

TO: CITY MANAGER 1995 MARCH 23
FROM: DIRECTOR PLANNING & BUILDING OUR FILES: 02.120.1
02.120.5
SUBJECT: APPLICATION TO REMOVE LANDS FROM AGRICULTURAL LAND RESERVE
FOR THE DEVELOPMENT OF A GOLF COURSE
PURPOSE: To provide Council with information regarding an application to remove lands from
the Agricultural Land Reserve in Burnaby's Big Bend area to provide for the
development of a private golf course.

RECOMMENDATIONS:

1. THAT Council not approve the development of a golf course on the Burnaby Business Park Ltd. lands either by way of excluding these lands from the Agricultural Land Reserve, pursuant to Section 12(1) of the Agricultural Land Commission Act or by way of Section 20 (1) of the Agricultural Land Commission Act which provides for property to be used for non-farm purposes within the Agricultural Land Reserve plan.
2. THAT a copy of this report be forwarded to:

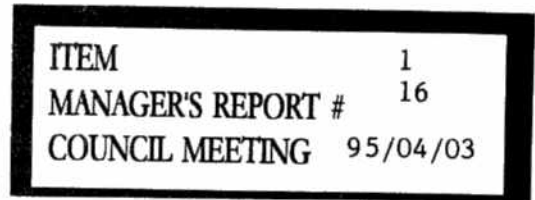
Mr. K.B. Miller
Chair and General Manager
Provincial Agricultural Land Commission
133 - 4940 Canada Way
Burnaby, B.C. V5G 4K6

REPORT

1.0 BACKGROUND

Burnaby Business Park Ltd. (BBPL) owns some 265 acres in Burnaby's Big Bend area (referenced on Figure 1 *attached*). 224 acres are zoned A1 Agricultural District (Figure 2 *attached*) and are within the Agricultural Land Reserve (ALR) (Figure 3 *attached*). They are designated for agricultural use in the Big Bend Development Plan (Figure 4 *attached*), as well as in the Official Community Plan (OCP).

The remaining 41 acres are zoned for CD Comprehensive Industrial Development and are designated for industrial use in the Big Bend Development Plan and the Official Community Plan.



2.0 EXISTING SITUATION

Burnaby Business Park Ltd. has submitted an application to the City under Section 12(1) of the Agricultural Land Commission Act to have lands excluded from the Agricultural Land Reserve Plan for the purpose of constructing a private golf course. In its application BBPL states that it will also consider Section 20(1) of the Act if deemed appropriate. This alternate Section provides for the use of lands for non-farm purposes within the ALR plan.

BBPL also proposes improving the quality and use of vacant ALR lands for community-oriented agricultural and related activities. Appendix A *attached* contains a summary of the BBPL land use proposal.

3.0 BURNABY BUSINESS PARK'S BIG BEND LAND USE PROPOSAL

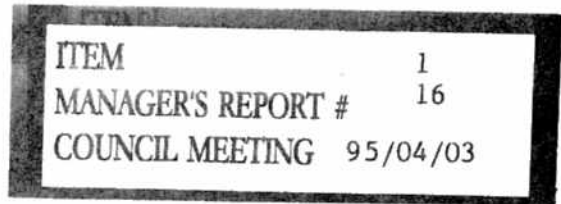
BBPL has also prepared and distributed a more detailed brief on its land use proposal. This information, which is *attached* as Appendix B, is reviewed in the following sections:

3.1 Land Use Components

- a) A 185 acre private golf course, clubhouse and recreational facilities would be developed. 159 acres would be made available by BBPL with the remaining 26 acres being obtained from the City by way of a land exchange and consolidation of unopened road allowances.
- b) 69 acres would be prepared and made available for community-oriented agricultural uses. The BBPL proposal notes its contribution to be 63.5 acres, with the City making up the additional 5.5 acres. This needs to be clarified, as 26 acres of the BBPL land should be considered as compensation for lands proposed to be obtained from the City for the golf course (assuming a straight area-for-area exchange). BBPL's net contribution to agriculture would then be only 37.5 acres.
- c) 42.8 acres would be developed for comprehensive industrial use (37.4 acres of BBPL lands and 5.4 acres of City controlled road allowances). These lands are outside of the ALR and have been designated for industrial use in the Big Bend Development Plan and the Official Community Plan.

3.2 Adopted Policy

- a) In addition to the agricultural designations noted previously, the subject lands are zoned A1 Agricultural District. Council, in 1988, specifically removed golf courses and driving ranges as a permitted use in the A1 zone.



The Official Community Plan (Appendix C *attached*) has, as its agricultural goal, "To protect and enhance agricultural uses within the designated agricultural areas in the Big Bend area." With regard to the future, the OCP notes that on the basis of the agricultural designation of the subject and other agricultural lands, the City, as a matter of general policy, can make its best efforts to both enhance and expand agriculture in the Big Bend area, recognizing it as a desirable and permanent land use in the community.

Recent legislative changes allow the City to refuse any application to proceed to the Provincial Agricultural Land Commission. Moreover, the Provincial Cabinet is no longer involved in applications for non-farm use. If, notwithstanding the conflict with the ALR, the Development Plan and the Official Community Plan, the City approved of the proposed golf course, the applicant would still need to obtain conditional use approval from the PALC.

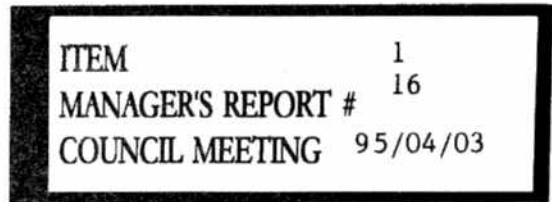
- b) There is no conflict with respect to the development of community-oriented agricultural uses.
- c) There is no conflict with respect to the industrial development of the BBPL lands which are outside of the ALR. BBPL has preloaded these lands with river sand. It has also submitted an application to rezone them for comprehensive industrial use. Second Reading to this Bylaw was given on April 30, 1990. This rezoning was not advanced further and the property remains vacant with the preload in place.

