

ITEM 6  
MANAGER'S REPORT NO. 73  
COUNCIL MEETING 90/11/26

TO: MUNICIPAL MANAGER

1990 November 20

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

Our File: 03.602

D.L. 155C

SUBJECT: PROPOSED LEASE OF MUNICIPAL LANDS  
FOR AGRICULTURAL USE  
(7824, 7884 & 7920 PRAIRIE STREET)

PURPOSE: To obtain Council authority to initiate procedures to effect the lease of municipal lands within the ALR for agricultural use.

RECOMMENDATIONS:

1. THAT Council endorse the proposal to lease 7824, 7884 and 7920 Prairie Street for agricultural use.
2. THAT the Legal Department submit a further report recommending a lease rate and other terms prior to posting the subject properties for lease by public tender.

R E P O R T

1.0 BACKGROUND

The subject properties (Figure 1 attached) are zoned A1 Agricultural District and are within the Agricultural Land Reserve (Figure 2 attached). They are designated for agricultural use in the Big Bend Development Plan (Figure 3 attached) and the Official Community Plan.

They comprise 14.66 acres in total and are vacant with a vegetative cover. Road access and municipal water are available on Marshland Street.

2.0 EXISTING SITUATION

This department has received a request from Kwong Lee Farms which is a division of Burnaby Pressure Cooling Ltd. to make the subject lands available for lease for market garden use. In addition, they have expressed an interest in farming approximately 40 to 60 acres which are adjacent to the municipal lands and currently not in production. These lands, which are also zoned A1 and within the ALR, are owned by Burnaby Business Park Ltd.(Figure 4 attached)

Staff will convey this intent to the owners and act as a liaison to arrange a meeting with both parties to pursue this matter further.

With regard to the municipal lands, it is anticipated that the initial land clearing and development costs will be such that a certain amount of time will be required to amortize these costs. It is proposed, therefore, that the initial years of the agricultural lease recognize the fact the land is being improved and the Municipality is benefiting as the owner. The lease rate would then be re-examined and adjusted accordingly in future years as production increases.

In order to more precisely determine what is involved in preparing the land for production and the cost of this work, it may prove necessary to engage a consultant with this expertise. This possibility will be examined further and if this is required, a further report will be submitted to Council to obtain authority to engage such a consultant.

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As these lands are intended to be leased solely for agricultural use, provision should be made in a lease to ensure that residential buildings are not constructed on the individual parcels.


The terms of the lease should also provide for the Lessee to be responsible for the payment of taxes.

### 3.0 SUMMARY

In endorsing the proposal to lease the subject lands for agricultural use, the Municipal Council will be providing support to the agricultural community in Burnaby's Big Bend area in keeping with the objectives of the Official Community Plan and Agricultural Land Reserve area designation.

The lease rate and final terms of a lease will be reviewed and submitted to Council prior to posting these properties for lease by public tender.

Staff will also act as a liaison between the farming community and the owners of the adjacent private lands with a view towards their being made available for agricultural lease or sale.

