City of Richmond

Report to Committee

Planning and Development Department

To:	Planning Committee	**Date:**	August 28, 2013
From:	Joe Erceg General Manager, Planning and Development	**File:**	
Re:	**Richmond Response: Three Proposed Metro Vancouver Regional Growth Strategy Amendments: Township of Langley (North Murrayville, Hendricks, Highway #1 / 200th Street)**		

Staff Recommendation

That, as per the report from the General Manager, Planning and Development, dated August 28, 2013, titled: Richmond Response: Three Proposed Metro Vancouver Regional Growth Strategy (RGS) Amendments: Township of Langley (Highway #1 / 200th Street, Hendricks, North Murrayville), Council advise Metro Vancouver that the City of Richmond:

(1) For the Highway #1 / 200th Street Area, supports proposed Regional Growth Strategy amendment, as it is consistent with the 2040 Regional Growth Strategy and will enable the Township to better meet its long term employment land and development needs;

(2) For the Hendricks area, notes that the area is in the Agricultural Land Reserve and, in such situations, 2040 RGS Policy 2.3.4 does not enable the MV Board to move the Urban Containment Boundary to locate the area within it, or to re-designate the affected area from RGS Agricultural to another RGS designation;

(3) For the North Murrayville area, notes that the area is in the Agricultural Land Reserve and, in such situations, 2040 RGS Policy 2.3.4 does not enable the MV Board to move the Urban Containment Boundary to locate the area within it, or to re-designate the affected area from RGS Agricultural to another RGS designation; and

(4) Requests that, to improve RGS amendment reviews, Metro Vancouver staff: (a) ensure that future RGS amendment packages are more complete and (b) provide a more comprehensive assessment and an opinion regarding the acceptability of proposed RGS amendments, before they are circulated for comment (e.g., to the MV Regional Planning Advisory Committee, MV Regional Planning and Agricultural Committee, MV Board and local governments).

Joe Erceg, General Manager,
Planning and Development
JE:ttc
Att. 4

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
REVIEWED BY DIRECTORS	INITIALS:
REVIEWED BY CAO	INITIALS:

Staff Report

Origin

On May 22, 2013, Metro Vancouver (MV) Board (Board) invited the affected local governments, including Richmond, to comment on three proposed Regional Growth Strategy (RGS) amendments requested by the Township of Langley, in the North Murrayville, Hendricks and Highway 1 / 200 Street areas (**Attachments 1 and 2**). This report responds to Metro Vancouver's invitation. The MV deadline for a response was September 20, 2013, but Metro Vancouver has extended this to September 27, 2013 to accommodate several municipalities meeting schedules. (Note: MV staff also advise that if necessary, after September 27, they will present late local government responses "on table" at Metro Vancouver Board and Committee meetings, but they would not be included in MV staff's analysis).

2011 – 2014 Council Term goals
This addresses the following 2011 -2014 Council Term Goal:

- 7. Managing Growth and Development

Analysis

Below, each proposed RGS amendment is described, along with the required type of RGS amendments and a staff recommendation:

1. The Highway #1 / 200th Street Area

Type of RGS Amendment	The proposal is for a Type 3 RGS amendment requiring a 50 + 1 MV Board vote.
Description of Area	The parcel is approximately 23 hectares (57 acres) and includes an 8.3 hectare (20.5 acre) mobile home park.
Inside the Urban Containment Boundary?	Yes, it is in the UCB.
Part of the Agricultural Land Reserve?	No, it is not in the ALR.
Existing Regional Growth Strategy Designation	Mixed Employment
Township of Langley's Requests	To re-designate the area from RGS Mixed Employment (office and industrial) to RGS General Urban.
Township of Langley's Reason	To accommodate a mixed use (includes residential) development.

Discussion
In response to a concern that the proposed RGS amendment appears to cause a loss of 23 hectares (57 acres) of Mixed Employment lands, Township staff advise this will not be the case, as the area is not all comprised of mixed employment uses (e.g., the 8.3 hectare mobile home park which will continue). Also the Township's 2010 Employment Lands Study indicates that to 2035, it is estimated that the Township will have a surplus of 49 hectares (120 acres) of employment lands and, as well, there is additional flexibility to designate further employment lands within the Township.

Staff Recommendation
City staff recommend that the proposed RGS amendment be supported as it is consistent with the 2040 RGS and will enable the Township to better meet long term employment land and develop needs.

2. The Hendricks Area

Type of RGS Amendment	The proposal is for a Type 2 RGS amendment requiring a MV public hearing and a two-thirds weighted Metro Vancouver Board vote.
Description of Area	The parcel is approximately 4 ha (10 acres), long, narrow and partially treed.
Inside the Urban Containment Boundary?	No, it is outside the UCB.
Part of the Agricultural Land Reserve?	Yes, it is in the ALR.
Existing Regional Growth Strategy Designation	Agricultural
Township of Langley's Requests	(1) To move the Urban Containment Boundary so as to include the area. (2) To re-designate the area from RGS Agricultural to RGS General Urban.
Township of Langley's Reason	To allow for 21 single family lots (e.g., +/- 0.5 acres each).

Discussion
Similar to the North Murrayville Area below, two relevant 2040 RGS Polices are: (1) Policy 2.3.4 which states that Metro Vancouver's role is to "work with the Agricultural Land Commission to protect the region's agricultural land base and not amend the Agricultural or Rural land use designation of a site if it is still part of the Agricultural Land Reserve, except to change it to an Agricultural land use designation", and (2) Policy 6.11.2 states "In accordance with the Agricultural Land Commission Act, in the event that there is an inconsistency between the regional land use designations or policies set out in the Regional Growth Strategy and the requirements of the Agricultural Land Commission Act or regulations and orders made pursuant thereto, the Agricultural Land Commission requirements will prevail". These two RGS policies are some of the strongest in the RGS.

The ALC refused to exclude this area in 1993, 2003 and 2009 for the following reasons: partially to avoid conflict with the RGS, partially to avoid ALR non-farm use speculation (e.g., country residential), the site has some very limited suitability for agriculture, and within the ALR the area, can be subdivided for residential uses on the understanding that there will be edge planting and possibly an agricultural land trust established to benefit agriculture (TBD). **Attachment 4** presents the ALC's April 23, 2010 letter to Alan Hendricks in the Township of Langley which denies the ALR exclusion.

On August 28, 2013, MV staff and ALC staff both verified that this area is still in the ALR. However, the ALC advises that, even though this area is in the ALR, they support the proposed RGS amendment. In effect, this would allow a non excluded ALR area to be located in the Urban Containment Boundary and re-designated from RGS Agriculture to RGS General Urban. As indicated above according to RGS Policy 2.3.4 which states that Metro Vancouver's role is to "work with the Agricultural Land Commission to protect the

region's agricultural land base and not amend the Agricultural or Rural land use designation of a site if it is still part of the Agricultural Land Reserve, except to change it to an Agricultural land use designation", the ALC's advice is not acceptable. Currently in the Metro Vancouver Region, the ALR boundary and Urban Containment Boundary are not coterminous and there are some ALR areas within the Urban Containment Boundary; RGS Policy 2.34 indicates that lands in the ALR can no longer be included in the Urban Containment Boundary or re-designated non RGS Agriculture.

Staff recommendation

Staff recommend not supporting the proposed RGS amendment as the area is in the Agricultural Land Reserve and, in such situations, 2040 RGS Policy 2.3.4 does not enable the MV Board to move the Urban Containment Boundary to locate the area within it, or to re-designate the affected area from RGS Agricultural to another RGS designation.

3. North Murrayville Area

Type of RGS Amendment	The proposal is for a Type 2 RGS amendment requiring a Metro Vancouver public hearing and a two-thirds weighted Metro Vancouver Board vote.
Description of Area	The area is approximately 8 ha (20 acres) and the Agricultural Land Commission regards it as suitable for agriculture.
Inside the Urban Containment Boundary?	No, it is outside the UCB.
Part of the Agricultural Land Reserve?	Yes, it is in the ALR.
Existing Regional Growth Strategy Designation	Agricultural
Township of Langley's Requests	(1) To move the Urban Containment Boundary so as to include the area. (2) To re-designate the area from RGS Agricultural to RGS General Urban.
Township of Langley's Reason	To make a more consistent land use pattern along the north side of 52 Avenue (Richmond staff note: The area is partially green field and partially used by a nursery. There is no development proposal. If the proposed RGS amendment were approved, Township of Langley staff suggest that the area may become mostly residential with better edge planning).

Discussion

Two relevant 2040 RGS Policies are: (1) Policy 2.3.4 which states that Metro Vancouver's role is to "work with the Agricultural Land Commission to protect the region's agricultural land base and not amend the Agricultural or Rural land use designation of a site if it is still part of the Agricultural Land Reserve, except to change it to an Agricultural land use designation", and (2) Policy 6.11.2 which states: "In accordance with the Agricultural Land Commission Act, in the event that there is an inconsistency between the regional land use designations or policies set out in the Regional Growth Strategy and the requirements of the Agricultural Land Commission Act or regulations and orders made pursuant thereto, the Agricultural Land Commission requirements will prevail". These two RGS policies are some of the strongest in the 2040 RGS.

The affected area was reviewed by the Agricultural Land Commission in 1980 and in 2013. The proposed amendment is not supported by the Agricultural Land Commission as it is suitable for agriculture and not excluded from the ALR (**Attachment 3**: the ALC's June 7, 2013 letter to the Township of Langley, Item 10). On August 28, 2013, MV staff and ALC staff both verified that this area is still in the ALR. The ALC does not support the proposed RGS amendment, as the area is in the ALR.

Staff Recommendation

Staff recommend not supporting the proposed RGS amendment as the area is in the Agricultural Land Reserve and, in such situations, 2040 RGS Policy 2.3.4 does not enable the MV Board to move the Urban Containment Boundary to locate the area within it, or to re-designate the affected area from RGS Agricultural to another RGS designation.

