

ITEM	14
MANAGER'S REPORT NO.	12
COUNCIL MEETING	1979 02 12

RE: PROPOSED LEASE OF MUNICIPAL LANDS FOR AGRICULTURAL USE  
 7689 WILLARD STREET AND 6126 - 15TH AVENUE

Following is a report from the Director of Planning regarding a proposal to lease municipally owned land in the Big Bend area.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER  
 FROM: DIRECTOR OF PLANNING  
 SUBJECT: PROPOSED LEASE OF MUNICIPAL LANDS FOR AGRICULTURAL USE (7689 WILLARD STREET AND 6126-15TH AVENUE)

1979 FEBRUARY 05  
 OUR FILE: 03.602  
 (D.L. 155A)

RECOMMENDATIONS:

1. THAT Council authorize the Legal and Lands Department to negotiate the lease of Lot 40, D.L. 155A, Plan 27750 (7689 Willard Street) and Lot 42, D.L. 155A, Plan 28537 (6126-15th Avenue) for agricultural use.
2. THAT the terms of the lease provide for the following:
  - (a) Ten year term, with a suitable clause to ensure that the land will be maintained in proper agricultural use. Failure to so do will result in the Municipality exercising its right to give notice to the tenant to vacate.
  - (b) An initial lease rate for the first three years which reflects the fact that the lessee will be required to initially clear and prepare the land for agricultural use.
  - (c) A 3 year renegotiation clause
  - (d) That these lands will only be used for agricultural use and that a dwelling will not be permitted on the properties.

REPORT

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BACKGROUND:

The Planning Department has received a letter from Mr. Tim Lau of 6115 - 9th Avenue, Burnaby, requesting that the Municipality lease the subject lands for truck farming for a period of ten (10) years.

These properties consist of two parcels which are 0.817 acres (0.33 ha) and 0.734 acres (0.30 ha) in size. They are located at the southwest corner of the intersection of 14th Avenue and Willard Street as illustrated on the attached Figure 1. They are within the Agricultural Land Reserve (see attached Figure 2) and they are designated for Agricultural Use in the Big Bend Development Plan (see attached Figure 3.) They are zoned A1 (Agricultural District).

EXISTING SITUATION:

These lands were purchased prior to the adoption of the Big Bend Development Plan for the proposed relocation of Marine Drive. With the adoption of the Development Plan, they were no longer required for this purpose and they were designated for agricultural use.

They have, however, remained vacant for some time. The Planning Department, therefore supports the proposal to lease these lands for truck farming.

In view of the fact that they have not been in production for some time, the lease rate should reflect the fact that initial land development costs will be high and a certain amount of time will be required to amortize these costs. The applicant has received a quote of \$1,400. to clear and turn the land over.

Staff contacted the Property Management Branch of the B. C. Ministry of Agriculture to determine how they administer the leasing of Provincial lands for agriculture. They have not been involved in leasing land in the Big Bend Area with the exception of approximately 10.4 acres which is owned by the B. C. Land Commission on Royal Oak Avenue south of Marine Drive. In this situation, the land has recently been leased for 21 years with the first three years being a minimal fee to recover taxes and administrative costs. The lease rate will then be re-examined at the end of three years and renegotiated every three years thereafter. The initial nominal rate reflects the fact the land is being improved and the owner is benefiting as the development costs have been taken care of.

In our view, a similar approach should be taken to leasing the subject Municipal lands.

By way of general information, large parcels in the Langley area approximately 100 acres in size, lease for about \$150 per acre. This is a minimal amount and should not be compared to leasing 1.55 acres for intensive agricultural use in the Big Bend. It would seem to indicate however, that the return to the community initially will not be financial, but rather in terms of establishing an agricultural use on lands which are presently vacant.

The lease rate can be adjusted accordingly in future years as production increases.

