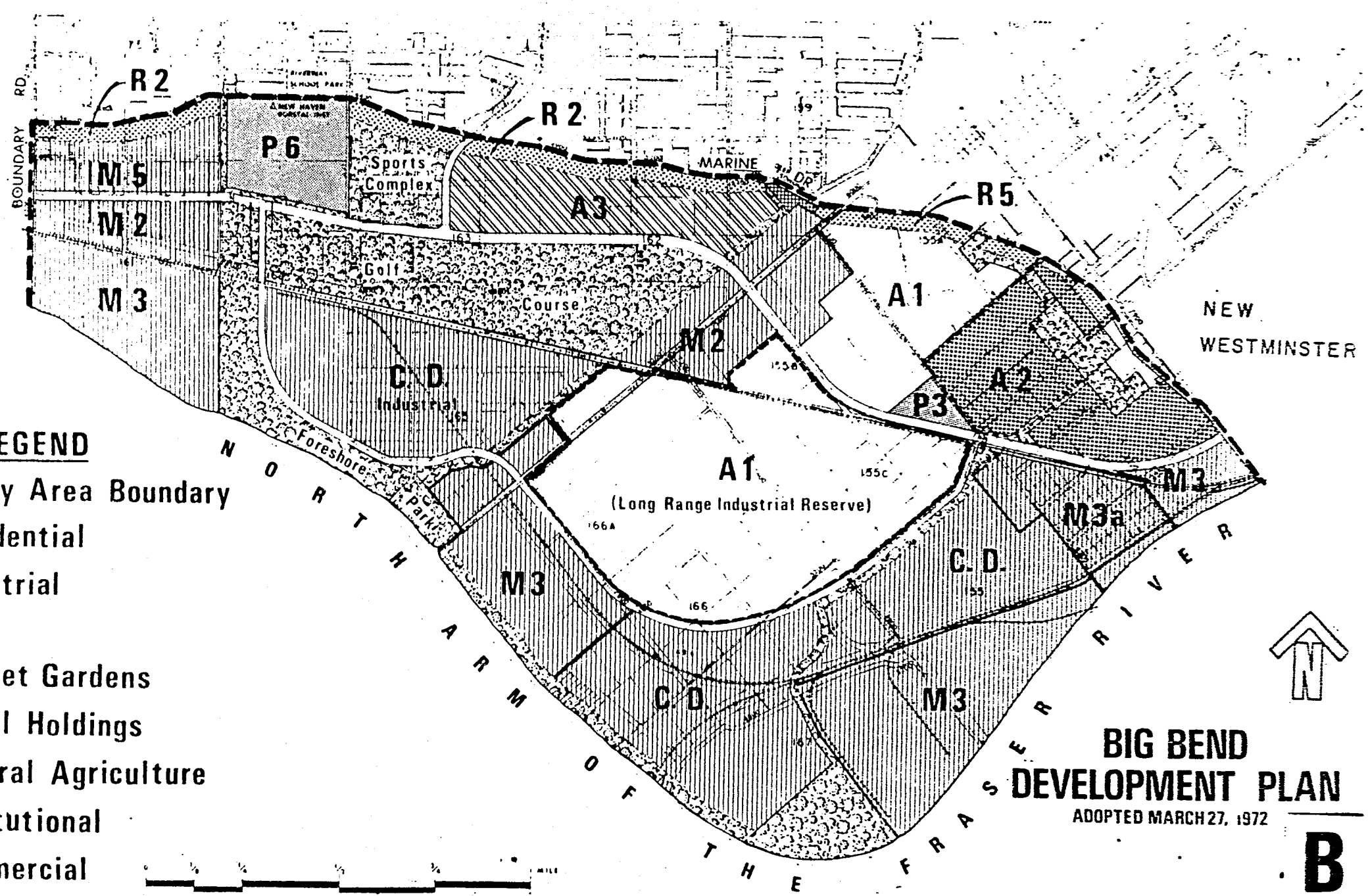
Regional Plan Development  
 Area Designations  
 — as recommended. —



**LEGEND**

STREET NUMBERING	4700
DISTRICT LOT	120
PARKS	[Hatched pattern]
SCHOOLS	[Hatched pattern]
CEMETERIES	[Hatched pattern]
IMPROVED STREETS	[Thick line]
ELEVATIONS	x400

0 1/4 1/2 3/4 1 MILE  
 DRAWN BY DENNIS BADGLEY  
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**LEGEND**

- Study Area Boundary
- [Stippled pattern] Residential
- [Diagonal lines pattern] Industrial
- [Dotted pattern] Park
- [Cross-hatch pattern] Market Gardens
- [Small squares pattern] Small Holdings
- [White box] General Agriculture
- [Horizontal lines pattern] Institutional
- [Vertical lines pattern] Commercial

**BIG BEND DEVELOPMENT PLAN**

ADOPTED MARCH 27, 1972

**B**