Recommendations To Improve The Metro Vancouver RGS Amendment Packages

While Metro Vancouver is to be commended for the quality of their reports, this RGS amendment package was found to be lacking in clarity and detail which made reviewing the proposal more difficult that it should have been. Specifically, the report lacked: (1) accurate mapping and details of the affected sites, street names and ALR boundary, (2) details and reasons why the local government was making the RGS amendment request, (3) the history of relevant Agricultural Land Commission (ALC) exclusion decisions and a rationale for their recommendation, and (4) an analysis and preliminary opinion by MV staff regarding the proposed RGS amendment (It is acknowledged that the MV staff opinion may change, as the review process evolves).

In the absence of the above, Richmond City staff had to take significant time to the contact the Township of Langley, ALC and Metro Vancouver staff several times, to clarify mapping, details, chronologies and facts.

To improve RGS amendment reviews, it is recommended that Metro Vancouver staff: (a) ensure that future RGS amendment packages are more complete and (b) provide a more comprehensive assessment and an opinion regarding the acceptability of proposed RGS amendments before they are circulated for comment (e.g., to the MV Regional Planning Advisory Committee, MV Regional Planning and Agricultural Committee, MV Board and local governments).

Next Steps

MV staff will present their report with all local government comments to the October 4, 2013, MV Regional Planning and Agricultural Committee meeting and on October 25, 2013, the MV Board will review the matter. If an MV Public Hearing is necessary, it will likely be held in November 2013, with the final MV Board decision before December 31, 2013.

Financial Impact

None.

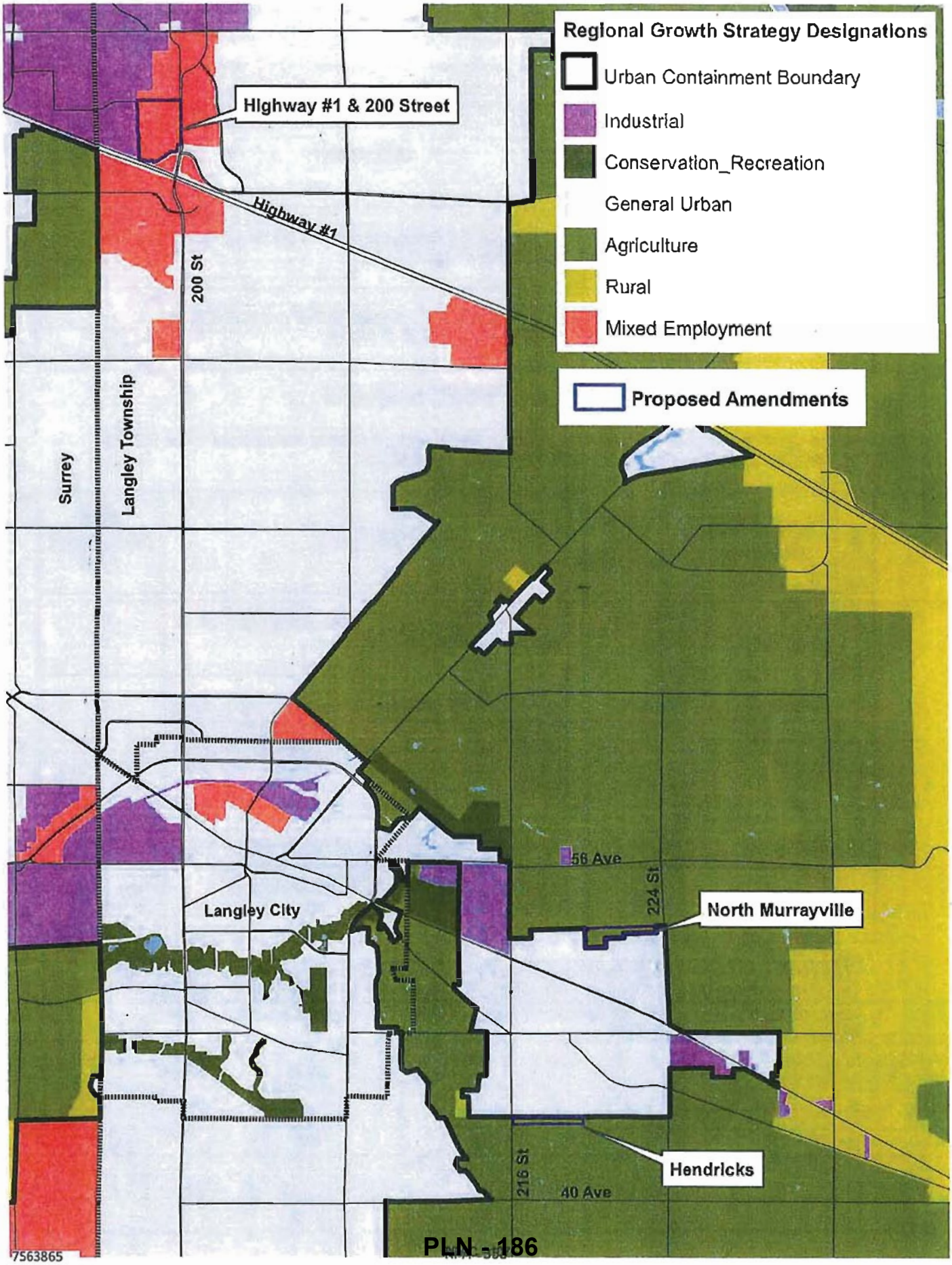
Conclusion

City staff have reviewed three proposed Metro Vancouver Regional Growth Strategy amendments initiated by the Township of Langley and recommend that one be accepted and two not be accepted as they are in the Agricultural Land reserve.

Terry Crowe,
Manager Policy Planning (4139)

TTC:cas

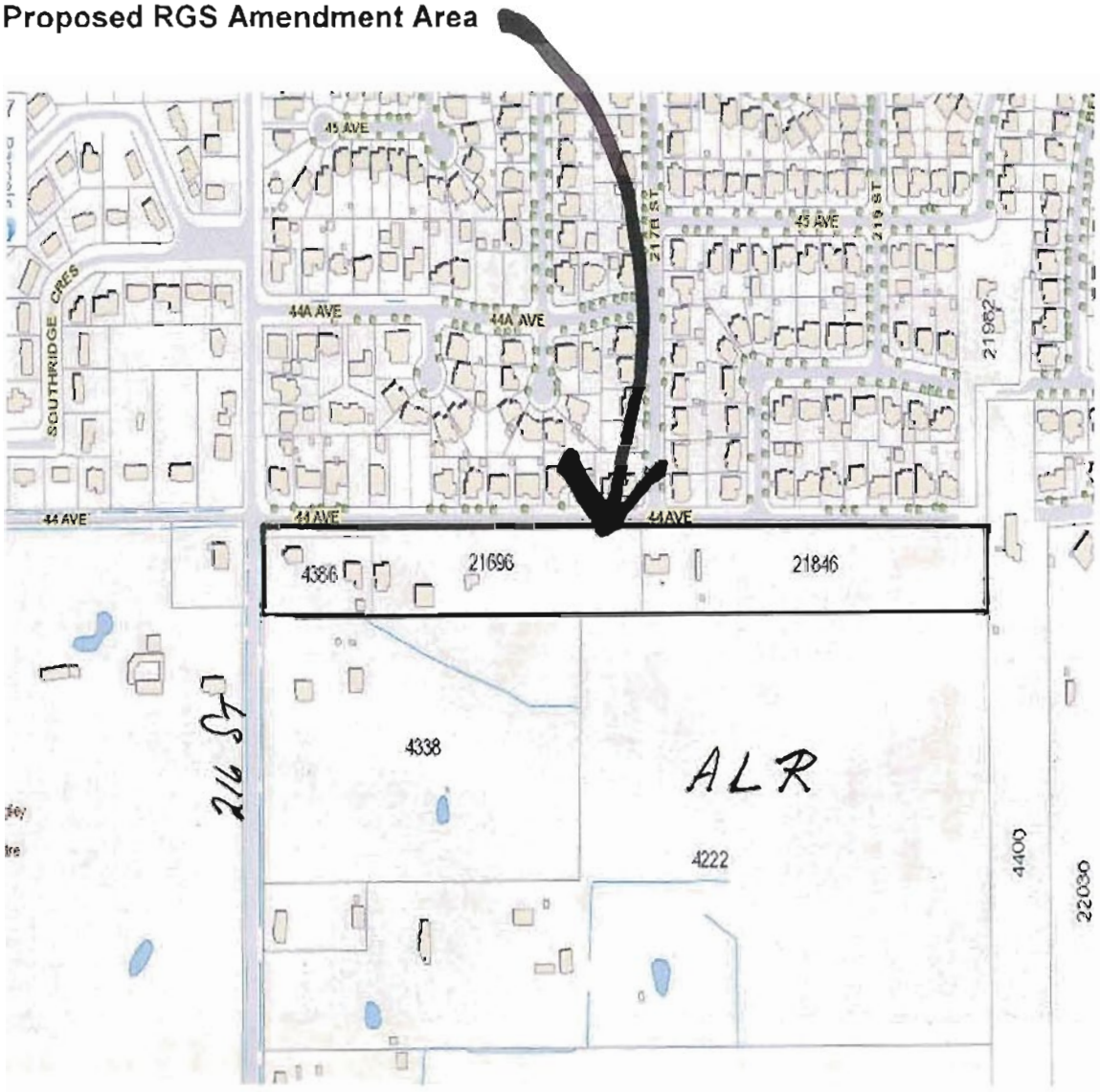
	Attachment Description
Attachment 1	**Maps of The Three (3) Proposed MV RGS Amendments For The Township of Langley:** – A map showing the (1) North Murrayville Area, (2) Hendricks Area and (3) Highway # 1 / 200 Street Area, and – A detailed North Murrayville Map, for clarity. – A detailed Hendricks Area Map, for clarity.
Attachment 2	**July 29, 2013 - Notification Letter From Metro Vancouver To Richmond** Inviting Comment Regarding Three Proposed MV RGS Amendments for the Township of Langley (North Murrayville, Hendricks, Highway #1 / 200th Street): includes: – 5.2 - A July 5, 2013, MV staff report to the July 19, 2013 MV Regional Planning Advisory Committee (RPAC) – 5.2 Attachment 1 – A June 25, 2013 MV staff report to the July 5, 2013 MV Regional Planning and Agriculture Committee (RPAAC) – June 24, 2013 – A Letter From the Township of Langley to the MV Board requesting the three RGS Amendments – Note the last two documents are duplicated in Attachment 1
Attachment 3	**June 7, 2013 - ALC Letter to The Township of Langley** refusing the North Murrayville Area ALR exclusion
Attachment 4	**April 23,2010 – ALC letter to Alan Hendricks** refusing the Hendricks Area ALR exclusion


