

Greene, Pauline AGRI:EX

From: Fox, Alison AGRI:EX
Sent: Thursday, September 7, 2017 3:43 PM
To: Mark, Kamelli ALC:EX
Cc: Zabek, Chris AGRI:EX
Subject: RE: District of Mission OCP Referral

Hi Kamelli,


Would you be able to forward a copy of the draft OCP? As far as I am aware they did not refer it to us, or it may be sitting in Kim's email inbox.

Thanks,
Alison

Alison Fox, P.Ag.
Land Use Agrologist
Strengthening Farming Program
BC Ministry of Agriculture
604 556-3106
Alison.Fox@gov.bc.ca

Ministry Mission: World leading stewardship of land, farm and food systems for the health and prosperity of British Columbians

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From: Mark, Kamelli ALC:EX
Sent: Thursday, September 7, 2017 3:19 PM
To: Fox, Alison AGRI:EX
Cc: Sutherland, Kim AGRI:EX
Subject: District of Mission OCP Referral

Hi Alison,

We are in the process of preparing a response to the District of Mission's draft OCP they've sent us which proposes to re-designate a significant portion of ALR land as a "special study area".

s.16

Let me know if it would be easier to discuss over the phone and we can set something up.

Thank you!

Kamelli Mark | Regional Planner | Agricultural Land Commission
133 - 4940 Canada Way, Burnaby, BC, V5G 4K6 | T 604.660.7005 | F 604.660.7033
kamelli.mark@gov.bc.ca | www.alc.gov.bc.ca

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s.16



DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

FILE: 09-3900-20

August 16, 2017

Agricultural Land Commission
Ms. Kamelli Mark
133 – 4940 Canada Way
Burnaby, BC V5G 4K6

Dear Ms. Mark:

Re: District of Mission Official Community Plan Referral

Please be advised that at the Special Meeting of Council of August 14, 2017, Council resolved the following:

1. That District of Mission Official Community Plan Bylaw 5670-2017 be read a first time;
2. That Council confirm it has considered the Official Community Plan in conjunction with the District's Financial and Waste Management Plans per section 477(3)9a0 of the Local Government Act and,
3. That the Official Community Plan Bylaw 5670-2017 be referred to the Agricultural Land Commission for comment.

A copy of the staff report related to the above issue is attached in order to aid your agency's analysis.

If you have questions please contact Gina MacKay, Manager of Long Range Planning, through email at gmackay@mission.ca or by phone at (604) 820-3730.

Yours truly,

Gina MacKay

MANAGER OF LONG RANGE PLANNING

Encl.: Staff Report and District of Mission Official Community Plan
Certified true copy of Resolution

Note: sent via mail & email: kamelli.mark@gov.bc.ca



District of Mission

CERTIFIED TRUE COPY OF **RESOLUTION NO. SC17/036** ADOPTED BY THE COUNCIL OF THE DISTRICT OF MISSION ON AUGUST 14, 2017:

RESOLVED:

1. That District of Mission Official Community Plan Bylaw 5670-2017 be read a first time;
2. That Council confirm it has considered the Official Community Plan in conjunction with the District's Financial and Waste Management Plans as per section 477(3)(a) of the *Local Government Act* and,
3. That the Official Community Plan Bylaw 5670-2017 be referred to the Agricultural Land Commission for comment.

CARRIED

I HEREBY CERTIFY the foregoing to be a true and correct copy of Resolution No. SC17/036 adopted by the Council of the District of Mission on the 14th day of August, 2017.

Jennifer Russell
DEPUTY CORPORATE OFFICER

Greene, Pauline AGRI:EX

From: Fox, Alison AGRI:EX
Sent: Thursday, September 7, 2017 3:39 PM
To: Zabek, Chris AGRI:EX
Subject: FW: District of Mission OCP Referral
Attachments: 46620m1 - DRAFT ALC Response to Mission OCP.pdf

We were just saying...

From: Mark, Kamelli ALC:EX
Sent: Thursday, September 7, 2017 3:19 PM
To: Fox, Alison AGRI:EX
Cc: Sutherland, Kim AGRI:EX
Subject: District of Mission OCP Referral

Hi Alison,

We are in the process of preparing a response to the District of Mission's draft OCP they've sent us which proposes to re-designate a significant portion of ALR land as a "special study area".

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Let me know if it would be easier to discuss over the phone and we can set something up.

Thank you!