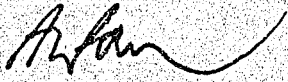
PROPOSED LEASE OF MUNICIPAL LANDS  
FOR AGRICULTURAL USE-7689 WILLARD STREET  
AND 6126-15TH AVENUE.....PAGE 3.....

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Provision must be made in the lease agreement to ensure that a dwelling cannot be constructed on these lands as the use would then become residential.

**SUMMARY:**

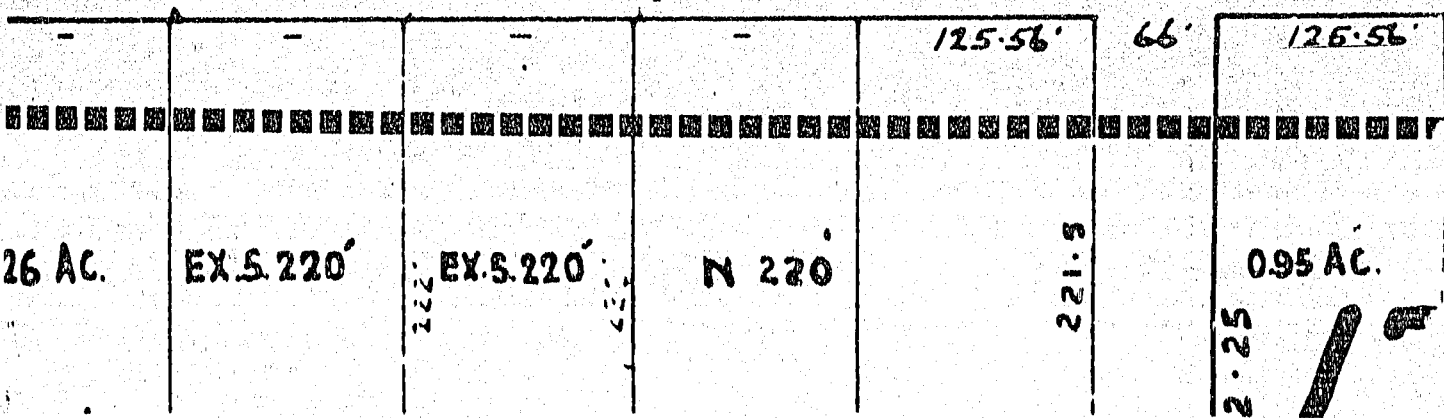
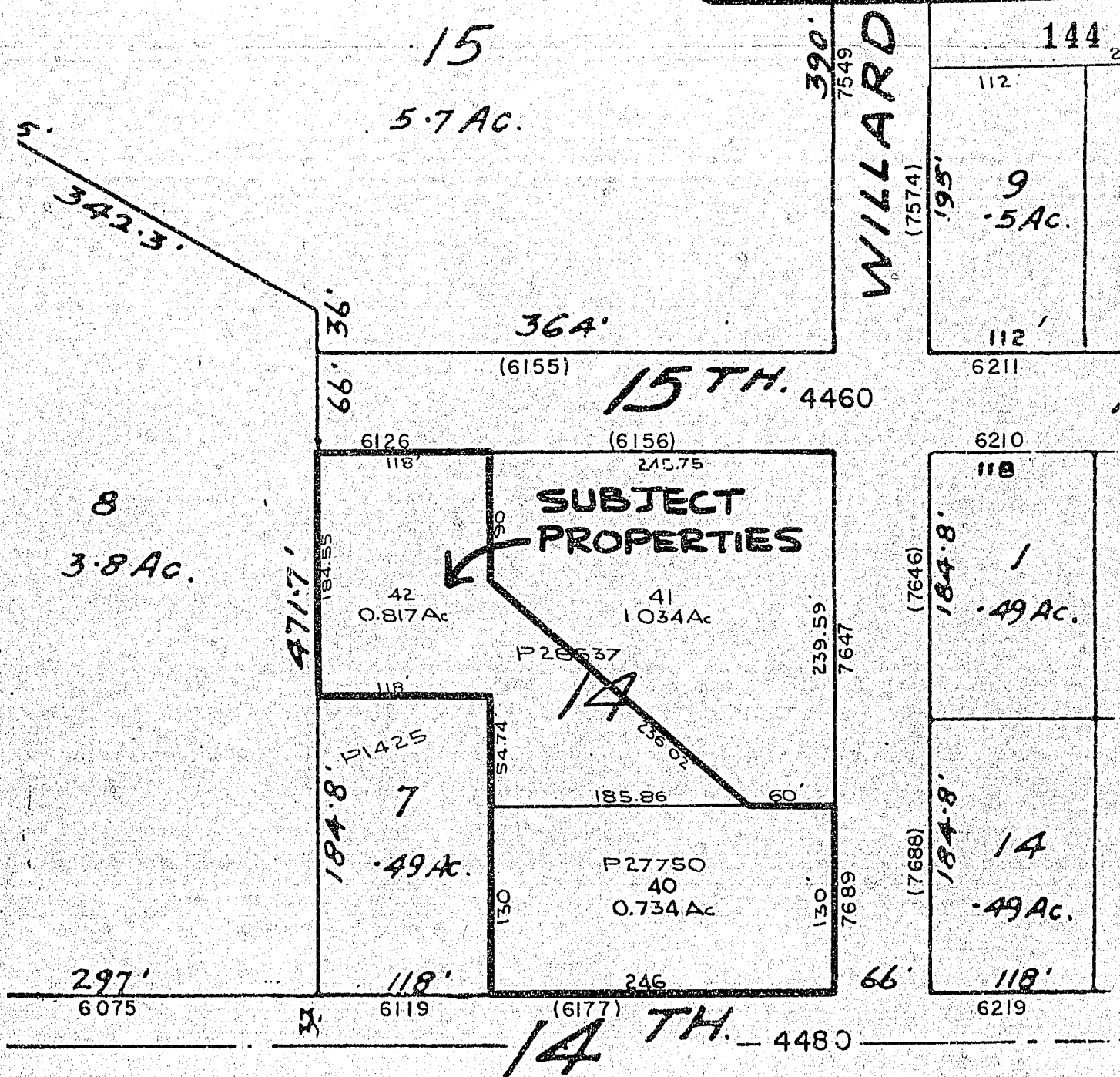
The lands are designated and zoned for agricultural uses and therefore, staff recommend that they be leased as described in the foregoing report.