Regional Growth Strategy Designations
Urban Containment Boundary
Industrial
Conservation_Recreation
General Urban
Agriculture
Rural
Mixed Employment
Proposed Amendments
Highway #1 & 200 Street
Highway #1
200 St
Surrey
Langley Township
Langley City
56 Ave
224 St
North Murrayville
216 St
40 Ave
Hendricks
7563865

Map of the North Murrayville Area

Map of the Hendricks Area

Proposed RGS Amendment Area



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Greater Vancouver Sewerage and Drainage District • Metro Vancouver Housing Corporation
4330 Kingsway, Burnaby, BC, Canada V5H 4G8 604-432-6200 www.metrovancouver.org

PC: Terry Crowe - for appropriate action

Board and Information Services, Corporate Services
Tel. 604-432-6250 Fax 604-451-6686

PC: Joe Erceg - FYI

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File: CR-04-01-RD

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2157-30-RGST1

Mayor Malcolm Brodie
and Members of Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor Brodie and Members of Council:

Re: Notification of Three Proposed Amendments to the Metro Vancouver Regional Growth Strategy Land Use Designation Map - Township of Langley

This letter provides notification to affected local governments and other agencies, in accordance with section 857.1(2) of the *Local Government Act,* and sections 6.4.2, 6.4.4 and 6.4.5 of the Regional Growth Strategy. Metro Vancouver[1] received a Council resolution from the Township of Langley requesting three amendments to the Regional Growth Strategy Land Use Designation Map:

1. Type 2 Amendment (Hendricks) to extend the Urban Containment Boundary and amend the land use designation map from Agricultural to General Urban.
2. Type 2 Amendment (North Murrayville) to extend the Urban Containment Boundary and amend the land use designation map from Agricultural to General Urban.
3. Type 3 Amendment (200 Street and Highway #1) to amend the land use designation map from Mixed Employment to General Urban.

Please refer to the attached reports for a description of the requested amendments.

A Type 2 amendment to the Regional Growth Strategy requires an amendment bylaw passed by an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. A Type 3 amendment requires an amendment bylaw passed by an affirmative 50%+1 weighted vote of the Board.

On July 26, 2013, the Metro Vancouver Board initiated the Regional Growth Strategy amendment process for the three requested amendments. Regional Growth Strategy Section 6.4.2 *Notification and Request for Comments*, states that for all proposed amendments to the Regional Growth Strategy the Metro Vancouver Board will:

a) provide written notice of the proposed amendment to all affected local governments;

[1] Greater Vancouver Regional District

b) provide a minimum of 30 days for affected local governments, and the appropriate agencies, to respond to the proposed amendment;
c) post notification of the proposed amendment on the Metro Vancouver website, for a minimum of 30 days;
d) if the proposed amendment is to change a site from Industrial or Mixed Employment to General Urban land use designation, provide written notice and a minimum of 30 days for Port Metro Vancouver, the Vancouver International Airport Authority, the Ministry of Transportation and Infrastructure and/or the Agricultural Land Commission, as appropriate, to respond to the proposed amendment.

You are invited to provide written comments on the requested amendments to the Regional Growth Strategy. Please provide comments in the form of a Council/Board resolution, as applicable, and submit to paulette.vetleson@metrovancouver.org by ***Friday, September 20, 2013***. Following the comment period, the Metro Vancouver Board will consider initial readings of a Regional Growth Strategy Bylaw amendment for each of the requested amendments.

If you have any questions with respect to the proposed amendment, please contact Terry Hoff, Senior Regional Planner, at 604-436-6703 or terry.hoff@metrovancouver.org. More information and a copy of the Regional Growth Strategy can be found on our website at www.metrovancouver.org.

Sincerely,

Paulette Vetleson
Director/Corporate Officer, Board and Information Services

PV/HM/th

Attachments:
1. Report to the Metro Vancouver Board meeting on July 26, 2013, titled 'Township of Langley Request to Amend the Regional Growth Strategy', dated June 21, 2013.
2. Report to the Metro Vancouver Regional Planning Advisory Committee meeting on July 19, 2013, titled 'Township of Langley Request to Amend Regional Growth Strategy Land Use Designations', dated July 5, 2013.

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To: Regional Planning Advisory Committee

From: Terry Hoff, Senior Regional Planner, Policy, Planning and Environment Department

Date: July 5, 2013 Meeting Date: July 19, 2013

Subject: **Township of Langley Request to Amend Regional Growth Strategy Land Use Designations**

RECOMMENDATION

That the Regional Planning Advisory Committee provide comments on the proposed Regional Growth Strategy amendments requested by the Township of Langley.

PURPOSE

The purpose of this report is to provide the opportunity for the Regional Planning Advisory Committee (RPAC) to comment on requested Regional Growth Strategy (RGS) land use designation amendments submitted by the Township of Langley.

DISCUSSION

On June 17, 2013 the Township of Langley Council passed a motion "That Council submit a request to the Board of the Greater Vancouver Regional District for amendments to the Regional Growth Strategy land use designations as set out in Schedule A of Bylaw No. 5000". Reference to Bylaw No. 5000 is the Township's proposed new Official Community Plan, and Schedule A is the new Regional Context Statement contained within the new OCP. This bylaw received 1st and 2nd readings on June 17, 2013. Schedule A (draft RCS) identifies three "significant changes to the Regional Land Use Designations" that "will require amendment to the RGS in conformity with Metro Vancouver RGS Amendment procedures". In a letter dated June 24, 2013 to Metro Vancouver Board Chair Moore, the Township notified Metro Vancouver of the requested amendments.

Following a RGS amendment request by resolution of a member municipal Council, RGS Section 6.4.1 states that the process to initiate the amendment is by resolution of the Metro Vancouver Board. Metro staff submitted a RGS Amendment report to the July 5, 2013 meeting of Metro Vancouver's Regional Planning and Agriculture Committee, with the following recommendations:
That the Board:

a) Initiate Regional Growth Strategy amendment procedures for three amendments requested by the Township of Langley; and
b) direct staff to provide written notice of the proposed amendments to all affected local governments and appropriate agencies.

The Metro Vancouver report titled "Township of Langley Request to Amend the Regional Growth Strategy" is included as Attachment 1. The purpose of this report is only to identify the amendments being requested by the Township, and to request the Board initiate RGS amendment procedures. A very brief summary of each requested amendment is provided in that report, but the report does not include an analysis of RGS implications or recommendations regarding the support

or non-support of the requested amendments. The Metro Vancouver Board will consider initiating the requested amendments at the July 26, 2013 Board meeting. Below is an excerpt from the Metro staff report providing a brief summary and overview map of the requested amendments (See Map in Attachment 1).

North Murrayville

The request to redesignate approximately 8 hectares from RGS Agricultural to RGS General Urban and move the Urban Containment Boundary with an aim to making a more consistent urban land use pattern along the north side of 52 Avenue. This is a Type 2 RGS amendment, requiring a public hearing and adoption of a by-law to amend the RGS by a two-thirds weighted Metro Vancouver Board vote. The parcel is within the Agricultural Land Reserve. The proposed amendment is not supported by the Agricultural Land Commission (as indicated in a June 7, 2013 letter to the Township of Langley). RGS Section 2.3.4 states that Metro Vancouver's role is to "work with the Agricultural Land Commission to protect the region's agricultural land base and not amend the Agricultural or Rural land use designation of a site if it is still part of the Agricultural Land Reserve, except to change it to an Agricultural land use designation".

Hendricks

The request is to redesignate approximately 4 hectares of land from RCS Agricultural to RGS General Urban, and to extend the Urban Containment Boundary, to allow for 21 single family residential lots. This is a Type 2 RGS amendment, requiring a public hearing and adoption of a by-law to amend the RGS by a two-thirds weighted Metro Vancouver Board vote. This application is also located within the Agricultural Land Reserve; however, the land use and proposed RGS amendment is supported by the Agricultural Land Commission as an acceptable non-farm use that benefits agriculture (as stated in a June 7, 2013 letter from the ALC to the Township).

Highway #1/200th Street

The third proposed amendment would redesignate approximately 23 hectares of land from RGS Mixed Employment to RGS General Urban to accommodate residential development. This is a Type 3 amendment requiring a 50%+1 weighted vote of the Metro Vancouver Board.

Township of Langley Description of Proposed RGS Amendments

The Township's RGS amendment request refers to OCP amendment Bylaw No. 5000, Schedule A (draft Regional Context Statement). Within the draft RCS is a brief rationale and map for each of the three requested RGS amendments. The relevant excerpt from the draft RCS is included as Attachment 2, with #4 Highway 1 / 200 Street, #11 North Murrayville and #13 Hendricks. Note that other locations seen on the excerpt table and maps refer to 17 additional RGS land designation amendments the Township is proposing within the RCS as 'generally consistent' under RGS Section 6.2.6.

