

ITEM 12
MANAGER'S REPORT NO. 84
COUNCIL MEETING Dec. 12/77

Re: PROPOSED ADJUSTMENTS TO THE AGRICULTURAL LAND RESERVE
AND OFFICIAL REGIONAL PLAN
PORTIONS OF LOTS 3,4,5 & 6, D.L. 162, PLAN 7064, N.W.D.

Following is a report from the Director of Planning regarding proposed amendments to the Agricultural Land Reserve and Official Regional Plan.

On November 21, 1977, Council directed that a Parks Acquisition By-law be brought forward for delineated portions of Lots 3, 4, 5 and 6, D.L. 162, Plan 1064, N.W.D. This report (Item 11, Report No. 80) is attached for background information and the convenient reference of Council.

RECOMMENDATION:

1. THAT the Director of Planning's recommendations be adopted.

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PLANNING DEPARTMENT
NOVEMBER 30, 1977
OUR FILE: 02.134

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PROPOSED EXEMPTION FROM AGRICULTURAL LAND RESERVE FOR
PORTIONS OF LOTS 3, 4, 5 & 6, D.L. 162, PLAN 7064, NWD

The Planning Department is in receipt of an application from the owner of the subject properties to exclude the rear portion of these properties from the Agricultural Land Reserve. These properties are located on Byrne Road as illustrated on the attached Figure 1.

Council will recall that, on November 21, 1977, they authorized the preparation and introduction of a Parks Acquisition By-law for that portion of the subject properties designated as linear parkland on the attached Figure 2. These properties are zoned M2 (General Industrial District) and the owner intends to develop them with a phased industrial use in accordance with this zone. Approval has been granted for the construction of the first phase which consists of two warehouse facilities which are outside of the area of the Agricultural Land Reserve. Portions of the second phase are within the Land Reserve and will, therefore, need to be excluded before development can occur.

The Lands in question have been industrially filled for some time and their agricultural capability has been debilitated. The development of these lands as proposed is in conformance with the guide plan for development in the area and the Planning Department supports the proposed exemption from the Land Reserve.

That portion of the subject properties which is designated as Agricultural Land Reserve is also designated as Park 2 in the Official Regional Plan as shown on the attached Figure 3. The Regional Plan will likewise require amendment before industrial development can take place. The Planning Department recommends that the Regional Plan be amended from Park 2 to Industrial 1 to reflect the intended use of the land. 127

In reviewing the subject application, the Planning Department has examined the boundary of the Agricultural Land Reserve as it relates to the guide plan for development in the area with the result that certain minor adjustments are in order. In addition to recommending that the subject properties be excluded from the Land Reserve, we would recommend that portions of the adjacent properties be included within the area of the Reserve. The land proposed for inclusion is currently in use as a productive market garden. These lands are zoned A3 (Truck Gardening District). The inclusion of this market garden is in conformance with the guide plan for development in the area as illustrated on the attached Figure 2.


The area of the market garden is designated as Industrial 1 in the Official Regional Plan and the Planning Department recommends that these lands be redesignated to Rural 1.

The net result of the amendments as proposed will see a "tidying-up" of the boundaries of the Agricultural Land Reserve and the Official Regional Plan to reflect the established guide plan for development in the subject area.