  
A. L. Parr  
DIRECTOR OF PLANNING

PB/sam  
Attachments

cc: Municipal Solicitor  
Municipal Treasurer

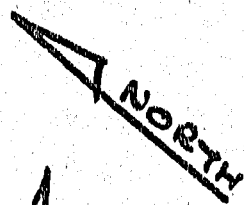
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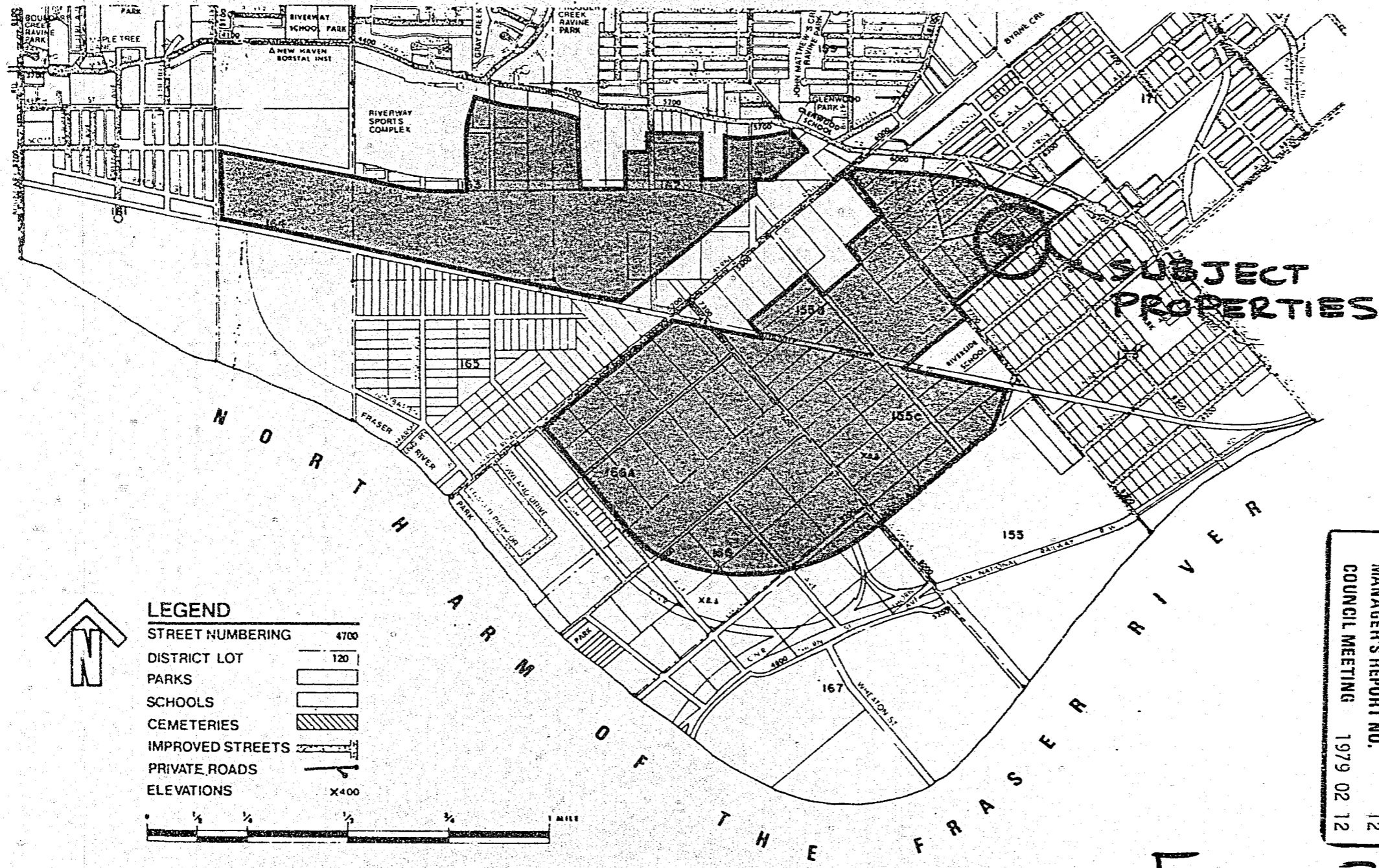
PROPOSED LEASE OF  
MUNICIPAL LANDS  
FOR AGRICULTURE.

FIGURE 1

1" = 100' PB  
1979 FEB.



