REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for Tuesday, May 1, 2018 at 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



1. Call to Order

2. Approval of the Agenda

Recommendation: That the Agenda be approved as circulated.

3. Public Input

Note: The public is permitted to provide <u>comments</u> to Council on any item shown on this meeting agenda. A two-minute time limit applies to speakers.

4. Delegations

page 1 (a) Sasamat Volunteer Fire Department

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on April 17, 2018

page 2

Recommendation: That the Minutes of the Regular Council Meeting held on

April 17, 2018 be adopted as circulated.

(b) Minutes of the Special Council Meeting held on April 19, 2018

page 7

Recommendation: That the Minutes of the Special Council Meeting held on

April 19, 2018 be adopted as circulated.

6. Business Arising from Minutes

7. Consent Agenda

Note: Any Council member who wants to remove an item for further discussion may do so at this time.

Recommendation: That the Consent Agenda be adopted.

(a) School District No. 43 (Coquitlam) Board of Education – Notice of Motion page 9

Recommendation: That the letter dated April 11, 2018 from Kerri Palmer Isaak,

Board Chair, be received.

page 10

page 224

(b) Metro Vancouver – Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request Regional Growth Strategy Amendment Bylaw No. 1263 – Hazelmere

Recommendation: That the letter dated April 13, 2018 from Metro Vancouver

regarding Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request Regional Growth Strategy Amendment Bylaw No. 1263 – Hazelmere, having already been

reviewed by Village staff, be received with no additional

comments.

page 118 (c) Metro Vancouver – Agricultural Land Soil Investigation Results

Recommendation: That the letter dated April 18, 2018 from Metro Vancouver

regarding Agricultural Land Soil Investigation Results be received.

page 222 (d) City of Pitt Meadows – 2018 LMLGA Resolution: Disqualification from Holding Elected Office

Recommendation: That the letter dated April 18, 2018 from Metro Vancouver

regarding Agricultural Land Soil Investigation Results be received.

8. <u>Items Removed from the Consent Agenda</u>

9. <u>Legislative Reports</u>

(a) Anmore Tax Rates Bylaw No. 577-2018

Recommendation: That Anmore Tax Rates Bylaw No. 577-2018 be read a first,

second and third time.

page 227 (b) Anmore Drinking Water Conservation Plan Bylaw No. 579-2018

Report dated April 26, 2018 from the Manager of Corporate Services is attached.

10. Unfinished Business

11. New Business

(a) Public Safety Committee Recommendations

page 266
Memorandum dated April 24, 2018 from the Manager of Corporate Services is attached.

(b) Policy No. 59 – Comprehensive Development Economic Assessment page 268

Report dated April 26, 2018 from the Manager of Development Services is attached.

- 12. Mayor's Report
- 13. <u>Councillors Reports</u>
- 14. Chief Administrative Officer's Report
- 15. <u>Information Items</u>
 - (a) Committees, Commissions and Boards Minutes

page 271

- Public Safety Committee Meeting Minutes of February 5, 2018
- (b) General Correspondence
- 16. Public Question Period

Note: The public is permitted to ask <u>questions</u> of Council regarding any item pertaining to Village business. A two-minute time limit applies to speakers.

17. Adjournment



Delegation to Council Request Form

Contact Information

Name of presenter:	Jay Sharpe, Fire Chief				
Name of organization:	Sasamat Volunteer Fire Department				
Mailing Address:	2690 East Road, Anmore, BC V3H 5G9				
Phone Number:	604-469-0349				
Email Address:	jay.sharpe@anmore.com				
Presentation Informatio	n				
Preferred meeting date at	which you wish to appear (if known):May 1, 2018				
Number of person(s) expec	eted to attend:1				
Reason(s) for presentation	:				
	n - at the invitation of the Village, with regard to Wildfire Community Preparedness Day (May 5, 2018)				
☐ To request letter of su	upport				
□ Other					
Resources:					
☐ Projector and Screen	(bring own laptop)				
□ Other	*				
Please submit the comple	eted form and related presentation materials to the				
Manager of Corporate Services by 12:00 p.m. on the Thursday prior to the Council					
Meeting via email to christine.milloy@anmore.com or delivered to village hall.					
For questions regarding t	his process, please phone Christine Milloy at 604-469-9877.				

REGULAR COUNCIL MEETING - MINUTES

Minutes of the Regular Council Meeting held on Tuesday, April 17, 2018 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



ELECTED OFFICIALS PRESENT

ELECTED OFFICIALS ABSENT

Mayor John McEwen Councillor Ryan Froese Councillor Ann-Marie Thiele Councillor Kim Trowbridge Councillor Paul Weverink

OTHERS PRESENT

Juli Halliwell, Chief Administrative Officer Christine Baird, Manager of Corporate Services Jason Smith, Manager of Development Services

1. Call to Order

Mayor McEwen called the meeting to order at 7:05 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R74/2018

"THAT THE AGENDA BE APPROVED AS CIRCULATED."

CARRIED UNANIMOUSLY

3. Public Input

Charles Christie, Sunnyside Road, spoke to item 11(b) that Council is part of the problem with the Anmore Green Estates sewer problem and you have to put in a permanent fix.

Charles Christie, Sunnyside Road, spoke to item 5(a) regarding allocated roadwork for Uplands is money wasted until building construction has been completed on that road.

Coleen Hackinen, Elementary Road, spoke to item 9(a) that she believes that any member of Council may be in a conflict of interest as stated under section 101 of the Community Charter and she recommended that Council obtain a legal opinion in this regard.

Doug Richardson, East Road, presented comments regarding item 9(a) with concerns about community input. Nothing changed after the public information session. Council/staff don't want to hear feedback. He feels that the public is being rejected.

4. Delegations

Nil

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on April 3, 2018

It was MOVED and SECONDED:

R75/2018

"THAT THE MINUTES OF THE REGULAR COUNCIL MEETING HELD ON APRIL 3, 2018 BE ADOPTED AS AMENDED."

CARRIED UNANIMOUSLY

Council requested that, under item 12, fourth bullet, the second instance of "beautiful" be replaced with "vibrant", and the text "in the spit and with funds diversification for parks, industry, and housing" be replaced with "and the split of the lands is going to be 1/3 parks, 1/3 industry and 1/3 housing".

6. Business Arising from Minutes

(a) Item 11(b) VoA – Roadworks – Capital Projects

It was MOVED and SECONDED:

R76/2018

"TO DIRECT STAFF AND OUR TRAFFIC ENGINEER TO CONSIDER POSSIBLE IMPROVEMENTS ON SUNNYSIDE ROAD BETWEEN LUDLOW LANE AND THE GATES TO THE RIFLE RANGES, AND TO RECOMMEND HOW TO IMPROVE SAFETY ON THAT STRETCH OF ROAD."

CARRIED UNANIMOUSLY

7. Consent Agenda

Nil

8. Items Removed from the Consent Agenda

Nil

9. Legislative Reports

(a) Official Community Plan Amendment Bylaw No. 576-2018

It was MOVED and SECONDED:

R77/2018

"THAT VILLAGE OF ANMORE OFFICIAL COMMUNITY

AMENDMENT BYLAW NO. 576-2018 BE READ A FIRST TIME;

AND THAT A COPY OF THE BYLAW BE PROVIDED TO

NEIGHBOURING MUNICIPALITIES AND TO THE SCHOOL

DISTRICT FOR COMMENTS."

CARRIED

Councillor Thiele opposed

10. Unfinished Business

Nil

11. New Business

(a) Upper Spirit Park Redevelopment Construction – Award of Contract

It was MOVED and SECONDED:

R78/2018

"THAT THE UPPER SPIRIT PARK REDEVELOPMENT AWARD OF CONTRACT THAT WAS PRESENTED ON TABLE BE TABLED."

CARRIED UNANIMOUSLY

It was MOVED and SECONDED:

R79/2018

"THAT A SPECIAL COUNCIL MEETING BE HELD ON APRIL 19, 2018 AT 5:00 PM FOR REVIEW OF THE SPIRIT PARK ENHANCEMENT PROJECT."

CARRIED UNANIMOUSLY

(b) Letter to Ministry of Environment – Anmore Green Estates Pollution Abatement Order

It was MOVED and SECONDED:

R80/2018

"THAT COUNCIL ENDORSE THE LETTER DATED APRIL 11, 2018 FROM THE CHIEF ADMINISTRATIVE OFFICER TO THE MINISTRY OF ENVIRONMENT REGARDING ANMORE GREEN ESTATES POLLUTION ABATEMENT ORDER."

CARRIED UNANIMOUSLY

(c) TD Park People Grants

Juli Halliwell reported that the Village had submitted a proposal for a \$2,000 grant offered to municipalities for use towards municipal events. The Village received a response that the application was unsuccessful, with reasoning that there was high demand for the opportunity.

12. Mayor's Report

Nil

13. Councillors Reports

Councillor Trowbridge reported that:

• Anmore will be represented at the May Day parade in Port Coquitlam, and he was requested to supply two vehicles for use in the parade.

Councillor Thiele reported that:

 She wants her reasons for voting in opposition to the OCP bylaw amendment to be recorded in the minutes.

As Council agreed to allow this, Councillor Thiele's reasons for voting in opposition to the vote were noted as follows:

- She does not support 0.5 acre development.
- The Village wants to be financially sustainable, wants people to be able to age in place, wants to be environmentally friendly, wants to maintain a semi-rural atmosphere and to offer affordable housing. However, she does not see the move to 0.5 acre zoning as addressing long-term problems in a sustainable way.
- She sees the bylaw amendment for infill development as being in direct conflict with the OCP.

14. Chief Administrative Officer's Report

Juli Halliwell reported that:

• The semi-annual water utility bills were sent by mail this week; they are due May 15.

15. Information Items

(a) Committees, Commissions and Boards – Minutes

Nil

- (b) General Correspondence
- Letter dated March 16, 2018 from The Corporation of the District of Peachland regarding Cannabis Sales Revenue Sharing

16. Public Question Period

Coleen Hackinen, Elementary Road, presented concern regarding work scheduled for Spirit Park as the grass won't be established for the date of the fire department's event.

Doug Richardson, East Road, presented comments that projects due to be complete without drawings or budget will fail, and asked Council if they are willing to waste \$150,000 to \$200,000 for a project without a proper plan.

Charles Christie, Sunnyside Road, asked if the 9% is the mill rate; to which Council replied that it is not. He also presented comments that cars today are not built to withstand potholes so it is best to fill them in as fast as you can to save money.

17. Adjournment

It was MOVED and SECONDED:

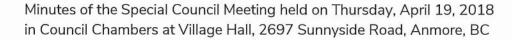
R81/2018

"TO ADJOURN."

CARRIED UNANIMOUSLY

The meeting adjourned at 8:36 p.m.		
Certified Correct:	Approved by:	
 Christine Baird	 John McEwen	
Manager of Corporate Services	Mayor	

SPECIAL COUNCIL MEETING - MINUTES





ELECTED OFFICIALS PRESENT

ELECTED OFFICIALS ABSENT

Mayor John McEwen Councillor Ryan Froese Councillor Ann-Marie Thiele Councillor Kim Trowbridge Councillor Paul Weverink

OTHERS PRESENT

Juli Halliwell, Chief Administrative Officer

1. Call to Order

Mayor McEwen called the meeting to order at 5:08 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R82/2018

"THAT THE AGENDA BE APPROVED AS CIRCULATED."

CARRIED UNANIMOUSLY

3. Public Input

Nil

4. New Business

(a) Upper Spirit Park Redevelopment Construction – Award of Contract

It was MOVED and SECONDED:

R83/2018

"THAT THE MATTER OF UPPER SPIRIT PARK REDEVELOPMENT CONSTRUCTION – AWARD OF CONTRACT BE LIFTED FROM THE TABLE."

CARRIED UNANIMOUSLY

It was MOVED and SECONDED:

R84/2018

"THAT COUNCIL APPROVE THE AWARD OF PROJECT T17-01 SPIRIT PARK ENHANCEMENTS TO WESTERN

WATERSHED DESIGNS INC. FOR A TOTAL CONTRACT PRICE

OF \$329,825.08, INCLUSIVE OF GST."

MOTION DEFEATED

It was MOVED and SECONDED:

R85/2018

"THAT COUNCIL AUTHORIZE THE RELOCATION OF THE ELECTRICAL POLE ONTO VILLAGE PROPERTY; INSTALLATION OF IRRIGATION AND ELECTRICAL CONDUIT; INSTALLATION OF FOUR ADDITIONAL ELECTRICAL OUTLETS; RELOCATION OF THE TRACTOR; AND REPLACEMENT OF THE SEPTIC SYSTEM LID, TO A MAXIMUM AMOUNT OF TWENTY THOUSAND DOLLARS (\$20,000) TO BE FUNDED FROM THE PARKS RESERVE; AND THAT COUNCIL DIRECT STAFF TO FORWARD THE LANDSCAPE DESIGN TO A FUTURE REGULAR COUNCIL MEETING FOR CONSIDERATION BY COUNCIL, TO

CARRIED UNANIMOUSLY

5.	Publi	r	oction.	Period
<u> </u>	r uui	и Оп	ESUUII	r ci ioa

Nil

6. Adjournment

It was MOVED and SECONDED:

R86/2018

"TO ADJOURN."

TENDER THE WORK."

CARRIED UNANIMOUSLY

The meeting adjourned at 5:33 p.m.

Certified Correct:

Approved by:

Christine Baird Manager of Corporate Services John McEwen Mayor



Learning for a Lifetime

550 Poirier Street, Coquitlam, BC Canada V31 6A7 • Phone: 604-939-9201 • Fax: 604-939-6758

BOARD OF EDUCATION

CHAIR:

Kerri Palmer Isaak

VICE-CHAIR:

Michael Thomas

TRUSTEES:

Carol Cahoon Chuck Denison Barb Hobson Lisa Park

Judy Shirra Diane Sowden

Keith Watkins

April 11, 2018

City of Coquitlam Mayor & Council
Via email: mayor council@coquitlam.ca

City of Port Moody Mayor & Council Via email: council@portmoody.ca

Village of Belcarra Mayor & Council Via email: belcarra@belcarra.ca

Mr. Rick Glumac
MLA, Port Moody-Coquitlam
Via email: rick.glumac.mla@leg.bc.ca

The Honourable Selina Robinson MLA, Coquitlam-Maillardville

Via email: selina.robinson.mla@leg.bc.ca

City of Port Coquitlam Mayor & Council Via email: citycouncil@portcoquitlam.ca

Village of Anmore Mayor & Council Via email: village.hall@anmore.com

The Honourable Mike Farnworth MLA, Port Coquitlam

Via email: mike.farnworth.mla@leg.bc.ca

Ms. Joan Isaacs

MLA, Coquitlam-Burke Mountain
Via email: joan.isaacs.mla@leg.bc.ca

Dear Mayors, Councillors and MLAs:

As Chair of the Board of Education of School District No. 43 (Coquitlam), I would like to express my apologies for any confusion caused by the notice of motion that you may have received by email last night from Trustee Park. The Board was provided a copy last night and has not reviewed or discussed it. We will be adding Trustee Park's motion on an upcoming regular public agenda. At that meeting, provided the motion is seconded, the Board will then discuss the motion. I look forward to the comments and feedback from the Board at that time.

The Board is aware that Mayor Clay's office has already reached out to schedule a collaborative meeting between the Board and our municipalities and I understand our staff have been working on organizing a date. The Board is proud of the strong and respectful relationships with our municipal partners and all elected officials. We look forward to many opportunities to work together to serve our community.

Yours truly,

SCHOOL DISTRICT NO. 43 (COQUITLAM) BOARD OF EDUCATION

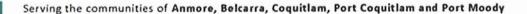
Kerri Palmer Isaak Chair, Board of Education

cc: Board of Education

Patricia Gartland, Superintendent of Schools Chris Nicolls, Secretary-Treasurer/CFO RECEIVED

APR 17 2018







Office of the Chair Tel. 604-432-6215 Fax 604-451-6614

APR 1 3 2018

RECEIVED

File: CR-12-01 Ref: RD 2018 Mar 23

APR 19 2018



Mayor John McEwen and Council
Village of Anmore
2697 Sunnyside Road, RR1
Anmore, BC V3H 5G9
VIA EMAIL: john.mcewen@anmore.com

Dear Mayor McEwen and Council:

Re: *Metro Vancouver 2040: Shaping our Future* Land Use Designation Amendment Request Regional Growth Strategy Amendment Bylaw No. 1263 – Hazelmere

The City of Surrey has submitted a request to Metro Vancouver to amend *Metro 2040* by changing the regional land use designation from Rural to General Urban and to extend the Urban Containment Boundary for a 24-hectare site in the Hazelmere Valley area of Surrey, to permit the development of a 145 lot urban residential development.

At its March 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

- a) initiate the Metro 2040 minor amendment process in response to the City of Surrey's request, to amend the regional land use designation for the Hazelmere site;
- b) give first and second reading to Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018;
- c) direct staff to notify affected local governments as per Metro Vancouver 2040: Shaping our Future, section 6.4.2; and
- d) direct staff to set a public hearing date.

This letter provides notification to affected local governments and other agencies of the proposed amendment to *Metro 2040*.

This is a Type 2 minor amendment to *Metro 2040*, which requires an affirmative 2/3 weighted vote of the MVRD Board at each reading of the amending bylaw, and that a regional public hearing be held. For more information on regional growth strategy amendment procedures, please see *Metro 2040* Sections 6.3 and 6.4.

A Metro Vancouver staff report providing background information and an assessment of the proposed amendment regarding consistency with Metro 2040 is enclosed.

Following the comment period, the MVRD Board will review all comments received, then hold a public hearing, and at a subsequent meeting consider third reading and final adoption of the amendment bylaw.

You are invited to provide written comments on this proposed amendment to Metro 2040. Please provide your comments in the form of a Council resolution by May 17, 2018.

If you have any questions with respect to the proposed amendment, please contact Terry Hoff, Senior Regional Planner, Parks Planning and Environment by phone at 604-436-6703 or by email at Terry.Hoff@metrovancouver.org.

Yours truly,

Greg Moore

Chair, Metro Vancouver Board

GM/PN/NC/th

Encl: Report dated January 10, 2018, titled "Metro Vancouver 2040: Shaping our Future Land Use

Designation Amendment Request from the City of Surrey - Hazelmere" (Doc #24197124)

24915518



APR 19 2018



5.3

To:

Regional Planning Committee

From:

Terry Hoff, Senior Regional Planner, Parks, Planning and Environment Department

Date:

January 10, 2018

Meeting Date: February 2, 2018

Subject:

Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment

Request from the City of Surrey - Hazelmere

RECOMMENDATION

That the MVRD Board decline the City of Surrey's requested amendment to *Metro 2040* for the Hazelmere site and not proceed with a Regional Growth Strategy Amendment Bylaw.

PURPOSE

To provide the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future (Metro 2040)* to accommodate a development proposal for the Hazelmere site.

BACKGROUND

On October 23, 2017 the City of Surrey submitted a request to Metro Vancouver to amend the *Metro 2040* land use designation map to accommodate a development proposal known as Hazelmere. Surrey Council passed 1st and 2nd reading of Official Community Plan amendment bylaw No.19344 for the land use redesignation on July 24, 2017. Also on July 24, 2017, Surrey Council passed a resolution R17-2258 to submit a regional land use redesignation amendment request to Metro Vancouver, pending 3rd reading, (Attachment 1). Subsequently, on September 11, 2017, Surrey Council held a local public hearing and gave third reading to Official Community Plan amendment bylaw No. 19344. A Surrey Council decision on final adoption of Official Community Plan amendment bylaw No.19344 will be scheduled following a MVRD Board decision on the requested *Metro 2040* amendment.

In consideration of the proposed *Metro 2040* amendment, the MVRD Board may choose to deny the request, or to proceed with initiation of the amendment and a *Metro 2040* amendment bylaw. This proposed amendment is a Type 2 minor amendment to *Metro 2040*, requiring an affirmative 2/3 weighted vote of the MVRD Board at each reading and a regional public hearing.

PROPOSED METRO 2040 LAND USE DESIGNATION AMENDMENT

The requested *Metro 2040* amendment is to create a 23.7 hectare (58.6 acre) non-contiguous extension of the *Metro 2040* Urban Containment Boundary, and to redesignate the component lands from *Metro 2040* Rural to General Urban. The proposed amendment would allow for the development of a 145 lot urban single family residential subdivision, averaging ¼ acre lot size, and would facilitate the extension of the GVS&DD Fraser Sewerage Area to service the residential development.

