

ITEM	13
MANAGER'S REPORT NO.	49
COUNCIL MEETING	1979 07 16

RE: LETTER FROM THE GREATER VANCOUVER REGIONAL DISTRICT
2294 WEST 10th AVENUE, VANCOUVER, B.C. V6K 2H9
REPORT OF THE G.V.R.D. SUB-COMMITTEE ON THE AGRICULTURAL
LAND RESERVE APPEAL PROCESS

Appearing on the agenda for the 1979 July 16 meeting of Council is a letter from Mr. G. F. Farry, Chief Administrator - Planning for the G.V.R.D. regarding the Agricultural Land Reserve Appeal Process. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1979 JULY 11
FROM: DIRECTOR OF PLANNING OUR FILE: 02.120.1 ALR
SUBJECT: REPORT OF THE G.V.R.D. SUB-COMMITTEE ON THE
AGRICULTURAL LAND RESERVE APPEAL PROCESS

RECOMMENDATIONS:

1. THAT Council endorse the concept that the G.V.R.D. should continue to comment on Agricultural Land Reserve Appeals.
2. THAT Council endorse the policies adopted by the G.V.R.D. for Agricultural Land Reserve Appeals as outlined in the report of their sub-committee.
3. THAT Council endorse the additional recommendations of the G.V.R.D. sub-committee relative to the ALR appeals process and the future of farming in the Region on the understanding that Recommendation No. 1, which proposes bringing the Official Regional Plan and the Agricultural Land Reserve boundaries into conformity, will require further detailed study by the G.V.R.D. and Municipal staff, resulting in a recommendation to Council on the specific boundaries.
4. THAT a copy of this report be forwarded to the G.V.R.D.

REPORT

Appearing on the Agenda for the 1979 July 16 Council meeting is a letter from the Chief Administrator-Planning of the G.V.R.D. together with a copy of the G.V.R.D. sub-committee on the Agricultural Land Reserve Appeal Process.

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The Planning Department has reviewed this report and have concluded that the G.V.R.D. is the appropriate agency to provide comment on ALR appeals from a Regional perspective. The general policies outlined in the sub-committee report are supportive of agriculture while at the same time, they recognize the scope of the G.V.R.D.'s involvement in the review process. In our view, the general policies are a valid statement of the Municipal and Regional objective of farmland preservation and should serve as a guide to both agencies in processing appeals.

The sub-committee's recommendations on requests for subdivision and for non-farm use on lands within the ALR reflect the Regional role in the review process. Certainly the Municipality needs to provide more detailed comment on applications of this nature and have, to date, worked closely with staff of the Agricultural Land Commission when processing such requests.

The sub-committee has made additional recommendations which suggest that additional work be undertaken in the following areas:

1. Development of a new ORP designation to cover all ALR lands and to bring the respective boundaries into conformity.

The Planning Department supports this proposal in principle. However, it must be recognized that staff is currently undertaking a review of the ALR boundaries in concert with staff of the Agricultural Land Commission and in our view, it would be desirable to await the adoption of the revised boundaries by Council and the Commission prior to revising the ORP designation in Burnaby. The G.V.R.D. will likewise, become involved in the proposed review once firm recommendations have been established.

2. Municipalities should prepare "farm community plans".

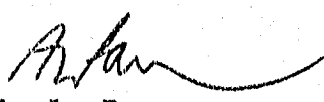
The ALR review which is currently underway, will propose the establishment of an action program to bring substantial additional lands into agricultural production and will provide for those concerns outlined in the G.V.R.D. report.

3. The imposition of a time-limit on the Agricultural Land Commissions approval of certain exclusion or subdivision requests (i.e. in the case of specific development proposals).

In general terms the establishment of a suitable time period for specific development proposals is reasonable. However, the question of establishing what is a reasonable amount of time will need to be carefully reviewed by the Land Commission.

4. Encouragement of public agencies to acquire lands severed by the construction of their facilities.

This proposal is reasonable and can be supported by the Planning Department.


A. L. Parr
DIRECTOR OF PLANNING