



**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

August 6, 2009

Reply to the attention of Ron Wallace  
ALC File: #O-38988

Delta Golf Course Ltd.  
11550 Ladner Trunk Road  
Delta, BC V4K 3N3

**Attention: Mr. Brian Young**

Dear Mr. Young:

**Re: Application to Construct a New Clubhouse – Delta Golf Course**

Please find attached the Minutes of Resolution #560/2009 outlining the Commission's decision as it relates to the above noted application. With regard to consolidation of the two (2) golf course properties this can be accomplished in one of two ways.

1. The Corporation of Delta's Approving Officer may exercise his/her discretion pursuant to section 10(1)(a) of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

10(1) Despite section 18 (b) of the Act, an approving officer under the *Land Title Act*, the *Local Government Act* or the *Strata Property Act* or a person who exercises the powers of an approving officer under any other Act may authorize or approve a plan of subdivision without the approval of the commission if the proposed plan achieves one or more of the following:

- (a) consolidates 2 or more parcels into a single parcel by elimination of common lot lines.

Please note that the Approving Officer is not compelled to exercise his/her discretion in this regard. However, if the Approving Officer chooses to approve the consolidation there would be no further involvement of the Commission; or

2. You can send two (2) paper prints of the final survey plan of consolidation to this office. If acceptable, the Commission will authorize the Registrar of Land Titles to accept deposit of the plan.

If you have any questions, please do not hesitate to contact this office.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Corporation of Delta (File: LU005715)

Attention: Susan Elbe

BC Assessment,

200 - 11331 Coppersmith Way, Richmond, BC V7A 5J9

CF/  
38988d1



A meeting was held by the Provincial Agricultural Land Commission on July 30, 2009 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Erik Karlsen	ALC Chair
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff

**FOR CONSIDERATION**

Application: #O-38988  
Applicant: Delta Golf Course Ltd.  
Proposal: To build a new 2,285 m<sup>2</sup> clubhouse. The clubhouse would be a two storey structure having a 1,142.7 m<sup>2</sup> floor area on each floor.  
Legal: 1. PID: 009-329-561  
Lot 24, Except:  
Firstly: Parcel "D" (Statutory Right of Way Plan 76786);  
Secondly: Part 3.449 Ha Statutory Right of Plan 76786;  
Thirdly: Parcel "G" (Statutory Right of Way Plan 77275),  
Section 1, Township 4, New Westminster District, Plan 24392  
2. PID: 012-999-229  
Parcel "C" (J33324E), Except:  
Firstly: Parcel "E" (Statutory Right of Way Plan 76786);  
Secondly: Parcel "M" (Statutory Right of Way Plan 76786);  
Thirdly: Parcel "R" (Statutory Right of Way Plan 76786);  
Fourthly: Parcel "UU" (Statutory Right of Way Plan 76786);  
Fifthly: Part 6.781 Ha Statutory Right of Way Plan 76786;  
Sixthly: Parcel "H" (Statutory Right of Way Plan 77275),  
District Lot 243, Group 2, New Westminster District.

Location: 11550 Ladner Trunk Road

**SITE INSPECTION**

A site inspection was not conducted.

**DISCUSSION**

In light of the long-standing use of the properties as a golf course and the fact that the new clubhouse will be situated in proximity to the existing clubhouse and parking area, the Commission has no objection to the proposal provided the two properties forming the golf course are consolidated by survey into one (1) lot. The rationale for consolidation is that a more useful farm unit will be created in the event the golf course should cease operations in the future.

**IT WAS**

**MOVED BY:** Commissioner Tomlinson

**SECONDED BY:** Commissioner Bose

**THAT** the proposal to construct a new clubhouse be approved subject to the two (2) properties forming the golf course being consolidated by survey into one (1) lot.