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s.16;s.13

Greene, Pauline AGRI:EX

From: Fox, Alison AGRI:EX
Sent: Thursday, September 14, 2017 8:45 AM
To: North, Anna AGRI:EX
Subject: RE: 2017 UBCM District of Mission ALR Industrial development DRAFTED.docx

Hi Anna,

After checking with the ALC, the statement about Mission having previously excluded land for industrial development that is now being used for retail commercial can stand as is.

Alison


From: Fox, Alison AGRI:EX
Sent: Monday, September 11, 2017 11:43 AM
To: North, Anna AGRI:EX
Subject: 2017 UBCM District of Mission ALR Industrial development DRAFTED.docx

Hi Anna,
s.16

Alison Fox, P.Ag.
Land Use Agrologist
Strengthening Farming Program
BC Ministry of Agriculture
604 556-3106
Alison.Fox@gov.bc.ca

Ministry Mission: World leading stewardship of land, farm and food systems for the health and prosperity of British Columbians

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UBCM MEETING NOTE 2017

Prepared for: Minister Lana Popham

**Municipality /
Regional District:** District of Mission

Date of Meeting:

Issue: Industrial Land Expansion and the Agricultural Land Reserve

Background:

- The District of Mission is located in the Fraser Valley approximately 60 kilometers east of Vancouver. The District is situated on the northern bank of the Fraser River and is largely characterised by steep forested terrain.
- Mission is bordered by FVRD Electoral Area F and Electoral Area G to the east, Abbotsford to the south, and Maple Ridge to the west.
- The District of Mission is part of Fraser Valley Regional District (FVRD) and has a total area including water of 25,334 hectares.
- In 2011 the Ministry of Agriculture (AGRI) conducted an Agricultural Land Use Inventory (ALUI) in the District of Mission.
- Mission has 1,539 ha of ALR land. Sixty-seven percent (67%) of the ALR was surveyed, consisting of a total of 1,034 ha and 272 parcels. The remaining 505 ha are in Indian reserves, rights-of-ways, unsurveyed land, foreshore, or parcels less than 100 square metres in size.
- By land cover a total area of 400 ha (26%) was farmed (both actively and inactively) on Mission's ALR.
- The top two crops were forage & pasture at 540 ha (or 93% of all cultivated land), followed by nursery & tree plantations at 26 ha (or 4% of all cultivated land).
- There are few greenhouses or irrigation systems in Mission. Poly greenhouses covered 1 ha of land in Mission.
- The 2011 survey showed that about two percent of ALR used for farming also showed a mixed use of "Industrial", and of the land not used for farming less than one percent was "Industrial"

s.13

Prepared by: Anna North, Senior Policy Analyst, CGPL, 250-356-5814
Alison Fox, Land Use Agrologist, IASB, 604-556-3106
Date ADM E-Approved:

Confidential Advice to Minister

Page | 1

s.13

Prepared by: Anna North, Senior Policy Analyst, CGPL, 250-356-5814
Alison Fox, Land Use Agrologist, IASB, 604-556-3106
Date ADM E-Approved:

C o n f i d e n t i a l A d v i c e t o M i n i s t e r

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UBCM MEETING NOTE 2017

Prepared for: Minister Lana Popham

**Municipality /
Regional District:** District of Mission

Date of Meeting:

Issue: Industrial Land Expansion and the Agricultural Land Reserve (ALR)

Background:

- The District of Mission is located in the Fraser Valley approximately 60 kilometers east of Vancouver. The District is situated on the northern bank of the Fraser River and is largely characterised by steep forested terrain.
- Mission is bordered by FVRD Electoral Area F and Electoral Area G to the east, Abbotsford to the south, and Maple Ridge to the west.
- The District of Mission is part of Fraser Valley Regional District (FVRD) and has a total area including water of 25,334 hectares.
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- Mission has 1,539 hectare of ALR land. Sixty-seven percent (67 percent) of the ALR was surveyed, consisting of a total of 1,034 hectare and 272 parcels. The remaining 505 hectare are in Indian reserves, rights-of-ways, unsurveyed land, foreshore, or parcels less than 100 square metres in size.
- By land cover a total area of 400 hectare (26 percent) was farmed (both actively and inactively) on Mission's ALR.
- The top two crops were forage and pasture at 540 hectare (or 93 percent of all cultivated land), followed by nursery and tree plantations at 26 hectare (or four percent of all cultivated land).
- There are few greenhouses or irrigation systems in Mission. Poly greenhouses covered one hectare of land in Mission.
- The 2011 survey showed that about two percent of ALR used for farming also showed a mixed use of "Industrial" and of the land not used for farming less than one percent was "Industrial".
- The ALC previously granted the District of Mission an exclusion of ALR land for the purposes of industrial development, which now appears to be used for a big box retail development.