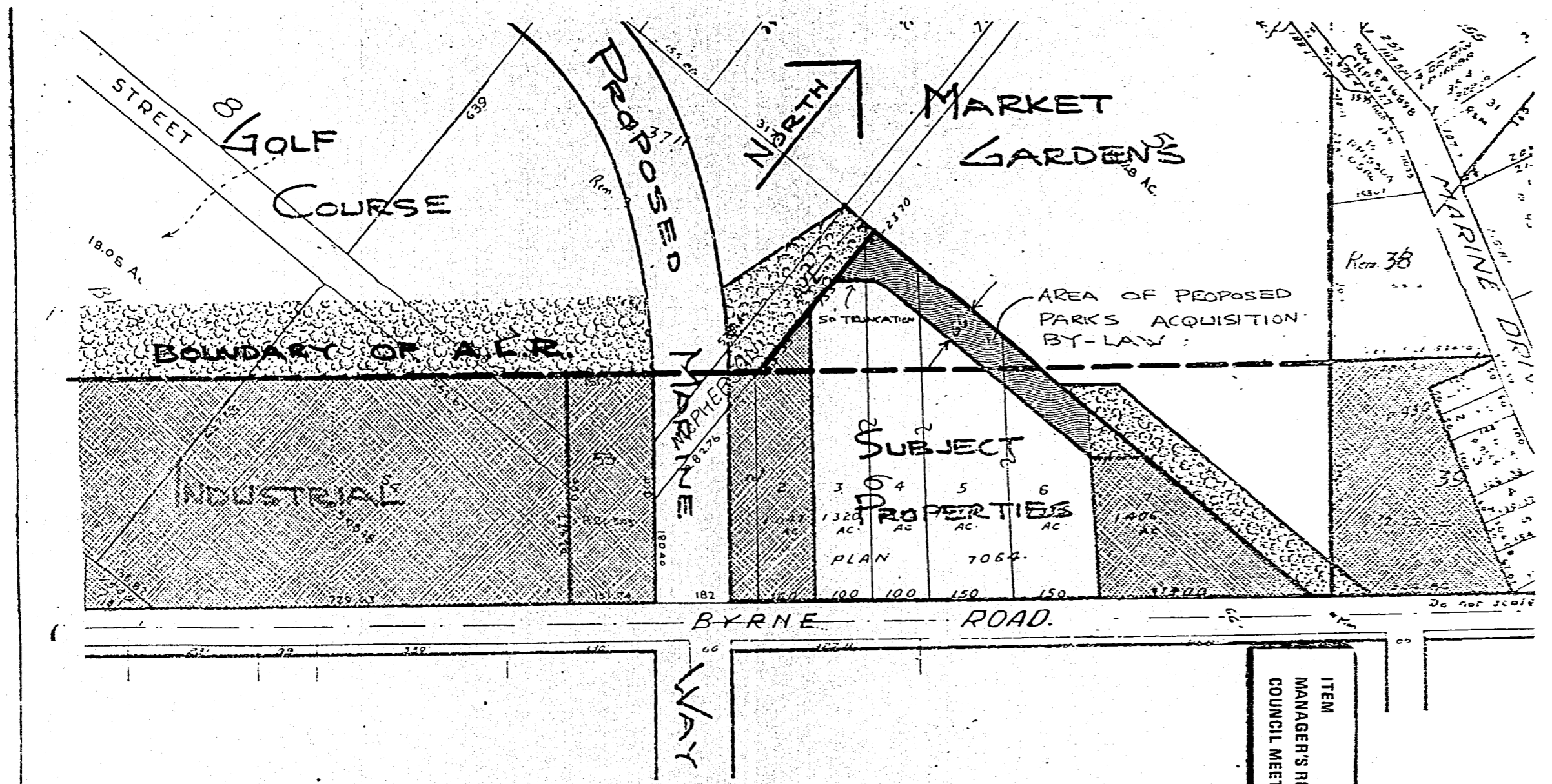
RECOMMENDATION

It is recommended THAT Council:

1. Support the application of the owner for the removal of those portions of Lots 3, 4, 5 and 6, D.L. 162, Plan 1064, NWD from the Agricultural Land Reserve as illustrated on the attached Figure 4.
2. Authorize staff to initiate the amendment of the Official Regional Plan for those portions of Lots 3, 4, 5 and 6, D.L. 162, Plan 1064, NWD from Park 2 to Industrial 1 as illustrated on the attached Figure 4.
3. Authorize staff to make application to the B.C. Land Commission for the inclusion of that portion of Lot 5, D.L. 162, Plan 450, NWD in the area of the Agricultural Land Reserve as illustrated on the attached Figure 4.
4. Authorize staff to initiate the amendment of the Official Regional Plan for that portion of Lot 5, D.L. 162, Plan 1064, NWD from Industrial 1 to Rural 1 as illustrated on the attached Figure 4.


A. L. Parr
DIRECTOR OF PLANNING

PB/ds
attachments
cc Municipal Engineer
Parks and Recreation
Administrator



AREA OF PROPOSED PARKS ACQUISITION BY-LAW.