**AND THAT** the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

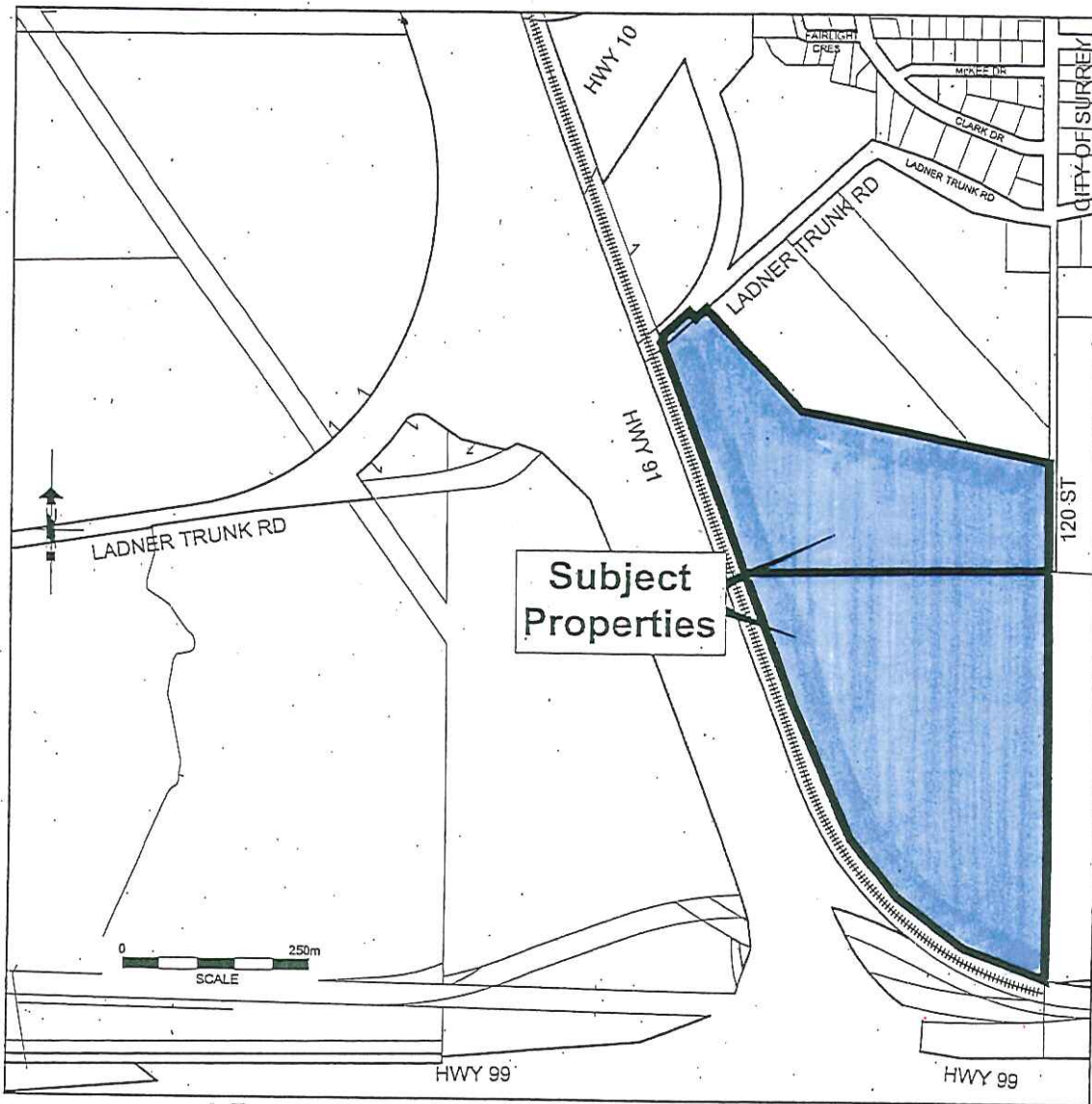
- S.33 (1) *On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*
- (a) evidence not available at the time of the original decision has become available,*
  - (b) all or part of the original decision was based on evidence that was in error or was false.*
- (2) *The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

**AND THAT** the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration and the time limit for submitting a request for reconsideration is one (1) year from the date of the decision letter.

**AND FINALLY THAT** 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 of any authorities that have jurisdiction under an enactment.

**CARRIED**

**Resolution #560/2009**



**Provincial Agricultural Land Commission**



Area to be consolidated by survey into one (1) parcel as per Resolution #560/2009.