3.3 Agricultural Capability

Reference is made in the BBPL report to the "soils which have been farmed in the surrounding areas are "Lulu" soils, having a shallow layer of peat over mineral materials". The BBPL lands are noted as being primarily "Lumbum" soils which have "a far greater depth of peat and are thus considerably more difficult to develop for agricultural use." (partially decomposed organic material to depths greater than 5.3 ft.). In actual fact, the vast majority of the soils under cultivation (northeast corner of Byrne Road and Mandeville Avenue) are not Lulu type soils but are Annacis and Richmond soils, both of which have well decomposed organic material to depths greater than 5.3 ft.

It should be noted that the soil classification for all of the productive market gardens north of Marine Way from Nelson Avenue to Byrne Road (Hop On Farm, CY Chan Farm, etc.) is identical to the BBPL lands (i.e. Lumbum soils). Again the soil capability ratings for each of these areas is identical.

The BBPL report cites perceived problems regarding the depth of the peat which, when combined with low and poor drainage, results in lands unlikely to have long term potential for productive crops. It also notes potential problems with berry crops as well as the use of lime and fertilizers.



This opinion differs from that of others in the field. In a 1977 soil survey undertaken by the Ministry of Environment it was noted that, with adequate drainage, the soils in the Big Bend area (including the subject lands) are highly suited for agricultural crops. This was confirmed in a 1989 review undertaken by a staff agronomist for the Agricultural Land Commission. He did advise that overall drainage improvements are required to maximize their potential. The Director of the Soils and Engineering Branch of the Ministry of Agriculture and Fisheries also noted that the yield potential for root and vegetable crops is very high and that additionally, the soils are uniquely suited to production of cranberries and blueberries which are among the highest value crops in the Province.

It is recognized that a plan for the overall agricultural development of the BBPL lands would be required which mitigates any concerns. The fact that BBPL has extensive holdings under single ownership is seen by staff as a unique opportunity to prepare such a plan resulting in farm units being made available for sale or lease.

The information provided in the September 14 land use proposal (Appendix B) states that *"No land would be removed from the Agricultural Land Reserve"* and that *"The lands proposed for golf course use would remain within the ALR"*.

This is contrary to the subject application which requests that lands be excluded from the ALR. It is now an alternate position that the golf course be considered a conditional use and remain within the ALR.

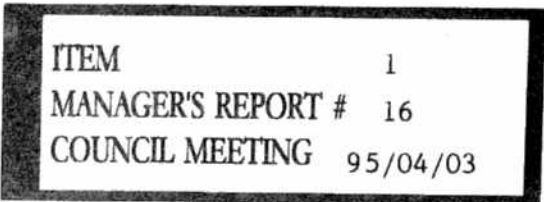
3.4 Benefits

Increased Property Tax Revenue

The BBPL report estimates the net gain to the tax base from the development of the golf course to be \$240,000 per year. It also estimates the taxes to be realized from the development of 303 acres of industrial land to be some \$10 million by including 200 acres owned by the CNR and 60 acres in private ownership. The report then states that the combined golf course/industrial property taxes would be about \$10.2 million. The inclusion of some 260 acres of land over which BBPL has absolutely no control is misleading. Certainly the CNR and other industrial lands would develop on their own irrespective of whether or not the BBPL lands are developed as proposed. In fact, if the golf course was not approved, it is likely that even the BBPL industrial lands would eventually be developed on their own and the resultant tax revenues would be realized in any event.

Infrastructure

The position is advanced that the construction of the industrial roadway through the BBPL lands would be borne solely by the City at some future date. With its construction under this proposal, it is stated that the City would save approximately \$4.3 million.



This is not the case. It is not proposed that this portion of the industrial road be built in advance of the development of the adjacent lands. As was the case with other major developments in the Big Bend area (Marine Way Estates, Glenlyon Business Park), the construction of the industrial road would be undertaken by the developer as part of the rezoning and subdivision approvals.

4.0 COMMUNITY ORIENTED AGRICULTURAL USE

Appendix D *attached* provides information on the proposal to establish 69 acres for community oriented agricultural use. As note previously, the utilization of lands for such agricultural endeavors is in keeping with existing policy. In fact, the City has, for some time, made 14.5 acres available for community allotment gardens. It should be recognized, however, that when the City's holdings are factored into the proposal, the contribution by BBPL to community agriculture is actually 37.5 acres.

5.0 CONCLUSIONS

The proposal to develop a private golf course on ALR lands is contrary to adopted policy. It would require amendments to the A1 Agricultural District zoning provisions as well as those of the Official Community Plan. The justification put forward in this case is the total package which would also see the development of Burnaby Business Park Ltd.'s industrial holdings (net 36 acres) together with the establishment of 69 acres for community-oriented agricultural use.

When the City's existing holdings are factored into the equation, BBPL's contribution to the component parts is:

Private Golf Course	159.0 acres
Industrial Development	36.0 acres
Community Agriculture	37.5 acres

While the opportunity to have additional lands available for community-oriented agricultural use is, in itself attractive, it would be at the cost of some 185 acres which would no longer be available for food production.

It is staff's position that the objective of preserving agricultural lands for present and future food production should prevail. The Official Community Plan recognizes this objective noting that local Government plans and bylaws are considered as important means to aid and support this objective. The OCP's agricultural framework is intended to be an aid in achieving this objective and to enable the City and the Province to act as partners in protecting agricultural land.

Planning & Building

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Land Reserve for Development of a Golf Course
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It is recommended, therefore, that Council not approve the proposal to develop a golf course on the Burnaby Business Park lands.