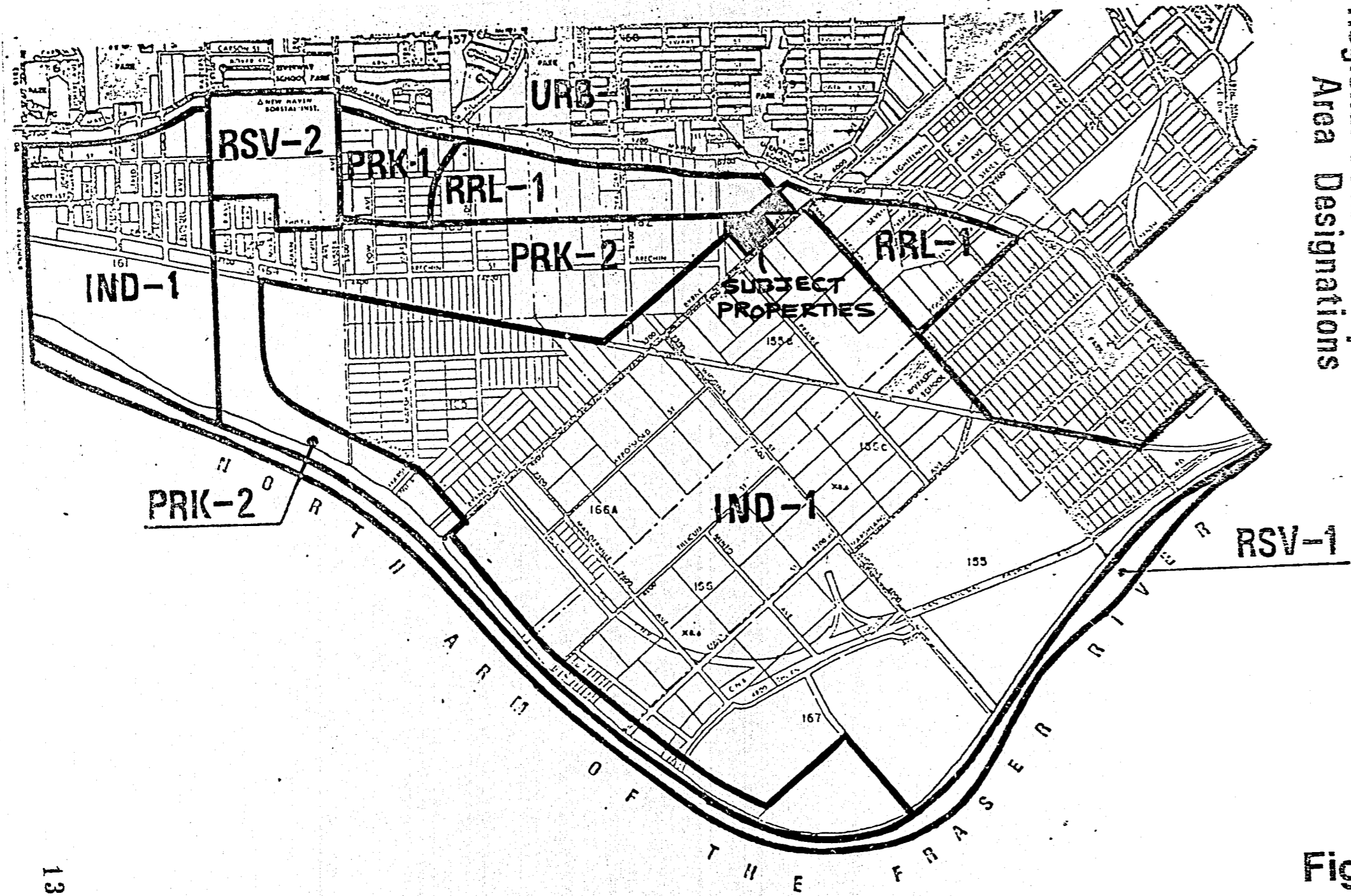
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Fig. 2
1" = 200' PB
Nov. 1977

BIG BEND AREA
Regional Plan Developments
Area Designations



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Fig. 3

RE: PARK ACQUISITION BY-LAW, BIG BEND
LINEAR PARK STRIP

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RECOMMENDATION

It is therefore, recommended:

THAT the Council authorize the preparation and introduction of a Parks Acquisition By-law for that portion of Lots 3, 4, 5 and 6, D. L. 162, Plan 7064 as shown on the attached Figure 2 for the sum of one dollar.

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A. L. Parr,
DIRECTOR OF PLANNING

PB/1m

* Attachs.

c.c. Municipal Solicitor
Parks & Recreation Administrator
Municipal Engineer

*NOTE:

The two sketches that accompanied this report (figures 1 & 2) are not forwarded with this submission because they are essentially the same as the sketches attached to Item 12 which is now before Council for consideration.