



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

September 29, 2005

Reply to the attention of Gordon Bednard

Urban Reserve Property Group
C/O Bob Audette
516 Laurier Avenue
Port Coquitlam B.C. V3C 3V4

Dear Sir:

Re: Application #O-33136

Further to your correspondence of August 29, 2005, the Commission, acting under section 33 of the *Agricultural Land Commission Act*, has reviewed your request to reconsider the above application in light of the lengthy submission attached to your letter.

The Commission considered that as five years have passed since its original decision on this matter, it would be not be appropriate to reconsider the present application given that there have been changes in both the municipal council and the Commission itself. The Commission feels that under the present circumstances, the landowners should initiate a new application.

For these reasons, the Commission, by Resolution #507/2005, the Commission confirms that it will not reconsider this application.

The land referred to in the application will continue to be subject to the provisions of the *Agricultural Land Commission Act* and regulations.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

CC: City of Port Coquitlam Attn: Kim Fowler
Don Bedford, #516-456 Moberley Road, Vancouver B.C. V5Z 4L7

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on September 15, 2005 at Richmond, B.C.

PRESENT: Peter Dhillon Vice Chair
Walter Dyck Commissioner
Carol Paulson Commissioner

STAFF: Gordon Bednard , Regional Research Officer
Tony Pellett, Planner

For Consideration

The Commission reviewed a lengthy submission made by the Urban Reserve Property Group requesting reconsideration of a decision made by Resolution 501/2000 concerning the exclusion of approximately 59 ha from the Agricultural Land Reserve within the municipality of Port Coquitlam. That proposal was refused.

Commission Discussion

The Commission considered that as five years have passed since its original decision on this matter, it would be not be appropriate to reconsider the present application given that there have been changes in both the municipal council and the Commission itself. The Commission feels that under the present circumstances, the landowners should initiate a new application.

IT WAS

MOVED BY: Commissioner Dhillon
SECONDED BY: Commissioner Paulson

That the request for reconsideration be refused. Should the applicants wish to pursue this matter further, the Commission suggests the best course of action would be the initiation of a new application.

CARRIED



Staff Report
Request to Reconsider Application # O – 33136 – 3
Applicant: Urban Reserve Property Group
Agent: Frank Rayner

DATE PREPARED: September 2, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: Propose to exclude 25 properties from the Agricultural Land Reserve totaling 58.93 ha for residential development.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The Urban Reserve Property Group is requesting reconsideration of the Commission's decision of September 28, 2000 (Resolution # 501/2000) to refuse exclusion of several properties in the Port Coquitlam area. The staff report and minutes from the original decision are attached for the Commission's information.

Also attached is the submission by the applicants entitled "City of Port Coquitlam, North East Sector – Application for Reconsideration – Agricultural Land Reserve Exclusion Application # 0-33136"

This report the application for reconsideration which outlines what the applicants feel is new information since the time of the original request. The applicants have included new information as well as corrections to some of the other information they provided at the time of the original decision.

The new information pertains to 1. the new City of Port Coquitlam community plan, 2. recent information provided by the latest Geological Survey and 3. a recent forecast of operations, feasibility study on the cost of making the land viable for farming.

Corrections to quality portions of the subject properties have also been submitted.

In particular they highlight questions about the future location of the routing of a new road, the Fremont Connector, that might possibly impact the lands in question.

Staff note that the original application was made five years ago and that the location of the Fremont Connector has not been conclusively determined.

END OF REPORT

Signature

Date