As shown in Figure 1, the Hazelmere site currently has a Rural regional land use designation, as agreed to between the City of Surrey and Metro Vancouver in approving *Metro 2040* in 2011 and their subsequent Regional Context Statement. The site is located between 180 Street and 184 Street, extending from the international boundary (0 Avenue) and abutting the Agricultural Land Reserve (ALR) to the north and west.

The site is located at the western end of an area with a Rural regional land use designation, which is about 300 hectares in size. The majority of the Rural lands are subdivided for Rural Residential development (average 2 hectare / 5 acre estate lots adjacent to the subject site), and there are about 40 hectares of remaining large parcels with pending development applications.

Hazelmere Site Context

Parcel Size

23.7 ha (58.6 ac)

Metro 2040 Designation

Rural

Surrey OCP Designation

Agricultural

Municipal Zoning

A-1 – Agricultural

Agricultural Land Reserve Status

Not in the ALR

Proposed Metro 2040 Designation

General Urban

Proposed Residential Development

145 single family lots; average lot size approx. 1/4 acre

Sewerage Area

Outside the GVS&DD Fraser Sewerage Are

Metro 2040 Designations

Urban Containment Boundary

Agricultural
General Urban
Industrial
Mised Employment
Rural
Conservation & Recreation

Cary of Surrey

Tewnship in turnyby

B Avenue
Hereline re
Golf Course

B Order Crossing

Border Crossing

Figure 1. Metro 2040 Land Use Designation Map – Location of Subject Site

Figure 2. Subject Site Context

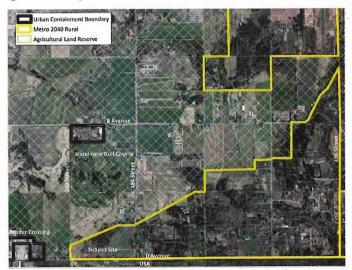
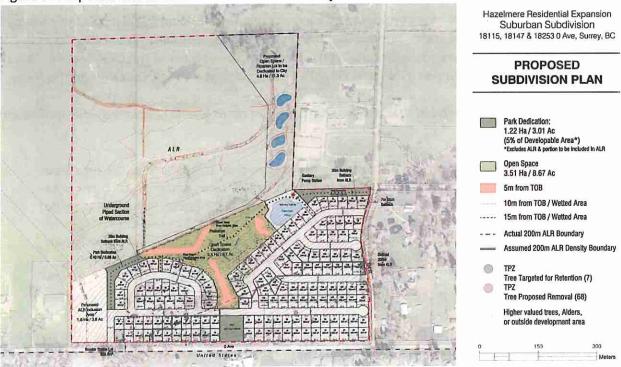


Figure 3. Proposed Residential Lot Subdivision on Subject Site



Surrey Staff Reports, Assessment and Recommendations

The proposed development has been submitted to Surrey Council on 3 occasions: in July 2015, June 2016 and July 2017.

In July 2015, on the initial submission, Surrey staff recommended that:

- The proposed development not be supported; and
- The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the Official Community Plan (OCP) and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.
- The Surrey staff report at that time noted that:
- The proposed development is a large departure from existing City plans and policies, as described further in the report. There is no planning or servicing framework in place to guide development in this portion of the Hazelmere Valley;
- The proposed development has significant servicing and transportation challenges; and
- If the proposal is modified to be consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary, there is some merit for considering support.

The application was referred back to staff to work with the applicant to consider major revisions as the proposal was not in keeping with the Regional Growth Strategy and in its current state did not fit within the vision for the area.

In *June 2016*, the application was considered by Surrey Council a second time. The applicant proposed a number of improvements and requested that the revised proposal be reconsidered by Council. The applicant did not wish to pursue a proposal consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy and the Urban Containment Boundary.

Surrey staff again recommended that the proposed development not be supported. The staff report at that time stated that,

...notwithstanding the various improvements proposed by the applicant, the proposed development is a significant departure from existing City plans and policies. There is no Neighbourhood Concept Plan (NCP) or planning or servicing framework in place to guide development in this portion of the Hazelmere valley. Further, the proposed development has significant servicing and transportation challenges, and would not result in contiguous or planned growth following the provisions outlined in the City's OCP.

Surrey Council referred the project back to staff to work with the applicant to:

- review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system could be supported;
- provide completion of the Hazelmere Golf Course Community in terms of estate lots that are
 viable for the next 50 years with the aim of completing the Golf Course community while
 maintaining habitat restoration and agricultural uses. Further, it was noted that if the area to
 the east toward 0 Avenue should be considered for residential development in the future, a
 full Neighbourhood Concept Plan (NCP) would be expected, but the process would not be
 initiated at that time;

- provide detailed information in terms of the available capacity to provide services to the area that would be "stand alone"; and
- ensure that the project be an extension to complete the build out of the Hazelmere Golf course.

In *July 2017,* the application was considered by Surrey Council for a third time. At that time, Surrey staff recommended that the OCP amendment bylaw proceed.

Along with a number of procedural and siting conditions needing to be resolved before final adoption of the bylaw amendment, including approval of a *Metro 2040* amendment and approved connection to regional sewerage services, the application received 1st and 2nd readings on July 24, 2017, and subsequently proceeded through Public Hearing and 3rd reading on September 11, 2017.

In response to previously stated issues, the reconsideration of the proposed development included the following:

- It was proposed that a connection to the city/regional sewer system be constructed specifically as "stand alone" (specified pipe size) designed solely to accommodate the proposed urban residential development;
- A number of habitat restoration and agricultural enhancements;
- The downstream drainage capacity determined to be sufficient for the proposal; and
- A condition of approval of the Agricultural Land Commission for:
 - o non-farm use to permit stormwater run-off into the proposed habitat ponds located in the Agricultural Land Reserve (ALR) downstream from the development site; and
 - o the subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprising riparian area and habitat ponds, to be conveyed to the City for conservation purposes.

A Surrey Council resolution and notification requesting the *Metro 2040* land use designation amendment was received by Metro Vancouver on October 23, 2017.

REGIONAL PLANNING ASSESSMENT OF THE PROPOSED METRO 2040 AMENDMENT

Metro 2040 is an agreement among member jurisdictions to pursue a set of goals and strategies for future land use and development in the Metro Vancouver region. Regional context statements, housed in the local municipal OCPs, reinforce this collaborative partnership and commitment to growth management in all areas of the region. These agreements are incorporated into associated regional land use, infrastructure and transportation plans and investments.

Metro Vancouver represents the member jurisdictions as the steward responsible for evaluating regional growth issues with regard to these shared objectives. *Metro 2040* goals, strategies and actions, provide the framework for assessing proposed amendments. The regional planning assessment addresses the direct impact of the proposed amendment on *Metro 2040*, as well as likely implications affecting future implementation.

The regional assessment is concerned with the impacts of changing land use and related activity, rather than the specific merits of site design or quality of development, or any potential contributions offered as consideration with approval of the amendment. As well, while the assessment considers

the scale of land use impact, the scale of impact must be considered related to precedent and potential cumulative effect of such amendments. As such, while one specific amendment may not undermine *Metro 2040* on its own, the precedent for numerous similar amendments may impact *Metro 2040*.

This application primarily affects *Metro 2040* Goal 1 urban containment provisions, with related implications for each of the five *Metro 2040* goals and strategies.

Goal 1 – Create a Compact Urban Area

The commitment to a compact region and urban containment are fundamental tenets of Metro 2040 and the Surrey OCP and Regional Context Statement. Through the collaborative process of preparing Metro 2040, member jurisdictions established the Urban Containment Boundary (UCB) to coordinate regional and local plans and to define the extent of future urban growth and infrastructure footprint.

In terms of Strategy 1.1 - Contain urban development within the Urban Containment Boundary, the UCB was established to create a stable, long-term, regionally defined area for urban development that would result in compact development patterns that support the efficient use of land and transportation networks, and that reduce greenhouse gas emissions. Committing to a compact urban area recognizes that sprawling urban development is unsustainable as it consumes natural landscapes and requires costly and inefficient transportation systems and utility infrastructure.

Requests for small fine-tuning adjustments to the UCB are anticipated through the life of *Metro 2040;* however, lands with a regional Rural, Agricultural or Conservation and Recreation land use designation are not intended as lands reserved for future urban growth.

The proposed amendment would create a 23.7 hectare non-contiguous urban residential area beyond the existing UCB, with at least 145 units and about 450 residents - a significant departure from the intent of *Metro 2040's* urban containment provisions.

The proposed development would also require the provision of regional sewerage services to the site. The developer is proposing a pump and forcemain system, with a pump station to be located near 2 Avenue and 184 Street and a forcemain running some 10 kilometres (6.2 miles) north along 184 Street to a proposed connection to the GVS&DD main near 52 Avenue and 184 Street. The forcemain is expected to measure 150 millimetres (6 inches) in diameter, designed to accommodate only the flow generated from the development. Odour issues will need to be addressed at a number of locations along the length of this system.

Assessment. The proposed amendment would 'leapfrog' the UCB and spread new urban residential development into the Rural area. The proposed amendment, if approved, would also signal that the UCB is not stable, and may trigger speculation that such proposed amendments are viable, thereby undermining the integrity and success of this key tenet of *Metro 2040*. Further, if the amendment is approved, a 10 kilometre sewer line would extend through the agricultural areas to connect the subject site to the GVS&DD main, which would be detrimental to the agricultural areas and encourage additional demand for sewerage connections in the vicinity.

Land Development Capacity for Urban Residential Growth within the Urban Containment Boundary When the UCB was established through coordination among municipalities and their respective OCPs, it included a substantial allocation of lands planned for future urban development (Figure 4). Currently, the region includes about 7,500 gross hectares, or 10% of the designated regional urban land base, for future urban development. Surrey has the largest share of these remaining lands.

An analysis of regional growth patterns over the past 20 years shows that about 20% of Metro Vancouver's urban development has been through expansion of the urban land base, within comprehensively planned neighbourhoods. With the trend toward increasing urban growth densities and land use efficiencies, the remaining urban lands allocated for future new urban residential development within the UCB have been determined to be sufficient to accommodate about 20% of Metro Vancouver's urban residential development into the 2030s. The rest of our growth (i.e. 80%) has occurred, and is expected to continue to occur, through redevelopment and intensification.

Surrey has been a regional leader in preparing comprehensive neighbourhood plans to guide orderly development within the remaining defined urban growth areas. These areas have identified municipal and regional land uses, and infrastructure and transportation plans as the designated areas for future growth and investment.

The designated urban land base within the UCB has the capacity, both through the creation of new urban neighbourhoods and intensification of the existing developed areas, to accommodate all of the projected residential growth in the regional growth strategy and Surrey OCP to the year 2041.

Assessment. Planned land use policies for urban containment and regional / subregional growth patterns indicate that there is no limit on urban growth capacity to justify extending urban growth beyond the UCB at this time.

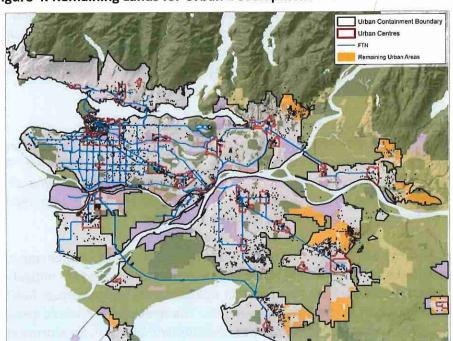


Figure 4. Remaining Lands for Urban Development within the Urban Containment Boundary

Metro 2040 Strategy 1.3 Protect designated Rural areas from urban development is intended to recognize and maintain the land use and character of established rural areas, and to limit land speculation that may disrupt those areas. Lands with a Rural regional land use designation were identified as generally non-contiguous to the established / planned urban area, often surrounded by the ALR, outside of regional utility service areas. The Rural lands are not intended as urban reserve lands for future growth.

Assessment. The proposed amendment would insert a significant urban residential development, associated infrastructure and traffic adjacent to established rural residential lands, and potentially trigger development speculation on other rural sites in the Hazelmere area as well as other rural sites in the region.

Goal 2 - Support a Sustainable Economy

Consideration of this amendment relates to *Metro 2040 Strategy 2.3 Protect the supply of Agricultural land and promote agricultural viability with an emphasis on food production*. This strategy states that it is Metro Vancouver's role to support the agricultural viability of existing agricultural areas by limiting urban development impacts and pressures on these areas. Specifically, as stated in *Metro 2040* Section 2.3.3, working with "the Agricultural Land Commission to ensure the management of farmlands is in concert with groundwater resources, and minimize conflicts among agricultural, recreation and conservation, and urban activities". The application from the City of Surrey includes a condition of approval from the ALC for non-farm use to permit stormwater run-off on adjacent ALR lands and that this area would then be subdivided and conveyed to the City for conservation purposes. The City of Surrey has not at the time of writing this report made an application to the ALC for this purpose.

Assessment. The proposed amendment would facilitate the introduction of significant urban residential development and associated traffic adjacent to existing agricultural areas, which would likely affect current and future farming activity and potentially triggering land use speculation on proximate agricultural properties. Although the applicant has committed to mitigation measures related to land use impacts on adjacent agricultural lands, the impacts of urban development and related activity are very likely to affect the agricultural character and viability of the adjacent ALR lands.

Goal 3 - Protect the Environment and Respond to Climate Change Impacts

Metro 2040 includes strategies that focus on preparing for, and mitigating risks from, climate change impacts and associated regional natural hazards as well as on protecting the environment. The proposed amendment relates to Strategy 3.2 Protect and enhance natural features and their connectivity and Strategy 3.3 Encourage land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve air quality.

The proposed land use amendment will have an impact on downslope stormwater drainage and habitat largely within the agricultural (ALR) areas. The applicant has proposed stormwater mitigation measures to relocate and consolidate watercourses, maintain riparian areas and construct habitat ponds located in the ALR down slope from the development site. The development would require ALC approval for non-farm use of lands, as well as Ministry of Environment approval, for stormwater mitigations measures.

Assessment. Given that the proposed stormwater runoff mitigation measures will require ALC and Ministry of Environment approval, it would be prudent for Metro Vancouver to ensure there is both ALC and MOE support in place prior to considering an approval of the proposed amendment.

With little chance of viable transit service to this area, residents' access to employment, commercial or amenity locations, the proposed amendment would create a car dependent urban area with about 200 new vehicles and related greenhouse gas emission implications.

Goal 4 - Develop Complete Communities

Under this goal, the proposed amendment relates primarily to *Strategy 4.2 Develop healthy and complete communities with access to a range of services and amenities*. The intention of this policy direction is to support compact, mixed use, transit, cycling and walking oriented communities. The corollary of this strategy is to inhibit the creation of stand-alone, remote (non-contiguous) urban residential developments that are not proximate to daily amenities and services, and/or are car dependent with no viable access to public transit. Surrey has been a regional leader in creating comprehensively planned complete neighbourhoods. The proposed amendment would be a significant departure from the city's established practice.

Assessment. The proposed amendment would be a significant departure from the city's established practice of comprehensively planned complete neighbourhoods. Approval of the current amendment may trigger similar isolated residential development proposals that will serve to undermine the complete community concept of *Metro 2040*.

Goal 5 - Support Sustainable Transportation Choices

Under this goal, the proposed amendment relates to Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking.

Land use influences travel patterns. Accessible and sustainable transportation choices are supported by urban containment strategies to limit expanding road and vehicle traffic, air emissions and energy consumption. The proposed development of 145 additional households (about 450 people) would likely add 200 or more vehicle trips to the road network within that rural area and to the associated commuter routes in South Fraser subregion. Given the location, transit access would not be viable. Access to day-to-day services and facilities in the urban areas would likely be exclusively by car.

Assessment. The proposed amendment conflicts with regional goals by adding vehicle traffic (200 vehicles) and emissions from this remote, non-contiguous rural location, and requiring additional investments in road and other supporting infrastructure.

Summary

Metro 2040 represents an agreement among member jurisdictions to pursue a set of goals and strategies to guide future land use and development in the Metro Vancouver region. The proposed amendment challenges the most fundamental elements of Metro 2040 – containing urban sprawl, focusing urban growth to support complete communities, and efficient transportation and infrastructure investments. In addition, approval would set a clear precedent regarding the permeability of the urban containment boundary, and likely trigger additional land development speculation in the Rural areas of southeastern Surrey and other similar areas of the region.

Metro 2040 Amendment Process

The proposed amendment is a Type 2 minor amendment to the regional growth strategy, which requires an amendment bylaw that receives an affirmative two-thirds weighted vote by the Metro Vancouver Board at each reading including adoption, and a regional public hearing. *Metro 2040* lays out the process for processing such an amendment. A draft staff report on the proposed amendment was reviewed by the Regional Planning Advisory Committee on November 17, 2017 as required by *Regional Growth Strategy Procedures Bylaw No. 1148*. The Regional Planning Advisory Committee received the then draft staff report for information. The application is now coming before the Regional Planning Committee and MVRD Board for consideration of initiation. If initiated, staff will prepare an amendment bylaw for Board consideration. As per *Metro 2040*, the Board can then consider, 1st and 2nd reading of the amendment bylaw, and notification to affected local governments. If the Board approves these resolutions, staff anticipates a 45 day notification period, and will return to the Committee and Board with the results of the comment period and if appropriate, a request to delegate the regional public hearing and to direct staff to set the public hearing date. At that time, Surrey would also be requested to submit a consequential amendment to its Regional Context Statement.

Staff have received a number of comments on the proposed amendments from members of the public (Attachment 2).

ALTERNATIVES

- 1. That the MVRD Board decline the City of Surrey's requested amendment to *Metro 2040* for the Hazelmere site and not proceed with a Regional Growth Strategy Amendment Bylaw.
- That the MVRD Board initiate the Metro 2040 minor amendment process and direct staff to prepare a bylaw to amend Metro 2040, in response to the City of Surrey's request, to amend the regional land use designation for the Hazelmere site from Rural to General Urban and to extend the Urban Containment Boundary.

FINANCIAL IMPLICATIONS

If Board chooses Alternative 1, and declines the request, the City of Surrey may potentially challenge the decision and engage a dispute resolution process with related costs. If the Board chooses Alternative 2, staff will prepare an amendment bylaw for Board consideration regarding the City of Surrey's request to amend the regional land use designation for the Hazelmere site from Rural to General Urban and to extend the Urban Containment Boundary. Surrey will also be requested to submit a consequential amendment to its Regional Context Statement.

SUMMARY / CONCLUSION

On October 23, 2017 the City of Surrey submitted a request to Metro Vancouver to amend the *Metro 2040* land use designation map to accommodate a development proposal known as Hazelmere. The City proposes to create a 23.7 hectare (58.6 acre) non-contiguous expansion of the *Metro 2040* UCB, and redesignate the component lands from *Metro 2040* Rural to General Urban. The proposed amendment would allow for the development of a 145 lot urban single family residential subdivision, averaging ¼ acre lot size, and extend the GVS&DD Fraser Sewerage Area to service the residential development into lands with a Rural regional land use designation.

In previous submissions of this development proposal as an OCP amendment to Surrey Council (i.e. in 2015 and 2016), Surrey planning staff recommended that application not proceed under the rationale that it is an isolated urban development in a rural area not previously anticipated for urban development, and inconsistent with both the City's and Metro Vancouver's plans and policies. However, the proposed amendment proceeded in its third submission to Surrey Council in 2017, along with a number of proposed siting mitigations and community amenity considerations.

Metro 2040 is an agreement among member jurisdictions to pursue a set of goals and strategies for future land use and development in the Metro Vancouver region. Metro Vancouver represents the member jurisdictions as the steward responsible for evaluating regional growth issues with regard to these shared objectives. This proposed amendment primarily and fundamentally impacts Metro 2040 Goal 1 urban containment provisions, with related implications for other Metro 2040 goals and strategies.

The proposed amendment would leapfrog the UCB and create a new island of urban residential development within existing rural areas and adjacent to agricultural lands in the ALR. The UCB was established through agreement among member municipalities to create a stable, long-term, regionally defined area to contain sprawling urban development. Existing land use plans for urban residential growth within the UCB adequately provide urban development capacity to meet growth demand. As such, the amendment would contribute to sprawling urban growth and has not been justified through land capacity constraints.