D.G. Stenson, Director
PLANNING & BUILDING

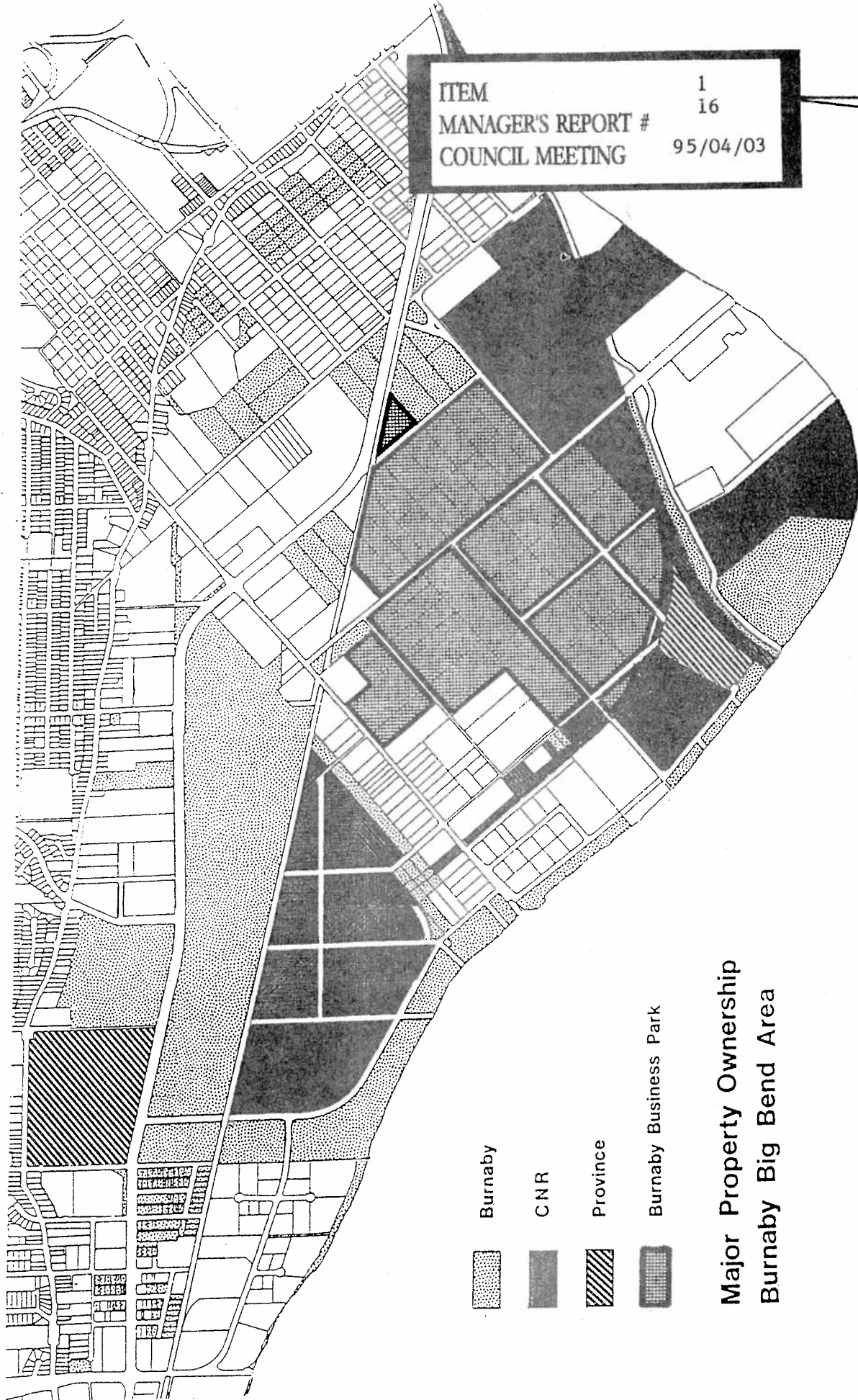
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Attachments