RGS Amendments Procedures Bylaw – RPAC Comment

While RGS amendment procedures are established in the RGS, the Regional Growth Strategy Procedures Bylaw No 1148, 2011 established additional procedures for Regional Growth Strategy amendment requests. The Procedures Bylaw requires that, within four weeks of receiving the amendment request, Metro Vancouver staff refer the requested amendments to the Regional Planning Advisory Committee for comment. The Regional Planning Advisory Committee then must, within four weeks of receiving the Metro Vancouver staff report, provide comments to Metro

Vancouver in the form of a resolution. The Regional Planning Advisory Committee comments will then be considered by Metro Vancouver staff in preparing recommendations to the Regional Planning and Agriculture Committee and Metro Vancouver Board on the proposed amendment. The Regional Planning Advisory Committee's resolution /comments will be attached to the Metro Vancouver Board report.

It is anticipated that Metro staff will submit a report and recommendations on RGS amendment bylaw introduction to the Regional Planning and Agriculture Committee and the Board in October. A Public Hearing is anticipated for mid November, with a Board decision anticipated in late November.

ALTERNATIVES

1. That the Regional Planning Advisory Committee provide comments on the proposed Regional Growth Strategy amendments as requested by the Township of Langley.
2. That the Regional Planning Advisory Committee receive for information the report dated July 5, 2013 and titled Township of Langley Request to Amend Regional Growth Strategy Land Use Designations.

SUMMARY / CONCLUSION

The Regional Planning Advisory Committee is requested to provide comments on the Regional Growth Strategy amendments as submitted by the Township of Langley. Any comments provided will be considered in a Metro Vancouver staff report and recommendations to the Regional Planning and Agriculture Committee and the Metro Vancouver Board.

Attachments and References:

1. Metro Vancouver staff report to the July 5, 2013 meeting of the Regional Planning and Agriculture Committee (Doc. #7580711)
2. Excerpt from Township of Langley OCP Amendment Bylaw No. 5000 – Schedule A Regional Context Statement (Doc. #7581291).

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To: Regional Planning and Agriculture Committee

From: Heather McNell, Regional Planning Division Manager
Planning, Policy and Environment

Date: June 25, 2013 Meeting Date: July 5, 2013

Subject: **Township of Langley Request to Amend the Regional Growth Strategy**

RECOMMENDATION

That the Board:

a) initiate Regional Growth Strategy amendment procedures for three amendments requested by the Township of Langley; and

b) direct staff to provide written notice of the proposed amendments to all affected local governments and appropriate agencies.

PURPOSE

To provide the Board with the opportunity to initiate Regional Growth Strategy procedures for three proposed amendments submitted by the Township of Langley.

BACKGROUND

Section 6.4.1 of the Regional Growth Strategy (RGS) establishes that the process to initiate amendments to the RGS is by resolution of the Metro Vancouver Board. On June 17, 2013 Township of Langley Council passed a resolution, "That Council submit a request to the Board of the Greater Vancouver Regional District for amendments to the Regional Growth Strategy land use designations as set out in Schedule A of Bylaw No. 5000". The Township of Langley Council resolution is included as Attachment 1 to this report, and a map showing the location of the three proposed amendments is included as Attachment 2.

DISCUSSION

The Proposed Amendments

The Township of Langley Council resolution refers to three proposed Regional Growth Strategy Land Use Designation amendments.

North Murrayville

The first of the three (Attachment 2) is a proposal to re-designate RGS Agricultural to RGS General Urban and move the Urban Containment Boundary with an aim to making a more consistent land use pattern along the north side of 52 Avenue. This is a Type 2 RGS amendment, requiring a public hearing and adoption of a by-law to amend the RGS by a two-thirds weighted Metro Vancouver Board vote. The parcel is within the Agricultural Land Reserve. The proposed amendment is not supported by the Agricultural Land Commission (as indicated in a June 7, 2013 letter to the Township of Langley). RGS Section 2.3.4 states that Metro Vancouver's role is to "work with the Agricultural Land Commission to protect the region's agricultural land base and not amend the Agricultural or Rural land use designation of a site if it is still part of the Agricultural Land Reserve, except to change it to an Agricultural land use designation".

Hendricks

The second proposed amendment (Attachment 2) is to re-designate approximately 4 hectares of land from RCS Agricultural to RGS General Urban, and to extend the Urban Containment Boundary, to allow for 21 single family residential lots. This is a Type 2 RGS amendment, requiring a public hearing and adoption of a by-law to amend the RGS by a two-thirds weighted Metro Vancouver Board vote. This application is also located within the Agricultural Land Reserve, however, the land use and proposed RGS amendment is supported by the Agricultural Land Commission as an acceptable non-farm use that benefits agriculture (as stated in a June 7, 2013 letter to the Township).

Highway #1/200th Street

The third proposed amendment (Attachment 2) would re-designate approximately 23 hectares of land from RGS Mixed Employment to RGS General Urban for residential use. This is a Type 3 amendment, requiring adoption of a by-law to amend the RGS by a 50%+1 weighted vote of the Metro Vancouver Board.

Considering the Request

Once an RGS amendment process is initiated by the Board, staff will initiate a notification period (minimum 30 days) and prepare the necessary reports. "Regional Growth Strategy Procedures Bylaw No 1148, 2011" requires that Metro Vancouver first prepare a draft report for the Regional Planning Advisory Committee (RPAC) (planning directors from each member municipality). The report will include a description of RGS provisions applicable to each amendment, and is anticipated for the July 19, 2013 meeting of RPAC. The Regional Planning Advisory Committee then must, within four weeks, provide their comments as a resolution to Metro Vancouver staff. The Regional Planning Advisory Committee comments will then be considered by Metro Vancouver staff in preparing a report and recommendations to the Board.

A staff report providing a detailed analysis and recommendations to the Board regarding each of the proposed amendments is anticipated for the Regional Planning and Agriculture Committee and Board in October 2013. It will be accompanied by any comments received from the Regional Planning Advisory Committee and affected local governments and agencies. Recommendations will include:

- whether to proceed or not to proceed with bylaw introduction for each of the proposed amendments; and
- for each of those amendments recommended to proceed, a draft RGS amendment bylaw, a recommendation that the Board give 1st and 2nd Readings to the amendment bylaw and direct staff to set a date for Public Hearing.

RGS Amendment Process

Table 1 outlines the process envisioned for this proposed amendment and is based on the requirements of the RGS for minor amendments and the RGS Implementation Guideline #2 – Amendments to the Regional Growth Strategy.

Table 1: Timeline of RGS Amendment Process

Date	Meeting
July 5, 2013	Regional Planning and Agriculture Committee
July 19, 2013	Report to Regional Planning Advisory Committee for consideration
July 26, 2013	Metro Vancouver Board initiates RGS amendment process and refers it to affected local governments and agencies for comment.
October 4, 2013	Regional Planning and Agriculture Committee
October 25, 2013	Metro Vancouver Board receive Metro Vancouver staff report, potentially give initial readings to the RGS Amendment bylaw and set a date for a public hearing.
Early to Mid-November	Public Hearing on proposed RGS Amendment Bylaw.
Late November	Board consideration of 3rd reading and refer back to the Township of Langley for approval.

ALTERNATIVES

1. That the Board:
   a) initiate Regional Growth Strategy amendment procedures for three amendments requested by the Township of Langley; and
   b) direct staff to provide written notice of the proposed amendments to all affected local governments and appropriate agencies.
2. That the Board provide further guidance on initiating the Regional Growth Strategy amendment procedures for any or all of the three amendments requested by the Township of Langley.

FINANCIAL IMPLICATIONS

If the RGS amendment process is initiated there may be costs associated with the holding of a public hearing, relating primarily to advertising in a regional newspaper.

SUMMARY / CONCLUSION

The Township of Langley has submitted proposed amendments to the Regional Growth Strategy for Board consideration. The Board has the authority to initiate the proposed amendment as per RGS 6.4 and "Regional Growth Strategy Procedures Bylaw 1148, 2011". Staff recommends Alternative 1 to initiate the RGS amendment process to facilitate a fair process and fulsome regional dialogue on the proposed amendments and to notify affected local governments.

Attachments:

1. Township of Langley Council resolution (Doc. # 7563567).
2. Location of proposed RGS Land Use Designation Amendments (Doc. # 7563865).

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Township of Langley

Est. 1873

June 24, 2013

File No. 0400-60; 6410-01

Metro Vancouver
4330 Kingsway
Burnaby, BC V5H 4G8

Attention: Chair Greg Moore, Board of Directors

Dear Chair Moore:

Re: Official Community Plan, Bylaws No. 5000, 5010, 5011, and 5012

At the June 17, 2013 Regular Evening Council meeting, Township of Langley Council passed the following motion:

That Council give first and second reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2013 Official Community Plan) Bylaw 2013 No. 5000";

That Council consider that "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2013 Official Community Plan) Bylaw 2013 No. 5000" is consistent with the Township of Langley Financial Plan;

That Council consider that "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2013 Official Community Plan) Bylaw 2013 No. 5000" is consistent with the Metro Vancouver Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan;

That Council give first and second reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Updated Official Community Plan) Bylaw 2013 No. 5010";

That Council give first and second reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Updated Official Community Plan) Bylaw 2013 No. 5011";

That Council give first and second reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Updated Official Community Plan) Bylaw 2013 No. 5012";

That Council authorize staff to schedule the required public hearing for Bylaw Nos. 5000, 5010, 5011 and 5012; and further

That Council submit a request to the Board of the Greater Vancouver Regional District for amendments to the Regional Growth Strategy land use designations as set out in Schedule A of Bylaw No. 5000.
CARRIED

A copy of Report 13-75 is attached for reference purposes. You will note that Council has requested amendments to the Regional Growth Strategy land use designations as set out in Schedule A to the Official Community Plan Bylaw.