Extending urban residential development, associated infrastructure and traffic (about 200 vehicles) into the established rural residential and agricultural lands would:

- potentially affect current and future character of proximate rural residential areas, and trigger development speculation on other rural sites in the Hazelmere area as well as other similar rural sites in the region;
- potentially affect current and future farming activity and trigger land use speculation on proximate agricultural properties;
- require a 10 kilometre sewer line to extend through nearby agricultural (ALR) areas to connect
 to the GVS&DD main at 54 Avenue. Constructing sewerage access may be detrimental to
 agricultural areas and encourage additional demand for sewerage connections in the vicinity;
 and
- result in downslope stormwater drainage impacts likely to affect the agricultural character and viability of the adjacent ALR lands. The proposed siting mitigation measures for drainage and land use interface do not justify the fundamental urban containment policy impact. The proposed drainage and watercourse mitigation measures will require ALC and Ministry of Environment review and approval, and it would be prudent for Metro Vancouver to ensure both ALC and Ministry of Environment support if the Board chooses to consider any approval of the proposed amendment.

The proposed amendment is a significant departure from the city's Official Community Plan and their leadership and established practice of comprehensively planned complete neighbourhoods. The proposed amendment, if approved, would signal that the UCB is not a stable element of *Metro 2040*, and that the fundamental *Metro 2040* urban containment goals and strategies are not viable. The

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proposed amendment challenges the most fundamental elements of *Metro 2040*. Staff recommend that the MVRD Board decline the proposed *Metro 2040* amendment.

Attachments (Orbit Doc #24240255)

- 1. City of Surrey resolution requesting amendment to Metro 2040.
- 2. Correspondence received from members of the public regarding the proposed amendment.





the future lives here.

October 23, 2017

File Nos.:

7914-0213-00

3900-20-18020 (OCP)

Metro Vancouver Board c/o Chris Plagnol, Corporate Officer 4330 Kingsway Burnaby, BC V5H 4G8

Dear Mr. Plagnol,

RE: City of Surrey Regional Growth Strategy Amendment Application for land located at 18115/18147/18253 – 0 Avenue (Development Application No. 7914-0213-00)

The City of Surrey is processing a development application in southeast Surrey to permit the subdivision of land to create 145 single family lots, several park lots, a detention pond and a remainder Agricultural Land Reserve (ALR) lot. The overall development site comprises 52.2 hectares with approximately 28.5 hectares of land in the ALR and 21.3 hectares of non-ALR land. This 21.3 hectare non-ALR portion of the site is the focus of the subject Regional Growth Strategy (RGS) amendment application.

At the Regular Council – Land Use meeting held on July 24, 2017, Surrey City Council passed a resolution (Attachment "A") to refer Development Application No. 7914-0213-00 to Metro Vancouver for consideration to amend the Regional Growth Strategy Regional Land Use Designations, Urban Containment Boundary and GVS&DD Fraser Sewerage Area upon the application receiving Third Reading. This resolution was passed after reviewing the July 24, 2017 Planning Report (Attachment "B") detailing the extent of development and the subsequent Surrey Official Community Plan (OCP) and Metro Vancouver RGS amendments that would be required prior to any final development approvals being granted. Application No. 7914-0213-00 subsequently received Third Reading from City Council at its Regular Council – Public Hearing meeting on September 11, 2017 (Attachment "C") and thus application is now being made to Metro Vancouver for the above proposed amendments.

Prior to the July 24, 2017 resolution from Surrey City Council to refer Application No. 7914-0213-00 to Metro Vancouver, City Council received two previous Planning Reports, which are attached for reference. Attachment "D" contains the Planning Report presented to Council on July 27, 2015 and Attachment "E" contains the Planning Report presented to Council on June 27, 2016.

City of Surrey staff has discussed the proposed Regional Growth Strategy amendments with Metro Vancouver staff and it was confirmed that, in order for the Surrey OCP amendment to be

finalized to permit the proposed development, the Regional Growth Strategy amendments would need Metro Vancouver Board approval.

If the Regional Growth Strategy amendments are successful, a subsequent Surrey Official Community Plan Regional Context Statement amendment application will need to be submitted to Metro Vancouver to ensure consistency with the Regional Growth Strategy.

The City of Surrey requests that the Metro Vancouver Board amend the Regional Growth Strategy to adjust all the properties illustrated in Attachment "F" from Rural to General Urban, to adjust the Urban Containment Boundary illustrated in Attachment "G" and to adjust the GVS&DD Fraser Sewerage Area illustrated in Attachment "H".

Should Metro Vancouver staff require any additional information regarding this matter, please contact Keith Broersma, the project planner, at 604-591-4766 or at kbroersma@surrev.ca.

Yours.

Jean Lamontagne General Manager

Planning & Development Department

KB/

Attachments:

Attachment "A" – July 24, 2017 Surrey Council Resolution Supporting Application to Metro Vancouver

Attachment "B" – Surrey Development Application Planning Report dated July 24, 2017

Attachment "C" – September 11, 2017 Surrey Council Resolution Granting Third Reading to the Application

Attachment "D" – Surrey Development Application Planning Report dated July 27, 2015 Attachment "E" – Surrey Development Application Planning Report dated June 27, 2016

Attachment "F" - Regional Growth Strategy Land Use Designation Adjustments

Attachment "G" - Urban Containment Boundary Adjustments

Attachment "H" - GVS&DD Fraser Sewerage Area Boundary Adjustments

Cc Heather McNell, Acting Director, Regional Planning, Metro Vancouver Keith Broersma, Planner, City of Surrey
Carla Stewart, Senior Planner, City of Surrey
Sam Lau, Manager, Land Development, City of Surrey
Samantha Ward, Project Engineer, City of Surrey

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

4. 7914-0213-00

18147 - o Avenue; 18253 - o Avenue; 18115 - o Avenue Maggie Koka, Aplin & Martin Consultants Ltd. Lapierre Holdings Ltd., Hazelmere Golf & Tennis Club OCP Amendment from Agricultural to Suburban Rezoning from A-1 to RQ, from A-1 to CPG, and from CPG to A-1 Development Permit / ALR inclusion, Non-Farm Use, and Subdivision to allow subdivision into approximately 145 single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

Council noted positive aspects of the application, including the provision of land into the Agricultural Land Reserve, and the ability to provide additional water to local creeks. Council requested that prior to the public hearing, staff clarify where the servicing for the site would be located, and indicate that the intent of the servicing would be to serve the local community adjacent to the golf course.

Concerns were expressed for the proposal, noting that there are issues with respect to infrastructure and school capacity in the area. It was also noted that the proposal is not supporting the Metro Vancouver Regional Growth Strategy.

It was

Moved by Councillor Gill Seconded by Councillor Hayne That:

- 1. A Bylaw be introduced to amend the Official Community Plan (OCP) by redesignating the non-Agricultural Land Reserve (ALR) portion of the subject site from Agricultural to Suburban and a date be set for Public Hearing.
- 2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
- A Bylaw be introduced to rezone:
 - the portion of the site shown as Block B in Appendix II from "General Agriculture Zone (A-1)" to "Golf Course Zone (CPG)";
 - the portion of the site shown as Block C in Appendix II from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)"; and

 the portion of the site shown as Block E in Appendix II and the properties at 18147 and 18253 – o Avenue from "General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)";

and a date be set for Public Hearing.

- 4. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading:
 - to amend the Metro Vancouver Regional Growth Strategy (RGS)
 designation for the non-Agricultural Land Reserve (ALR) portion of the
 site from Rural to General Urban;
 - to amend the Urban Containment Boundary to include the non-ALR portion of the site; and
 - to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
- Council authorize staff to refer the application to the Agricultural Land Commission (ALC) for consideration of the following upon the application receiving Third Reading:
 - inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115-0 Avenue into the ALR;
 - non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR; and
 - subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprised of riparian area and habitat ponds, for conveying to the City for conservation purposes.
- 6. Council authorize staff to draft Development Permit No. 7914-0213-00 for Hazard Lands (steep slopes), Farm Protection and for Sensitive Ecosystems.
- 7. Council instruct staff to resolve the following issues prior to final adoption:
 - ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from Metro Vancouver:

- to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;
- to amend the Urban Containment Boundary to include the non-ALR portion of the site; and
- to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
- (d) approval from the Agricultural Land Commission (ALC);
- (e) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;
- (f) the properties at 18147 and 18253 o Avenue be remediated to the satisfaction of the Ministry of Environment;
- (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (h) submission of a park development plan, cost estimate for park works, and securities for the proposed onsite park works to the specifications and satisfaction of the Parks Recreation & Culture Department;
- (i) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) submission of a finalized lot grading plan which addresses staff concerns regarding the height and location of the currently proposed retaining walls, to the satisfaction of the General Manager, Planning & Development Department;
- (l) registration of a Section 219 No-build Restrictive Covenant on the proposed lots which contain retaining walls to ensure that the retaining walls are installed with a Building Permit and are completed prior to any Building Permits being issued for single family dwelling construction;
- (m) registration of a Section 219 Restrictive Covenant and easement on the proposed lots which contain retaining walls to protect a 4 metre (13 ft.) wide access corridor for the purposes of retaining wall maintenance and also a minimum 2.0-metre (7 ft.) wide access corridor along side yard lot lines to provide access to the rear of the lot;

- (n) registration of a Section 219 Restrictive Covenant to ensure retaining walls are constructed, repaired, maintained and replaced in accordance with the geotechnical report, retaining wall plans and the retaining maintenance report at the sole cost of the future land owners;
- (o) registration of a Section 219 Restrictive Covenant to restrict the placement of fill upon the lands according to the approved lot grading plan and otherwise adhere to the approved lot grading plan, and to require that the foundations of any buildings, houses or other structures have foundations engineered in accordance with the approved geotechnical report;
- (p) registration of a Section 219 Restrictive Covenant for the purposes of tree preservation on the proposed lots containing retained trees;
- (q) registration of a Section 219 Restrictive Covenant on proposed Lots 51-54 and 89-94 to ensure that a minimum 30-metre (98-ft.) building setback from the Agricultural Land Reserve (ALR) boundary is provided;
- (r) registration of a Section 219 Restrictive Covenant on proposed lots within 200 metres (660 sq.ft.) of the ALR boundary advising future homeowners of the potential farm operations on the adjacent agricultural lands;
- (s) registration of a Section 219 Restrictive Covenant to ensure the various restrictions required in the provided raptor nest protection/mitigation plan are followed for the existing red-tailed hawk nest, bald eagle nest and great horned owl nest on the site and the barn owl nest on the property to the west at 17951 o Avenue;
- (t) registration of an appropriate Building Scheme to the satisfaction of the General Manager, Planning & Development Department;
- (u) submission of a hydrological report, to the satisfaction of City staff, demonstrating how pre-development flows into the proposed City park land adjacent to the ALR will be maintained post-development; and

(v) completion of a P-15 agreement.

RES.R17-2258

Carried

With Councillor Villeneuve opposed.

It was

Moved by Councillor Gill Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2017, No. 19344" pass its first reading.

RES.R17-2259

Carried

With Councillor Villeneuve opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2017, No. 19345" pass its second reading.

RES.R17-2260

<u>Carried</u>

With Councillor Villeneuve opposed.

It was then

Moved by Councillor Gill

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19344" be

held at the City Hall on September 11, 2017, at 7:00 p.m.

RES.R17-2261

Carried

With Councillor Villeneuve opposed.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2017, No. 19345" pass its first reading.

RES.R17-2262

<u>Carried</u>

With Councillor Villeneuve opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2017, No. 19345" pass its second reading.

RES.R17-2263

Carried

With Councillor Villeneuve opposed.

It was then

Moved by Councillor Gill

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19345" be held at the City

Hall on September 11, 2017, at 7:00 p.m.

RES.R17-2264

Carried

With Councillor Villeneuve opposed.

D. LAND USE CONTRACT TERMINATION

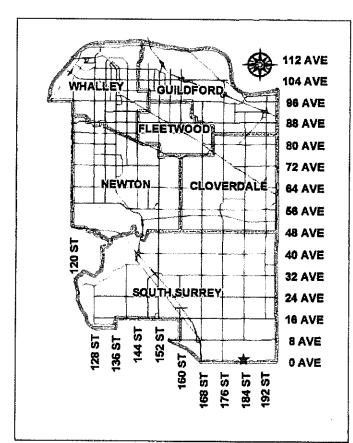
F. CORRESPONDENCE

G. NOTICE OF MOTION

Attachment "B"

City of Surrey ADDITIONAL PLANNING COMMENTS File: 7914-0213-00

Planning Report Date: July 24, 2017



PROPOSAL:

- Partial OCP Amendment from Agricultural to Suburban
- Rezoning from A-1 to RQ, from A-1 to CPG, and from CPG to A-1
- **Development Permit**
- ALR inclusion, Non-Farm Use, and Subdivision

to allow subdivision into approximately 145 single family lots.

LOCATION:

18115, 18147 and 18253 - o Avenue

OWNER:

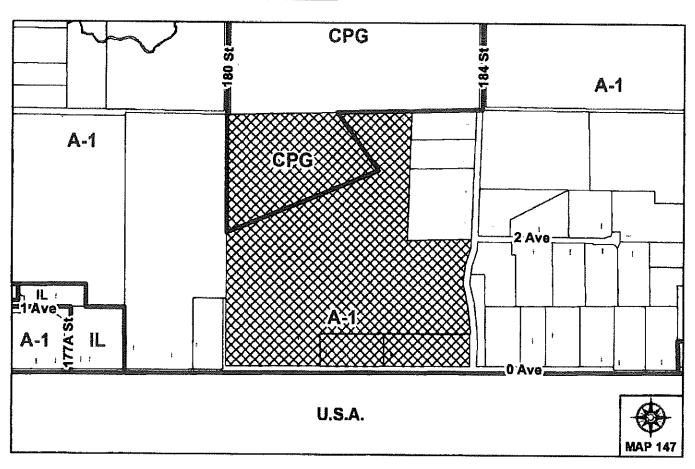
Lapierre Holdings Ltd.

Hazelmere Golf & Tennis Club

ZONING:

A-1 and CPG

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - o Official Community Plan (OCP) Amendment; and
 - o Rezoning.
- Approval to draft Development Permit.
- Refer the application to Metro Vancouver upon receiving Third Reading:
 - o to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;
 - o to amend the Urban Containment Boundary to include the non-ALR portion of the site; and
 - o to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
- Refer the application to the Agricultural Land Commission (ALC) upon receiving Third
 Reading for consideration of:
 - o inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 o Avenue into the ALR;
 - o non-farm use to allow stormwater runoff into the proposed habitat ponds in the ALR; and
 - o a subdivision to create a greenspace lot within the ALR for the purposes of conveying to the City for conservation purposes.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• The proposal is a departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- At the June 27, 2016 Regular Council Land Use meeting, Council considered the proposed Official Community Plan (OCP) amendment from Agricultural to Suburban for the non-Agricultural Reserve (ALR) portion of the site and referred the project back to staff to work with the applicant to:
 - o review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system can indeed be supported;

- o provide completion of the Hazelmere Golf Course Community in terms of estate lots that are viable for the next 50 years with the aim of completing the Golf Course community while maintaining habitat restoration and agricultural uses. Further it was noted that if the area to the east toward o Avenue should be considered for residential development in the future, a full Neighbourhood Concept Plan (NCP) would be expected, but the process would not be initiated at this time;
- o provide detailed information in terms of the available capacity to provide services to this area that would be "stand alone"; and
- o ensure that this project is an extension to complete the build out of the Hazelmere Golf course.
- Since the June 27, 2016 Regular Council Land Use meeting, staff have worked with the
 applicant to resolve the issues that were noted in addition to other site planning
 considerations. A sewer system to support the proposed development can be established,
 habitat restoration and agricultural enhancements are proposed, downstream drainage
 capacity is sufficient for the proposal, and the proposed servicing is being designed solely to
 accommodate the subject development. The proposal is now being presented for Council's
 consideration and by-law introduction.

RECOMMENDATION

The Planning & Development Department recommends that:

- a By-law be introduced to amend the Official Community Plan (OCP) by redesignating the non-Agricultural Land Reserve (ALR) portion of the subject site from Agricultural to Suburban and a date be set for Public Hearing.
- 2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the <u>Local Government Act</u>.
- 3. a By-law be introduced to rezone:
 - the portion of the site shown as Block B in Appendix II from "General Agriculture Zone (A-1)" to "Golf Course Zone (CPG)";
 - the portion of the site shown as Block C in Appendix II from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)"; and
 - the portion of the site shown as Block E in Appendix II and the properties at 18147 and 18253 – o Avenue from ""General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)";

and a date be set for Public Hearing.

- 4. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading:
 - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;
 - to amend the Urban Containment Boundary to include the non-ALR portion of the site; and
 - to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
- 5. Council authorize staff to refer the application to the Agricultural Land Commission (ALC) for consideration of the following upon the application receiving Third Reading:
 - inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 o Avenue into the ALR;
 - non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR; and
 - subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprised of riparian area and habitat ponds, for conveying to the City for conservation purposes.

- 6. Council authorize staff to draft Development Permit No. 7914-0213-00 for Hazard Lands (steep slopes), Farm Protection and for Sensitive Ecosystems.
- 7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from Metro Vancouver:
 - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban:
 - to amend the Urban Containment Boundary to include the non-ALR portion of the site; and
 - to include the non-ALR portion of the subject site within the Greater
 Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
 - (d) approval from the Agricultural Land Commission (ALC);
 - (e) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;
 - (f) the properties at 18147 and 18253 o Avenue be remediated to the satisfaction of the Ministry of Environment;
 - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) submission of a park development plan, cost estimate for park works, and securities for the proposed onsite park works to the specifications and satisfaction of the Parks Recreation & Culture Department;
 - (i) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) submission of a finalized lot grading plan which addresses staff concerns regarding the height and location of the currently proposed retaining walls, to the satisfaction of the General Manager, Planning & Development Department;

- (l) registration of a Section 219 No-build Restrictive Covenant on the proposed lots which contain retaining walls to ensure that the retaining walls are installed with a Building Permit and are completed prior to any Building Permits being issued for single family dwelling construction;
- (m) registration of a Section 219 Restrictive Covenant and easement on the proposed lots which contain retaining walls to protect a 4-metre (13 ft.) wide access corridor for the purposes of retaining wall maintenance and also a minimum 2.0-metre (7 ft.) wide access corridor along side yard lot lines to provide access to the rear of the lot;
- (n) registration of a Section 219 Restrictive Covenant to ensure retaining walls are constructed, repaired, maintained and replaced in accordance with the geotechnical report, retaining wall plans and the retaining maintenance report at the sole cost of the future land owners;
- (o) registration of a Section 219 Restrictive Covenant to restrict the placement of fill upon the lands according to the approved lot grading plan and otherwise adhere to the approved lot grading plan, and to require that the foundations of any buildings, houses or other structures have foundations engineered in accordance with the approved geotechnical report;
- (p) registration of a Section 219 Restrictive Covenant for the purposes of tree preservation on the proposed lots containing retained trees;
- (q) registration of a Section 219 Restrictive Covenant on proposed Lots 51-54 and 89-94 to ensure that a minimum 30-metre (98-ft.) building setback from the Agricultural Land Reserve (ALR) boundary is provided;
- (r) registration of a Section 219 Restrictive Covenant on proposed lots within 200 metres (660 sq.ft.) of the ALR boundary advising future homeowners of the potential farm operations on the adjacent agricultural lands;
- (s) registration of a Section 219 Restrictive Covenant to ensure the various restrictions required in the provided raptor nest protection/mitigation plan are followed for the existing red-tailed hawk nest, bald eagle nest and great horned owl nest on the site and the barn owl nest on the property to the west at 17951 o Avenue;
- (t) registration of an appropriate Building Scheme to the satisfaction of the General Manager, Planning & Development Department;
- (u) submission of a hydrological report, to the satisfaction of City staff, demonstrating how pre-development flows into the proposed City park land adjacent to the ALR will be maintained post-development; and
- (v) completion of a P-15 agreement.

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REFERRALS

Engineering:

Should Council grant Third Reading and Metro Vancouver support this project, it will be subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District:

Projected number of students from this development:

73 Elementary students at Hall's Prairie Elementary School 36 Secondary students at Earl Marriott School

(Appendix IV)

To serve the Douglas and Hazelmere areas growing demand, the School District, as part of their 2017/2018 Capital plan submission to the Ministry of Education, have requested to build a new school with a 80K/525 capacity school, to supplement the existing Hall's Prairie catchment. This new school is to be located within the Douglas Neighbourhood Concept Plan. The Ministry supported the School District, in March 2017, with an approval to prepare a feasibility report to determine scope of project, schedule and construction budget. After the report is completed, the School District will submit the feasibility report to the Ministry to approve design and construction funding. Once design and construction funding is approved, the project will take 3 years to design and build the school.