Prepared by: Anna North, Senior Policy Analyst, CGPL, 250-356-5814

Alison Fox, Land Use Agrologist, IASB, 604-556-3106

Date ADM E-Approved:

- The District of Mission is currently in the middle of a process to update the Official Community Plan (OCP). The most recent draft of the OCP mentions the importance of protecting agriculture, but also identifies that the larger parcels of ALR lands south of Lougheed Highway are the most suitable for employment lands (usually meaning industrial use). Also notes farming on these lands have been minimal in recent years. As a result, they have identified these lands as a "Special Study Area" with the intent of removing these lands from the ALR for commercial and industrial development.
- Larger parcels are rare in the region, and are more likely to be farmed than smaller parcels. The perception that these lands are minimally used may be due to their use for forage and/or pasture which are vitally important for supporting the livestock sectors within the region. Pressure has recently been increasing on these lands due to development and conversion to other crops such as blueberries, meaning that protecting these lands is becoming even more important.

Recommended Response:

- **I understand that arable lands in B.C.'s Lower Mainland are under development pressure from competing land uses, making their preservation for agriculture a top priority.**
- **The B.C. government is committed to revitalizing the ALR, and the ALC, as the independent decision-making tribunal responsible for preserving B.C.'s farmland.**
- **Currently, I am investigating topics that I have continued to hear from farmers and ranchers across B.C. to revitalize the ALR such as going back to one zone, looking at consent for boundary reviews, and exclusion applications to ensure that the primary goal is to preserve agriculture land for farming and ranching.**
- **The Province has been clear there is an expectation that all ALR landowners follow the existing applications processes set by the ALC, when they wish to develop ALR land for industrial purposes.**
- **The Ministry of Agriculture does not support the identification of ALR land as a "Special Study Area" in Official Community Plans (OCPs) as this drives speculation, making the land more unaffordable for farmers.**
- **I believe that agricultural lands are employment lands, and agriculture can be an economic and job driver jobs in communities as well as promoting local food security.**

- **I would encourage District of Mission staff to reach out and work with Strengthening Farming staff in the Ministry of Agriculture to encourage greater economic development and to further protect ALR lands.**
- **I look forward to working with stakeholders including local governments, to ensure B.C. has a strong farming and ranching sector for the future of B.C.**

Greene, Pauline AGRI:EX

From: Fox, Alison AGRI:EX
Sent: Thursday, September 21, 2017 11:25 AM
To: Zabek, Chris AGRI:EX
Subject: FW: Referral regarding the District of Mission draft Official Community Plan (Bylaw 5670-2017)
Attachments: Referral Letter - Ministry of Agriculture.pdf

Kamelli Mark encouraged them to make this referral.

s.16



DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

FILE: 09-3900-20

September 20, 2017

Ministry of Agriculture

Dear Sir or Madame:

Re: District of Mission Official Community Plan Referral.

Please be advised that at the Special Meeting of Council of August 14, 2017, Council resolved the following:

1. That District of Mission Official Community Plan Bylaw 5670-2017 be read a first time;
2. That Council confirm it has considered the Official Community Plan in conjunction with the District's Financial and Waste Management Plans per section 477(3)9a0 of the Local Government Act and,
3. That the Official Community Plan Bylaw 5670-2017 be referred to the Agricultural Land Commission for comment.

The staff report and digital copy of the District of Mission Official Community Plan (Draft August 3, 2017) can be found at www.makeityourmission.ca

If you have questions regarding this letter please contact Gina MacKay, Manager of Long Range Planning, through email at gmackay@mission.ca or by phone at (604) 820-3730. We would appreciate receiving your comments no later than October 31st, 2017.

Yours truly,

Gina Mackay

MANAGER OF LONG RANGE PLANNING AND SPECIAL PROJECTS

Note: sent via email: Alison.fox@gov.bc.ca

s.16

From: Fox, Alison AGRI:EX [mailto:Alison.Fox@gov.bc.ca]
Sent: October 4, 2017 3:18 PM
To: Gina MacKay
Cc: Mark, Kamelli ALC:EX
Subject: Ministry of Agriculture comments on Mission draft OCP

s.13

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Withheld pursuant to/removed as

s.13

Alison Fox, P.Ag.
Land Use Agrologist
Strengthening Farming Program
BC Ministry of Agriculture
604 556-3106
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