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NORTH

FIGURE 1
95 MARCH 23



-  Burnaby
-  CNR
-  Province
-  Burnaby Business Park

Major Property Ownership
Burnaby Big Bend Area

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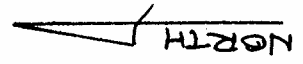
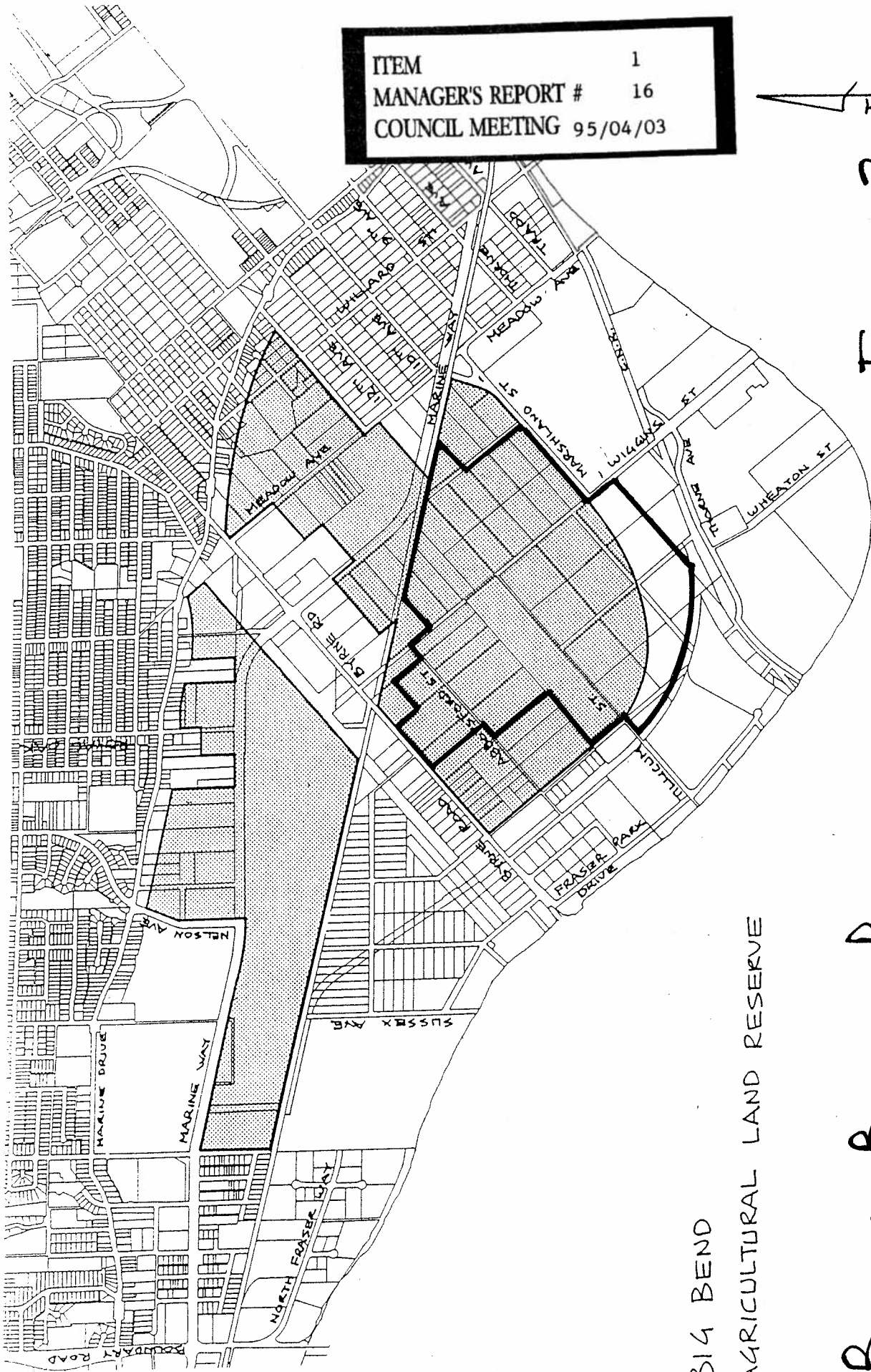


FIGURE 2
95 MAR 23



BIG BEND
AGRICULTURAL LAND RESERVE

BURNABY BUSINESS PARK
LTD.'S LANDS

APPENDIX A
(Prepared by Burnaby Business Park Ltd.)

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March 8, 1995

SUMMARY OF LAND USE PROPOSAL

This land use proposal for Big Bend is being submitted by Burnaby Business Park Limited (BBPL) for the purpose of constructing a private golf course and improving the quality and use of vacant, disused Agricultural Land Reserve (ALR) lands for community-oriented agricultural and related activities.

Location

The property is located in the southern most part of the City of Burnaby. The site is largely surrounded by high tech industry to the south along Marine Way and heavy industry to the south and east. Limited agricultural uses are situated to the south west.

Site

The site is bounded by Marshland Avenue to the east, Byrne Road to the west, Mandeville Street and a CN rail line to the south, and a CP rail line to the north. Of the 265 acres within the site, 224 acres are zoned A1 Agricultural, and 41 acres are zoned CD Industrial. The industrial lands are separated from the agricultural lands by a water and sewer easement.

Agricultural Capability

The agricultural capability of the 224 acres within the ALR is limited due to the predominance of Lumbum soil, a soil which is difficult to develop for agricultural use. These lands are unlikely to have long term potential for productive crops, and were placed in the ALR primarily to act as a buffer between industrial land and agricultural areas to the west.

Land Use Proposal

A process of exchanges, consolidations and contributions of land is proposed to enable the development of the subject lands. BBPL proposes to: contribute over 60 acres of ALR land; provide drainage and grading to improve the capability of the lands; and also proposes to contribute 5 acres of land to the City of Burnaby for the construction of the Mandeville/Marshland connector. In exchange, BBPL is requesting that the City of Burnaby: transfer 31.2 acres of land to BBPL for industrial development; construct the local connector road; approve subdivision of the industrial lands; and permit construction of a private golf course on ALR land.

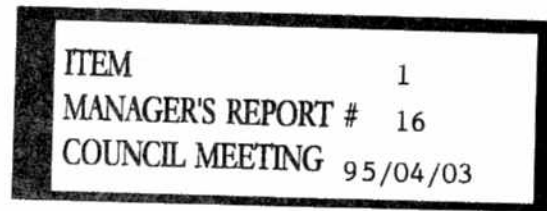
Benefits

Seventy acres of ALR land would be prepared for a variety of community-oriented agricultural uses including: a proposed non-profit cooperative farming society, community allotment gardens, an animal rescue centre, experimental farming, and market gardens.

Infrastructure

Though plans call for the construction of a local connector road between Mandeville and Marshland, the road remains unbuilt and access to this part of Big Bend is poor. This proposal facilitates construction of the Mandeville Connector road.

APPENDIX B
(Prepared by Burnaby Business Park Ltd.)



BIG BEND LAND USE PROPOSAL

September 14, 1994

Introduction

Burnaby Business Park Ltd. (BBPL) owns a large parcel of land in the Big Bend area in the southern most part of Burnaby.

In 1972, the Big Bend Development Plan designated the subject lands for long range industrial development. With the introduction of the Agricultural Land Reserve in 1974, a large portion of these lands was designated for agricultural use and remains so today.

Location

With the exception of a municipal golf course, small market gardens to the south west, and the subject property, those lands lying south of Marine Way have been planned and operated for industrial use.

This industrial precinct begins at Boundary Road to the west with Marine Way Business Park, followed by the Glenlyon Industrial Park, under construction by C.N. Real Estate, through to the subject site and on to New Westminster to the east. These new industrial parks are well-planned and developed with modern high-tech industries. They form the core of industrial activity in south Burnaby.

