

CU Writer (SH)

## Referral Slip

Wed, Jun 27, 2012 9:42 AM

<b>Action:</b> <b>RD-Reply Direct</b>	<b>Due:</b> <b>2009/08/18</b>	<b>Log ID:</b> <b>167302</b>
Lois Jackson Chair Metro Vancouver Board 4330 Kingsway Burnaby BC V5H 4G8	<b>Type:</b> ML-Mail <b>Office:</b> CU-COORD <b>Entered By:</b> sdharrig <b>Sign By:</b> <b>Batch:</b> <b>File No.:</b>	<b>Written:</b> 2009/07/09 <b>Received:</b> 2009/07/28 <b>Interim:</b> <b>Signed:</b> 2009/08/16 <b>Closed:</b> 2009/08/16 (0/14)
<input type="checkbox"/> Confidential <input type="checkbox"/> Frequent Writer <input type="checkbox"/> Elected Official		

Phone: 604-432-6215 Fax: 604-432-6614

Email:

Addressed to: MINISTER

Drafter:

Issue: ALR - Agricultural Land Reserve

MLA: Corrigan, Kathy (BC NDP)

X-Ref: Metro Van File: CP-11-01-RGS

Electoral Dist: Burnaby-Deer Lake

ADM OFFICE: ADM-SID

Copied To:

**Subject**  
 Port Metro Vancouver and Agricultural Lands in Richmond.

## Referrals

<b>From:</b> CU-COORD	<b>Sent:</b> 2009/07/28	<b>Rcvd:</b>	<b>Status:</b> Completed
<b>To:</b> MO Minister's Office	<b>Due:</b> 2009/07/30	<b>Active:</b> <1 day	<b>State:</b>
<b>Action:</b> UR-Under Review @MO	<b>Cmpltd:</b> 2009/07/28		

<b>From:</b> MO Minister's Office	<b>Sent:</b> 2009/07/28	<b>Rcvd:</b> 2009/07/28	<b>Status:</b> Completed
<b>To:</b> CU-COORD	<b>Due:</b> 2009/08/06	<b>Active:</b> <1 day	<b>State:</b>
<b>Action:</b> MIN - Draft Response	<b>Cmpltd:</b> 2009/08/11		

From Notes: 2009/08/11 sdharrig (CU-Corr Unit) reassigned to ALC

<b>From:</b> CU-COORD	<b>Sent:</b> 2009/07/28	<b>Rcvd:</b>	<b>Status:</b> Completed
<b>To:</b> CLAD Strat Land Pol/Leg	<b>Due:</b> 2009/08/07	<b>Active:</b> 10 days	<b>State:</b>
<b>Action:</b> MIN - Draft Response	<b>Cmpltd:</b> 2009/08/11		

From Notes: 2009/07/28 sdharrig (CU-Corr Unit) NOTE FROM MO: express support for ALR. Willingness to work with Metro Van. Board and all others with an interest in promoting a vibrant and sustainable agricultural industry.

<b>From:</b> CU-COORD	<b>Sent:</b> 2009/08/11	<b>Rcvd:</b> 2009/08/11	<b>Status:</b> Completed
<b>To:</b> ALC Agriculture Land Commission	<b>Due:</b> 2009/08/18	<b>Active:</b> 8 days	<b>State:</b>
<b>Action:</b> RD-Reply Direct	<b>Cmpltd:</b> 2009/08/16		

From Notes: 2009/08/11 sdharrig (CU-Corr Unit) for response



**metrovanancouver**

Greater Vancouver Regional District • Greater Vancouver Water District

Greater Vancouver Sewerage and Drainage District • Metro Vancouver Housing Corporation

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Office of the Chair

Tel. 604 432-6215 Fax 604 451-6614

July 9, 2009

Honourable Steve Thomson  
BC Minister of Agriculture and Lands  
PO Box 9043 Stn. Prov. Govt.  
Victoria, BC, V8W 9E2

Dear Minister Thomson:

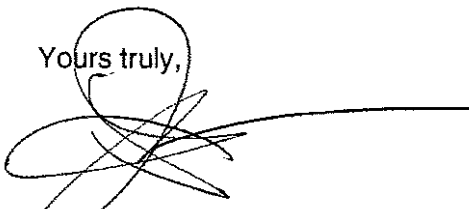
**Re: Port Metro Vancouver and Agricultural Lands**

At its meeting on June 26, 2009, the Metro Vancouver Board received a report regarding the Port Metro Vancouver's recent purchase of 80 hectares of land within the Agricultural Land Reserve for port purposes in Richmond, BC. The Board resolved to convey to the Port its strong objection to the Port's acquisition of lands within the Agricultural Land Reserve. It also resolved to convey its concerns to you as well as to federal and provincial Ministers responsible for transportation and infrastructure.