This new school is to provide additional new school spaces needed in the community as the existing smaller rural Hall's Prairie Elementary is undersized and cannot meet future growing incatchment demand.

Parks, Recreation & Culture:

Key outstanding issues requiring resolution prior to final adoption include resolving the proposed interface with parkland, development of park concept plans and the collection of securities for proposed works in parkland to the satisfaction of the Parks, Recreation & Culture Department.

Ministry of Environment:

The properties 18147 and 18253 – o Avenue were identified in the Soil Contamination Questionnaire as having the Schedule 2 Uses of "septic tank pumpage or disposal" and "petroleum or natural gas product or produced water storage in above ground or underground tanks". The applicant's Site Profile will be referred to the Ministry of Environment and the properties must be remediated to the satisfaction of the Ministry of Environment before the project is considered for final adoption of the rezoning by-law.

Ministry of Forests, Lands and Natural Resource Operations (MFLNRO): The applicant is required to obtain Water Sustainability Act approval from MFLNRO for the proposed riparian works, as a condition of Final Reading. If Water Sustainability Act approval is not granted, some revisions to the proposal may be required. The applicant has acknowledged this risk.

Agricultural and Food Security Advisory Committee (AFSAC): At its May 5, 2016 meeting, AFSAC recommended that the application be supported based on the revised proposal and improvements for agricultural productivity. The AFSAC members indicated concerns about septic leakage into the low-lying ALR portion of the site and prefer to see a City sanitary system in the proposed development as opposed to a septic system.

Metro Vancouver:

The applicant is proposing to amend the site's Regional Growth Strategy (RGS) designation from Agricultural to General Urban. The applicant is also proposing to amend the Metro Vancouver Urban Containment Boundary and to include the non-ALR portion of the site into the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area. Approval for inclusion in the GVS&DD Fraser Sewerage Area is required from Metro Vancouver to extend services to this area. These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.

BC Hydro:

No concerns.

SITE CHARACTERISTICS

Existing Land Use:

1815 – o Avenue is vacant farmland that is partially located within ALR. The property has 2 golf course holes on it at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - o Avenue are rural acreages that are located outside of the ALR.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Golf course and agricultural acreages, within the Agricultural Land Reserve (ALR).	Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural	A-1
West:	Agricultural acreage within the ALR.	Agricultural	A-1
South (Across o Avenue):	United States of America.	n/a	n/a

File:

7914-0213-00

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<u>JUSTIFICATION FOR PLAN AMENDMENT</u>

Background

- At the June 27, 2016 Regular Council Land Use meeting, Council considered the proposed Official Community Plan (OCP) amendment from Agricultural to Suburban for the non-Agricultural Land Reserve (ALR) portion of the site and referred the project back to staff to work with the applicant to:
 - review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system can indeed be supported;
 - o provide completion of the Hazelmere Golf Course Community in terms of estate lots that are viable for the next 50 years with the aim of completing the Golf Course community while maintaining habitat restoration and agricultural uses. Further it was noted that if the area to the east toward o Avenue should be considered for residential development in the future, a full Neighbourhood Concept Plan (NCP) would be expected, but the process would not be initiated at this time;
 - provide detailed information in terms of the available capacity to provide services to this area that would be "stand alone"; and
 - ensure that this project is an extension to complete the build out of the Hazelmere Golf course.
- Since the June 27, 2016 Regular Council Land Use meeting, staff have worked with the applicant to resolve the issues that were noted in addition to other site planning considerations. A sewer system to support the proposed development can be established, habitat restoration and agricultural enhancements are proposed, downstream drainage capacity is sufficient for the proposal, and the proposed servicing is being designed solely to accommodate the subject development. The proposal is now being presented for Council's consideration and by-law introduction.
- In support of the proposed Official Community Plan (OCP) amendment, the applicant is proposing a Community Benefit in accordance with the provision identified in the OCP. The applicant has agreed to a contribution in the amount of \$2.5 million, or approximately \$17,000 per lot, which will be used to assist in park development in the South Surrey area. This is discussed in detail later in this report.
- The applicant is also proposing to provide improvements to the proposed park land within the development at no cost to the City, and is also proposing improvements to the soil capability on lands located within the ALR, improved storm water management to reduce potential flooding of the agricultural low lands and also riparian habitat improvements in support of the proposed OCP amendment.

Official Community Plan (OCP) Amendment

- The applicant is proposing to amend the Official Community Plan (OCP) from Agricultural to Suburban for the lands located outside of the Agricultural Land Reserve (ALR). The ALR portion of the site is proposed to remain designated as Agriculture.
- The OCP amendment is necessary to permit the proposed single family development on the non-ALR portion of the site, which is 23.7 hectares (58.6 acres) in area. The applicant is proposing to dedicate 1.22 hectares (3.01 acres) of parkland, which is 5% of the non-ALR portion of the site, and to convey and additional 3.51 hectares (8.67 acres) of open space/riparian area, which is a further 15% of the non-ALR portion of the site. In total, the applicant is proposing to convey approximately 20% of the non-ALR portion of the site, or 4.73 hectares (11.69 acres), to the City at no cost as park land and open space/riparian area.

Proposed Community Benefits Associated with the Official Community Plan (OCP) Amendment

- The applicant is proposing to provide a \$2.5 million contribution, or approximately \$17,000 per lot as a community benefit, in accordance with provisions identified in the OCP. The contribution will be used to assist in park development in the South Surrey area. For example, these funds could be used towards the construction costs of the Garden House, and associated amenities, in The Glades Garden Park, which is located nearby in the Douglas community at 457 172 Street. The \$2.5 million contribution will be indexed to inflation and is payable prior to final adoption.
- The applicant has agreed to provide improvements to the proposed park land within the
 development, including grading, drainage, hard surface pathway, landscape and design
 services as part of a community benefit associated with the proposed OCP amendment.
- In addition, the applicant is proposing to convey to the City at no cost a 4.7 hectare (11.7 acre) open space/riparian protection parcel within the ALR. This parcel contains existing Class A watercourses in a natural state and also a proposed riparian enhancement habitat area.
- Lastly, the applicant is proposing improvements to the soil capability on lands located within
 the ALR, improved storm water management practices to reduce potential flooding of the
 agricultural low lands and also riparian habitat improvements, in support of the proposed
 OCP amendment.

Metro Vancouver Regional Growth Strategy (RGS) Amendment

- The subject site is designated Rural in Metro Vancouver's Regional Growth Strategy (RGS) and
 is located outside of the Urban Containment Boundary (Appendix IX). The Rural designation
 permits low density residential development that does not require the provision of urban
 services such as sewer or transit.
- The proposed development requires the provision of sewer servicing and thus the applicant is proposing the following:
 - o to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;

- to amend the Urban Containment Boundary to include the non-ALR portion of the site; and
- to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
- These proposed amendments to Metro Vancouver's RGS are to be referred directly from the
 affected municipal government and require an affirmative two-thirds weighted vote of the
 Metro Vancouver Board and a regional public hearing. This step would occur subsequent to
 Council holding a Public Hearing and granting Third Reading to the proposed development.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the <u>Local Government Act</u>, it was determined that it was necessary to consult specifically with Metro Vancouver with respect to the proposed OCP amendment. No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site consists of 3 properties (1815, 18147 and 18253 o Avenue) located along o Avenue near 184 Street in the Hazelmere Valley, with a combined area of 52.2 hectares (128.9 acres). The property at 18115 o Avenue is located partially within the Agricultural Land Reserve (ALR) and contains 2 holes of the Hazelmere golf course. The property is split-zoned "General Agriculture Zone (A-1)" and "Golf Course Zone (CPG)" and is designated Agricultural in the Official Community Plan (OCP). The property is split-designated Agricultural and Rural in Metro Vancouver's Regional Growth Strategy (RGS). The applicant is proposing to develop the southern portion of the property, which is located outside of the ALR (Appendix III).
- The properties at 18147 and 18253 o Avenue are zoned A-1. These two properties are not in the ALR and are designated Agricultural in the OCP and Rural in Metro Vancouver's RGS.
- The parcel is bordered on the north by the Hazelmere golf course and a separate agricultural acreage property. The site is bordered by agricultural acreages to the east (across 184 Street) and west. The site is bordered on the south (across o Avenue) with the United States.
- The portion of the site that is to be developed is located on a north-facing slope with moderately steep grades, with a high elevation of 70 metres (230 feet) above sea level along o Avenue and a low elevation of 21 metres (69 feet) at the north portion of the site. The site is mostly cleared, although some forest clusters remain on the site. There are a number of Class B watercourses on the portion of the site that is to be developed. In addition, there is a red-tailed hawk nest, a bald eagle nest and a great horned owl nest on the subject site (3 nests in total) and a barn owl nest on the property to the west (17951 o Avenue).

Proposed Development

- · The applicant is proposing:
 - o OCP and RGS amendments as described above;
 - o to rezone portions of the site as follows:
 - the portion of the site shown as Block B in Appendix II from "General Agriculture Zone (A-1)" to "Golf Course Zone (CPG)";
 - the portion of the site shown as Block C in Appendix II from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)"; and
 - the portion of the site shown as Block E in Appendix II and the properties at 18147 and 18253 o Avenue from ""General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)".
 - a Development Permit for Hazard Lands (steep slopes), Farm Protection and for Sensitive Ecosystems;
 - o an Agricultural Land Commission (ALC) application for inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 o Avenue under the BC Hydro power lines, a non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR, and subdivision to create a green space lot within the ALR for conveying to the City for conservation purposes; and
 - o subdivision into 145 single family lots, several park lots, a detention pond lot, and a remainder lot in the ALR.

ALR Portion of Site

- The gross site area is 52.2 hectares (128.9 acres), with approximately 55% (28.5 hectares/ 70.4 acres) of the site located within the ALR. The applicant is proposing to align the zoning on this portion of the site to follow the boundaries of the golf course. To facilitate this, a portion of the site is proposed to be rezoned from the CPG Zone to A-1 Zone and a separate portion of the site is proposed to be rezoned from the A-1 Zone to the CPG Zone. The impact of this is a net increase in the amount of land zoned A-1 and a decrease in the amount of land zoned CPG.
- The applicant is proposing to include a 1.6 hectare (3.9 acre) portion of the property at 1815 o Avenue under the BC Hydro power lines. This portion of the property is located at the southwest corner of 1815 o Avenue, and would provide access to the farming parcel from o Avenue.
- To improve the agricultural productivity of the ALR portion of the site, the applicant is proposing a number of improvements, including: (1) the installation of a drain tile system to improve drainage; (2) the installation of an irrigation system; and (3) improving the soil structure and fertility by adding compost and introducing perennial forage grasses and cereals which can improve the condition and fertility of the soil. The applicant's agricultural

consultant states that "based upon implementation of the land improvements described above and after 2 to 3 years of production of forage grasses and cereals, the fertility and tilth should increase to a point where the land would be ready to produce a wide range of field crops, including berries and vegetables."

- To improve storm water management and riparian habitat on the site, the applicant is proposing to relocate and consolidate various watercourses, and also construct habitat ponds. These ponds are also to handle the stormwater from the development portion of the site, which will be collected in an on-site detention pond on a portion of the site that is located outside of the ALR. The upland non-ALR portion of the site currently drains into the ALR. The improved storm water management will direct uncontrolled flows and reduce potential flooding of lowland agricultural areas. The riparian and natural areas are proposed to be conveyed to the City for riparian conservation purposes. Appendix VIII shows the locations of the proposed improvements to the portion of the site located within the ALR.
- Upon Council granting Third Reading to the rezoning and OCP amendment by-laws, the application will be referred to the Agricultural Land Commission (ALC) for consideration of the following:
 - o inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 o Avenue into the ALR;
 - o non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR; and
 - o subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprised of riparian area and habitat ponds, for conveying to the City for conservation purposes.

Non-ALR Portion of Site - Density

- The non-ALR portion of the site proposed for residential development is approximately 21.3 hectares (52.6 acres), with a developable area of 20.7 hectares (51.1 acres) (excludes the areas within 5 metres (16 ft.) of top-of-bank of identified watercourses). The applicant is proposing to create 145 single family lots which provides a gross unit density of 7.0 units per hectare (uph)/ 2.8 units per acre (upa), which complies with the density permitted under the Official Community Plan (OCP) Suburban designation where sufficient parkland and/or a community benefit are provided.
- The OCP currently indicates that for areas within 200 metres (660 ft.) of the Agricultural Land Reserve (ALR) boundary, the density should not exceed 5 units per hectare (2 upa). The applicant is proposing 76 lots within 200 metres (660 ft.) of the ALR boundary. The developable area within 200 metres (660 ft.) of the ALR boundary is 13.3 hectares (32.8 acres), which provides a gross unit density of 5.7 uph, which exceeds the maximum density of up to 5 units per hectare (2 units per acre) within 200 metres (660 ft.) of the ALR permitted in the Suburban designation.
- However, Council has approved in principle (By-law No. 18833, associated with Development Application No. 7914-0365-00, is at Third Reading) an OCP Amendment to amend the Suburban designation in order to permit the allowable density within and beyond 200 metres (656 ft.) of the Agricultural Land Reserve (ALR) to be averaged over a development site.

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- The subject application will utilize this approach with density to be averaged over the entire site which equates to a unit density of 7.0 units per hectare (2.8 upa) based on the gross site area, which is less than the maximum density of 10 units per hectare (4 upa) permitted in the Suburban designation.
- Staff note that should the subject application be supported by Council, Metro Vancouver and the ALC and the application be ready for finalizing in advance of Development Application No. 7914-0365-00, then the OCP Amendment associated with Development Application No. 7914-0365-00 will be completed as part of the subject application.

Ouarter Acre Residential Zone (RO)

- The applicant is proposing to utilize the newly proposed "Quarter Acre Residential Zone (RQ)", which is being introduced on July 24, 2017 [at the Regular Council Land Use meeting] (Appendix VII). The RQ Zone allows for a density of 10 units per hectare (uph)/4 units per acre (upa), which is consistent with the densities permitted in much of the Suburban designated areas of the Official Community Plan (OCP). The proposed zone also allows for flexibility in the minimum lot size to encourage the retention of publicly-accessible open space and natural area protection.
- The proposed RQ Zone allows a range of minimum lot sizes from 930 square metres (10,000 sq.ft.) with a 5% dedication of open space for parks purposes, to 775 square metres (8,300 sq.ft.) where at least 15% of the development site is set aside as public open space, to 700 square metres (7,500 sq.ft.) for 50% of the lots where at least 30% of the development site is set aside as open space. The applicant is providing 22% of the non-ALR portion of the site to the City at no cost as park land and open space/riparian area, which allows them to propose lots with a minimum lot size of 775 square metres (8,300 sq.ft.). The applicant is proposing a minimum lot size of 800 square metres (8,610 sq.ft.).
- The proposed lots range in width from 20 metres (66 ft.) to 32.5 metres (107 ft.), in depth from 31.5 metres (103 ft.) to 43.8 metres (144 ft.), and in area from 800 square metres (8,610 sq. ft.) to 1,032 square metres (11,110 sq. ft.), which meets the minimum lot width, depth and area requirements of the RQ Zone.

Building Design Guidelines & Lot Grading

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. In an effort to minimize the visual impact of the proposed hillside development, staff will work with the Design Consultant to further refine the Building Scheme to that end. Proposed design requirements that address viewscapes on the hillside may include:
 - o specifying dark or earth toned roof and exterior cladding colours so that homes blend into the surrounding hillside, rather than stand out in contrast;
 - o reducing and breaking up the massing of the north face of the proposed homes by including mid-story roofs;

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- o providing additional building articulation by requiring that there are no north side building faces exceeding a height of 1.5 stores that are unbroken by a roof line in order to limit the effect of the homes to those viewing the site from the north; and
- o floor offsets are required to ensure the massing design steps up the hill and gabled projections are not permitted at the upper floor at any proposed rear side of rear sloping lots.
- A preliminary lot grading plan has been prepared by Aplin & Martin Consultants Ltd. The applicant is proposing a significant amount of cut and fill on the development portion of the site. Significant retaining walls are proposed between private lots and also between private lots and the proposed large City park lot on the north side of the development area. Staff have indicated concern with the height of some of the proposed retaining walls (approximately 4-6 metres/13-20 ft.).
- The applicant advises the retaining walls are necessary to accommodate the proposed house form as they feel a multi-story transition is not appropriate for this project. A multi-story transition (i.e. over two of the three levels in a house) would help reduce the height of retaining walls, as is commonly done along such places where slopes are very steep, as in the ocean bluff area of South Surrey. The applicant is proposing to transition grades through one level (the basement) only. The applicant advises that the road grades have been designed to the maximum allowable slope in an effort to get the road elevations as low as possible relative to the existing grades. The lower the road elevations are, the lower the retaining walls can be. The applicant also indicated that they would continue to explore options to reduce the height of the retaining walls through the detailed design process.
- The applicant is proposing a 1.5-metre (5-ft.) wide separation from the proposed City park lot in the northern portion of the site to the base of the retaining walls that are proposed at the rear of the proposed lots that back onto the proposed City park lot. The applicant advises that any maintenance to the retaining walls can be carried out from on top of the retaining walls (i.e. private property), and not from the bottom of the retaining walls (i.e. City property).
- Staff have recently encountered issues in the construction of retaining walls in close proximity to City park land, and do not support the 1.5-metre (5-ft.) wide separation proposed by the applicant. Given the substantial size of the retaining walls and the City's previous experiences, staff are seeking a minimum 4-metre (13-ft.) wide separation to provide an opportunity to allow for maintenance from the base of the retaining wall, and to ensure that construction does not encroach into park land. Furthermore, staff are not convinced that the suggested retaining wall works can be completed and maintained from the top of the retaining wall.
- Should the project obtain the necessary approvals from Metro Vancouver, more work is
 required prior to final adoption to resolve staff concerns around the proposed lot grading, and
 the height and location of retaining walls. Staff will work with the applicant on measures to
 address the noted concerns, including the use of more grade transitioning through building
 design.
- The applicant is required to submit a hydrological report to the satisfaction of City staff, prior to final adoption, to demonstrate how pre-development flows into the proposed City park land adjacent to the ALR will be maintained post-development.

- Various restrictive covenants and easements are proposed to be registered as a condition of final adoption, including:
 - a Section 219 No-build Restrictive Covenant on the proposed lots which contain retaining walls to ensure that the retaining walls are installed with a Building Permit and are completed prior to any Building Permits being issued for single family dwelling construction;
 - a Section 219 Restrictive Covenant and easement on the proposed lots which contain retaining walls to protect a 4-metre (13 ft.) wide access corridor for the purposes of retaining wall maintenance and also a minimum 2.0-metre (7 ft.) wide access corridor along side yard lot lines to provide access to the rear of the lot;
 - a Section 219 Restrictive Covenant to ensure retaining walls are constructed, repaired, maintained and replaced in accordance with the geotechnical report, retaining wall plans and the retaining maintenance report at the sole cost of the future land owners; and
 - a Section 219 Restrictive Covenant to restrict the placement of fill upon the lands according to the approved lot grading plan and otherwise adhere to the approved lot grading plan, and to require that the foundations of any buildings, houses or other structures have foundations engineered in accordance with the approved geotechnical report.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Raptor Protection

- The non-Agricultural Land Reserve (ALR) portion of the site contains a red-tailed hawk nest and a great horned owl nest. Both nests are within the proposed riparian/open space lot. The ALR portion of the site contains a bald eagle nest. The property to the west (17951 - o Avenue contains a barn owl nest. The nest and proposed buffer locations are shown in Appendix II.
- The applicant has provided a raptor nest protection/mitigation plan. The provincial Guidelines for Raptor Conservation during Urban and Rural Land Development (2013) recommends a minimum no-disturbance buffer of 100 metres (330 ft.) from active nest locations and an additional "quiet" buffer of a further 100 metres (330 ft.) during the breeding season.
- The applicant is proposing:
 - o to assess the breeding status of the barn owl, great horned owl, bald eagle and redtailed hawk prior to commencement of works within the 200 metre (660 ft.) buffer zone to determine monitoring requirements;
 - no land-clearing should occur within 200 metres of the great horned owl nest between

January and early September, unless a report by a qualified biologist advises that the nest is not active;

- o no house construction should occur on the three proposed lots (Lots 55-57) nearest the great horned owl nest between January and April, inclusive, unless a report by a qualified biologist advises that the nest is not active. This is the period when birds may be most likely to abandon a nest site, and also occurs before deciduous trees are in full-leaf condition; and
- two alternate nest sites should be identified within the wooded portion of the property near the existing nest, and be prepared by installing nest platforms during the fall season.
- The applicant is required to register a Section 219 Restrictive Covenant on the impacted lots to ensure the various restrictions required in the raptor nest protection/mitigation plan are followed, as a condition of final adoption.