The immediate subject area has an unkempt and dilapidated appearance, with narrow poorly-maintained roads, open drainage ditches, and piecemeal industrial development. With few exceptions, the typical industrial development is substandard. Many open-yard storage facilities, scrap yards and other uses requiring inexpensive land predominate.

Along with the Burnaby incinerator, a major regional facility, heavy industrial uses predominate south and east of the property. A women's correctional centre is located south of the property. Along the Fraser River, a public park has been developed and will extend east through the Glenlyon Industrial Park.

Site

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See Exhibit 2

The site contains a total of 265 acres, is irregular in shape and is situated in an area bounded by Marshland Avenue to the east, Byrne Road to the west, and Mandeville Street and CN rail line to the south and a C.P. rail line to the north.

Of the 265 acres, 224 acres are zoned A1 Agricultural and the remaining 41 acres are zoned CD Industrial. The industrial lands extend along the CN rail line to the south and are separated from the agriculture lands by a water and sewer easement which runs from Marshland Ave. curving to meet Mandeville Ave.

The land is low-lying, and varies from being level to gently undulating. Peat soils cover the entire site to depths varying from approximately 0.3M to 2.8M. Drainage ditches surround and pass through the property.

Those lands zoned for agricultural use are covered with trees and brush. Those zoned for industrial use have been cleared and pre-loaded with sand.

The water and sewer easement and an accompanying access road were installed without pre-load or pile support. Hog fuel was used in the construction of the access road.

Agricultural Capability

Historically, farming in the Big Bend area has been on small lots and has focused on vegetables. Soils which have been farmed in the surrounding areas are "Lulu" soils, having a shallow layer of peat over mineral materials. The predominant soil type in the BBPL lands is "Lumbum", which have a far greater depth of peat and are thus considerably more difficult to develop for agricultural use.

The BBPL lands were included in the ALR as a buffer for the nearby developed agricultural lands. Lands to the east with similar peat deposits to the BBPL property have been excluded from the reserve and designated industrial.

A study of the site's agricultural capability concludes that "the difference between soils included in the ALR versus those excluded can be considered marginal at best and in some cases non-existent."

The great extent of peat on the site, combined with low and poor drainage, result in lands which are unlikely to have long term potential for productive crops. Blueberries and cranberries do not require extensive soil reclamation, but do require the intensive use of chemicals. Harvesting techniques entail flooding the lands, leading to other problems. For other crops, external drainage and large amounts of lime and fertilizer would be required to improve the acidic soils.

The development of the soils for agriculture may impact the moisture regime of the surrounding soils. The impacts of agricultural use on the subject site could be harmful to fish and habitat areas in the Fraser River. The extensive use of herbicides and pesticides could also be dangerous in proximity to industrial uses.

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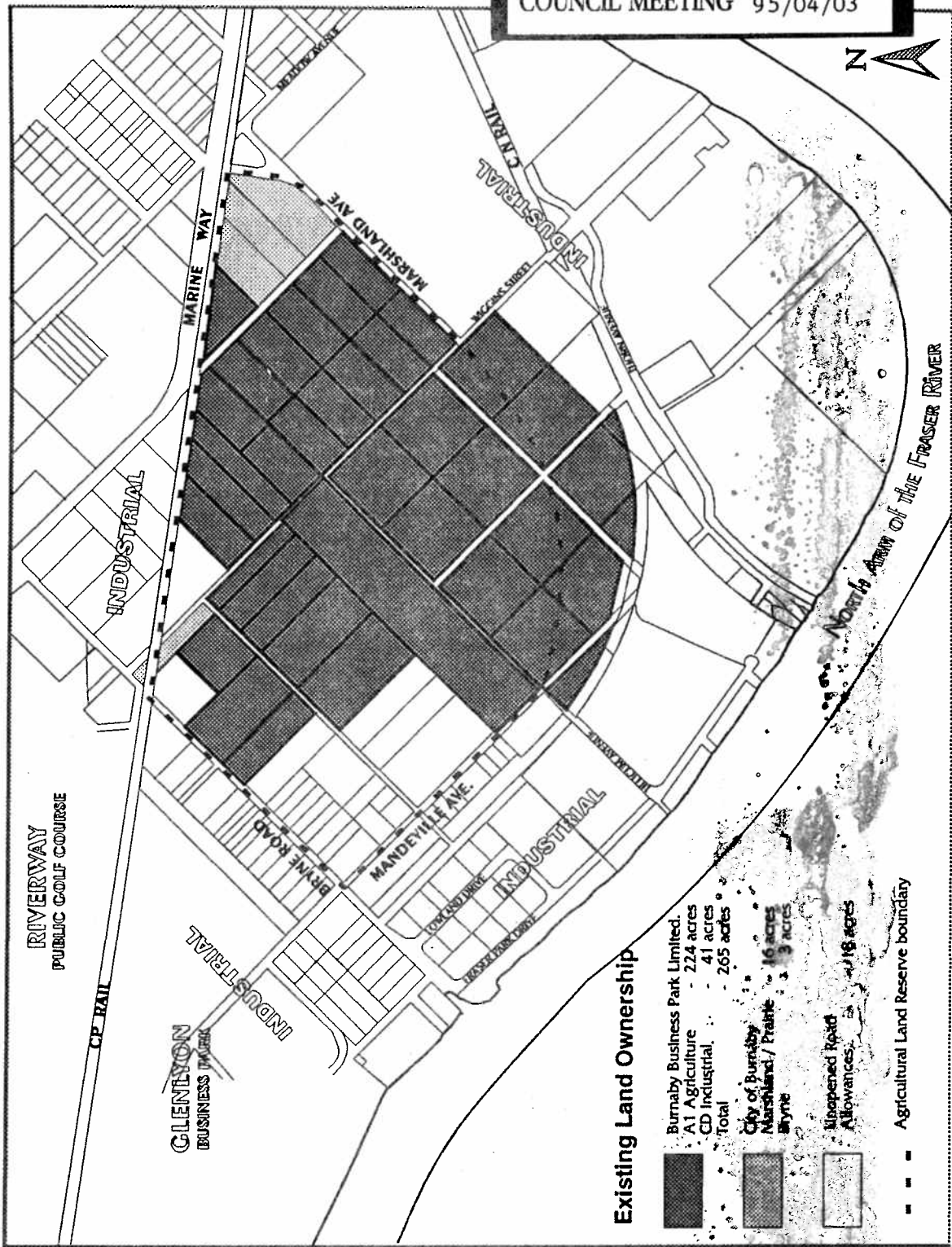