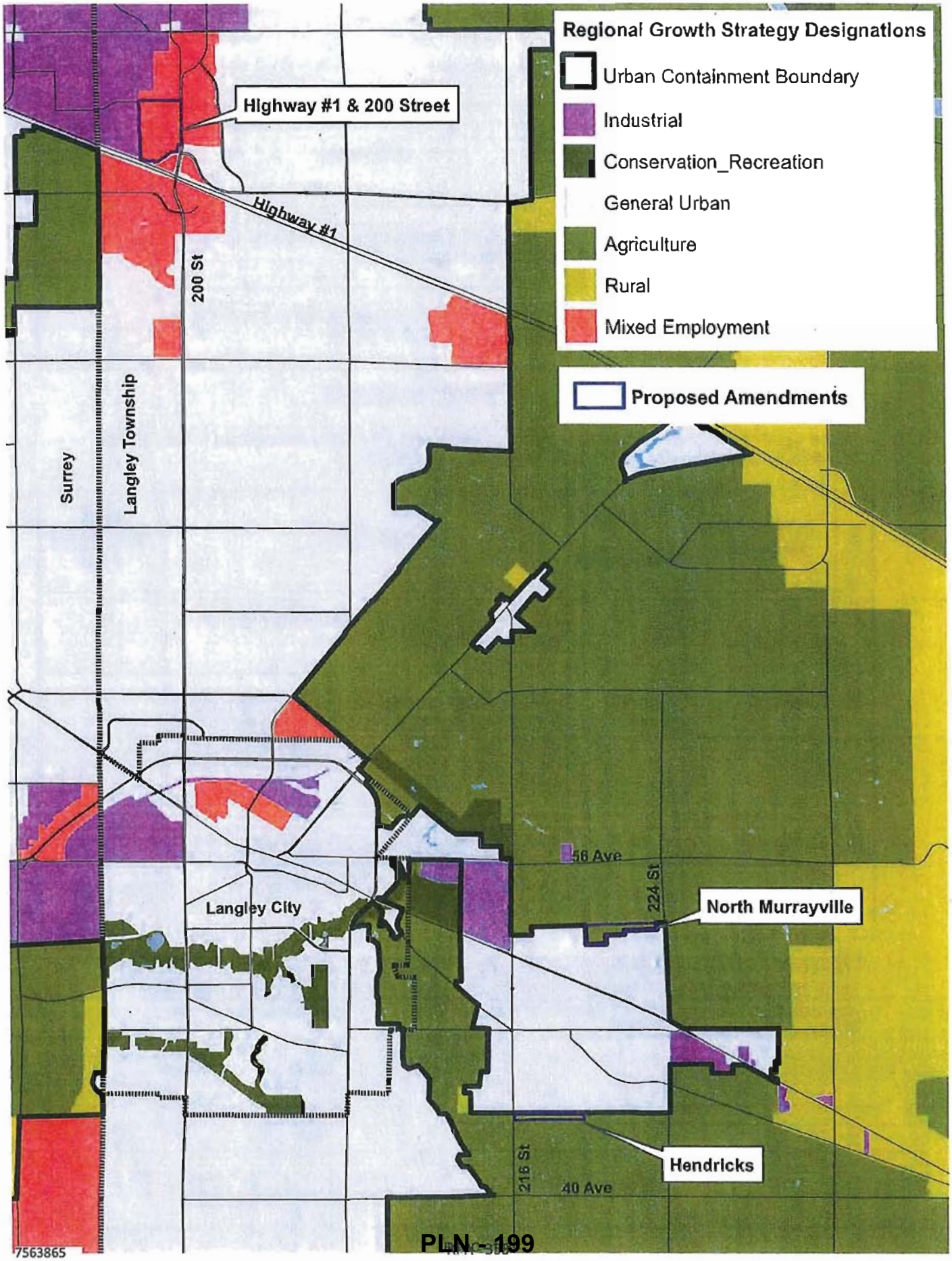
Yours truly,

Paul Crawford
Manager, Long Range Planning

Enclosure: Report 13-75

copy: T. Hoff, Metro Vancouver, Senior Regional Planner
P. Vetleson, Corporate Secretary, Metro Vancouver
Mayor and Council
R. Seifi, General Manager, Engineering and Community Development

7563567


Regional Growth Strategy Designations
Urban Containment Boundary
Industrial
Conservation_Recreation
General Urban
Agriculture
Rural
Mixed Employment
Proposed Amendments
Highway #1 & 200 Street
Highway #1
200 St
Surrey
Langley Township
Langley City
56 Ave
224 St
North Murrayville
216 St
40 Ave
Hendricks
7563865

#	Current RGS Designation	Proposed RGS Designation	Description	RGS Amendment Type
21	General Urban	Mixed Employment	to recognize existing commercial centre without permitting residential use	3
22	Agriculture and Rural	Rural and Agriculture	to accurately show properties that are in and out of the ALR at 8 Ave. & 272 St.	2

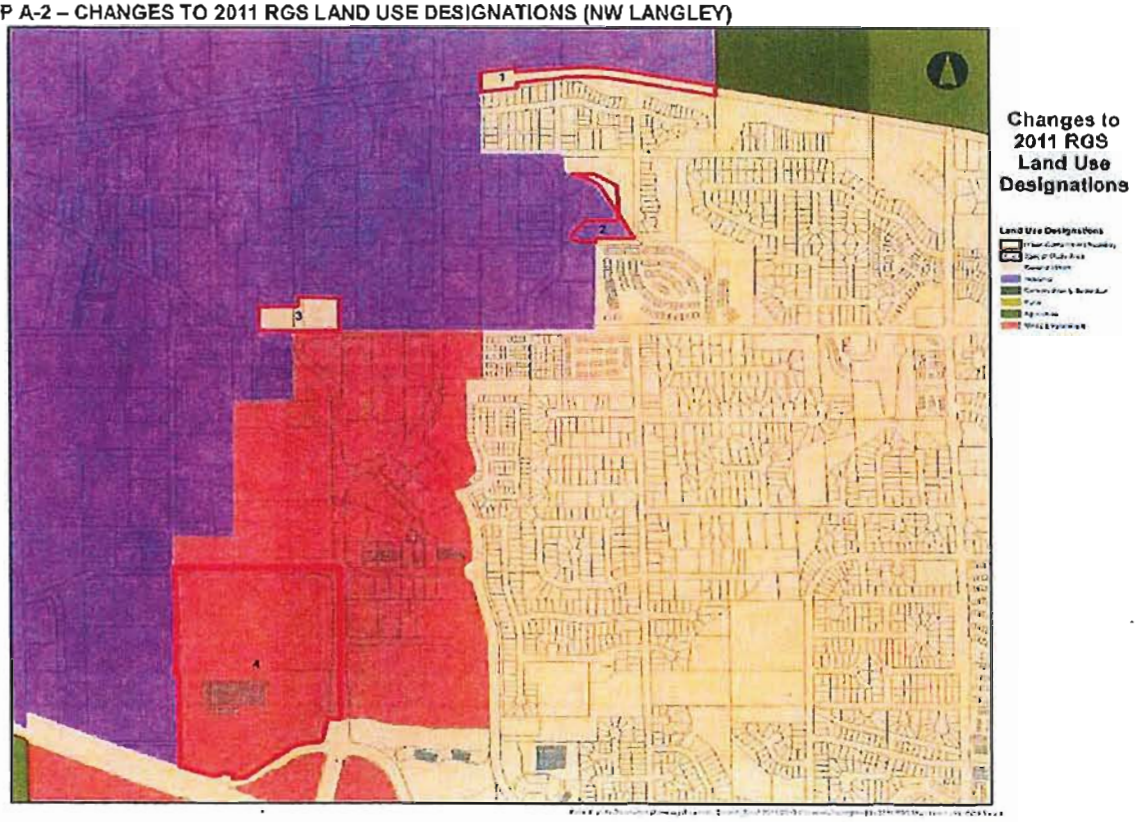
1.3.2. Significant Changes to the Regional Land Use Designations

More significant changes are listed in the table below and will require amendment to the RGS in conformity with Metro Vancouver RGS Amendment procedures.