Development Permit for Farming Protection

- The Official Community Plan (OCP) requires that all development sites adjacent to land
 within the Agricultural Land Reserve (ALR) obtain a Development Permit for farming
 protection and conform to specific guidelines, prior to subdivision of the site. The
 Development Permit is required to reduce agricultural-urban conflicts through increased
 setbacks and vegetated buffering.
- The Farming Protection DP guidelines are specified in the OCP. These guidelines are listed in the table below, together with an explanation on how the subject application complies:

Farming	DP Guideline Requirements	Current Proposal
Protection	_	•
DP Guidelines		
Restrictive Covenant:	A restrictive covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.	The applicant has agreed to register the restrictive covenant on the proposed lots within 200 metres (660 ft.) of the ALR boundary.
Building Setback:	Minimum 30-metre (98-ft.) setback from the ALR border to the buildings.	The applicant will register a restrictive covenant on lots near the ALR to ensure buildings are set back a minimum of 30 metres (98 ft.) from the ALR boundary.
Landscape Buffer:	Minimum vegetated landscape buffer with a 20-metre (66-ft.) width, to be conveyed to the City.	The applicant is conveying a 20- metre (66-ft.) wide buffer area to the City. This area will contain landscaping and also a Parks pathway.

The applicant's proposal complies with the OCP's Farming Protection DP guidelines.

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Hazard Land Development Permit (Steep Slopes)

- A Development Permit (DP) for Hazard Lands is required under the OCP due to the steep slopes on the development portion of the site. In order to address this requirement, the applicant has submitted a Development Feasibility Study.
- The geotechnical report, prepared by Geopacific Consultants and dated July 13, 2017, indicates "that the site meets accepted slope stability requirements for development".
- Staff have confirmed that the content of the geotechnical report addresses the OCP Hazard
 Land DP guidelines. The geotechnical engineer is required to review and accept the final
 building designs for the proposed single family dwellings. As a condition of final adoption,
 the applicant will be required to register a Section 219 Restrictive Covenant to ensure that
 future house construction is in accordance with the recommendations identified in the
 geotechnical report.
- Upon approval of the documents associated with the Development Feasibility Study, the documents will be included in the finalized Hazard Land Development Permit.
- At Building Permit stage, the Building Division will require Letters of Assurance from a
 geotechnical engineer to ensure that the building plans comply with the recommendations in
 the approved geotechnical report.

Sensitive Ecosystem Development Permit

- On September 12, 2016, Council adopted amendments to the OCP to create a new Sensitive Ecosystem Development Permit Area. The subject site is located within the Sensitive Ecosystem Development Permit Area.
- The OCP is used to identify the specific types of ecosystems that are intended to be protected including Class A, A/O, or B streams, and the Zoning By-law (Part 7A Streamside Protection) is used to identify the specific protection areas that are required to be established for Streamside Setback Areas.
- An Ecosystem Development Plan dated June 20, 2017 was prepared by Ian Whyte of EnviroWest Consultants Inc. and found to be generally acceptable by staff. The finalized report and recommendations will be incorporated in the Development Permit.
- The portion of the site where development is proposed and that is not located within the Agricultural Land Reserve (ALR) contains two Class B watercourses and a Class B roadside ditch (along 184 Street). The top-of-bank for the two Class B watercourses was expanded to encompass minor seepage channels that were not identified on COSMOS. The Zoning By-law prescribes a 15-metre (49 ft.) setback for these watercourses, which the applicant has provided. The proposal results in a net gain of habitat area through the utilization of the flexing provision in the Zoning By-law [of approximately 1,500 square metres (16,100 sq.ft.)].
- The Class B roadside ditch along 184 Street may require removal to facilitate roadworks on 184 Street. In the event that the roadside ditch remains, the proposed lots adjacent to this Class B roadside ditch have been sized to accommodate the 7-metre (23 ft.) setback required by the Zoning By-law.

- The ALR portion of the site contains a number of Class B watercourses and a Class A watercourse in the northerly portion of the site. The Class A watercourse is proposed to be fully protected following the Zoning By-law requirements.
- The applicant is proposing to eliminate and consolidate a number of the Class B watercourses and to construct habitat ponds on the ALR portion of the site. These ponds are also intended to handle the stormwater from the site, which will be collected in an on-site detention pond located on the non-ALR portion of the site. The upland non-ALR portion of the site currently drains into the ALR. The improved storm water management will direct uncontrolled flows and reduce the potential flooding of lowland agricultural areas. The riparian and natural areas are proposed to be conveyed to the City for conservation purposes.
- Provincial approval under the Water Sustainability Act is required to eliminate and
 consolidate the Class B watercourses. This approval will be required prior to final adoption of
 the associated by-laws should the application be supported by Council. The applicant has
 acknowledged the risk that if Provincial approval is not granted, this may affect their proposal
 and necessitate additional changes.
- The Ecosystem Development Plan prepared by the applicant will be incorporated into the Sensitive Ecosystem Development Permit. The applicant is required to enter into a P-15 agreement for the monitoring and maintenance of the replanting in the riparian areas as a condition of final adoption.

Engineering Considerations

- As noted in Corporate Report Loo2 (received as information at the Regular Council Land Use meeting of October 24, 2016), there are no complete studies with respect to environmental considerations, drainage, sanitary servicing, water provision or transportation network that have been undertaken for the non-Agricultural Land Reserve (ALR) lands in Hazelmere. The servicing impacts of the proposed development needs to be addressed in a more comprehensive servicing strategy such as is undertaken for a Neighbourhood Concept Plan (NCP) if the area were to be designated for suburban development.
- In recent months the applicant's consultants have completed or initiated a number of studies to address the servicing of the lands covered by this application similar to those undertaken for an NCP. This work has been undertaken with support from Engineering Department staff so as to ensure the general approaches being considered by the applicant are reasonable. Although these studies have not been completely finalized, they do provide a framework for future more detailed analysis and design should the project be endorsed by Council and Metro Vancouver.
- Staff note that the site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area. As noted in the April 13, 2015 Planning Report for this project, the Douglas Neighbourhood Sanitary sewer system does not have sufficient capacity to support the development of this area. As such, the applicant is proposing a pump and forcemain system for their site. The pump station would be located near 2 Avenue and 184 Street with a forcemain running from this location some 10

kilometres (6.2 miles) north along 184 Street to a proposed connection to the GVS&DD main near 52 Avenue and 184 Street. Currently, the forcemain is expected to measure 150 millimetres (6 inches) in diameter. It is understood that cleansing velocities may not necessarily be achieved along the length of the force main and cleaning (or "pigging") facilities will be required. Similarly, odour issues will need to be addressed at a number of locations along the length of this system.

- In terms of drainage, a preliminary Integrated Stormwater Management Plan (ISMP) Scoping Study has been undertaken for the Little Campbell River watershed which includes this area of the Hazelmere Valley. The applicant's engineer has initiated a detailed ISMP. Although the ISMP has not yet been finalized it assumes the area would undergo a more suburban form of development. The ISMP is addressing concerns over upland development causing drainage impacts such as flooding in low land areas and erosion in steeper channels. The ISMP will also include a detailed evaluation of environmental constraints and opportunities in the area. Preliminary recommendations from include mitigation measures within the proposed development area. These measures, although not completely finalized yet, have been included in the project's site plan.
- There is currently no water provision plan in place for this rural area. Current area residents obtain water from private wells. Densification of the area to suburban land use would trigger the need to develop a water system expansion plan for the area. City water mains currently exist nearly 1 kilometre (0.6 miles) from the site. Although a system can be extended to this area, significant concern with respect to water age (i.e. water quality) have been noted. Looping of water mains to mitigate concerns would not be feasible as a second water system connection point is well over 3 kilometres (1.9miles) away. The applicant's preliminary servicing concept plan proposes one water main to provide potable and fire protection service. This would lead to a need for a rechlorination station within the area. The operational liability and costs (approximately \$500,000/year) associated with operating a chlorination station are significant. Engineering staff have suggested to the applicant that a dual water system be explored in an effort to avoid the need for a rechlorination station. In this approach potable water would be conveyed through a smaller set of mains that will more easily maintain water quality at a lower operational cost and fire flows would be conveyed in a larger set of mains that could remain stagnant until needed. Engineering Department staff will work with the applicant to finalize design of such a system should the project be endorsed by Council and Metro Vancouver.
- In terms of transportation, a study has been undertaken by the applicant's engineer to evaluate off-site servicing requirements associated with this development. Although increased traffic volumes would be expected, off-sites works are anticipated to include, as a minimum, ensuring adequate pavement structure and width to and from the site along 184 Street to 8 Avenue, and along o Avenue to 177A Street. These rural roads were not intended to carry urban traffic volumes. In addition, the potential for conflict between farm vehicles and other vehicles must also be addressed along these roads.
- All costs associated with extending City services to the site will be borne by the applicant.
 None of these are currently included in the City's 10-Year Servicing Plan.
- Long term operational cost implications of the proposed servicing strategies have not been
 established. Should the anticipated per/capita costs associated with operating the systems
 specifically installed to service this development significantly exceed those for the City as a

whole, a Local Area Service strategy may be proposed to Council for some or all of the utility services.

Detailed servicing requirements within the development are outlined in Appendix III.

School Considerations

- To serve the Douglas and Hazelmere areas growing demand, the School District, as part of their 2017/2018 Capital plan submission to the Ministry of Education, have requested to build a new school with a 80K/525 capacity school, to supplement the existing Hall's Prairie catchment. This new school is to be located within the Douglas Neighbourhood Concept Plan. The Ministry supported the School District, in March 2017, with an approval to prepare a feasibility report to determine scope of project, schedule and construction budget. After the report is completed, the School District will submit the feasibility report to the Ministry to approve design and construction funding. Once design and construction funding is approved, the project will take 3 years to design and build the school.
- This new school is to provide additional new school spaces needed in the community as the
 existing smaller rural Hall's Prairie Elementary is undersized and cannot meet future growing
 in-catchment demand.
- In addition to the subject application (which was not built into the School District's enrolment forecast for the Hall's Prairie catchment area), there is another active development application (Development Application No. 7916-018-00) in the 900-1100 block of 168 Street in the Highway 99 Corridor Local Area Plan (LAP) which proposes approximately 400 townhouse units and is also located within the Hall's Prairie catchment area. Council gave Development Application No. 7916-018-00 preliminary direction at the Regular Council Land Use meeting of June 27, 2016 to bring the applicant's residential proposal back to Council for further consideration, and it is anticipated that this project could be presented for Council's consideration of by-law introduction in Fall 2017. This proposed development also was not built into the School District's enrolment forecast for the Hall's Prairie catchment area.
- Given the unforeseen enrolment increases posed by the subject application and also Development Application No. 7916-0118-00, if the subject application obtains Metro Vancouver approval, staff will then provide an update to Council on the school capacity situation in the Douglas/Hazelmere area.

TREES

Michael Mills, ISA Certified Arborist of Michael J. Mills Consulting prepared an Arborist
Assessment for the non-Agricultural Land Reserve (ALR) development portion of the subject
site. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alde	r and Cottonwood	d Trees	
Alder	176	172	4

Tree Species	Exis	ting	Remove	Retain
Cottonwood	6)	6	O
Deciduous Trees (excluding Alder and Cottonwood Trees)				
Black Locust	18	3	18	0
Fruiting Apple	1	1	11	0
Big Leaf Maple		7	7	0
Pacific Willow		<u> </u>	6	O
Paper Birch		<u>L</u>	4	0
Pin Cherry		}	3	0
Mountain Ash	1		11	0
	Conifero	us Tree	·s	
Western Red Cedar	22		15	7
Douglas-fir	2		2	0
Total (excluding Alder and Cottonwood Trees)	74		67	7
Additional Estimated Trees in the proposed Open Space / Riparian Area	519		o	519
Total Replacement Trees Proposed (excluding Boulevard Street Trees) 363				
Total Retained and Replacement Trees		370		

- The Arborist Assessment states that there are a total of 74 protected trees on the non-ALR development portion of the site, excluding Alder and Cottonwood trees. One hundred eighty-two (182) existing trees, approximately 71 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 7 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional approximate 519 protected trees that are located within the
 proposed open space/riparian area. The trees within the proposed open space/riparian area
 will be retained, except where removal is required due to hazardous conditions. This will be
 determined at a later time, in consultation with the Parks, Recreation and Culture
 Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian/open space area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 312 replacement trees on the site. The applicant is proposing 363 replacement trees, which exceeds City requirements.

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• In summary, a total of 370 trees are proposed to be retained or replaced on the site.

PRE-NOTIFICATION

Pre-notification letters were sent on July 4, 2017. Since the June 27, 2016 Regular Council – Land Use meeting staff have received 9 phone calls and 4 emails. Eight (8) of the callers and 2 of the email respondents did not express any concerns with the project but rather were inquiring about when the proposed lots would be ready to purchase or inquired to see if lands to the east of 184 Street could be subdivided in a similar fashion, and if servicing would be available for lands east of 184 Street.

The applicant held a Public Information (PIM) meeting on June 28, 2017 at the Hazelmere golf course from 5pm to 7pm. A total of 18 individuals signed in, of which 7 submitted comment sheets. The comment sheet and the 3 above mentioned email correspondents and 1 caller indicated concerns with the project, including concerns about the small lot sizes and the impact on this rural area, precedent setting for future development east of 184 Street, riparian protection concerns, increasing traffic, traffic safety on 8 Avenue in front of Halls Prairie Elementary School, lack of sidewalks on 184 Street and 8 Avenue, and increased demands on emergency services and local schools.

(Council's resolution at the June 27, 2016 Regular Council – Land Use meeting provided direction to "ensure that this project is only an extension to complete the build out of the Hazelmere Golf course". The servicing proposed for the subject site is not intended to service additional future development for the non-Agricultural Land Reserve (ALR) lands to the east of 184 Street.

The proposed zoning and lot sizes comply with the site's proposed Suburban designation in the Official Community Plan (OCP). Transportation off-sites works are anticipated to include, as a minimum, ensuring adequate pavement structure and width to and from the site along 184 Street to 8 Avenue, and along 0 Avenue to 177A Street.

The School District indicates that to serve the Douglas and Hazelmere areas growing demand, as part of their 2017/2018 Capital plan submission to the Ministry of Education, they have requested to build a new school with a 80K/525 capacity school, to supplement the existing Hall's Prairie catchment. This new school is to be located within the Douglas Neighbourhood Concept Plan. The Ministry supported the School District, in March 2017, with an approval to prepare a feasibility report to determine scope of project, schedule and construction budget. After the report is completed, the School District will submit the feasibility report to the Ministry to approve design and construction funding. Once design and construction funding is approved, the project will take 3 years to design and build the school.

This new school is to provide additional new school spaces needed in the community as the existing smaller rural Hall's Prairie Elementary is undersized and cannot meet future growing in-catchment demand.)

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SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 17, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	The subject site is designated Agricultural in the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	 The proposed lots will allow for rear yard garden space. The applicant is proposing to improve the productivity of the farmland in the Agricultural Land Reserve (ALR) portion of the site.
3. Ecology & Stewardship (C1-C4)	 The applicant is proposing to use absorbent soils > 300 mm (1 ft.) in depth, roof downspout disconnections, on-lot infiltration trenches or sub-surface chambers, cisterns/rain barrels, vegetated swales/rain gardens/bio-swales, and sediment control devices. The applicant is proposing to plant 363 replacement trees. The applicant is proposing to convey riparian/ open space areas to the City. Composting and recycling pick-up will be available.
4. Sustainable Transport & Mobility (D1-D2)	 The applicant is proposing various pathways and sidewalks in the site.
5. Accessibility & Safety (E1-E3)	 CPTED principles will be followed in pathway design. The applicant advises that all houses can be designed for adaptable features.
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	 The applicant has discussed the project with various community groups through the planning process. A sustainable features document will be provided to new occupants.

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INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary and Project Data Sheets

Appendix II. Overall Site Plan Showing ALR/Non-ALR Portions of Site, Proposed

Subdivision Layout, Raptor Nest Location Map, Zoning Block Plan

Appendix III. Engineering Summary
Appendix IV. School District Comments

Appendix V. Summary of Tree Survey and Tree Preservation

Appendix VI. OCP Redesignation Map

Appendix VII. Quarter Acre Residential Zone (RQ)

Appendix VIII. Map of Proposed Enhancements to ALR Lands
Appendix IX. Metro Vancouver Regional Growth Strategy Map

original signed by Ron Hintsche

Jean Lamontagne General Manager

Planning and Development

KB/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:

Name:

Maggie Koka

Aplin & Martin Consultants Ltd.

Address:

12448 - 82 Avenue, Unit 201

Surrey, BC V₃W₃E₉

2. Properties involved in the Application

(a) Civic Address:

18147 - o Avenue

18253 - o Avenue 18115 - o Avenue

(b) Civic Address:

18147 - o Avenue

Owner:

Lapierre Holdings Ltd.

PID:

007-245-653

Lot 3 Section 5 Township 7 New Westminster District Plan 35804

(c) Civic Address:

18253 - o Avenue

Owner:

Lapierre Holdings Ltd.

PID:

007-150-199

Lot 4 Section 5 Township 7 New Westminster District Plan 43858

(d) Civic Address:

18115 - o Avenue

Owner:

Hazelmere Golf & Tennis Club

PID:

013-221-540

Parcel "B" (Reference Plan 2664) South East Quarter Section 5 Township 7 Except Firstly: The South 33 Feet Secondly: Part Subdivided By Plan 35804 Thirdly: Part Subdivided By Plan 43858 Fourthly: Parts Dedicated Road on Plan BCP7629 New Westminster District

- 3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan by redesignating the non-Agricultural Land Reserve (ALR) portion of subject site from Agricultural to Suburban and a date be set for Public Hearing.
 - (b) Introduce a By-law to rezone portions of the site and a date be set for Public Hearing.

