



To Public Hearing
 Date: July 21, 2008
 Item # 6C
 Re: BYLAW 8383

Agricultural Land Commission
 133 - 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000
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07 July 2008

City of Richmond
 6911 No. 3 Road
 Richmond BC V6Y 2C1

Attention: David Weber, City Clerk's Office Director

Re: **City Centre Area Plan — our file #O-37079**

Reply to the attention of Tony Pellet

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DW	
AGI	23
KY	
DB	
WB	

8060-20-8383

This will acknowledge that your letter of 25 June 2008 and the attached Official Community Plan (OCP) Amendment Bylaw 8383 were received in this office 30 June 2008 in accordance with referral provisions set forth in subsection 882(3) of the *Local Government Act*. If the plan applies to land in the agricultural land reserve (ALR), those provisions require referral to the Provincial Agricultural Land Commission (the "Commission") for comment before the holding of a public hearing on such a bylaw.

Commission review of such a bylaw is also subject to section 46 of the *Agricultural Land Commission Act* (the "Act") Where it can be determined that such a bylaw is fully "consistent with the Act and the regulations", an early response may be possible. Otherwise the bylaw is placed before the members of the Commission for more detailed consideration. Ultimately the Commission may pass an order rendering the bylaw "consistent with the Act, the regulations and the orders of the Commission", may set conditions for such an order or may refuse to pass any such order. The time frame for review may be lengthy.

Previously, in response to referral of the base OCP, the Commission noted that the only ALR land within the City Centre Area Plan is the area now referred to as the "Garden City Lands". At that time the Commission passed an order consenting to the designation of the Garden City Lands for *Public and Open Space Use*. It is noted that the City Centre Area Plan as set forth in Bylaw 8383 would respect that designation and that maps such as the *Major Parks Map* identify the Garden City Lands as an area for which "further study" is required. Material accompanying the submission of Bylaw 8383 makes it clear that no assumptions are being made as to whether any part of the Garden City Lands would at any time be available for non-farm use. Given these provisions, it is clear that the proposed Bylaw 8383 is consistent with the Act, the regulations and the orders of the Commission as required by section 46 of the Act.

Yours truly

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

Erik Karlsen, Chair

cc: Regional Agrologist Kathleen Zimmerman, MAL Abbotsford

TP/