The purchase of these lands does not support the objectives of Metro Vancouver's Regional Growth Strategy which provides a framework for regional land use and transportation decisions designed to maintain the region's livability and to protect its ecological legacy while accommodating population and economic growth. The protection of the provincial Agricultural Land Reserve is strongly supported by the policies in the Regional Growth Strategy as well as in municipal plans.

Successful implementation of Metro Vancouver's Regional Growth Strategy requires the cooperation and support of all levels of government, community and business sectors. The Board welcomes opportunities to collaborate with Port Metro Vancouver and your department to find ways to accommodate port development and at the same time ensure the objectives of the Metro Vancouver Regional Growth Strategy are met.

Yours truly,



Lois E. Jackson  
Chair, Metro Vancouver Board  
LEJ/HK/dlr

004948885

File No.: CP-11-01-RGS

MINISTER OF  
AGRICULTURE AND LANDS

Referral # \_\_\_\_\_

Refer to: SID-PID 167302

Received: JUL 21 2009

MIN Response ☐ Reply Direct \_\_\_\_\_

DM Response ☐ Briefing Note \_\_\_\_\_

Other: \_\_\_\_\_



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4330 Kingsway, Burnaby, BC, Canada V5H 4G8 604-432-6200 www.metrovancouver.org

## Section E 2.2

GVRD Board Meeting: June 26, 2009

To: Board of Directors

From: Regional Planning Committee  
Agriculture Committee

Date: June 4, 2009

Subject: **Port Metro Vancouver and Agricultural Lands**

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*Regional Planning Committee Recommendation:*

That the Board:

- a) Express to the Port Metro Vancouver Board its strong objection to the acquisition of lands within the Agricultural Land Reserve for port purposes and its desire to collaborate with the Port in accommodating port development within the framework of the Regional Growth Strategy.
- b) Authorize the Chair to convey the Board's concerns to the Federal Minister of Transportation, Infrastructure and Communities and the BC Minister of Transportation and Infrastructure, and the BC Minister of Agriculture and Lands.

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At its June 4, 2009 meeting, the Regional Planning Committee considered the attached report titled "Port Metro Vancouver and Agricultural Lands", dated May 27, 2009. The Committee subsequently amended the recommendation as presented above in underline style.

At its June 4, 2009 meeting, the Agriculture Committee also considered the attached report titled "Port Metro Vancouver and Agricultural Lands", dated May 27, 2009. The Committee subsequently endorsed the amended recommendation adopted by the Regional Planning Committee.

Attachment:

"Port Metro Vancouver and Agricultural Lands", dated May 27, 2009.



Regional Planning Committee Meeting Date: June 4, 2009

To: Regional Planning Committee  
From: Ann Rowan, Senior Policy Analyst, Policy and Planning Department  
Date: May 27, 2009  
Subject: Port Metro Vancouver and Agricultural Lands

*Recommendations:*

That the Board:

- a) Express to the Port Metro Vancouver Board its objection to the acquisition of lands within the Agricultural Land Reserve for port purposes and its desire to collaborate with the Port in accommodating port development within the framework of the Regional Growth Strategy.
- b) Authorize the Chair to convey the Board's concerns to the Federal Minister of Transportation, Infrastructure and Communities and the BC Minister of Transportation and Infrastructure.

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**1. PURPOSE**

At the May 1, 2009 meeting of the Regional Planning Committee, it was reported that Port Metro Vancouver had recently purchased 80 hectares of land in the Agricultural Land Reserve and Green Zone in Richmond. The Committee requested staff to report on the issues surrounding the purchase of this land by Port Metro Vancouver.

**2. CONTEXT**

Port Metro Vancouver recently purchased the Gilmore Farm located in Richmond. The farm is an 80 ha (200 acres) property south of the Westminster Highway that straddles No. 8 Road and is adjacent to the Fraser Port, located on the south arm of the Fraser River. The Gilmore Farm was acquired for possible industrial development in the future and in the meantime, the land has been leased back to the previous owners for five years.

While the Gilmore Farm is in the Agricultural Land Reserve (ALR) and the Green Zone of the Livable Region Strategic Plan (LRSP), Port Metro Vancouver as a federal entity may not be subject to provincial, regional or municipal land use regulations.