EXHIBIT 2

Land Use Proposal

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BBPL proposes a process of exchanges, consolidations and contributions of lands resulting in:

(1)

Burnaby Business Park Ltd. contributing:

- a) 63.5 acres within the Agricultural Land Reserve (See Exhibit 3);
- b) pre-loaded industrial lands (approximately 5 acres) for the construction of the Mandeville/Marshland connector. Historical costs for preparing these lands, excluding financing and holding are:

Hard costs (sand)	\$ 3,800,000
Soft costs (consultants and engineers)	525,000
Total	\$ 4,325,000

(2)

The City of Burnaby;

- a) transferring ownership of four parcels at Marine Way and Marshland plus unopened road allowances in that area proposed for golf course use (16, 10.5 and 4.7 acres) to BBPL;
- b) approving the subdivision of the industrial lands. (Preliminary approval has been given);
- c) upon subdivision approval, constructing the Mandeville / Marshland local collector with individual services provided to subdivided lots; and
- d) permitting the construction of a 185-acre private golf course.

BBPL would provide basic drainage and grading for the agricultural lands to improve their capability for use.

Benefits

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Agricultural Land Use

1. No land would be removed from the Agricultural Land Reserve;
2. The lands proposed for golf course use would remain within the ALR.

(In the past, golf courses were an approved conditional use in the ALR, the rationale being that the land would always have the potential to revert to agricultural use. The suggestion is that the same policy be adopted for these lands.);
3. Rather than having 224 acres of non-productive agricultural land at present, almost 70 acres would be prepared and available for a variety of community-oriented agricultural uses. Possibilities include:
 - Access Cooperative Farms, a proposed non-profit society. The intent would be to use the farmland on a cooperative basis to provide a source of fresh produce for cooperatives and food banks in Burnaby and throughout the Lower Mainland;
 - community allotment gardens;
 - an animal rescue centre;
 - experimental farming;
 - market gardens, etc.

Increased Property Tax Revenue

Vacant Lands in the immediate Big Bend area with the potential for increases in property tax revenue can be summarized as;

Agricultural:	
Burnaby Business Park	186 acres
Industrial:	
Burnaby Business Park	36 acres
CN Real Estate	200 acres
Other Private	<u>60 acres</u>
Total	303 acres

This industrial summary does not include industrial lands which are currently under-utilized.

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Agricultural Lands

Based on the assessed values of golf courses in Vancouver and Burnaby, which range from \$110,000 per acre to \$192,800 per acre the estimated value of the agricultural land component could be about \$120,000 per acre. (Burnaby's new course on Marine Way is assessed at \$110,000 per acre.)

Based on a proposed golf course of 185 acres, club house and other recreational facilities, the potential future value in current dollars would be;

186 acres x \$120,000	\$ 22,220,000
Club house & recreational	4,500,000
Total assessed value	\$ 26,720,000
Potential Property Taxes	\$ 280,000
Current property taxes	40,000
Net gain to Tax base	\$ 240,000

Industrial Lands

Based on current assessed values in Marine Way Business Park, estimated future assessed land values in current dollars are;

Land - 303 x \$400,000 per acre	\$121,200,000
Improvements	\$230,976,900
Total Assessed Value	\$352,175,900
Property Taxes approx.	\$ 9,987,000
Combined Golf Course / Industrial Property Taxes	\$ 10,227,000

Infrastructure

Access to this part of Big Bend is unsatisfactory. Current planning for the area calls for the construction of a local collector road between Mandeville and Marshland via land owned by BBPL. In the normal course of events, this cost would be borne solely by the City at some future date. In present dollars this, cost is estimated at about \$7 to \$8 million. (land - land preparation - construction - soft costs - financing costs). With the connector road constructed under this proposal, land preparation and engineering costs in the amount of \$ 4.325 million would be saved.

Employment

The preparation and construction of the golf course and club house facilities would provide construction jobs, together with permanent golf course employment.

The construction of the new road infrastructure opens up a significant area for industrial development with the accompanying construction and long term employment opportunities.

Agricultural uses such as cooperative or experimental farming, market gardens, community allotment gardens, community recycling demonstration project, etc. will provide further full and part-time employment opportunities.

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See Exhibit 4

Summary of Proposed Land Use**Land Contribution, Consolidation & Exchange**

1.

**City of Burnaby
(Cooperative Farming)**

Burnaby Business Park Ltd.	63.5 acres
City	
un-opened road allowances	2.5 acres
existing ownership	3.0 acres
Total	69.0 acres

2.

Industrial Park

Burnaby Business Park Ltd.	37.4 acres
City	
un-opened road allowances	5.4 acres
Total	42.8 acres

3.

