



Agricultural Land Commission
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02 June 2006

Reply to the attention of Tony Pellett

District of Pitt Meadows
12007 Harris Road
Pitt Meadows BC V3Y 2B5
Attention: CAO Jake Rudolph

Meadow Gardens Golf Course (1979) Ltd.
1002 · 717 Jervis Street
Vancouver BC V6E 4L5
Attention: Secretary Daisuke Oguchi

Re: Application #O-35696 — Golden Ears Bridge project

The Provincial Agricultural Land Commission (the "Commission") has received a formal request to reconsider a decision made in relation to that part of the Golden Ears Bridge project which would traverse the agricultural land reserve (ALR) within land owned by Meadow Gardens Golf Course (1979) Ltd. Attached is a copy of the Greater Vancouver Transportation Authority ("TransLink") letter conveying that request.

Under section 33 of the *Agricultural Land Commission Act*, the Commission must give notice of its intention to reconsider a decision. In accordance with Commission Resolution # 188/2006, notice is being given to the District of Pitt Meadows, TransLink, and Meadow Gardens Golf Course (1979) Ltd.

The Commission could be in a position to undertake reconsideration as early as the third week of June 2006. As "persons affected by the reconsideration", you (and TransLink) are entitled to submit further comment for Commission review during its reconsideration process.

Yours truly

PROVINCIAL AGRICULTURAL LAND COMMISSION

per: 

Erik Karlsen, Chair

Encl. TransLink letter of 15 May 2006

cc: Greater Vancouver Transportation Authority, 1600 · 4720 Kingsway, Burnaby BC V5H 4N2
Attention: Ian Wardley

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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 April 28, 2006 by conference call from the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT: Peter Dhillon [in Richmond BC] Chair
Walter Dyck [in Chilliwack BC] Commissioner
Carol Paulson [in Langley BC] Commissioner

STAFF: Tony Pellett [in Sorrento BC] Planner
Gordon Bednard [at Burnaby office] Research Officer

For Consideration

Tony Pellett presented the substance of the correspondence dated 21 and 25 April 2006 from Ian Wardley of the Greater Vancouver Transportation Authority ("TransLink") Golden Ears Bridge project, requesting that the Commission reconsider one of the conditions of its approval of the Golden Ears Bridge project across PID 017-828-601 [the parcel owned by Meadow Gardens Golf Course (1979) Ltd. ("the golf course owner") and containing Meadow Gardens Golf Course ("the golf course")].

That condition was prompted by the fact that the golf course at issue was completed under the Golf Course Development Moratorium Regulation (B.C. Reg. 308/91), thus substantial modification of the golf course layout such as required to accommodate the proposed Golden Ears Bridge project would require submission and approval of a separate application under

- section 20 (individual non-farm use application) or section 30 (individual exclusion application) of the *Agricultural Land Commission Act* following authorization by Pitt Meadows Council for the application to be forwarded to the Commission or
- paragraph 29(1)(a) ("block" exclusion application) or paragraph 29(1)(b) ("block" non-farm use application) following a public hearing held by Pitt Meadows.

Resolution # **2/2005** made the approval subject to submission of such an application following completion of golf course re-design.

Previously, by letter dated 21 May 2003, the Commission had advised the golf course owner of its decision by Resolution # **184/2003** that if and when it approves the "Abernethy connector road" [i.e. that part of the Golden Ears Bridge project providing a direct connection to 128 Avenue], it would be prepared to entertain an application for exclusion from the ALR of land owned by the golf course owner on the east side of the approved road alignment.

The information provided by TransLink in support of the requested reconsideration was that:

- The interchange is proposed to be constructed on land currently occupied by practice facilities which TransLink describes as a driving range forming part of the golf course "business operations" but not part of the golf course itself;
- TransLink has retained a golf course consultant to work on specific redesign of the practice facilities but cannot force the golf course owner to use the remaining "driving range lands" [east of the approved road alignment] as a driving range;
- TransLink can make application to build a road as an expropriating authority under the *Expropriation Act*, but it does not have authority to make application to build golf facilities;
- TransLink could make application to reconstruct the golf course only if the golf course owner were to authorize TransLink to act as its agent. In the absence of such authorization, the District of Pitt Meadows has necessarily declined to forward an application to the Commission.