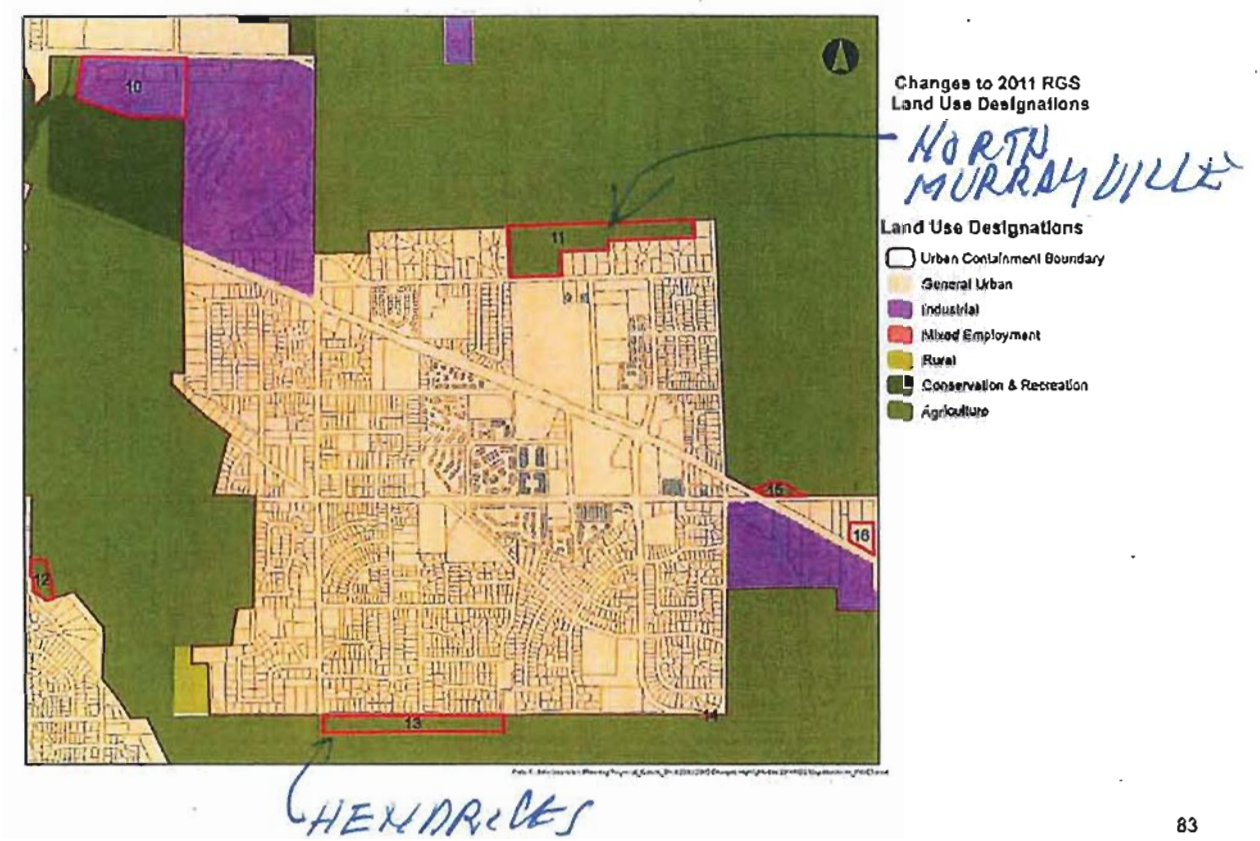
#	Current RGS Designation	Proposed RGS Designation	Description	RGS Amendment Type
4	Mixed Employment	General Urban	HWY 1 / 200 ST to accommodate mixed use proposal (north of freeway west of 200 St.)	3
11	Agriculture	General Urban	NORTH MURRAYVILLE to make a more consistent land use pattern along the north side of 52 Avenue by moving the Urban Containment Boundary north and designating the land General Urban north Murrayville, subject to approval of the ALC	2
13	Agriculture	General Urban	HENDRICKS To incorporate a development approved by the Agricultural Land Commission into the Urban Containment Boundary and designate it as General Urban	2

The University District areas shown as areas 7 and 8 on Map A4 were included in the OCP on June 10, 2013 under the Regional Context Statement that applied at the time, in reliance on representations by the Greater Vancouver Regional District arising from the prior ongoing historical development process.

MAP A-2 – CHANGES TO 2011 RGS LAND USE DESIGNATIONS (NW LANGLEY)



MAP A-5 -- CHANGES TO 2011 RGS LAND USE DESIGNATIONS (MURRAYVILLE)



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7583791

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION 4330 Kingsway, Burnaby, BC, Canada V5H 4G8 604-432-6200 www.metrovancouver.org
Greater Vancouver Regional District • Greater Vancouver Water District • Greater Vancouver Sewerage and Drainage District • Metro Vancouver Housing Corporation

To: Regional Planning and Agriculture Committee

From: Heather McNell, Regional Planning Division Manager
Planning, Policy and Environment

Date: June 25, 2013 Meeting Date: July 5, 2013

Subject: **Township of Langley Request to Amend the Regional Growth Strategy**

RECOMMENDATION

That the Board:

a) Initiate Regional Growth Strategy amendment procedures for three amendments requested by the Township of Langley; and

b) direct staff to provide written notice of the proposed amendments to all affected local governments and appropriate agencies.

PURPOSE

To provide the Board with the opportunity to initiate Regional Growth Strategy procedures for three proposed amendments submitted by the Township of Langley.

BACKGROUND

Section 6.4.1 of the Regional Growth Strategy (RGS) establishes that the process to initiate amendments to the RGS is by resolution of the Metro Vancouver Board. On June 17, 2013 Township of Langley Council passed a resolution, "That Council submit a request to the Board of the Greater Vancouver Regional District for amendments to the Regional Growth Strategy land use designations as set out in Schedule A of Bylaw No. 5000". The Township of Langley Council resolution is included as Attachment 1 to this report, and a map showing the location of the three proposed amendments is included as Attachment 2.

DISCUSSION

The Proposed Amendments

The Township of Langley Council resolution refers to three proposed Regional Growth Strategy Land Use Designation amendments.

North Murrayville

The first of the three (Attachment 2) is a proposal to re-designate RGS Agricultural to RGS General Urban and move the Urban Containment Boundary with an aim to making a more consistent land use pattern along the north side of 52 Avenue. This is a Type 2 RGS amendment, requiring a public hearing and adoption of a by-law to amend the RGS by a two-thirds weighted Metro Vancouver Board vote. The parcel is within the Agricultural Land Reserve. The proposed amendment is not supported by the Agricultural Land Commission (as indicated in a June 7, 2013 letter to the Township of Langley). RGS Section 2.3.4 states that Metro Vancouver's role is to "work with the Agricultural Land Commission to protect the region's agricultural land base and not amend the Agricultural or Rural land use designation of a site if it is still part of the Agricultural Land Reserve, except to change it to an Agricultural land use designation".

Hendricks

The second proposed amendment (Attachment 2) is to re-designate approximately 4 hectares of land from RCS Agricultural to RGS General Urban, and to extend the Urban Containment Boundary, to allow for 21 single family residential lots. This is a Type 2 RGS amendment, requiring a public hearing and adoption of a by-law to amend the RGS by a two-thirds weighted Metro Vancouver Board vote. This application is also located within the Agricultural Land Reserve, however, the land use and proposed RGS amendment is supported by the Agricultural Land Commission as an acceptable non-farm use that benefits agriculture (as stated in a June 7, 2013 letter to the Township).

Highway #1/200th Street

The third proposed amendment (Attachment 2) would re-designate approximately 23 hectares of land from RGS Mixed Employment to RGS General Urban for residential use. This is a Type 3 amendment, requiring adoption of a by-law to amend the RGS by a 50%+1 weighted vote of the Metro Vancouver Board.

Considering the Request

Once an RGS amendment process is initiated by the Board, staff will initiate a notification period (minimum 30 days) and prepare the necessary reports. "Regional Growth Strategy Procedures Bylaw No 1148, 2011" requires that Metro Vancouver first prepare a draft report for the Regional Planning Advisory Committee (RPAC) (planning directors from each member municipality). The report will include a description of RGS provisions applicable to each amendment, and is anticipated for the July 19, 2013 meeting of RPAC. The Regional Planning Advisory Committee then must, within four weeks, provide their comments as a resolution to Metro Vancouver staff. The Regional Planning Advisory Committee comments will then be considered by Metro Vancouver staff in preparing a report and recommendations to the Board.

A staff report providing a detailed analysis and recommendations to the Board regarding each of the proposed amendments is anticipated for the Regional Planning and Agriculture Committee and Board in October 2013. It will be accompanied by any comments received from the Regional Planning Advisory Committee and affected local governments and agencies. Recommendations will include:

- whether to proceed or not to proceed with bylaw introduction for each of the proposed amendments; and
- for each of those amendments recommended to proceed, a draft RGS amendment bylaw, a recommendation that the Board give 1st and 2nd Readings to the amendment bylaw and direct staff to set a date for Public Hearing.

RGS Amendment Process

Table 1 outlines the process envisioned for this proposed amendment and is based on the requirements of the RGS for minor amendments and the RGS Implementation Guideline #2 – Amendments to the Regional Growth Strategy.

Table 1: Timeline of RGS Amendment Process

Date	Meeting
July 5, 2013	Regional Planning and Agriculture Committee
July 19, 2013	Report to Regional Planning Advisory Committee for consideration
July 26, 2013	Metro Vancouver Board initiates RGS amendment process and refers it to affected local governments and agencies for comment.
October 4, 2013	Regional Planning and Agriculture Committee
October 25, 2013	Metro Vancouver Board receive Metro Vancouver staff report, potentially give initial readings to the RGS Amendment bylaw and set a date for a public hearing.
Early to Mid-November	Public Hearing on proposed RGS Amendment Bylaw.
Late November	Board consideration of 3rd reading and refer back to the Township of Langley for approval.

ALTERNATIVES

1. That the Board:
   a) Initiate Regional Growth Strategy amendment procedures for three amendments requested by the Township of Langley; and
   b) direct staff to provide written notice of the proposed amendments to all affected local governments and appropriate agencies.
2. That the Board provide further guidance on initiating the Regional Growth Strategy amendment procedures for any or all of the three amendments requested by the Township of Langley.

FINANCIAL IMPLICATIONS

If the RGS amendment process is initiated there may be costs associated with the holding of a public hearing, relating primarily to advertising in a regional newspaper.

SUMMARY / CONCLUSION

The Township of Langley has submitted proposed amendments to the Regional Growth Strategy for Board consideration. The Board has the authority to initiate the proposed amendment as per RGS 6.4 and "Regional Growth Strategy Procedures Bylaw 1148, 2011". Staff recommends Alternative 1 to initiate the RGS amendment process to facilitate a fair process and fulsome regional dialogue on the proposed amendments and to notify affected local governments.

Attachments:

1. Township of Langley Council resolution (Doc. # 7563567).
2. Location of proposed RGS Land Use Designation Amendments (Doc. # 7563865).