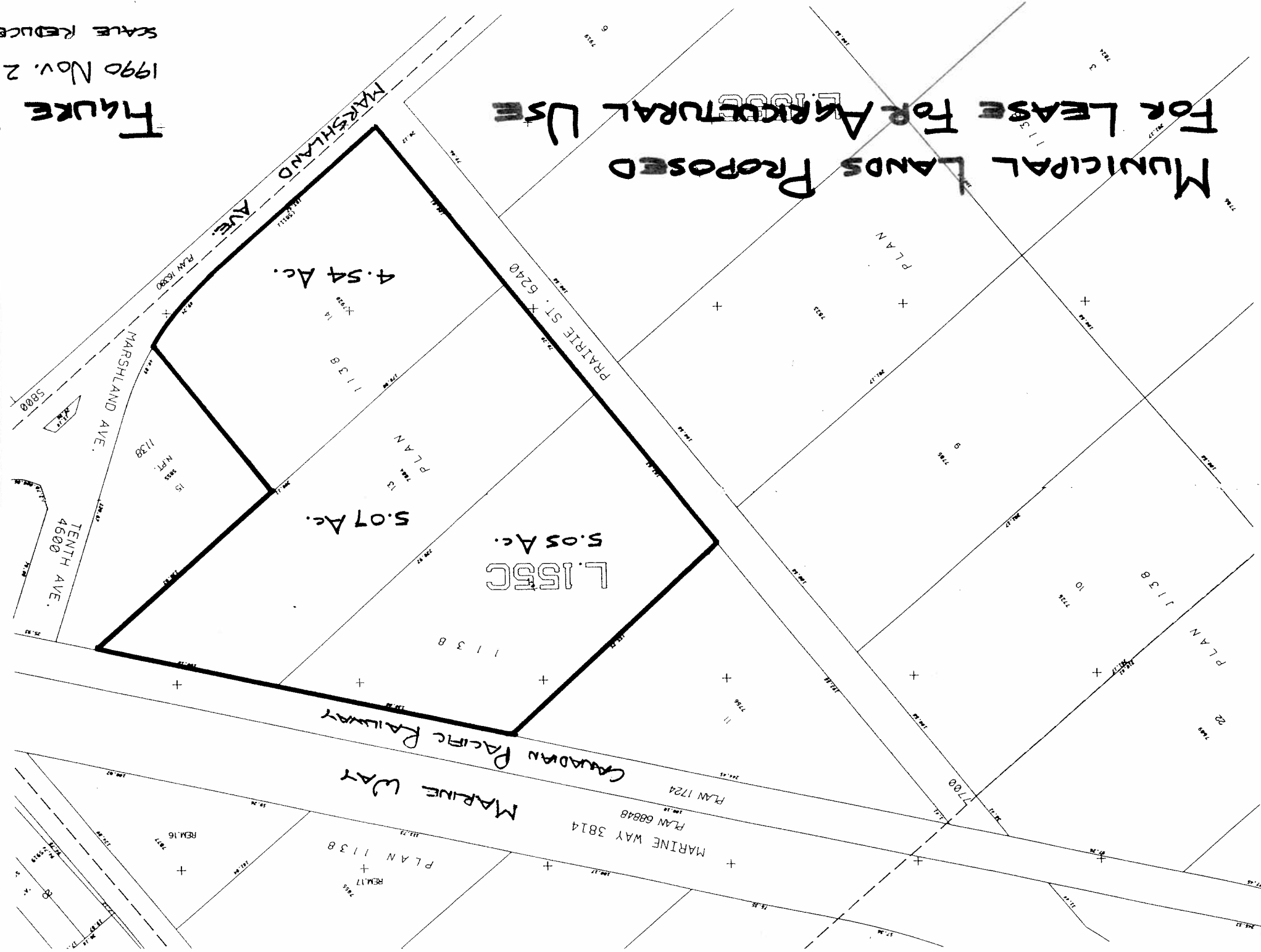
  
A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

PB/mcb  
Attachs:

