



Agricultural Land Commission
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March 3, 2009

Reply to the attention of Tony Pellett
ALC File: #O-38631

Meadow Gardens Golf Course (1979) Ltd.
19675 Meadow Gardens Way
PITT MEADOWS BC V3Y 1Z2

Attention: Daisuke Oguchi, Secretary

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution #39/2009 outlining the Commission's decision as it relates to the above noted application.

By way of a copy of this letter, the Commission is advising the Registrar of Land Titles of its order and confirming that the portion of PID: 017-828-601 lying to the east of Parcel B (Statutory R/W Plan BCP24939) has been excluded from the agricultural land reserve (ALR) thereby amending the ALR map of the Greater Vancouver Regional District.

It is recommended that the excluded area now be subdivided from the parent parcel. Please submit two copies of the proposed plan of subdivision so that the Commission may authorize the Registrar of Land Titles to accept the plan of subdivision and remove the ALR notation from the new title. The ALR notation will remain on the title of the remaining portion of PID: 017-828-601.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

RW/

cc: City of Pitt Meadows (6635-20-2008-02-P)

C.J. Bud Tiedeman, 11840 189A Street, PITT MEADOWS BC V3Y 2P4

Registrar of Land Titles, New Westminster.

Enclosure: Minutes

TP/ 38631d1.doc



A meeting was held by the Provincial Agricultural Land Commission on March 2, 2009 by telephone conference from the Commission's offices at Burnaby B.C.

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

For Consideration

Application: #O-38631
Applicant: Meadow Gardens Golf Course (1979) Ltd. ("Meadow Gardens")
Agent: C. J. Bud Tiedeman
Proposal: To exclude 3.6 ha severed from the golf course by the Golden Ears Bridge project.
Property Description: PID: 017-828-601
Lot A, District Lot 223, 224, 246 & 286, Group 1 New Westminster District, Plan LMP4786 except
Firstly: part subdivided by Plan LMP45462;
Secondly: part subdivided by Plan BCP16025;
Thirdly: part Parcel A (Statutory R/W Plan BCP24939)
Fourthly: part Parcel B (Statutory R/W Plan BCP24939)
Location: NE corner Lougheed Highway and Golden Ears Bridge project.

Site Inspection

A site inspection was conducted on January 28, 2009. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Daisuke Oguchi Applicant
- Bud Tiedeman Agent (by telephone)

The Commissioners and staff met with the proponents and determined that it would be necessary to obtain more specific information from the agent when he returns to B.C.

Further Information

A further staff report was provided following a meeting with the applicant and agent.

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

The Commission was concerned that exclusion of the severed area was not at this time directly coupled with a specific plan for reconfiguration of the golf course. Nevertheless the Commission was prepared subject to a strict timeline to accept the assurance from the agent that reconfiguration is being pursued actively in conjunction with his proposal for resolution of arterial road issues affecting neighbouring lands.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Pranger

THAT the application be allowed as submitted on the understanding that:

- Meadow Gardens will negotiate in good faith with TransLink (in relation to those parts of Plan BCP24827 not required for road purposes), with the City of Pitt Meadows (in relation to the proposed North Lougheed Connector Road), with 556637 British Columbia Ltd. (in relation to its interest in PID: 007-561-229 briefly described as the Remainder of Lot 1, District Lots 261 and 286 Group 1 NWD, Plan 1792), with owners of PID: 012-960-411 briefly described as the Remainder of Parcel C (Explanatory Plan 5113) of the NW¼ Section 23 and SW¼ Section 26 Township 9 and of District Lot 267 Group 1 NWD, and with owners of PID: 000-985-040 briefly described as Lot 11 of Sections 23 and 26 Township 9 and of District Lot 267 Group 1 NWD;
- in addition to securing title to lands for golf course reconfiguration, the aim of these negotiations shall be to ensure the more efficient operation of farms, especially the farm now operating on PID: 012-960-411, by enabling boundary adjustments (as distinct from the purchase or sale of land) which will to the extent possible
 - eliminate the need to cross arterial roads during on-farm operations and
 - separate the farmland from the golf course by one or more arterial roads, with the aim of substantially eliminating the possibility of chemical sprays compromising organic farm status;
- in addition to achieving agriculturally appropriate boundary adjustments, the aim of the negotiations will also include provision for meeting federal or provincial environmental requirements related to any need for new farm roads to cross any fish bearing stream, and for covering capital costs;
- negotiations will be completed not later than the first day of November 2009; and
- Meadow Gardens will provide the Commission with monthly reports describing the progress achieved to date and confirming that negotiations will be satisfactorily completed by the November 1, 2009 deadline.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED
Resolution # 39/2009