7558014

Township of Langley

Est. 1873

June 24, 2013

File No. 0400-60; 6410-01

Metro Vancouver
4330 Kingsway
Burnaby, BC V5H 4G8

Attention: Chair Greg Moore, Board of Directors

Dear Chair Moore:

Re: Official Community Plan, Bylaws No. 5000, 5010, 5011, and 5012

At the June 17, 2013 Regular Evening Council meeting, Township of Langley Council passed the following motion:

That Council give first and second reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2013 Official Community Plan) Bylaw 2013 No. 5000";

That Council consider that "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2013 Official Community Plan) Bylaw 2013 No. 5000" is consistent with the Township of Langley Financial Plan;

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That Council give first and second reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Updated Official Community Plan) Bylaw 2013 No. 5012";

That Council authorize staff to schedule the required public hearing for Bylaw Nos. 5000, 5010, 5011 and 5012; and further

That Council submit a request to the Board of the Greater Vancouver Regional District for amendments to the Regional Growth Strategy land use designations as set out in Schedule A of Bylaw No. 5000.
CARRIED

A copy of Report 13-75 is attached for reference purposes. You will note that Council has requested amendments to the Regional Growth Strategy land use designations as set out in Schedule A to the Official Community Plan Bylaw.

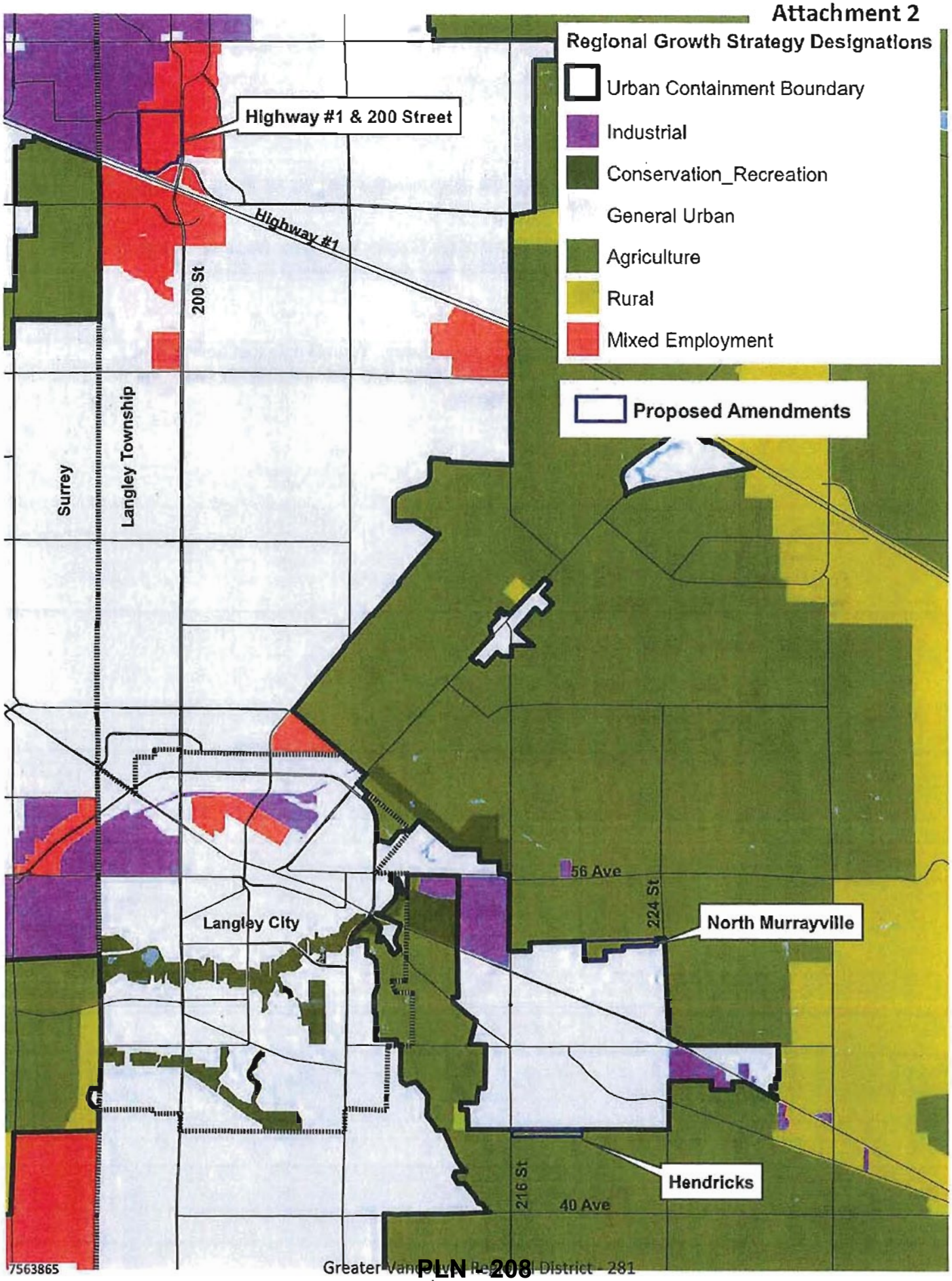
Yours truly,

Paul Crawford
Manager, Long Range Planning

Enclosure: Report 13-75

copy: T. Hoff, Metro Vancouver, Senior Regional Planner
P. Vetleson, Corporate Secretary, Metro Vancouver
Mayor and Council
R. Seifi, General Manager, Engineering and Community Development

7563567


Attachment 2
Regional Growth Strategy Designations
Urban Containment Boundary
Industrial
Conservation_Recreation
General Urban
Agriculture
Rural
Mixed Employment
Proposed Amendments
Highway #1 & 200 Street
Highway #1
200 St
Surrey
Langley Township
Langley City
56 Ave
224 St
North Murrayville
216 St
40 Ave
Hendricks
7563865
Greater Vancouver Regional District - 281

Agricultural Land Commission
133 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

June 7, 2013

Planning Review 46511
Reply to the attention of Tony Pellett

Township of Langley
20338 65 Avenue
LANGLEY BC V2Y 3J1

Attention Paul Crawford, Manager, Long Range Planning

Re: **Township of Langley Draft Official Community Plan (OCP) Update**

Thank you for allowing us and the Ministry of Agriculture until this afternoon to submit our comments in time for the plan being provided for Council consideration of first and second reading. We have seen a draft of the Ministry's comments and endorse their intent.

It is worth noting that in the draft OCP's statement of historical context, the very first of the growth challenges noted is "protecting agricultural land...." That is a very good start!

In this letter, comments are given first on the OCP itself, in order by relevant section, then comments are given on Langley's proposed changes to the 2011 RGS land use designations.

1.3 At the end of the first paragraph, the statement is made, "Land for development is limited." In view of the context the Commission would prefer that it read, "Land for urban development is limited."

1.6 Section 6.11 of the Regional Growth Strategy (RGS) states, "In accordance with the *Agricultural Land Commission Act*, in the event that there is an inconsistency between the regional land use designations or policies set out in the Regional Growth Strategy and the requirements of the *Agricultural Land Commission Act* or regulations and orders made pursuant thereto, the Agricultural Land Commission requirements will prevail."

Sections 46(2), 46(4) and 46(5)(b) of the *Agricultural Land Commission Act* (the "Act") state, (2) "A local government in respect of its bylaws...must ensure consistency with this Act, the regulations and the orders of the Commission." (4) "A local government bylaw ...that is inconsistent with the Act, the regulations or an order of the commission has, to the extent of the inconsistency, no force or effect." (5)(b) "Without limiting subsection (4), a local government bylaw...is deemed to be inconsistent with this Act if it contemplates a use of land that would impair or impede the intent of this Act, the regulations or and order of the Commission, whether or not that use requires the adoption of any further bylaw...."

The Commission has observed six areas of inconsistency:
In the Aldergrove Community Plan there are five discrete areas (four major and one very small) which were the subject of a Langley block exclusion application (Commission File 30232) and which have not subsequently been approved or conditionally approved for exclusion from the ALR.
In the Rural Community Plan, no part of the area between 264 and 268 Streets, from 33 Avenue north to the south boundary of the Aldergrove federally owned lands, has been approved or conditionally approved for exclusion from the ALR.
One of these areas is shown designated Industrial and the other five are shown designated for Urban Use, all within an Urban Growth Boundary and in all, the OCP is of no force or effect. These inconsistencies cannot be remedied through the Regional Context Statement but the Regional Context Statement should acknowledge them and Map 1 should relocate the Urban Growth Boundary, in both cases identifying the six designations as being of no force or effect unless and until approved by the Provincial Agricultural Land Commission.

2.2.15 The first sentence should read, "In accordance with the intent of the RGS and subject to the necessary Agricultural Land Commission approval if granted, agriculture in areas designated as Conservation and Recreation may be limited to primarily soil-based agriculture."

2.4.18 and **2.4.19** The Commission concurs with the text, but in its review of proposed changes to 2011 RGS Land Use Designations [item 7] has identified the need for map changes to achieve consistency (similar to the comments under 1.6).

2.5.16 As written, the first bullet point calls for creating greenbelts between [new] urban areas and the ALR boundary. The Commission concurs. Referring back to 2.1.4, the Arbour Ribbon should extend into the ALR only where no other option is possible or where it does not take land out of agricultural production.

3.3.1 Add, "Consult with the Agricultural Land Commission where any trails or parks are being contemplated within or adjacent to the ALR."

3.5.22 Explore opportunities for linking Langley's historic sites and areas with the parks and open space networks of the Township and Metro Vancouver, consulting with the Agricultural Land Commission and obtaining approval as necessary, where such links or networks affect the ALR.

3.6.9 A third bullet point is needed: restricting subdivision of land in agricultural areas.

3.7 Protecting employment lands is an important function for the Township. While recognizing that the agricultural industry and its land base provide a major source of employment, the focus of this section is to ensure that ~~Ensuring~~ land is available for a range of other industrial uses, thus providing ~~provides~~ stability and reassurance to existing and potential business owners and industries, and offering a more enticing environment to secure long-term business investment in the community.

3.8.15 The Commission has not formally responded to the Master Transportation Plan but has expressed concern over the long term use of 8 Avenue as a truck route. In the spirit of 3.8.19, the Commission has been in contact with the City of Abbotsford with a view to achieving a link from 16 Avenue (King Road) to 8 Avenue (Huntingdon Road) as part of the end use of land currently used by gravel extraction operations east of Bradner Road. The Commission believes that if and when that link is in place there may be no further need to identify 8 Avenue as a truck route. The Commission has no objection to 8 Avenue being illustrated on Map 8 of this OCP, but it is possible that the Commission may limit the extent to which any 8 Avenue road widening application is approved under section 6(a) of the Regulation.