cc: Municipal Solicitor  
Director Finance

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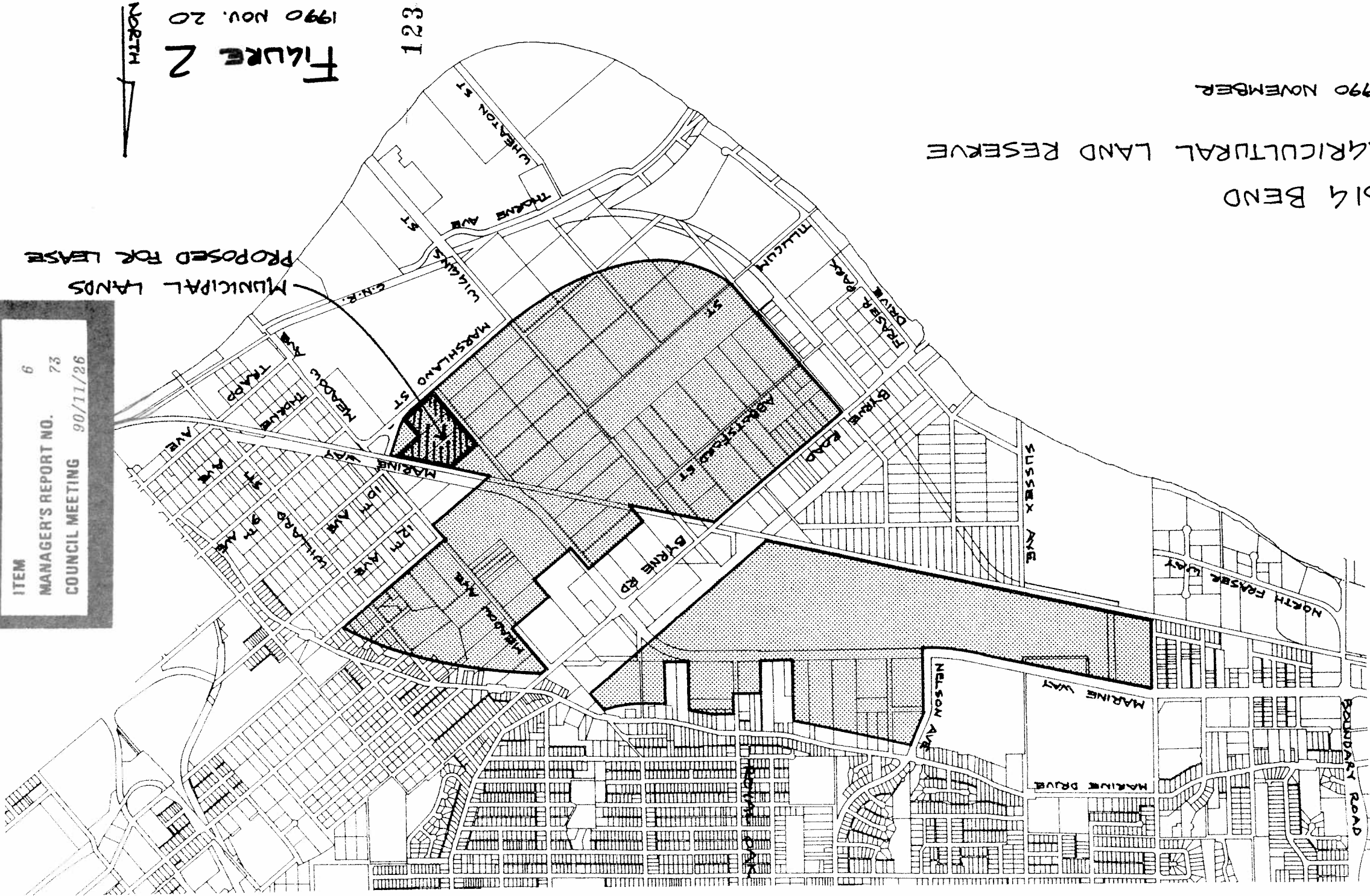
Figure 1  
 1990 Nov. 20  
 SCALE REDUCED  
 NORTH



MUNICIPAL LANDS PROPOSED  
 FOR LEASE FOR AGRICULTURAL USE

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MUNICIPAL LANDS  
 PROPOSED FOR LEASE



