



Staff Report
Application # O – 38631
Applicant: Meadow Gardens Golf Course (1979) Ltd.
Agent: C. J. Bud Tiedeman

DATE RECEIVED: November 14, 2008

DATE PREPARED: February 27, 2009

TO: Chair and Commissioners – South Coast Panel

FROM: Tony Pellett, Regional Planner

PROPOSAL: The Meadow Gardens Golf Course (1979) Ltd. (the “Company”) has applied to the ALC for the removal of 3.6 ha of the south-east corner of the golf course from the ALR. The required exclusion meeting was held at the Company’s club house January 28, 2009 with the Company represented by its Secretary Daisuke Oguchi. Agent Bud Tiedeman could not be present to explain long term intentions related to the need for an application to reconfigure the golf course. The Commission decision was therefore deferred until Commission staff could meet with him and report back to the Commission. Tiedeman and Oguchi met with Commission staff February 10 and Tiedeman has subsequently provided information requested by staff.

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

BACKGROUND INFORMATION:

For background prior to January 28, see staff report dated January 20, 2009.

Local Government:

The Corporation of the District of Pitt Meadows

Legal Description of Property:

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 of Property:

19675 Meadow Gardens Way, Pitt Meadows

Size of Property:

The entire 67.1 ha property is in the ALR. The area under application is 3.6 ha.

Present use of Property:

Vacant (formerly golf facility). Balance of subject parcel is golf course.

Surrounding Land Uses:

WEST: across arterial route under construction, golf course
SOUTH: across Lougheed Highway, service commercial
EAST: within Maple Ridge, residential; within Pitt Meadows, vacant 0.5 ha parcel [37679]
NORTH: Golf Course

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2g
The property is identified as having Prime ratings.

Official Community Plan and Designation:

Pitt Meadow OCP designates the subject property Outdoor Recreation (Agriculture). This designation permits golf courses and other outdoor commercial recreation uses and may include commercial uses intended to serve the users of the facility.

Zoning Bylaw and Designation:

Pitt Meadows Zoning Bylaw zones the subject property Outdoor Recreation (Agricultural).

PREVIOUS APPLICATIONS:

Application #25461-0

Applicant: Meadow Gardens Golf Course Ltd.
Decision June 07, 1991
Date:
Proposal: To expand an existing 18 hole golf course onto the 37.6 ha new lots
Decision: That the terms and conditions as outlined in the Commission's letter of June 21, 1991 apply.

Application #25461-1

Applicant: Meadow Gardens Golf Course Ltd.
Decision September 13, 1991
Date:
Proposal: Redesign an existing 18 hole golf course, expanding onto the 37.6 ha new lots
Decision: That the terms and conditions as outlined in the Commission's letter of June 21, 1991 apply except siting of clubhouse and parking. Fencing along Katzie Slough be waived

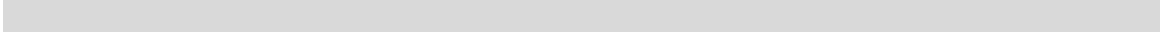
Application #25461-2

Applicant: Meadow Gardens Golf Course Ltd.
Decision April 25, 1994
Date:
Proposal: Confirm completion of golf course use under section 4 of the Golf Course Development Moratorium Act.
Decision: Proposal is substantially completed.

Application #25461-3

Applicant: Meadow Gardens Golf Course Ltd.
Decision September 25, 1997
Date:
Proposal:
Decision: Release letter of credit in the amount of \$93,000.00 once additional trees have

been planted on the northwest corner of the course.



RELEVANT APPLICATIONS:

Application #29980-1
Applicant: McKenzie and Hammer
Decision Date: April 07, 2003
Proposal: Commission proposes that if and when TransLink's Abernethy Way extension is constructed complete with effective agricultural drainage, it will form a defensible ALR boundary, thus owners of land south of the subject property and east of the Abernethy Way extension should be advised that they may apply for exclusion of land east of the right of way once it has been dedicated.
Decision: That the said advice be given provided the right-of-way is located as currently proposed.

Application #35696-0
Applicant: TransLink
Decision Date: January 06, 2005
Proposal: Dedicate and construct an arterial highway
Decision: Allow subject to conditions, including a condition (on construction of the road and ramp system over Meadow Gardens golf course) that a separate application be submitted and approved to reconfigure the golf course layout established under File #O-25461.

Application #35696-2
Applicant: TransLink
Decision Date: June 20, 2006
Proposal: Rescind the 2005 condition that a separate application be submitted and approved to reconfigure the File #O-25461 golf course layout.
Decision: Rescind the condition, noting that such a decision would not affect the substance of the 2003 resolution under which the Commission advised that 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 alignment for the Golden Ears Bridge project.

Application #37679
Applicant: James Makinson
Decision Date: September 24, 2007
Proposal: Exclude 0.5 ha from ALR
Decision: Allow as requested because the Commission previously recommended that this property [adjoining Meadow Gardens] be removed from the ALR.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

City of Pitt Meadows

Council supported the request for exclusion.

STAFF COMMENTS:

In discussion with agent Bud Tiedeman, staff learned that

- Ting Wu has advised him that the reason he did not accept TransLink's offer of land from the former Bellingham farm is that the land in question was of lower quality and in addition could not readily be converted to organic farming (mainly because it immediately adjoins the golf course, which uses chemical sprays),

- through cooperative effort between Meadow Gardens and the owner of land north of the proposed North Lougheed Connector [SmartCentres], high quality land (well buffered from golf course sprays) can be made available to Ting Wu in conjunction with
 - completion of the North Lougheed Connector on Pitt Meadows' alignment and
 - transfer to Meadow Gardens of lands south of the Connector and west of the Golden Ears project,
- financing is necessary to enable Meadow Gardens to join with SmartCentres in negotiations with Ting Wu to achieve a seamless transfer of lands (i.e. by boundary adjustment rather than "sale" of Wu family farmland) and to acquire TransLink land (formerly Bellingham farm west),
- if these negotiations are successful, TransLink could be in a position to offer Ting Wu a new house and packing shed to the north of the road,
- because of the extreme sensitivity of the subject, it is not possible for Tiedeman or TransLink to introduce Ting Wu to any of the details until Meadow Gardens financial arrangements have been concluded,
- the bank will accept the subject lands as collateral and complete the financing, but only if the land is excluded from the ALR (*per* the current application),
- Tiedeman reports that the bank will not accept a conditionally excluded parcel as collateral, but would accept a Commission decision to exclude the subject lands "on the understanding that Meadow Gardens will proceed in cooperation with other affected parties to resolve severance issues including those experienced by Ting Wu, and on the understanding that Meadow Gardens will at the earliest opportunity submit a non-farm use application for expansion and reconfiguration of the golf course.

Any additional criteria the Commission decides to raise can be made conditions of approval for the application to expand and reconfigure the golf course.

A suitable boundary adjustment agreement would enable the Commission to place the deferred North Lougheed Connector application back on the table for consideration, possibly in time for substantial completion prior to completion of Gateway's new Pitt River Bridge.

ATTACHMENTS:

1. Letter from Bud Tiedeman
2. Schematic drawings showing present parcelization and two potential reconfiguration options

END OF REPORT

Signature

Date