



Agricultural Land Commission
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October 25, 2006

Reply to the attention of Terra Kaethler
ALC File #O - 36824

Greater Vancouver Regional District
4330 Kingsway
Burnaby, BC V5H 4G8

Attention: Greg Paris

Re: Application for Non-Farm Use in the Agricultural Land Reserve
ALC File # O-36824

Please find attached the Minutes of Resolution #500/2006 outlining the Commission's decision as it relates to the above noted application.

Please note that the allowance for the reconfiguration, removal and construction of various airpark related facilities, as outlined in the plans which accompanied the application and use of an area for recreational related parking is subject to compliance 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. The Commission suggests you contact the Corporation of Delta at your earliest convenience.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Erik Karlsen, Chair



cc: Corporation of Delta - Attn: Planning Department

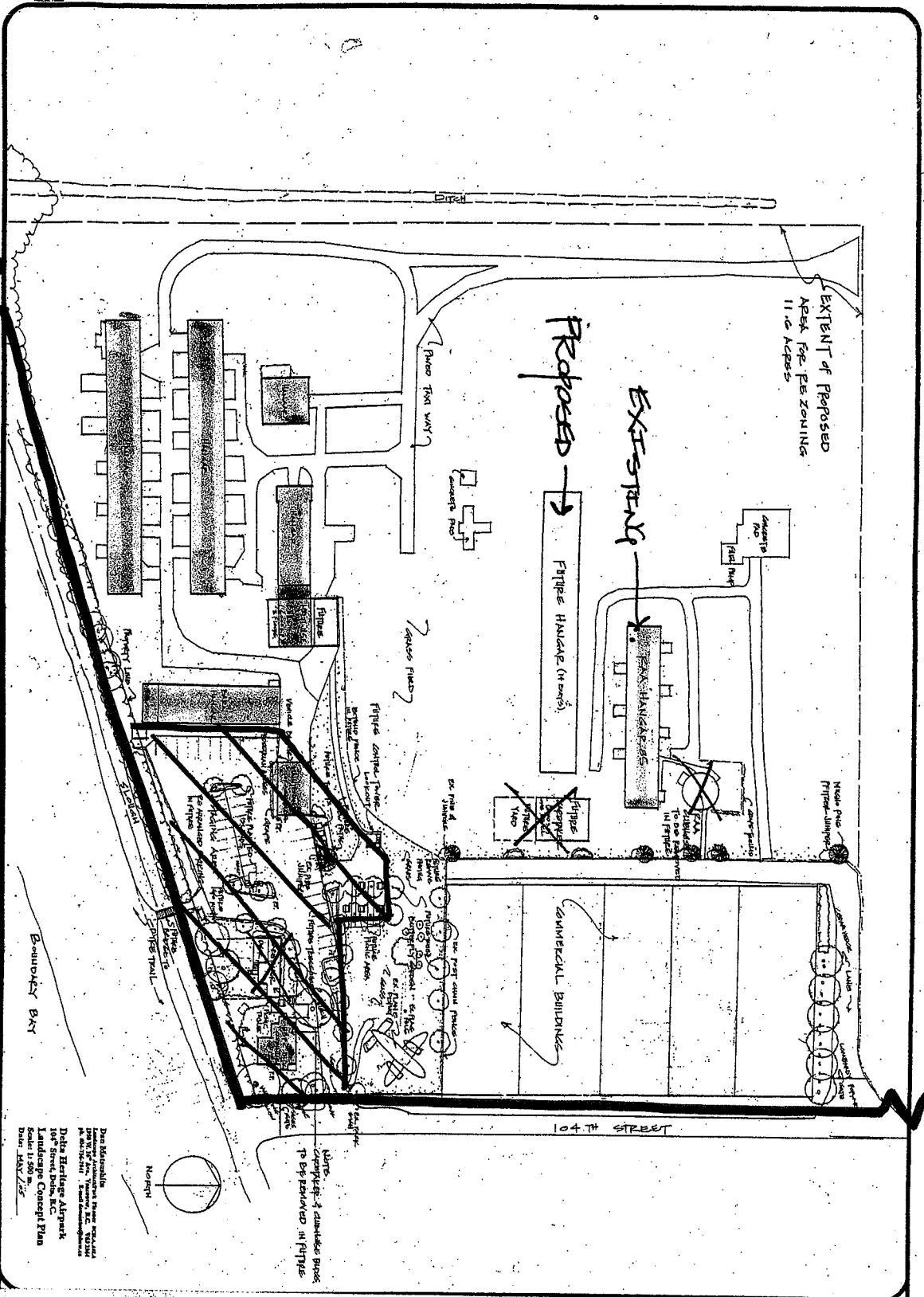
GB/lv/Enclosure: Minutes
Sketch Plan

36824d1

Provincial Agricultural Land Commission

Application #O-36824
 Resolution #500/2006

-  Subject property showing development plan for airpark area
-  Approved area for parking for use by recreational users of the dyke