SUBDIVISION DATA SHEET

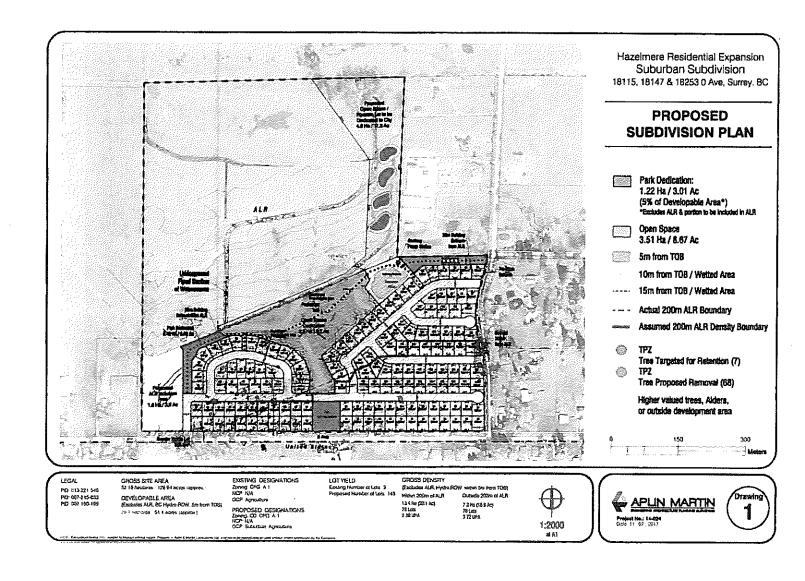
Proposed Zoning: RQ

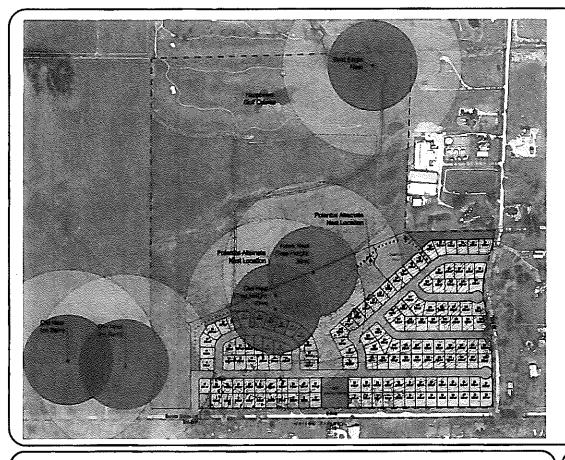
Requires Project Data	Proposed
GROSS SITE AREA	52.2 hectares (128.9 acres)
Area within ALR	28.5 hectares (70.4 acres)
Area outside of ALR	23.7 hectares (58.6 acres)
Developable Area outside of ALR	20.7 hectares (51.1 acres)
	20.7 rectales (Jin deles)
NUMBER OF LOTS	
Existing	3 .
Proposed	145 single family lots
CIZE OF LOTE	
SIZE OF LOTS	(66.6.)
Range of lot widths (metres)	20 metres (66 ft.) to 32.5 metres (107 ft.)
Range of lot areas (square metres)	800 sq.m. (8,610 sq.ft.) to
	1,032 sq.m. (11,110 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7 uph (2.8 upa)
	, apri (alo apa)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal &	Section E. Lot Coverage of the "Single
Accessory Building	Family Residential Zone" (RF) applies
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND (non-ALR portion of site)	
Area (square metres)	1.22 hectares (3.01 acres)
% of non-ALR portion of site	5.1 %
	Required
PARKLAND	Kequiteu
5% money in lieu	NO
570 money in neu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
TEMATICE DITE RECUIROR	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

Appendix II

7914-0213-00: Map showing proposed development portion of subject site (non-ALR)







Hazelmere Residential Expansion Suburban Subdivision 18115, 18147 & 18253 0 Ave. Surrey, BC

RAPTOR NEST LOCATION MAP



200m Quiet Buffer (During breeding season)





Project No. 14-834 Date: 16:07:2017



SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW OVER PARCEL 'B' (REFERENCE PLAN 2664) SOUTH EAST QUARTER SECTION 5 TOWNSHIP 7 EXCEPT FIRSTLY: THE SOUTH 33 FEET SECONDLY: PART SUBDIVIDED BY PLAN 35804 THIRDLY: PART SUBDIVIDED BY PLAN 43858 FOURTHLY: PARTS DEDICATED ROAD ON PLAN BCP7629 NEW WESTMINSTER DISTRICT SCALE 1: 4000 ALL DISTANCES ARE IN METRES Rem A REF. PLAN 68362 26.819 (26.819 4th AVENUE 207,311 343.47 1 BLOCK B BLOCK A PLAN 7.53 ha STREE 20320 REFERENCE PLAN 2 883345 27.332 80 \ \ 3 50 BCP9817 BLOCK C 4.33 Au. Α REFERENCE PLAN 2516 REM B Rem D BLOCK D PLAN 475 REFERENCE PLAN 2684 210.50 BLOCK E 'ONE' ersini. REFERENCE PLAN 10007 3 PLAN 43858 PLAN 35804 O AVENUE CERTIFIED CORRECT ACCORDING TO SURVEY. DATED THIS ITEM DAY OF . 201 7. **MURRAY & ASSOCIATES** PROFESSIONAL LAND SURVEYORS 201-12448 82nd AVENUE BCLS SURREY, BC V3W 3E9

(604) 597-9189

FILE 10016-03



INTER-OFFICE MEMO

10

Manager, Area Planning & Development

- South Surrey Division

Planning and Development Department

FROM:

Development Services Manager, Engineering Department

DATE:

July 20, 2017

PROJECT FILE:

7814-0213-00

RE:

Engineering Requirements

Location: 18115/18147/18253 - o Avenue

OCP AMENDMENT/ALR INCLUSION

There are no engineering requirements relative to the OCP Amendment/ ALR Inclusion beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942 metres on 184 Street.
- dedicate 1.883 metres on o Avenue.
- dedicate 5.0m x 5.0m corner cut at the intersection of o Avenue and 184 Street.
- dedicate Gazette road on o Avenue.
- provide confirmation regarding dedication of 184 Street.
- provide 0.5 metre ROWs fronting o Avenue and 184 Street.
- dedicate 18.0 metre for each road within the development.
- dedicate all intersection corner cuts in the development.
- provide 0.5 metre ROWs fronting all roads within the development.
- provide any additional off-site ROWs required to service the development.

Works and Services

- construct north side of o Avenue to a through collector complete with barrier curb, sidewalk, streetlights and street trees (meet structural and minimum width requirement).
- construct west side of 184 Street to a through collector complete with barrier curb, sidewalk, streetlights and street trees (meet structural and minimum width requirement).
- construct all roads within the development to 18.0m local roads complete with barrier curbs, sidewalks, streetlights and street trees.
- construct water, sanitary and drainage mains to service the development in accordance with City policies and design criteria.
- provide service connections to each lot.
- complete off-site servicing works and analysis as noted below.

Significant offsite works are required to service the development. The Applicant's consultants have completed or initiated a number of studies to address the servicing of the lands covered by this application similar to those undertaken for an NCP. Although these studies have not been completely finalized, they do provide a framework for future more

detailed analysis and design should the project be endorsed by Council and Metro Vancouver Board.

- The site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area. The applicant is proposing a pump and forcemain system for their site. Cleansing velocities may not be achieved along the length of the force main and cleaning (or "pigging") facilities will be required. Odour issues will need to be addressed along the length of this system.
- The applicant's engineer has initiated a detailed ISMP. The ISMP must address concerns over upland development causing drainage impacts such as flooding in low land areas and erosion in steeper channels. The ISMP must also include a detailed evaluation of environmental constraints and opportunities in the area. Preliminary recommendations from the ISMP include mitigation measures within the proposed development area. These measures, must be included in the project's site plan and servicing works.
- There is currently no water provision plan in place for this rural area. Although a system can be extended to this area, significant concern with respect to water age (i.e. water quality) have been noted. Looping of water mains to mitigate concerns would not be feasible as a second water system connection point is well over 3 km away. At this time the Engineering Department does not support the proposed single water main approach proposed by the Applicant due to the operational liability and costs associated with operating the required rechlorination station. Engineering Staff have suggested a dual water system be explored in an effort to avoid the need for a rechlorination station. Engineering Department staff will work with the applicant to finalize design of such a system should the project be endorsed by Council and Metro Vancouver Board. Dual pressure zones must also be addressed.
- Transportation off-site works are anticipated to include, as a minimum, ensuring adequate pavement structure and width to and from the site: along 184 St. to 8 Ave.; and along 0 Ave. to 177A St.
- All costs associated with extending City services to the site will be borne by the applicant.

 None of these are currently included in the City's 10-Year Servicing Plan.
- Long Term operational cost implications of the proposed servicing strategies have not been
 established. Should the anticipated per/capita costs associated with operating the systems
 specifically installed to service this development significantly exceed those for the City as a
 whole, a Local Area Service strategy may be proposed to Council for some or all of the utility
 services.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.

Rémi Dubé, P.Eng.

Development Services Manager

LRı



Thursday, July 20, 2017 Planning

THE IMPACT ON SCHOOLS

APPLICATION #:

7914 0213 00

SUMMARY

The proposed 145 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

	 -	
Elementary Students:		73
Secondary Students:		36

September 2018 Enrolment/School Capacity

Hall's Prairie Elementary

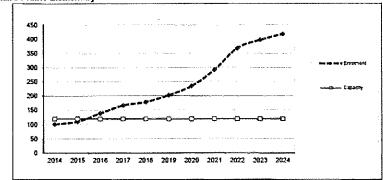
Name Crame Premerings		
Enrolment (K/1-7):	33 K + 106	
Capacity (K/1-7):	20 K + 100	
Earl Marriott Secondary		
Enrolment (8-12):	1	856
Nominal Capacity (8-12):	1	500
Functional Capacity*(8-12);	1	620
	Enrolment (K/1-7): Capacity (K/1-7): Earl Marriott Secondary Enrolment (8-12): Nominal Capacity (8-12); Functional Capacity*(8-12);	Enrolment (K/1-7): 33 K + 106 Capacity (K/1-7): 20 K + 100 Earl Marriott Secondary Enrolment (8-12): 1 Nominal Capacity (8-12): 1

School Enrolment Projections and Planning Update:

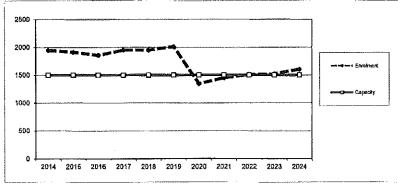
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Halls Prairie Elementary is currently over capacity and much of the student population in this area attends in other neighbouring schools. A new elementary school site has been acquired in the Douglas area and funding for this new elementary school has received preliminary support and is in the project definition stage which will determine size and schedule for completion. Earl Marriott Secondary is currently over capacity and the school district has received capital project approval for a new 1,500 student secondary school targeted to open in 2020). The new secondary school will be located in the Grandview area adjoining the City of Surrey's Aquatic Centre and future recreational facilities. As required, the school district will continue to work with the City and Province to adjust our capital plans to accommodate student growth.

Hall's Prairle Elementary



Earl Marriott Secondary



Updated June 8th 2017

Proposed 145 Lot Residential Development Arborist report 0 Avenue and 184th Street, Surrey MJM File # 1664

Table 2: Tree Preservation Summary

Surrey Project No: DP# 14-0213

Address:

HAZELMERE 145 LOT SUBDIVISION O Avenue & 184th Street

Registered Arborist:

Michael Mills, for Michael J Mills Consulting

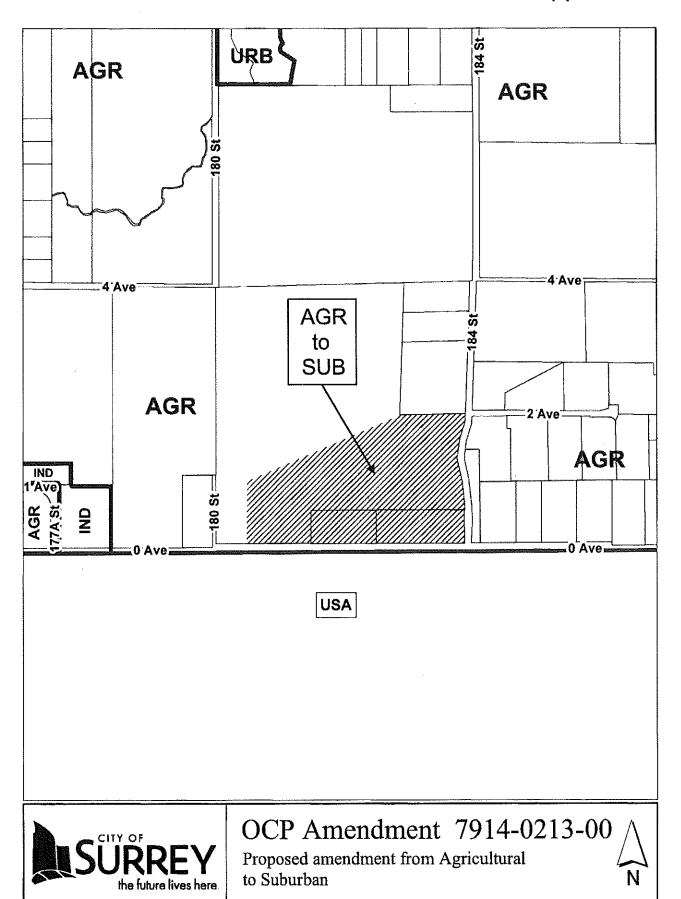
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) 256 on-site and 52 off-site	308
Protected Trees to be Removed (Offsite trees not included, tbd by city)	245
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas but including park dedication & buffer strips.)	11
- Alder (172) & Cottonwood (6) Trees Requiring 1 to 1 Replacement Ratio 178	312
	<u> </u>
Replacement Trees Proposed (Assume min 2.5 trees / lot average)	363
	363 0
Replacement Trees in Deficit	
Replacement Trees Proposed (Assume min 2.5 trees / lot average) Replacement Trees in Deficit Protected Trees to be Retained in Proposed Riparian Areas (from survey) Protected Trees to be Retained in Proposed ALR Areas (estimated)	0

Notes:

The number of trees retained within the road allowances has not yet been determined and will be subject to review based on the extent of road improvements required by the city along 0 Ave & 184th Street.

Some trees within the riparian area may require removal to allow for the proposed sanitary sewer line, to be determined.

Tree planting within the site will be subject to the size and shape of the lot. It is assumed that a minimum of 2.5 tree per lot will be achieved. Additional trees may also be provided within the 10m landscape buffer and within the dedicated park area along the north edge.



ΚŲ



Quarter Acre Residential Zone

Part 15C - RS-G. Suburban Residential Gross Density Zone

Part 15C

RQ

A. Intent

This Zone is intended for single family housing on small suburban lots, where lot size may be reduced with substantial public open space set aside within the subdivision.

B. Permitted Uses

Land and structures shall be used for the following uses only, or for a combination of such uses:

- 1. One single family dwelling which may contain 1 secondary suite.
- 2. Accessory uses including the following:
 - (a) Bed and breakfast use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

C. Lot Area

The minimum site area for subdivision shall be 0.4 hectare [1 acre], except in the case of a remainder lot, where the lots including the remainder lot which were created by the same plan of subdivision are zoned RQ.

D. Density

- 1. For the purpose of subdivision:
 - (a) In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed 2.5 dwelling units per gross hectare [1 u.p.a.]. The maximum density may be increased to 10 dwelling units per hectare [4 u.p.a.], calculated on the basis of the entire lot, if amenities are provided in accordance with Schedule G of this By-law.
 - (b) In areas other than the ones in Sub-section D.1(a) of this Zone, the maximum density shall not exceed 10 dwelling units per hectare [4 u.p.a.], calculated on the basis of the entire lot.

2. For building construction within a lot:

- (a) the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*;
- (b) For the purpose of this Section and notwithstanding the definition of *floor* area ratio in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor* area ratio:
 - i. Covered area used for parking unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
 - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
 - iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*; and
- (c) Notwithstanding Sub-section D.2(a), where the *lot* is 1,500 square metres [16,000 sq.ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone RF shall apply.

E. Lot Coverage

The maximum *lot coverage* shall be 25%, except where the *lot* is 1,500 square metres [16,000 sq.ft.] in area or less, the requirements in Section E. Lot Coverage of Part 16 Single Family Residential Zone RF shall apply.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	Setback	Front	Rear	Side	Side Yard on
		Yard	Yard	Yard	Flanking Street

RQ				Part 15C	

Principal Building	7.5 m.	7.5 m.	2.4 m.	3.6 m.
	[25 ft.]	[25 ft.]	[8 ft.]	[12 ft.]
Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size	18.0 m.	1.8 m	1.0 m	7.5 m
	[60 ft.]	[6 ft.]	[3 ft.]	[25 ft.]
Other Accessory Buildings and Structures	18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

- 1. <u>Principal building</u>:
 - (a) The building height shall not exceed 9.0 metres [30 ft.]; and
 - (b) The building height of any portion of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
- 2. <u>Accessory buildings and structures</u>: The height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

- 1. Resident and visitor *parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
- 2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 3 cars or trucks;
 - (b) House trailer, camper or boat provided that the combined total shall not exceed 1; and

- (c) The total amount permitted under (a) and (b) shall not exceed 4.
- 3. No outside parking or storage of a house trailer or boat is permitted within the front yard setback, or within the required side yards adjacent the dwelling, or within 1 metre [3 ft.] of the side lot line, except as follows:
 - (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 house trailer or 1 boat may be parked in the front driveway or to the side of the front driveway or in the side yard, but no closer than 1 metre [3 ft.] to a side lot line nor within 1 metre [3 ft.] of the front lot line subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. The parking or storage of house trailers or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said house trailer or boat and any point on the lot line within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting lot or street, except:
 - (a) On a corner lot, this required landscape screening shall not be located in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 ft.] along the said lot lines from the point of intersection of the 2 lot lines;
 - (b) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.
- 3. The *open space* set aside pursuant to Section K.2 of this Zone, shall be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

J. Special Regulations

- A secondary suite shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the building.
- 2. Basement access and basement wells are permitted only between the *principal* building and the rear lot line and must not exceed a maximum area of 28 square metres [300 sq. ft.], including stairs.

K. Subdivision

- 1. For the purpose of subdivision:
 - (a) Where amenities are not provided in accordance with Schedule G of this Bylaw, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law.
 - (b) Where amenities are provided in accordance with Schedule G of this Bylaw, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.
- 2. For the purposes of subdivision:

(a) Lots created shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
 930 sq. m.	24 metres	30 metres
[10,000 sq.ft.]	[80 ft.]	[100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

(b) Notwithstanding Sub-section K.2.(a), where not less than 15% of the lands subdivided are set aside as *open space* preserved in its natural state or retained for park and recreational purposes, *lots* created shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
20.524	201 / (1411	2012 op 11

775 sq. m. [8,300 sq.ft.]

20 metres [80 ft.]

30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

(c) Notwithstanding Sub-sections K.2.(a) and K.2.(b), where not less than 30% of the lands subdivided are set aside as *open space* preserved in its natural state or retailed for parks and recreation purposes, the minimum *lot* standards set out in Section K.2(b) may be reduced for up to 50% of the *lots* created to the following minimum standards:

Lot Size	Lot Width	Lot Depth
700 sq. m. [7,500	20 metres	30 metres
sq.ft.]	[80 ft.]	[100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

- 3. The open space referenced in this Section shall:
 - (a) Contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage *buildings* or features, and/or be dedicated as a public park; and
 - (b) Be accessible by the public from a highway.
- 4. For the purposes of calculating the amount of *open space* referenced in this Section to be set aside, *undevelopable areas* may be included, however, this *undevelopable area* shall be discounted by 50%.

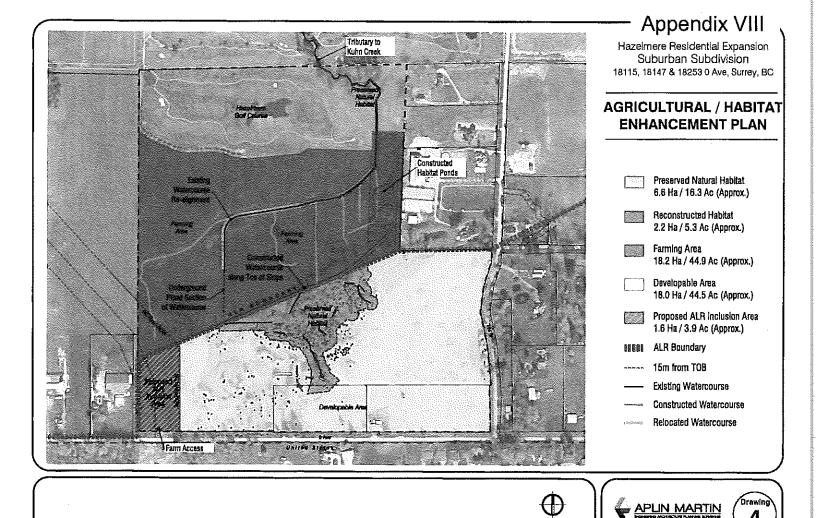
L. Other Regulations

In addition, land use regulations including the following are applicable:

- 1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
- 2. General provisions on use are as set out in Part 4 General Provisions, of this By-
- 3. Additional off-street parking and loading/unloading requirements are as set out in

Part 5 Off-Street Parking and Loading/Unloading of this By-law.

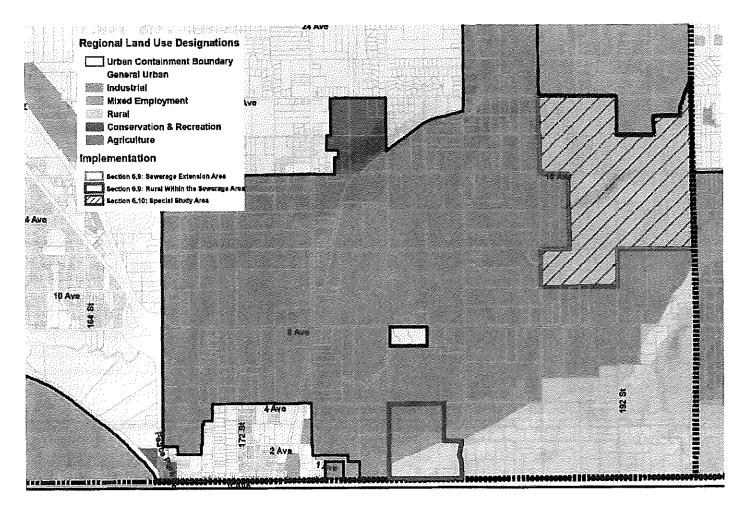
- 4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".
- 5. Building permits shall be subject to the "Surrey Building By-law".
- 6. Sign regulations are as provided in Surrey Sign By-law No. 13656.
- 7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.