NORTH









Figure 2  
 1990 NOV. 20

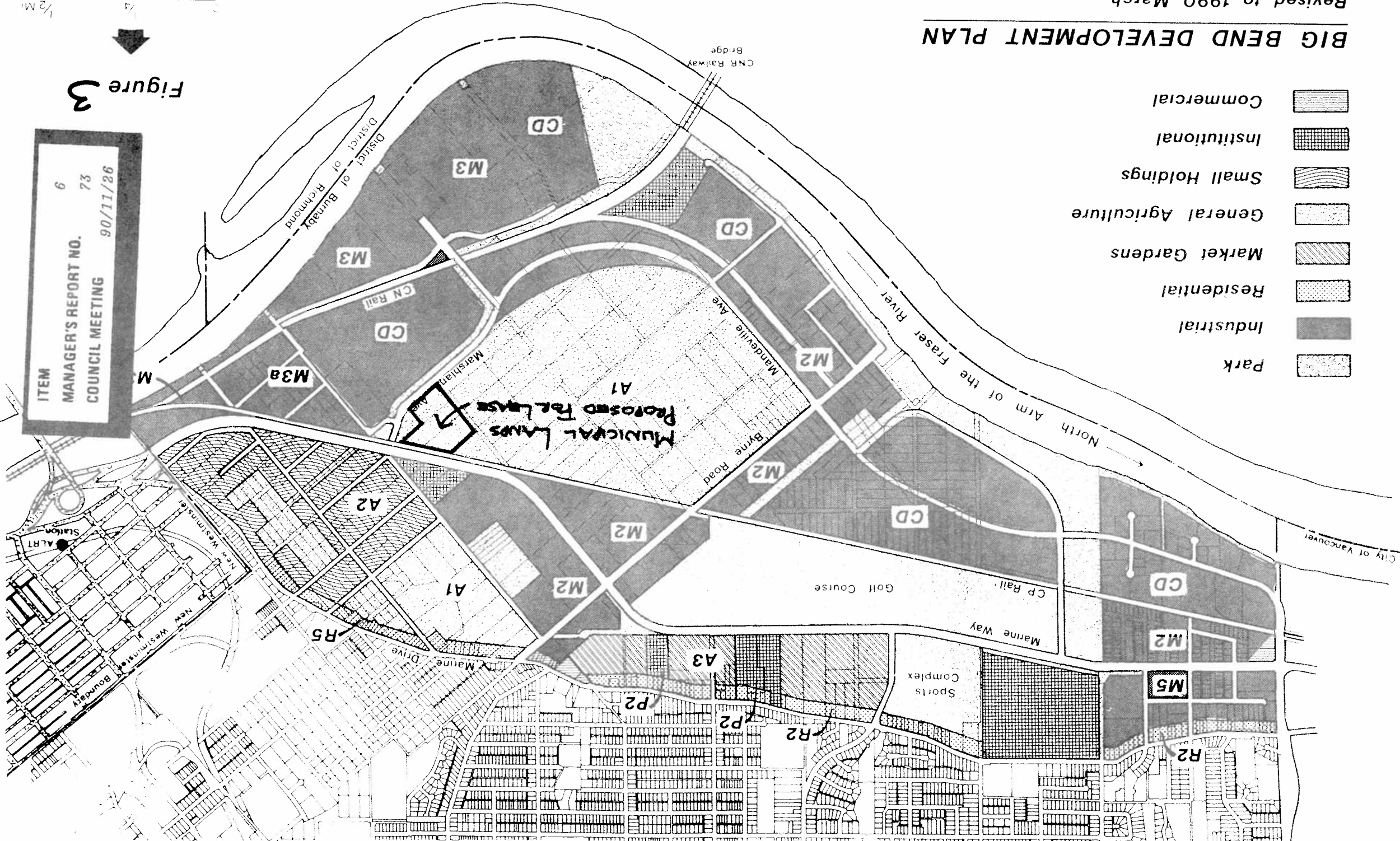
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BIG BEND  
 AGRICULTURAL LAND RESERVE  
 1990 NOVEMBER