**The Regional Growth Strategy Policy and Expansion of the Port**

The current regional growth strategy designates the subject lands as Green Zone. The amendment process to consider removal of lands from the Green Zone requires a public hearing and a two-thirds weighted majority of the Metro Vancouver Board. Port Metro Vancouver has, to date, not requested that an amendment process be initiated.

Port Metro Vancouver has initiated the process for developing a long term strategic plan, known as the *Port 2050 Plan*, for the recently reorganized port. This plan includes new land acquisition driven by expected growth in port and related activities and is coordinated with the Pacific Gateway Initiative in its development of land-based transportation infrastructure. Current projections are that between 1000 to 1100 ha (2500 to 2700 acres) of industrial land will be required to support port activities by 2050. According to Port Metro Vancouver staff, the driving force in their current land acquisition is the pace of conversion of industrial lands to commercial and residential use within the region.

As part of the preparation of a new regional growth strategy, Metro Vancouver staff prepared an industrial lands inventory of the region. The study estimated the amount and location of industrial lands within the region as well as the vacancy rate of industrial lands. Based on a range of preliminary demand estimates using historical land absorption rates and the consideration of possible development constraints, this study concluded that the supply of industrial land could theoretically accommodate regional development demand for the next 10 to 15 years. No specific work was done by Metro Vancouver on port land requirements.

Metro Vancouver has recently released a draft Regional Growth Strategy (RGS), *Metro Vancouver 2040*, which provides a framework for integrating land use and transportation strategies in the development of the region to the year 2040. In recognition of the employment and other economic benefits associated with industrial lands as well the diminishing supply of land to meet industrial demand in the region, the draft RGS includes a strategy for stabilizing the region's industrial land base.

#### **Land Acquisitions by Port Metro Vancouver**

It is not the practice of Port Metro Vancouver to notify municipalities of their land acquisition plans. The City of Richmond was not aware of the purchase of the Gilmore Farm until the municipality initiated the expropriation of a portion of the farm for the construction of a drainage canal.

Robin Silvester, President and CEO of Port Metro Vancouver, indicated in an appearance before the Port Cities Committee on May 20, 2009 that the port authority would not purchase additional lands in the ALR until consultation with appropriate parties has been completed and a policy for land acquisition established. In the case of the Gilmore Farm, it will continue to be used for farming purposes in the near term and the port authority would engage in consultations before it would consider conversion of the area to industrial use.

Mr. Silvester also raised the idea of "alternative mitigation". This could involve offsetting land in the ALR acquired and converted to industrial use with lands or actions of comparable agricultural value.

In terms of other land acquisitions, Port Metro Vancouver has bought two large industrial land sites in New Westminster; the Canfor (20 ha) and the Interfor (18 ha) mill sites.

#### **Expansion of the Port and the Pacific Gateway Initiative**

Related to the expansion of the Port is new road and bridge construction associated with the Pacific Gateway Initiative – a federal and provincial initiative to expand the port, road and rail network required to facilitate the global supply chains between North America and Asia. To date, the BC Ministry of Transportation and Infrastructure has secured 20 ha of ALR lands for the Golden Ears Bridge project (including the Abernathy Connector) and

90 ha of ALR lands for the alignment of the South Fraser Perimeter Road. A compensation plan for these lands, involving offsets and mitigation, has been approved by the ALC.

In other projects related to the Pacific Gateway, most of the alignment for the North Fraser Perimeter Road will involve the existing right of way and the land requirements for the Port Mann Bridge should not involve ALR lands.

### 3. ALTERNATIVES

The Board may wish to consider the following options:

- a) It could express to the Port Metro Vancouver Board its objection to the acquisition of lands within the Agricultural Land Reserve for port purposes as well as its desire to collaborate with the Port in accommodating port development within the framework of the Regional Growth Strategy.
- b) It could authorize the Chair to convey the Board's concerns to the Federal Minister of Transportation, Infrastructure and Communities and the BC Minister of Transportation and Infrastructure.

OR

- c) Recommend an alternate course of action.

### 4. CONCLUSION

Successful implementation of a regional growth strategy requires the cooperation and support of all levels of government, community and business sectors. The current regional growth strategy, adopted in 1996, provides a framework for regional land use and transportation decisions designed to maintain the region's livability and to protect its ecological legacy while accommodating population and economic growth. The draft RGS, *Metro Vancouver 2040*, extends this approach to include strategies that support the region's industrial and agricultural land base. The use of land within the Agricultural Land Reserve for port purposes is not consistent with Metro Vancouver's policy for the development of a livable and sustainable region.