Golf Course

Burnaby Business Park Ltd.	159.0 acres
City	
Marshland & Prairie properties	16.0 acres
un-opened road allowances	10.0 acres

Total 185 acres

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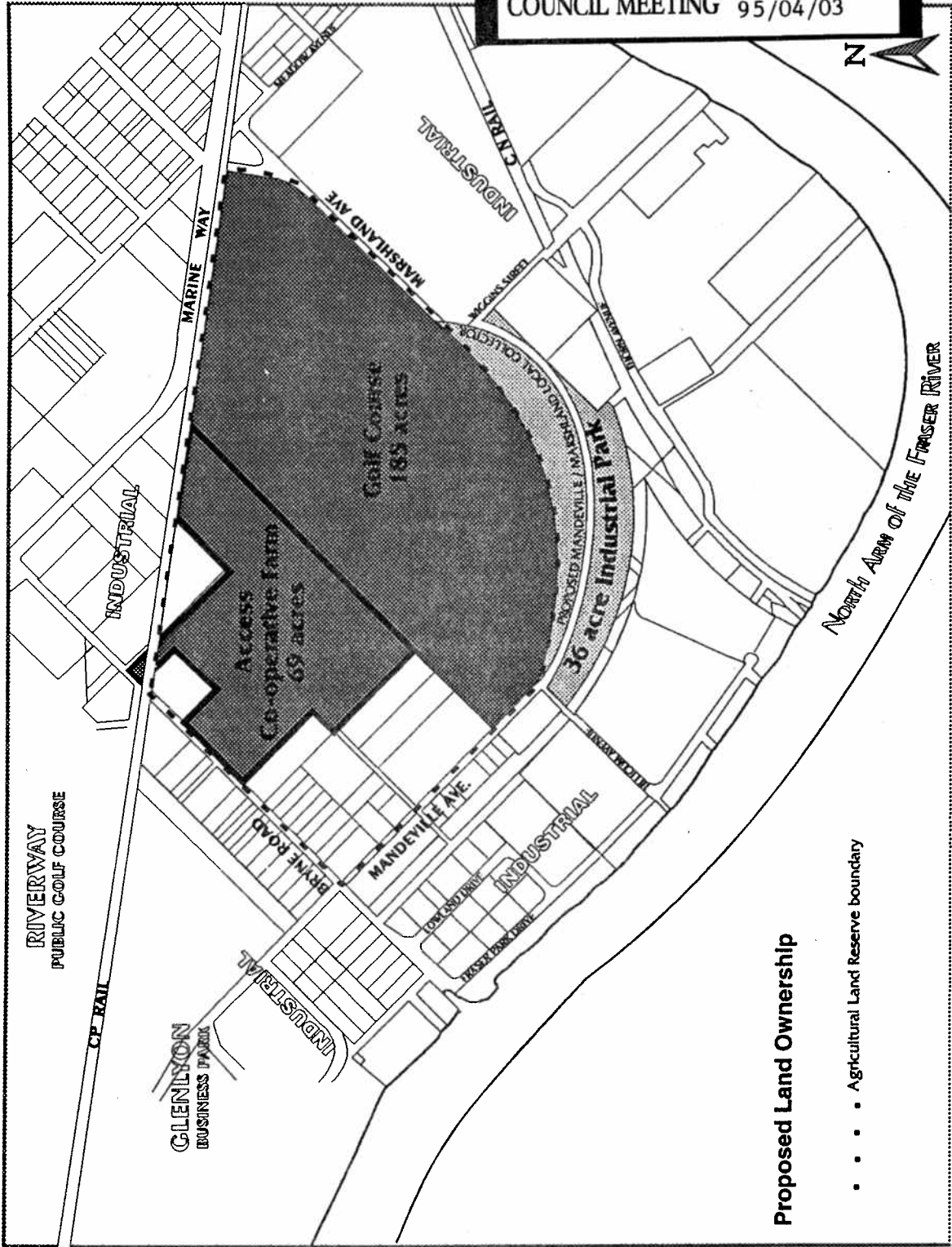


EXHIBIT 4

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AGRICULTURAL LAND USE

CONTEXT

The Municipality of Burnaby has approximately 670 acres of land located in the Agricultural Land Reserve. These lands, located in the Big Bend area, are reserved for agricultural and recreational purposes and have been zoned A1 (Agricultural District), A3 (Truck Gardening District) and P3 (Parks and Public Use) in ac-

cordance with the adopted Big Bend Development Plan.

Approximately 180 acres of these lands are in agricultural production. The agricultural lands are highly productive and valued from an economical, environmental and cultural viewpoint. These farms currently produce practically all of the bunch vegetables for the Province, 20-30 percent of the Lower Mainland's celery, 80



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percent of the spinach and 90 percent of the Chinese vegetables. The produce grown in the Big Bend area represents 10 percent of the total vegetable production for the Lower Mainland farming area.

Some of the best regional lands suited for agricultural production have already been settled on. While significant amounts of prime agricultural land were converted to other uses in the late 1960s, the Province was importing 95 percent of its food.

AGRICULTURAL GOAL

GOAL - AGRICULTURAL PRESERVATION
To protect and enhance agricultural uses within the designated agricultural areas in the Big Bend area.

It is Council policy to support the Agricultural Land Reserve and the objective of preserving agricultural land for farm use. Factors underlying this include:

- soils in the Big Bend area are generally suited for intensive agriculture with over 30 different products grown in the area
- there exists considerable potential for expansion and intensification of presently non-productive agricultural lands within the Agricultural Land Reserve
- the continued urbanization of the Lower Mainland indicates the importance of the Big Bend area in meeting the ever increasing demand for agricultural products
- agricultural areas such as the Big Bend provide increasingly limited opportunities for intensive horticulture activities to occur within an urbanized setting.

