

ITEM	7
MANAGER'S REPORT NO.	34
COUNCIL MEETING	1979 04 30

RE: LETTER FROM THE MINISTER OF MUNICIPAL AFFAIRS WHICH APPEARED ON THE AGENDA FOR THE 1979 APRIL 23rd MEETING OF COUNCIL. ( ITEM 4k)  
AGRICULTURAL LAND COMMISSION ACT RELATIVE TO LOCAL GOVERNMENT OFFICIAL PLANS AND REGULATORY BY-LAWS

Appearing on the Agenda for the 1979 April 23rd meeting of Council was a letter from the Minister of Municipal Affairs regarding the Agricultural Land Commission Act Relative to Local Government Official Plans and Regulatory By-Laws. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT a copy of this report be sent to the Minister of Municipal Affairs, Parliament Buildings, Victoria, B.C. V8V 1X4

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1979 APRIL 24  
FROM: DIRECTOR OF PLANNING  
SUBJECT: AGRICULTURAL LAND COMMISSION ACT RELATIVE TO LOCAL GOVERNMENT OFFICIAL PLANS AND REGULATORY BY-LAWS

RECOMMENDATION:

1. THAT a copy of the following report be forwarded to the Minister of Municipal Affairs.

REPORT

BACKGROUND:

Appearing on the agenda for the 1979 April 23 Council meeting was the attached letter from the Minister of Municipal Affairs in which he proposes that certain points be considered in preparing official plans and regulatory by-laws.

Essentially, this letter proposes that the Municipal Council support the Provincial objective of establishing the ALR lands on the basis of their capability to support agriculture by taking the initiative to ensure that their land use by-laws are consistent with and support the policies of the Agricultural Land Commission.

EXISTING SITUATION:


123

In Burnaby, the lands within the ALR are found in the Big Bend Area and are primarily zoned A1 (Agricultural District), A3 (Truck Gardening District) and P3 (Park and Public Use District). There is a certain amount of land which presently has industrial zoning, however, these lands are debilitated and not suitable for agricultural use.

The Planning Department is presently undertaking a review of the Agricultural Land Reserve in concert with the staff of the Agricultural Land Commission and recommendations will be submitted to the Council and the Commission in due course. It is envisaged that the resultant redefinition of the boundaries, together with certain proposals to bring substantial additional areas of land into production, will clearly define the role of agriculture in the Big Bend Area. At that time, recommendations will be submitted to remove certain lands from the Reserve and similarly, to include certain lands. Once this has been accomplished, it will be desirable to enact provisions in the zoning by-law which clearly define the uses permitted in the A.L.R.

The Planning Department, therefore, supports the principle that the Burnaby Zoning By-Law accurately describes the inter-relationships between local land use legislation and the Agricultural Land Commission Act.

Specific recommendations in this regard will be included in the report on the review of the Agricultural Land Reserve.

  
A. L. Parr  
DIRECTOR OF PLANNING

PB/sam  
Attachment

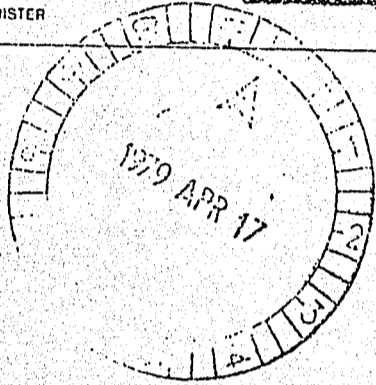
ITEM	7
MANAGER'S REPORT NO.	34
COUNCIL MEETING	1979 04 30

CORRESPONDENCE AND PETITIONS  
 Regular Council Meeting  
 1979 April 23

Province of  
 British Columbia  
 OFFICE OF THE MINISTER

Ministry of  
 Municipal Affairs  
~~233-2333~~

Parliament Buildings  
 Victoria  
 British Columbia  
 V8V 1X4



March 28, 1979

TO: All Municipalities and Regional Districts

Re: Agricultural Land Commission Act  
 Relative to Local Government Official  
 Plans and Regulatory Bylaws

On several occasions it has come to my attention that the Agricultural Land Reserve is being improperly used by some regional districts and municipalities as a zoning or subdivision tool. For example, local governments have argued that a particular application for exclusion from the A.L.R. to permit a small lot subdivision should not be allowed because it would infringe on the area's agricultural activities when, in fact, the existing local regulatory bylaws would permit the subdivision. In such situations, the Agricultural Land Reserve is incorrectly used for development control purposes.

As you are aware, the Agricultural Land Reserves were established on the basis of soil and climate capability for agriculture as a means of ensuring the continued viability of the Province's farming enterprises. Proposals to exclude land from the A.L.R. are therefore considered on the land's agricultural potential. I feel it is incumbent on Municipal Councils and Regional Boards to support this provincial objective by taking the initiative to ensure their land use bylaws are consistent with and support the policies of the Agricultural Land Commission. This includes enacting amendments to zoning and subdivision bylaws which at present do not comply with the Agricultural Land Reserve legislation.

More specifically, I would ask that the following points be considered in preparing official plans and regulatory bylaws:

1. All lands within the Agricultural Land Reserve should be included in most cases within a single agricultural use designation in official plans
2. Minimum parcel size regulations should not be stipulated for Agricultural

AGENDA - COUNCIL MEETING 1979 APR 23

MANAGER

PLANNER - FOR REPORT

← (PB)

...../2

ITEM	7
MANAGER'S REPORT NO.	34
COUNCIL MEETING	1979 04 30

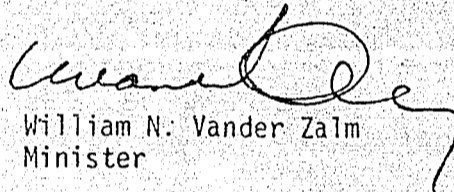
CORRESPONDENCE AND PETITIONS  
Regular Council Meeting  
1979 April 23

125

- 2 -

Land Reserve lands in official plans.

3. In zoning bylaws, minimum parcel size regulations for the zone designation covering Agricultural Land Reserve lands should be stated as applying only when land is excluded from the Agricultural Land Reserve or when subdivision within the Agricultural Land Reserve is approved pursuant to the Agricultural Land Commission Act.
4. In both official plans and zoning bylaws, it should be clearly indicated that lands within the Agricultural Land Reserve are subject to the Agricultural Land Commission Act, and that subdivision and new non-farm uses are not permitted unless approved by the Commission.

  
William N. Vander Zalm  
Minister