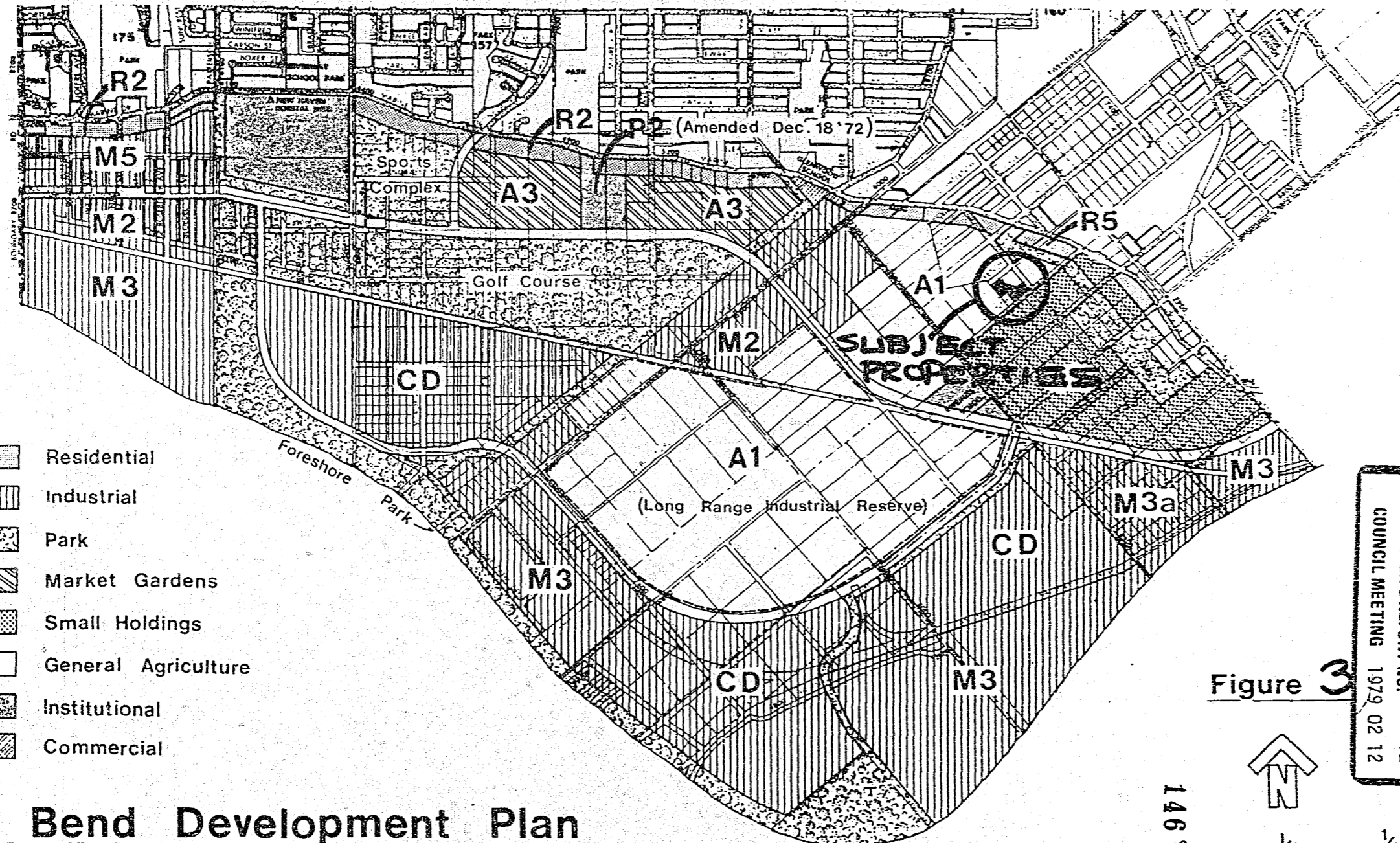



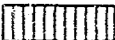



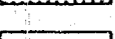
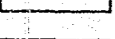
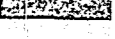


**Boundaries of Agricultural Land Reserve**

**FIGURE 2**

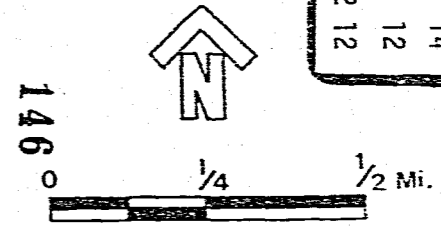
1978 Sept.



-  Residential
-  Industrial
-  Park
-  Market Gardens
-  Small Holdings
-  General Agriculture
-  Institutional
-  Commercial

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Figure 3



# Big Bend Development Plan

Adopted March 27, 1972