1:2000

APPENDIX IX

Metro Vancouver Regional Growth Strategy Map



Approved by Council: July 24, 2017

It was

Moved by Councillor Gill Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2017, No. 19343" pass its third reading.

RES.R17-2602

Carried

With Councillor Woods opposed.

Development Variance Permit No. 7915-0425-00

14451, 14467, 14483 and 14511 - 64 Avenue

To reduce various setbacks, allow 2 visitor parking spaces within the minimum front yard (south) setback and reduce the minimum setback requirement from top-of-bank for a Class A watercourse from 30 metres (98 ft.) to 13 metres (43 ft.) at the closest point for the townhouse development. The applicant is also proposing reduced setbacks on the east and south sides of the commercial development. These variances will help achieve an efficient site plan.

It was

Moved by Councillor Gill Seconded by Councillor Martin That Development Variance Permit

No. 7915-0425-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning bylaw.

RES.R17-2603

<u>Carried</u>

With Councillor Woods opposed.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19342" 7916-0156-00 - Rajinder Lally c/o H.Y Engineering Ltd. (Lori Joyce)
RA to RH -2735 - 144 Street - to subdivide into 2 single family lots.

Approved by Council: July 24, 2017

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2017, No. 19342" pass its third reading.

RES.R17-2604

Carried

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19344"

7914-0213-00 - Hazelmere Golf and Tennis Club Ltd. and Lapierre Holdings Ltd. c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
To redesignate the site at 18147, 18253 and Portion of 18115 - o Avenue from

Agricultural to Suburban.

Approved by Council: July 24, 2017

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2017, No. 19344" pass its third reading.

RES.R17-2605

<u>Carried</u>

With Councillors LeFranc and Villeneuve

opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19345"
A-1 to RQ, A-1 to CPG and CPG to A-1 – 18147, 18253 and Portion of 18115 – o Avenue
To subdivide into 145 single family lots, several park lots and 1 agricultural lot.

Approved by Council: July 24, 2017

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2017, No. 19345" pass its third reading.

RES.R17-2606

Carried

With Councillors LeFranc and Villeneuve

opposed.

6. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19334" 3900-20-19334 – Regulatory Text Amendment

"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to insert a new single family zone Part 15C, Quarter Acre Residential Zone (RQ Zone) to regulate the development of suburban lots at a density of 10 units per hectare.

Approved by Council: July 24, 2017 Corporate Report Item No: 2017-L002

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Text Amendment Bylaw, 2017, No. 19334" pass its third reading.

RES.R17-2607

Carried

PERMITS - APPROVALS

7. Development Variance Permit No. 7916-0514-00

1062111 B.C. Ltd. (Director Information: Harbinder Athwal, Ravinder Basra, Amrik Biran and Kanwalieet Mann)

c/o Hub Engineering Inc. (Mike Kompter)

13517 Marine Drive

To reduce the lot depth to allow for the proposed subdivision into 4 single family

lots.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

Attachment "D"

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7914-0213-00

Planning Report Date: July 27, 2015

112 AVE 104 AVE GUILDFORD 96 AVE 88 AVE FLEETWOOD 80 AVE 72 AVE NEWTON CLOVERDALÉ 64 AVE 56 AVE 48 AVE 40 AVE 32 AVE SOUTH SURREY 24 AVE 16 AVE 152 ST 136 ST 8 AVE 160 ST, 0 AVE 184 ST 192 ST 168 ST 176 ST

PROPOSAL:

OCP Amendment from "Agricultural" to "Suburban"

to allow for rezoning and subdivision from 3 lots to 136 single family lots.

LOCATION:

18115, 18147 and 18253 - o Avenue

OWNER:

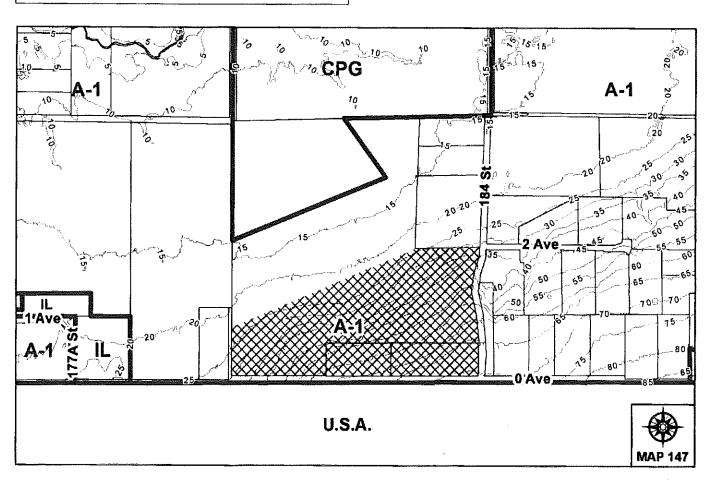
Lapierre Holdings Ltd.

Hazelmere Golf & Tennis Club

ZONING:

A-1 and CPG

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Staff provide two recommendations for Council's consideration:
 - o The proposed development not be supported; and
 - The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and Urban Containment Boundary.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• The proposal is a significant departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- Does not comply with OCP Designation and Metro Vancouver's Regional Growth Strategy (RGS).
- The proposed development is a large departure from existing City plans and policies, as described further in the report. There is no NCP or planning or servicing framework in place to guide development in this portion of the Hazelmere valley.
- The proposed development has significant servicing and transportation challenges.
- The subject site is outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.
- If the proposal is modified to be consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary, there is some merit for considering support.

RECOMMENDATION

The Planning & Development Department recommends that:

(a) The proposed development (Appendix II) not be supported; and

(b) The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

REFERRALS

Engineering:

The Engineering Department has concerns with the proposal as

discussed below in this report.

Parks, Recreation & Culture:

Parks has concerns with the proposal as there has been no assessment of park provision in this area of Hazelmere if the proposed development and subsequent similar developments are

approved.

Department of Fisheries and Oceans (DFO):

If the proposal proceeds, the applicant will be required to undertake a detailed Riparian Areas Regulation (RAR) assessment

to address riparian protection issues.

Fraser Health Authority:

If the proposal proceeds with a form of development requiring septic fields, input from the Fraser Health Authority will be

requested.

Agricultural and Food Security Advisory Committee (AFSAC): At its September 4, 2014 meeting, AFSAC recommended that the application not be supported, as the lands are located in an Agriculture designated area which is not intended for urban-type

development.

Metro Vancouver:

The applicant is proposing an amendment to the Regional Growth Strategy (RGS) and to the Urban Containment Boundary. The subject site is outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.

File:

7914-0213-00

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SITE CHARACTERISTICS

Existing Land Use:

1815 – o Avenue is vacant farmland (partially within ALR), with 2 golf course holes at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - o Avenue are rural acreages not within the ALR (Appendix III).

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North and West:	Golf course and agricultural acreage.	Agricultural/ Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural/ Suburban Residential (5 upa)	A-1
South (Across o Avenue):	United States of America.	n/a	n/a

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site consists of 3 properties (18115, 18147 and 18253 o Avenue) located along o Avenue near 184 Street in the Hazelmere Valley. The property at 18115 o Avenue is partially within the Agricultural Land Reserve (ALR), is also split-zoned "General Agriculture Zone (A-1)" and "Golf Course Zone (CPG)", and contains 2 holes of the Hazelmere golf course. The applicant is proposing to develop the southerly portion of the site, which is the non-ALR portion of the property (Appendix III).
- The properties at 18147 and 18253 o Avenue are zoned A-1. These two properties are designated "Agricultural" in the Official Community Plan (OCP) and "Rural" in Metro Vancouver's Regional Growth Strategy (RGS).
- The parcel is bordered on the north by the Hazelmere golf course and an agricultural acreage. The site is bordered by agricultural acreages to the east (across 184 Street) and west. The site is bordered on the south (across o Avenue) by the United States.
- The proposed development site is located on a north-facing slope of moderately steep grades, with a high elevation of 70 metres (230 feet) above sea level along o Avenue and a low elevation of 21 metres (69 feet) at the north portion of the site. The site is mostly cleared, albeit with some significant forest clusters. There are some Class B watercourses on the proposed development portion of the site. In addition, an owl's nest and hawk's nest have been identified in the main forested area on the proposed development portion of the site.

File:

Proposed Development

- The applicant is proposing to develop the non-ALR portion of the site. The gross site area is 52 hectares (128.5 acres), and the non-ALR portion of the site proposed for development is 23 hectares (56.8 acres).
- The applicant is proposing an OCP amendment from "Agricultural" to "Suburban" to allow for a rezoning and subdivision from 3 lots to 136 single family lots and open riparian space of 3.1 hectares (7.8 acres). The proposed density is 5.9 uph (2.4 upa). Proposed lot sizes range from 960 sq.m. (10,300 sq.ft) to 2,324 sq.m. (25,000 sq.ft.), and the large majority of the lots are approximately 1,000 sq.m. (10,800 sq.ft.) in size (Appendix II). The nearest zone equivalent to the proposal is the RH-G zone which allows 50% of the lots to be 1,120 sq.m. (12,000 sq.ft.) and 50% to be 1,300 sq.m. (14,000 sq.ft.). The proposed lots are proposed to be on City sewer, as the minimum required lot size for a septic system is 0.8 hectares (2 acres), as per Surrey Subdivision and Development By-law, 1986, No. 8830.
- In terms of the subject application, only the proposed OCP amendment from "Agricultural" to
 "Suburban", and not the rezoning or Development Permit for the ALR interface and Hazard
 Lands, is being presented for Council's consideration. Given the significant departure from
 the City's and Metro Vancouver's plans and policies that the proposal entails, it was deemed
 appropriate to consult Council on the larger land use and density issue before proceeding
 further to detail development planning of the site.

Policy Considerations

• In considering the proposal to redesignate the subject site from "Agricultural" to "Suburban" in the OCP to allow for the proposed subdivision there are a number of City and Metro Vancouver policies that need to be considered. These are described below.

Surrey OCP (2014)

- The protection of agriculture and agricultural areas is a key objective of the City of Surrey.
 Surrey's OCP contains policies that are designed "to protect farmland as a resource for agriculture, a source of heritage and as a reflection of a distinct landscape defining communities". These policies seek to enhance the viability of agriculture as a component of the City of Surrey's economy.
- The subject site is designated "Agricultural" in the OCP, which is intended to support agriculture, complementary land uses and public facilities". This designation includes lands in the ALR as well as lands outside the ALR that are used for farming and various other complementary uses. Introducing 1,000 sq.m. (10,800 sq.ft.) lots in this area does not support agriculture, nor is it a complementary land use. Rather, the proposed development would serve to destabilize the existing rural character of the area and introduce potential conflicts to the agricultural community.
- The proposed development is also contrary to the OCP which encourages the "full and efficient build-out of existing planned urban areas". In addition, the OCP calls for the prevention of "urban development as well as the extension of City services that would encourage subdivision in rural and suburban areas, except in accordance with approved Secondary Plans".

The proposed development is not envisioned in the OCP or in any secondary plan.

Surrey Agriculture Protection and Enhancement Strategy (2013)

- Surrey's Agriculture Protection and Enhancement Strategy, adopted by Council in 2013, outlines various ways that agriculture within Surrey can be maintained and enhanced, including:
 - o "a stable, predictable and contiguous agricultural land base to operate upon is essential for the continued health and vitality of the agri-food sector";
 - o "without viable, available, accessible agricultural land... the ability to provide fresh food is severely limited"; and
 - o "protect farming and agri-food operations from adjacent urban impacts (e.g. upland stormwater drainage, traffic, nuisance complaints, trespassing and noxious substances)".
- The proposed development would effectively introduce urban-style development into this area of Surrey that is designated "Agricultural" and would lead to conflict between agricultural activity and urban-style development. Residents within this proposed community would have to travel through adjacent agricultural areas on a daily basis to get to places of employment, commerce, schools, parks and other such destinations. Most of these trips will be made by car, which significantly increases the potential for conflict with the agricultural community.

Metro Vancouver

- The subject site is designated as "Rural" in Metro Vancouver's Regional Growth Strategy (RGS) and is located outside of the Urban Containment Boundary. The Urban Containment Boundary is intended to establish a stable, long-term regionally defined area for urban development and to reinforce the protection of agricultural and rural areas, while the "Rural" designation in the RGS is intended to protect the existing character of rural communities, landscapes and environmental qualities.
- The "Rural" designation permits low density residential development that do not require the provision of urban services such as sewer or transit. Rural areas generally do not have access to regional sewer services.
- The proposed development would require provision of sewer servicing as the proposed lots are smaller than the o.8 hectare (2 acre) size required to support septic systems, and thus the applicant's proposal would trigger an application to Metro Vancouver to amend the Urban Containment Boundary and to amend the RGS designation from "Rural" to "General Urban".
- Amendments to the Urban Containment Boundary and the "Rural" designation of the RGS
 must come from the affected municipal government, and require an affirmative two-thirds
 weighted vote of the Metro Vancouver Board and a regional public hearing. This step would
 occur subsequent to Council holding a Public Hearing and granting Third Reading to the
 proposed development.

Engineering Considerations

- No complete studies with respect to environmental considerations, drainage, sanitary
 servicing, water provision or transportation network have been undertaken for the non-ALR
 lands in Hazelmere. The servicing impacts of the proposed development would need to be
 addressed in a more comprehensive servicing strategy such as one undertaken for an NCP if
 the area were to be designated for suburban development.
- Staff note that the site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area. If the area were to be included for sanitary sewer servicing, the system is likely to extend from the Douglas neighbourhood. At this point in time the Douglas system has not been sized to accommodate expansion of its catchment.
- In terms of drainage, a preliminary Integrated Stormwater Management Plan Scoping Study has been undertaken for the Little Campbell River watershed which includes this area of the Hazelmere Valley. As this area is designated to remain rural in nature no further drainage studies have been undertaken or are being planned for the area. Should the area proceed to a more suburban form of development, a detailed Integrated Stormwater Management Plan (ISMP) would need to be undertaken, and concerns over upland development causing drainage impacts such as flooding in low land areas and erosion in steeper channels would need to be addressed. The ISMP could also include a detailed evaluation of environmental constraints and opportunities in the area.
- There is currently no water provision plan in place for this rural area. Current area residents obtain water from private wells. Densification of the area to suburban land uses would trigger the need to develop a water system expansion plan for the area. City water mains currently exist anywhere from 765 yards (700 metres) to 1090 yards (1000 metres) (depending on point of connection) from the proposed site. The existing water system may need to be upgraded as well to support expansion into this area.
- In terms of transportation, a study would be needed to determine how to manage traffic should this area of Hazelmere be redeveloped at the proposed density. The rural roads were not intended to carry urban traffic volumes. In addition, the potential for conflict between farm vehicles and other vehicles would increase if this area of Hazelmere was redeveloped.

In summary, the proposed development is a considerable departure from the type of rural low density development envisioned for this area. Any increase in density is likely to trigger substantial infrastructure investment. A strategic review of all services in the area would be required as part of the planning process.

PRE-NOTIFICATION

Pre-notification letters were sent on August 22, 2014 and two development proposal signs were installed on the subject site in December 2014. Staff received 10 phone calls and 5 letters/emails regarding the proposal.

- Three (3) callers had general questions about the proposal and did not indicate opposition or support for the project.
- One (1) caller and 1 letter writer was in support of the proposal, although they did mention concerns about increased traffic in the area that would result from the proposed development.
- Six (6) callers and 4 letter/email writers, including the Little Campbell Watershed Society (LCWS), were not in favour of the proposal and indicated various concerns, including:
 - The proposed development would have negative effects on habitat and drainage (including the Little Campbell River);
 - The current plans don't allow for this type of denser development;
 - The area will lose its rural agricultural character if this development and similar developments are approved;
 - The pressure this will put on the rest of the area to redevelop;
 - o The local rural roads aren't built to handle higher volumes of traffic; and
 - o Development in the area is "premature".

PROJECT EVALUATION AND DISCUSSION

Staff is <u>not</u> supportive of the proposed development and recommends that the application be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

 Approving the proposed development would necessitate a comprehensive land use and servicing study far beyond the boundaries of the site, which has the potential to significantly alter the rural and stable character of this area of Surrey.

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File: 7914-0213-00

- The subject site is located within an area in the southeast corner of Surrey that is rural in character. The rough boundaries of this area are o Avenue on the south, and the Surrey-Langley border on the east. The northern boundary is a line running diagonally from the subject site to where 12th Avenue meets the Surrey-Langley border (Appendix VII). These lands are outside of the ALR and are designated "Agricultural" in the OCP. The area is characterized by large acreage properties that are 2 hectares (5 acres) in area or larger that do not require municipal water and sewer services. Development that has occurred in this area is in accordance with the minimum 5 acre parcel area permitted in the A-1 Zone. Of note is a development (File No. 7910-0256-00) in the final approval stages at 442 188 Street which will see the creation of a subdivision of nine 2 hectare (5 acre) sized parcels.
- The current proposal, if allowed to proceed, will significantly alter the rural character of the area with a major impact on the overall servicing plan.
- Given the proposal's significant departure from existing plans and policies, the servicing
 constraints, the lack of a neighbourhood concept plan for this area of Hazelmere and the
 required Metro Vancouver amendment process, staff can see no rationale for supporting the
 proposed development.
- Should Council choose to allow the current proposal to proceed, staff recommend that the
 application be referred back to staff for further study and significant public consultation. No
 land use planning process has been undertaken to date nor has any public consultation other
 than identified in this report been undertaken related to the current application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary and Project Data Sheets

Appendix II. ALR Context Map Showing Subdivision, Existing Site Showing Proposed

Development Portion, Proposed Subdivision Layout

Appendix III. Agricultural and Food Security Advisory Committee Minutes

Appendix IV. OCP Redesignation Map

Appendix V. Metro Vancouver Regional Growth Strategy Map

Appendix VI. Map showing non-ALR lands in the Hazelmere Valley

original signed by Nicholas Lai

Jean Lamontagne General Manager Planning and Development

KB/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:

Name:

Maggie Koka

Aplin & Martin Consultants Ltd.

Address:

#201, 12448 - 82 Avenue

Surrey, BC V₃W₃E₉

Tel:

604-597-9058

2. Properties involved in the Application

(a) Civic Address:

18147 - o Avenue

18253 - o Avenue 18115 - o Avenue

(b) Civic Address:

18147 - o Avenue

Owner:

Lapierre Holdings Ltd.

PID:

007-245-653

Lot 3 Section 5 Township 7 New Westminster District Plan 35804

(c) Civic Address:

18253 - o Avenue

Owner:

Lapierre Holdings Ltd.

PID:

007-150-199

Lot 4 Section 5 Township 7 New Westminster District Plan 43858

(d) Civic Address:

18115 - o Avenue

Owner:

Hazelmere Golf & Tennis Club

PID:

013-221-540

Parcel "B" (Reference Plan 2664) South East Quarter Section 5 Township 7 Except Firstly: The South 33 Feet Secondly: Part Subdivided By Plan 35804 Thirdly: Part Subdivided By Plan 43858 Fourthly: Parts Dedicated Road on Plan BCP7629 New Westminster District

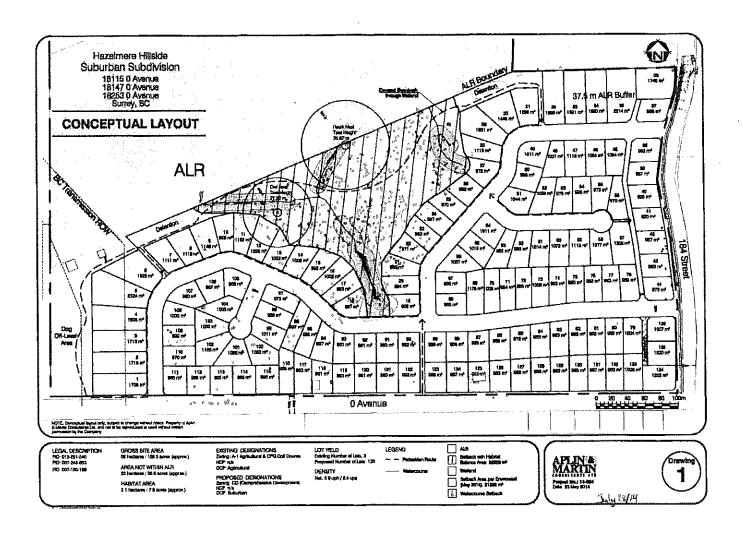
Summary of Actions for City Clerk's Office

Appendix II
7914-0213-00 Hazelmere Subdivision Area Context (with ALR shown in green)



7914-0213-00: Map showing proposed development portion of subject site (non-ALR)





Appendix III

- Anticipated services offered include green burials (more biodegra coffin), columbaria (no cremation), and traditional and non-traditional services.
- The PC Zone requires at least 3 metres (10 ft.) of screen planting along all property lines.
- J. Gosal joined the meeting at 9:07 a.m.