Revised to 1990 March

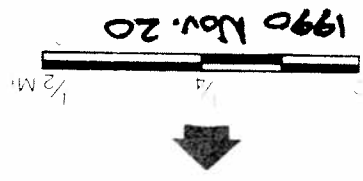
# BIG BEND DEVELOPMENT PLAN

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



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Figure 3



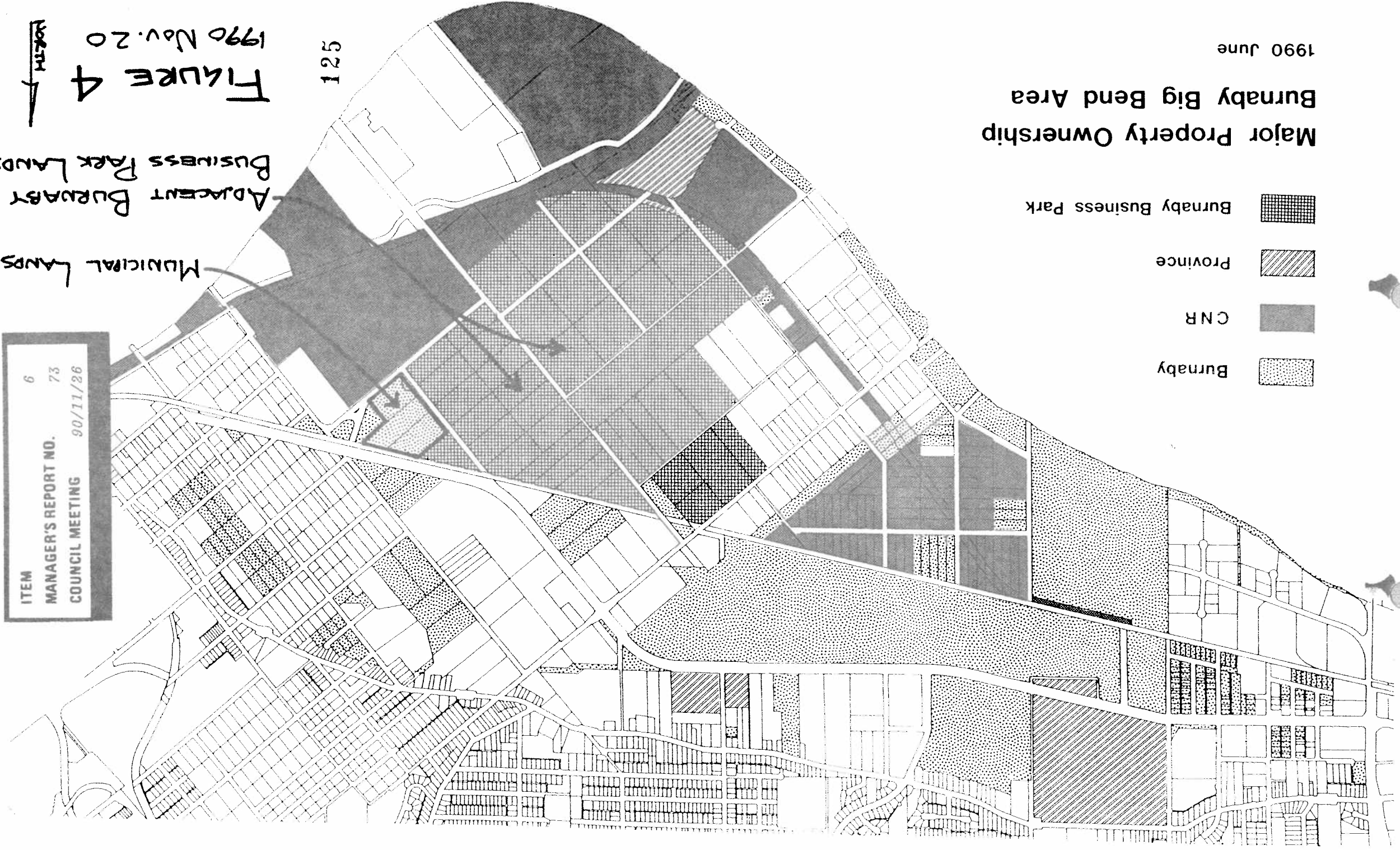
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MUNICIPAL LANDS  
ADJACENT BURBARY  
BUSINESS PARK LANDS

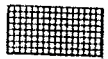



FIGURE 4  
1990 Nov. 20



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### Major Property Ownership Burnaby Big Bend Area

-  Burnaby Business Park
-  Province
-  CNR
-  Burnaby

1990 June