Delta Heritage Airpark
 Landscape Concept Plan
 Delta Heritage Airpark
 104th Street, Delta, BC
 Date: 1/25/05



Staff Report
Application # O – 36824
Applicant: Greater Vancouver Regional District

DATE PREPARED: August 17, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: Use a portion of the Delta Heritage Airpark to provide a public staging area (parking, information, washrooms) to facilitate access to the dyke trail. Also to reconfigure, construct and remove various airport related buildings and facilities in the 5 ha area used for airpark activities in the SE corner of the subject property.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

The Corporation of Delta

Legal Description of Property:

1. PID: 013-228-374 (Subject lands)
Fractional SE 1/4, Section 34, Township 3, New Westminster District, EXCEPT (1) N 80 acres, (2) Part subdivided by Plan 36819, (3) Part subdivided by Plan 41518, (4) Parcel B (Reference Plan 47187);
2. PID: 013-228-129 (adjacent airport land to be consolidated with above)
Fractional E 1/4, Section 27, Township 3, New Westminster District, EXCEPT Parcel A (Reference Plan 47187);

Location of Property:

South end of 104th Street, Boundary Bay, Delta

Size of Property:

27.3 ha (The entire property is in the ALR).

ALR Area under application:

5 ha

Present use of the Property:

Recreational aircraft facility, hangars, clubhouse, meeting and office space, equipment storage, caretaker residence

Surrounding Land Uses:

WEST: Agriculture, residential
SOUTH: Dyke (flood protection, ag-related transport, recreation) Wildlife Management Ar
EAST: Light industry, residential, agriculture
NORTH: Residential, agriculture

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2d
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP (2005)

Zoning Bylaw and Designation:

Zoning Bylaw No.2750 (1977) & Bylaw No. 3203 (1981)

PREVIOUS APPLICATIONS:**Application #21894-0**

Applicant: Midland Property Corporation

Decision Date: February 25, 1988

Proposal: Proposed to expand hangar facilities on a 0.8 ha portion of the 26.8 ha property. The facilities are and will be located in the southeast corner of the property in close proximity to Boundary Bay and a small industrially zoned area. The balance of the property, which is not part of the airpark, is used for farm purposes.

Decision: Allowed on the grounds that the proposal was not felt to be detrimental to existing and potential agricultural activities on the subject property or surrounding area.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Allow subject to Greater Vancouver Regional District addressing concerns previously raised by Council

STAFF COMMENTS:

The Commission has dealt with the airpark several times in the past. It has given approval (conditional) for most airport related facilities requested.

This request would allow the Recreational Aircraft Association (the operating body for the airpark) to remove and replace some of the existing facilities, as well as add a new hangar and clubhouse. In addition, the proposal would provide a parking area (the staging area) for those members of the public who want to access the dyke walking trail. This would have an indirect benefit to agriculture by keeping these people from parking on all the rural roads in the area and thereby disrupting farm operations and access.

The Commission may wish to consider allowance of the airport facilities on the basis that the overall footprint of this non-farm use will not be expanded, and approval would be consistent with previous decisions. The Commission may wish to refuse the application, however, if concerned that incremental growth of the airpark could eventually lead to increased non-farm activity in the area and increased incidence of nuisance and trespass on agricultural lands. Staff is aware of at least one recent case.

Regarding the staging area, the Commission will recall dealing with a similar recent request at the south end of 72nd Street. The benefit to agriculture in limiting the spread of non-farm activities may outweigh the potential for negative consequences in focusing those activities in a smaller area. An onsite inspection by the Commission of the existing airpark facilities and proposed staging area is recommended by staff.

PLANNER COMMENT:

When Delta had an Agricultural Advisory Committee, it spent some time dealing with the problem of dyke users parking on narrow public roads, making them inaccessible to essential farm vehicles. It was the Committee's strong recommendation that a limited number of road ends be provided with parking areas and that good signage direct the public to those road-ends and away from all other road-ends. The Committee's strongest recommendation was for the Delta Heritage Airpark to be the largest of the parking areas.


ATTACHMENTS:

ALR Map
Airphoto of existing airport facilities
List of proposed facilities
Diagram of proposed facilities

END OF REPORT



Signature



Date