DIRECTIONS

Directions provided in relation to the agricultural framework include:

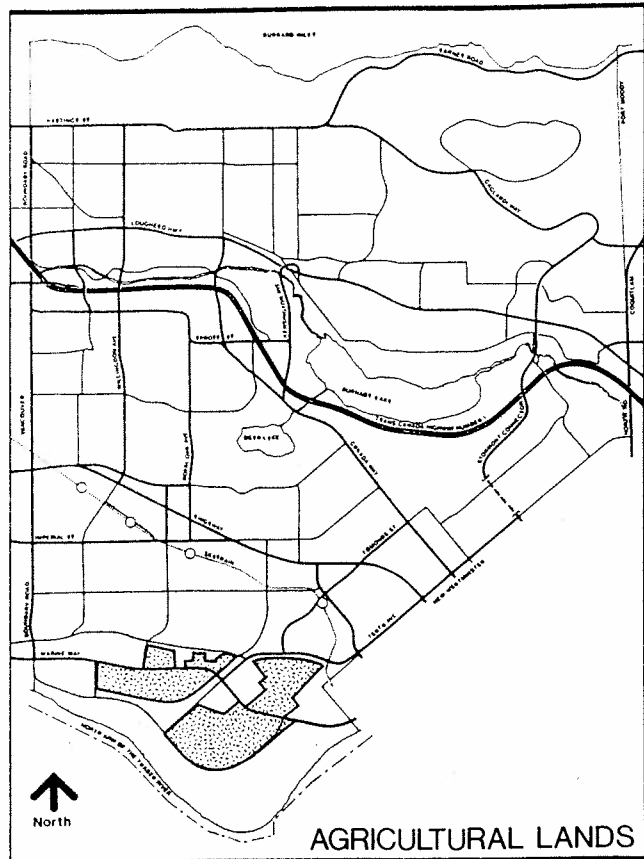
- continue the preservation of lands within

the Agricultural Land Reserve for agricultural and other permitted uses

- accept that agricultural uses in the Big Bend area can only co-exist in the long term with other land uses in a planned environment
- support and encourage expansion of agricultural production and support services in keeping with the Big Bend Agricultural Land Reserve Area designation
- support and help undertake those actions necessary to protect and advance the viable production of the agricultural lands.

THE FRAMEWORK

The extent of the Agricultural Land Reserve boundary in the Municipality as of the date of this O.C.P. is shown. Included within this area is the proposed Riverway Golf Course reserve encompassing 150 acres. This is a permitted



conditional use under the terms of the Agricultural Land Commission Act. Objectives relating to the use and protection of agricultural lands within the Agricultural Land Reserve include:

- to encourage the preservation of agricultural lands, either in agricultural use, or in some other compatible land use that will not rule out later conversion to agriculture
- to encourage expansion and diversification of agriculture and related activities (e.g. from opening new production areas to continued municipal involvement in the Allotment Gardens Program)
- to provide adequate separation in the form of physical features or compatible land uses between urban growth and Agricultural Land Reserve lands, whether in agricultural use or not
- to ensure that the location and construction of new roads and utility or communication corridors will have a minimal impact on farm holdings and operating activities
- to encourage retention of large land holdings and discourage further parcel fragmentation and to encourage the consolidation of smaller parcels of agricultural land into larger agricultural units
- to help facilitate the improvement of the agricultural infrastructure, such as irrigation, drainage and diking works, service industries, and marketing facilities, that support the agricultural sector
- to administer, as the local authority, the provision of the Soil Conservation Act to help maintain the long term agricultural capabilities of our agricultural lands
- to help create and maintain Agricultural Land Reserve boundaries that are realistic in relation to existing and changing conditions and defensible in the long term.

THE FUTURE

By clearly defining present and future agricultural land and including appropriate land in the Agricultural Land Reserve, farmers and others can feel confident that industrial and other uses will not pre-empt agricultural use. Lands designated Agricultural in the O.C.P. correspond to those included in the Agricultural Land Reserve boundaries.

On the basis of this designation, the Municipality, as a matter of general policy, can make its best efforts to both enhance and expand agriculture in the Big Bend area recognizing it as a desirable and permanent land use in the community.

Through the Agricultural Land Commission Act, the Province is pursuing the objective of protecting agricultural land for present and future food production. Local Government plans

Provincial Agricultural Land Commission Handbook



and bylaws are considered as important means to aid and support the achievement of this objective. The agricultural framework set out in this O.C.P. is intended to be an aid in achieving this task and to enable the Province and Local Governments to act as partners in protecting agricultural land.

It is recognized, however, that due to the complex considerations involved in settlement planning and agricultural land protection, continued co-operation and consultation between the Province and Local Government will be necessary to achieve the goals of both.

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APPENDIX D
(Prepared by Burnaby Business Park Ltd.)

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COUNCIL MEETING	95/04/03

ACCESS CO-OPERATIVE FARMS

Urban families, particularly those a living at high densities are removed from the life sustaining process of food production. In the City, food production is rarely a family or community endeavor; the celebration of planting and harvesting are remote from urban life. The tradition of Community farming - work in food growing and sharing - has become remote as our food producing land is lost to accommodate population growth. Only at the end of the food process -when, as consumers, we buy our packaged products from Super Store or Safeway - are we involved in food production. What open land remains takes the form of parks to meet our leisure and recreation needs, with few opportunities for productive community agriculture. Access Co-operative Farms is a community based initiative to strengthen the ties of families around food production; to strengthen families connection to their neighbors in co-operative communities; and to strengthen the connection between co-operative communities and neighborhoods in food growing and sharing.

Objectives:

Link co-operative communities in Burnaby into healthy activities centred around food production.

Provide a food source for low and moderate income families In Burnaby's co-operative communities; initiate a food-share opportunity for co-operative communities and other Burnaby residents through fresh food banking and distribution.

Provide heritage recovery projects which strengthen connection between the land and Burnaby residents.

ACCESS CO-OPERATIVE FARMS ELEMENTS

A. Community based Co-operative Farming

Allocation of land for food growing to families in co-operative communities. Work with co-operative residential communities and societies to allocate land resources for co-operative farming.

B. Healthy Food Production Techniques

Provide community education on organic food growing, gardening, composting, food preservation techniques of freezing, canning, and drying.

C. Heritage Community Farm

Relocation of a Burnaby heritage home proposed for demolition. Use of the home for non-profit offices for societies promoting urban garden & farming information, water conservation, land recovery and organic production;

D. Heritage Seed Exchange

Exchange centre for heritage seed; from Burnaby growers; preservation of wild flower and grass species in danger of being lost from development.

E. Food Sharing

Provide a fresh food exchange and distribution program in concert with local food banks.