3.14.4 through **3.14.7** The OCP needs to contain a reference to the need for obtaining Commission approval [Regulation sections 6(c)(ii) and 6(d)] for recreational trails including greenways and greenbelt walkways/bikeways.

3.16.18 The Commission defers to the Ministry of Agriculture for comment on this subject.

4.1.3 Please ensure that the Commission has a timely rôle in reviewing or assisting with the review of community plans having a significant ALR component.

Map 14 The Commission has reviewed the proposed amendments to the RGS land use designations and has the following comments:

1 to 4 are non-ALR

5 Add to *General Urban* parts of small lots that are in the ALR
A—Four lots fronting Glover Road, all owned by the Township of Langley
The ALR portions of Lots 59 and 60 fronting Glover Road are not excepted under section 23(1) of the *ALC Act* because on 21 December 1972 they were on the same certificate of title issued under the *Land Registry Act*, R.S.B.C. 1960, c.208.

NORTH MURRAYVILLE AREA

10 Extend *General Urban* and Urban Containment Boundary north of 52 Avenue
This area is part of a farm. In 1979 the Commission in conjunction with the Township of Langley conducted a review of ALR boundaries and excluded the north side of 52 Avenue immediately to the east of the subject land. In 1980 the Commission refused an application to exclude an area on the southern frontage of the subject land, which is more suitable for agriculture than the land immediately to the east. The Commission does not endorse the proposal to extend the General Urban designation and the Urban Containment boundary.

11 Include ALR parcel associated with a residential area into the Urban Containment Boundary
In 1980 the Commission allowed an application to exclude the parcel immediately to the south because of its unsuitability for agriculture. It and the subject property are situated on a slope above an area which is clearly suitable for agriculture. Given Langley's commitment to edge planning, the Commission has no objection to the inclusion of this parcel within the Urban Containment Boundary.

12 Incorporate a development into *General Urban* and the Urban Containment Boundary
The Commission has approved this development and endorses its inclusion within the Urban Containment Boundary and its designation as General Urban.

HELLORIOT

13 Recognize a minor urban extension into the ALR
The Commission endorses the inclusion of this parcel within the Urban Containment Boundary and its designation as General Urban.

14 Recognize an area isolated by an approved road relocation
The Commission endorses the inclusion of this area within the Urban Containment Boundary.

15 to 18 are non-ALR

19 Recognize approved riverside industrial operations in two locations
Of the three sites, only the one on the east side of 256 Street is excluded from the ALR. The Commission has approved non-farm use of the one on the west side of 256 Street. The Commission conditionally approved the one on the east side of 264 Street but the site is being operated without fulfillment of all conditions. The Commission endorses Industrial designation of the western part of 19 but questions whether the proposal to designate the eastern part of 19 as Industrial should be deferred until all conditions have been met.

20 Non-ALR

21 Correct the mapped location of an ALR boundary
The Commission endorses the proposed map correction. The two 8 ha parcels directly west of the regional district boundary have been included into the ALR. The two 2 ha parcels to the west of those parcels have never been in the ALR.

Yours truly

PROVINCIAL AGRICULTURAL LAND COMMISSION

K A Pellett

Tony Pellett, Regional Planner

cc: Terry Hoff, Senior Regional Planner, Metro Vancouver
Bert van Dalfsen, Strengthening Farming Program, Ministry of Agriculture, Abbotsford
Kathleen Zimmerman, Regional Agrologist, Ministry of Agriculture, Abbotsford

TP/ 46511m1

Agricultural Land Commission
133 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

April 23, 2010

Reply to the attention of Ron Wallace
ALC File: 50333

HENDRICKS AREA

Alan Hendricks
21846 44 Avenue
LANGLEY BC V3A 3E8

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **2420/2010** outlining the Commission's preliminary decision as it relates to the above noted application. As agent, it is your responsibility to notify your fellow applicants accordingly. A copy of the minutes must be provided to each landowner.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

Enclosure: Minutes

cc: Township of Langley (10-31-0151)

TP/
50333d1

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 25, 2010 at Langley, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff

For Consideration

Application:	50333
Applicants:	Alan Hendricks, Elizabeth Hendricks, Chin-Chu Hou, Mei-Yu Yeh, Robert James Frain, Shawn Robert Frain, Cheryl Lynne Frain
Agent:	Alan Hendricks
Proposal:	Exclude three parcels from the ALR for urban development in conjunction with edge planning and establishment of an agricultural trust fund.
Legal:	PID: 001-017-926 Lot 1, Sec.31 Twp.10 NWD, Plan 68899 PID: 001-017-934 Lot 2, Sec.31 Twp.10 NWD, Plan 68899 PID: 002-382-393 Pcl."ONE" (Ref. Plan 17269) of Pcl."A" (Ref. Plan 4268) of the SW¼ Sec.31 Twp.10 NWD
Location:	South side of 44 Avenue between 216 and 219A Streets, Langley

Site Inspection

A site inspection was conducted on December 8, 2009. Those in attendance were:

- Sylvia Pranger — Chair, South Coast Panel
- Michael Bose — Commissioner
- John Tomlinson — Commissioner
- Ron Wallace — Staff
- Tony Pellett — Staff
- Alan Hendricks — Applicant/Agent
- Dave Melnychuk — Agrologist for the applicants

The Commissioners and staff met with the proponent and his agrologist to view the site and discuss the application. It was observed that portions of the subject lands in the treed areas and the adjoining farmland to the south are subject to dumping of garden waste material from the adjacent residential areas. It was also observed that the subject lands being long and narrow have limited potential for agricultural development, but could serve as a good transitional area or buffer between the residential development to the north and the agricultural lands to the south.

Exclusion Meeting

An exclusion meeting was conducted on December 8, 2009 at Abbotsford B.C. Those in attendance were:

- Erik Karlsen — Commission Chair
- Sylvia Pranger — Chair, South Coast Panel
- Michael Bose — Commissioner
- John Tomlinson — Commissioner
- Ron Wallace — Staff

...2

- Tony Pellett — Staff
- Alan Hendricks — Applicant/Agent
- Dave Melnychuk — Agrologist for the applicants

Applicant Alan Hendricks initiated the discussion with an overview of his lengthy involvement with the objective of creating single family lots from the subject properties. The consulting agrologist, Dave Melnychuk, discussed his involvement with establishing an agricultural land trust fund in another community and how a similar fund could be a useful tool with this application. Commission Chair Erik Karlsen concurred that an agricultural land trust fund with a set of guidelines for agricultural planning initiatives could be beneficial to this application but advised that the Commission should not be directly involved with the establishment of this fund. The Commissioners encouraged the proponents to contact the Township of Langley towards this goal and also stressed the importance of finding a Council member to take a leadership role with this matter. Lastly, the Commissioners asked to be kept informed of their progress.

Commissioner Eligible to Vote

Commissioner Karlsen was not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioner's eligibility to vote on the application.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The application included a report from Eveline Wolterson, P.Ag. Using the BCLI system, she identified the following agricultural capability ratings on the properties:

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.
Class 7 – Land in this class has no capability for arable or sustained natural grazing.

Subclasses

D	undesirable soil structure	P	stoniness	W	excess water

Assessment of Agricultural Suitability

The Commission assessed whether external factors have caused or will cause the land to become unsuitable for agriculture. The Commission believes there are external factors that render the land of very limited suitability for agricultural use. They are encroaching non-farm development and the extremely shallow depth of the properties.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. At present, the subject lands and the adjoining farmland to the south are subject to dumping from the residential area through the treed areas along the length of the shallow subject lands. The proposal would eliminate the potential for dumping on the farmlands to south, thus the Commission believes the proposal could have a positive impact on existing or potential agricultural use of adjoining lands.

Assessment of Other Factors

The proposal to initiate edge planning on this site would not normally be of benefit if it formed part of a proposal to eliminate agriculture from part of the ALR. In this case, the parcels (after road widening) have a ratio of 6:1 breadth to depth and are in an area which the Langley Rural Plan designated as Small Farms/Country Estates without Commission endorsement. When this proposal was first discussed with the Township, its staff were preparing to advance a Rural Plan amendment to eliminate the Small Farms/ Country Estates designation from areas where it is of no force and effect because of the lack of Commission endorsement. At this time there is no evidence that Langley intends to follow through with that initiative.

The applicants' proposal to establish a Township of Langley agricultural land trust with initial funds coming from this subdivision is of interest, the first considerations being whether Council will agree and whether the criteria for disposition of funds will be as acceptable to the Commission as for the equivalent fund in Abbotsford.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is not very suitable for agricultural use.
3. That the proposal will not impact agriculture.
4. That the proposal can be rendered consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS
MOVED BY: Commissioner Pranger
SECONDED BY: Commissioner Tomlinson

THAT under paragraph 30(2)(c) of the *ALC Act*

1. the Commission refuse exclusion, in part to avoid conflict with the regional growth strategy now in the final stages of preparation and in part to avoid creating expectations in the rest of the area designated Small Farms/Country Estates without Commission endorsement,

2. the Commission approve in principle the subdivision of the subject lands on the understanding that the Township of Langley is in favour of the type of edge planning proposed for this application and has recently resolved to proceed with study of an agricultural land trust as proposed by the applicant, and
3. without prejudice to more detailed conditions which may be set in the event of the Township's agreement to proceed with edge planning and an agricultural land trust, the Commission advise that it believes the proposed subdivision leaves scant space for residential improvements thus potentially tempting owners to compromise the buffer, and for that reason the Commission believes that the proposed lots should be at least half again as large as proposed.

CARRIED
Resolution # 2420/2010