The Committee commented as follows:

- Once the plots in the cemetery are sold out, the cemetery becomes a public space (without a crematorium it is not an operating business).
- In response to a question from the Committee regarding future city
 maintenance of the Private Cemetery when sold out, it was identified that an
 in perpetuity fund is put in place, that carries on to cover the costs of
 maintaining the property so that the maintenance does not fall to the City.
- If this site is to be developed and rezoned to a Cemetery Use, and the future cemetery maintenance becomes part of the existing City-owned property, it will be important to ensure it looks contiguous with the existing cemetery site, so there is access available for any future maintenance.

It was

Moved by M. Bose Seconded by B. Stewart

That the Agriculture and Food Security

Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7913-0288-00 be supported, as the proposed cemetery use is permitted under the existing Agricultural designation in the Official Community Plan (OCP), and the lands are located outside of the Agricultural Land Reserve (ALR); with a condition that if the site is to be rezoned, that the new cemetery provide future opportunities for access/maintenance connections with the existing City-owned cemetery site.

Carried

- S. Van Keulen joined the meeting at 9:15 a.m.
 - 2. Proposed OCP Amendment Application (Hazelmere) 18115/18253 o Avenue

File Nos.: 7914-021300; 6635-01

K. Broersma, Planner, was in attendance to provide an overview of a Proposed OCP Amendment Application (Hazelmere). The following comments were made:

- The Applicant is proposing an OCP Amendment application from "Agricultural" to "Suburban" to allow for rezoning and subdivision from three (3) lots into 136 lots. The Applicant is not proposing any changes to the ALR portion of the site.
- Staff is recommending to Council as a "Denial" application, as the proposed subdivision does not fully comply with City Policy O-23 and the proposed development does not comply with the OCP.

The Committee commented as follows:

- Concern was expressed regarding development of this kind of density in this
 area. The subdivision that is proposed does not fall into the category of being
 beside agriculture land.
- It has been identified in the past that formalizing the edge of the ALR needs to
 be discussed further with the Province as the ALR Boundary line cuts through
 the middle of properties and does not follow any specific geographic reference.
- It was noted that for any future land use changes to occur in this area, as proposed, there would first be a required Major Type 1 Amendment to the Regional Growth Strategy, requiring an affirmative 50% + 1 weighted vote of the Metro Vancouver Board and acceptance by all affected local governments. This approval would not be supported by this Committee as there is not benefit to Agriculture.
- Agreement was unanimous that there are significant servicing issues with this
 application, and the application does not comply with the OCP policies for
 Agricultural and Food Security, Land Use provisions for Density consideration
 within 200 m of the ALR Boundary, and is located outside both the Urban
 Containment Boundary and outside any Secondary Land Use Plan Area.

It was

Moved by M. Bose Seconded by P. Harrison

That the Agriculture and Food Security

Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7914-0213-00 not be supported, as the lands are located in an Agricultural Designated area which is not intended for urban development, but for supportive agriculture and complementary land uses and to ensure the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities and the continued use of Surrey farmland outside of the Agricultural Land Reserve (ALR) for agricultural purposes in accordance with the Official Community Plan (OCP).

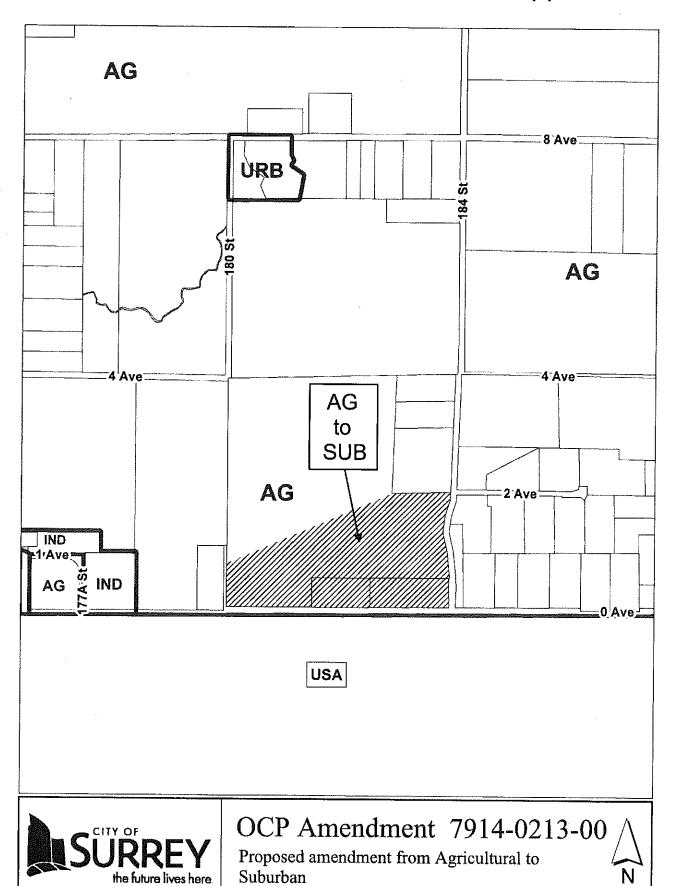
Carried

- E. ITEMS REFERRED BY COUNCIL
- F. CORRESPONDENCE
- G. INFORMATION ITEMS
 - 1. Environmental Sustainability Advisory Committee (ESAC) Update

An update from the ESAC meeting of July 23, 2014 was provided as follows:

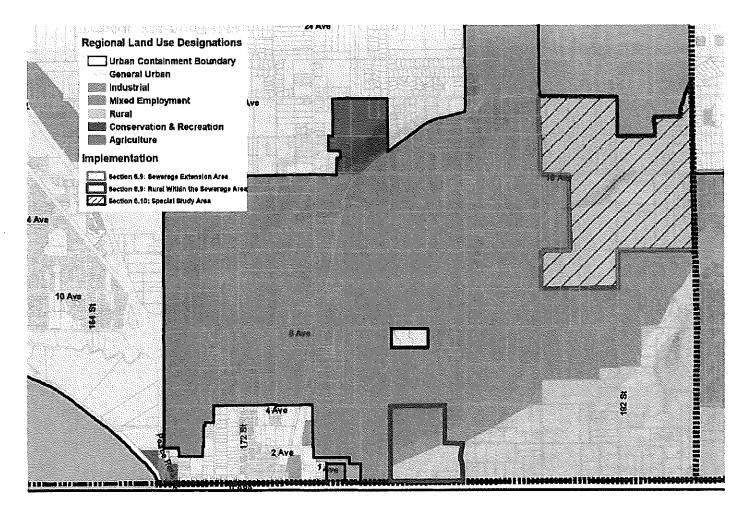
T. Capuccinello, Assistant City Solicitor and T. Uhrich, Planning, Research and Design Manager, presented on the proposed Kinder Morgan (KM) pipeline project. As part of minimizing negative impacts, staff is exploring an option so that the pipeline occupies the South Fraser Perimeter Road (SFPR) Corridor, the CN Rail Corridor and the Golden Ears Connector Corridor as much as possible, thereby reducing intrusion into Surrey Bend Regional Park and City Parks. Due to public safety concerns, the Province is not keen on having the

Appendix IV

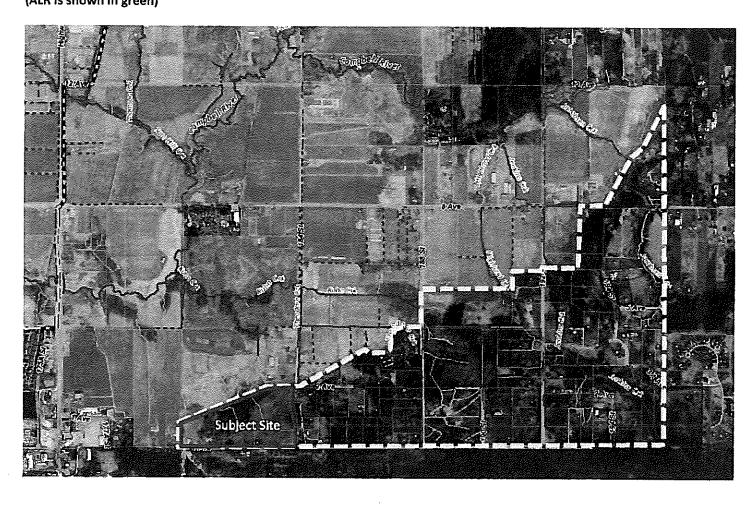


Metro Vancouver Regional Growth Strategy Map

Appendix V



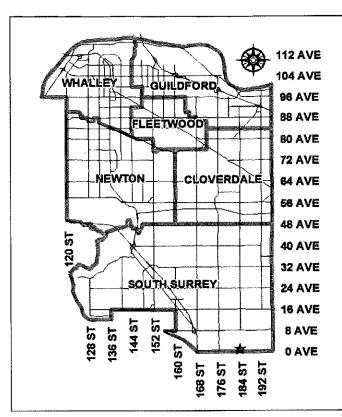
Appendix VI Map showing non-ALR portion of Hazelmere Valley (within yellow boundary) (ALR is shown in green)



Attachment "E"

City of Surrey ADDITIONAL PLANNING COMMENTS File: 7914-0213-00

Planning Report Date: June 27, 2016



PROPOSAL:

OCP Amendment from Agricultural to Suburban

to allow for rezoning and subdivision from 3 lots into approximately 136 single family lots.

LOCATION:

18115, 18147 and 18253 - o Avenue

OWNER:

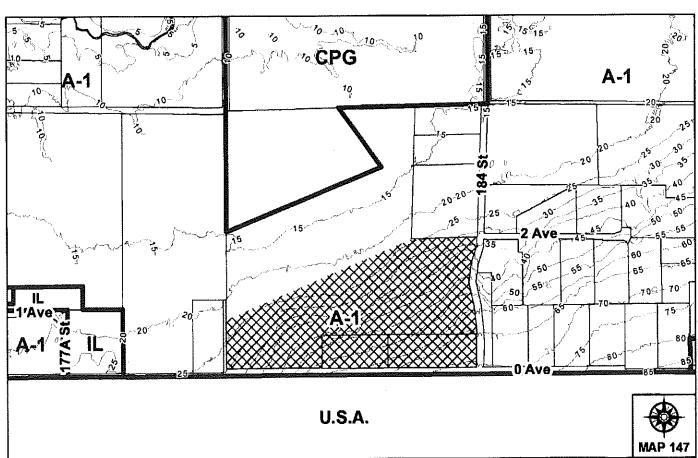
Lapierre Holdings Ltd.

Hazelmere Golf & Tennis Club

ZONING:

A-1 and CPG

OCP DESIGNATION: Agricultural



Page 2

RECOMMENDATION SUMMARY

Staff recommend that the proposed development <u>not</u> be supported.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• The proposal is a significant departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- At the July 27, 2015 Regular Council Land Use meeting, Council considered the subject application and passed the following motion:
 - o The proposed development not be supported; and
 - o The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.
- Since the July 27, 2015 Regular Council Land Use meeting, the applicant has conducted a
 geotechnical and soils analysis, produced an agricultural enhancement plan and has had
 discussions with the Little Campbell Watershed Society (LCWS). The applicant advises that
 the soils on the site are not ideal for septic systems and that utilizing the City's sanitary sewer
 is a preferred option.
- The applicant is proposing a number of improvements in support of their proposal which are discussed in this report, and has requested that their proposal be considered by Council. The applicant does not wish to pursue a proposal that is consistent with the policies of the Official Community Plan (OCP) and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.
- Notwithstanding the various improvements proposed by the applicant, the proposed
 development is a significant departure from existing City plans and policies, as described
 further in the report. There is no Neighbourhood Concept Plan (NCP) or planning or
 servicing framework in place to guide development in this portion of the Hazelmere valley.
 Further, the proposed development has significant servicing and transportation challenges,
 and would not result in contiguous or planned growth following the provisions outlined in the
 City's OCP.
- The subject site is located outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.
- In light of the above concerns, staff are recommending that the proposed development <u>not</u> be supported.

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RECOMMENDATION

The Planning & Development Department recommends that the proposed development <u>not</u> be supported.

However, should Council feel there is merit in supporting the proposed Official Community Plan (OCP) amendment, Council may consider referring the application back to staff to be held pending the initiation and completion of a comprehensive land use and servicing study for all of the non-Agricultural Land Reserve (ALR) portions of the Hazelmere Valley.

REFERRALS

Engineering:

The Engineering Department has concerns with the proposal as

discussed below in this report.

Parks, Recreation &

Culture:

Parks has concerns with the proposal as there has been no assessment of park provision in this area of Hazelmere if the proposed development and subsequent similar developments are

approved.

Department of Fisheries

and Oceans (DFO):

If the proposal proceeds, the applicant will be required to undertake a detailed Riparian Areas Regulation (RAR) assessment

to address riparian protection issues.

Fraser Health Authority:

If the proposal proceeds with a form of development requiring septic fields, input from the Fraser Health Authority will be

requested.

Agricultural and Food Security Advisory Committee (AFSAC): At its September 4, 2014 meeting, AFSAC recommended that the application not be supported, as the lands are located in an Agriculture designated area which is not intended for urban-type

development.

At its May 5, 2016 meeting, AFSAC recommended that the application be supported based on the revised proposal and improvements for agricultural productivity. The AFSAC members indicated concerns about septic leakage into the low-lying ALR portion of the site and prefer to see a City sanitary system in the proposed development as opposed to a septic system.

Metro Vancouver:

The applicant is proposing an amendment to the Regional Growth Strategy (RGS) and to the Urban Containment Boundary. The subject site is located outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.

File:

7914-0213-00

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SITE CHARACTERISTICS

Existing Land Use:

1815 – o Avenue is vacant farmland (partially within ALR), with 2 golf course holes at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - o Avenue are rural acreages which are not located within the ALR.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North and West:	Golf course and agricultural acreage.	Agricultural/ Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural/ Suburban Residential (5 upa)	A-1
South (Across o Avenue):	United States of America.	n/a	n/a

DEVELOPMENT CONSIDERATIONS

Background

- At the July 27, 2015 Regular Council Land Use meeting, Council considered the subject application and passed the following motion:
 - o The proposed development not be supported; and
 - o The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.
- The applicant has indicated that they do not wish to pursue a proposal that is consistent with the policies of the Official Community Plan (OCP) and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary, and have requested that their amended proposal be forwarded for Council's consideration.
- The policy and implementation constraints identified in the Planning Report dated July 27, 2015 are all still valid. The subject site is designated "Agricultural" in the Official Community Plan (OCP) and "Agricultural" and "Rural" in Metro Vancouver's Regional Growth Strategy (RGS). Surrey's OCP and the Surrey Agriculture Protection and Enhancement Strategy (2013) seek "to support agriculture, complementary land uses and public facilities". The proposed development would serve to destabilize the existing rural character of the area and introduce potential conflicts to the agricultural community.

- The proposed development is also contrary to the OCP policy which encourages the "full and
 efficient build-out of existing planned urban areas". In addition, the OCP calls for the
 prevention of "urban development as well as the extension of City services that would
 encourage subdivision in rural and suburban areas, except in accordance with approved
 Secondary Plans".
- The proposed development portion of the subject site is designated as "Rural" in Metro Vancouver's Regional Growth Strategy (RGS) and is located outside of the Urban Containment Boundary. The Urban Containment Boundary is intended to establish a stable, long-term regionally defined area for urban development and to reinforce the protection of agricultural and rural areas, while the "Rural" designation in the RGS is intended to protect the existing character of rural communities, landscapes and environmental qualities.
- Amendments to the Urban Containment Boundary and the "Rural" designation of the RGS
 must come from the affected municipal government, and require an affirmative two-thirds
 weighted vote of the Metro Vancouver Board and a regional public hearing. This step would
 occur subsequent to Council holding a Public Hearing and the granting of Third Reading to
 the associated by-laws should the proposal be supported by Council.
- No complete studies with respect to environmental considerations, drainage, sanitary servicing, water provision or transportation network have been undertaken for the non-ALR lands in Hazelmere. The servicing impacts of the proposed development would need to be addressed in a more comprehensive servicing strategy such as one undertaken for an NCP if the area were to be redesignated for suburban development. In particular, the site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area.

Proposed Development

The applicant is proposing a similar single family subdivision concept as was presented
previously in July 2015 (Appendix II). The applicant is proposing an OCP amendment from
Agricultural to Suburban to allow for a rezoning and subdivision from 3 lots to approximately
136 single family lots. These lots are proposed to connect to City services, including the City's
sanitary sewer system.

Information Provided by the Applicant since the July 27, 2015 Regular Council - Land Use Meeting

- In response to the direction that was provided at the July 27, 2015 Regular Council Land Use
 meeting, the applicant has conducted a geotechnical and soils analysis, produced an
 agricultural enhancement plan and has had discussions with the Little Campbell Watershed
 Society (LCWS).
- The applicant's revised proposal would include improvements to the soil capability on lands located within the ALR; riparian habitat improvements; improved storm water management practices to reduce potential flooding of the agricultural low lands; an ALR inclusion application to the ALC for a small portion of the site along o Avenue; and a reduction in the area of the portion of the site zoned CPG such that more of the ALR portion of the site would be zoned A-1 instead of CPG.

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- To improve the agricultural productivity of the ALR portion of the site, the applicant's agricultural consultant recommends a number of improvements, including: installing a drain tile system to improve drainage; installation of an irrigation system, and improving the soil structure and fertility by adding compost and introducing perennial forage grasses and cereals which can improve the condition and fertility of the soil. In conclusion, the consultant states that "based upon implementation of the land improvements described above and after 2 to 3 years of production of forage grasses and cereals, the fertility and tilth should increase to a point where the land would be ready to produce a wide range of field crops, including berries and vegetables."
- To improve storm water management and riparian habitat on the site, the applicant is
 proposing to relocate and consolidate various watercourses, and also construct habitat ponds.
 The improved storm water management will direct uncontrolled flows and reduce potential
 flooding of lowland agricultural areas.
- The applicant has provided a letter dated December 9, 2015 from the LCWS in support of the proposed development. The LCWS appreciates the applicant's proposal to keep 6 hectares (15 acres) of natural habitat, and to enhance the riparian areas on the site.
- Based on their review of the soils on the subject site, the applicant has confirmed that the soils
 are not ideal for septic systems and that connection to the City's sewer system is a preferable
 option. The applicant's geotechnical engineer indicates the following:

"the surficial soils are generally silty and do not lend themselves well to infiltration. Therefore, we expect that septic systems consisting of sand mounds or oversized fields... may have to be considered. For this condition there is a risk of septic effluent, in the event of a septic system failure, flowing over time in the near surface lot grading fills, road structure fills, and utility trenches along the sloping gradient of the site. As well, in the event that permeable, water bearing soils are encountered (such as at our well locations), there is potential for relatively rapid transport of septic effluent through this stratum... [and also] that these permeable deposits do daylight sporadically on the slope. Both... scenarios pose risks in our opinion of off-site transport of septic effluent downslope and across property lines, and may also result in environmental concerns where effluent reaches the ALR or the drainage ditches on site that are understood to be sub-catchments for Kuhn Creek..."

 At its May 5, 2016 meeting, AFSAC recommended that the application be supported. The AFSAC members indicated concerns about septic leakage into the low-lying ALR portion of the site and a preference to see a City sanitary sewer system included in the proposed development as opposed to a septic system. File: 7914-0213-00

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PROJECT EVALUATION AND DISCUSSION

- The subject application is proposed outside of an area with an approved secondary land use plan. The OCP encourages contiguous development within areas that have approved Neighbourhood Concept Plans (NCPs). NCPs provide a detailed coordinated planning framework for an area of land, including issues such as appropriate land uses, services and circulation networks. Given the site's context, being located outside of the Metro Fraser Sewer Area, and the Urban Containment Boundary, there are no plans currently, or in the foreseeable future, for the Planning & Development Department to commence work on an NCP or similar secondary land use plan for this portion of the Hazelmere Valley.
- It should be noted that minimal planning context exists for this area. This application would support "leap frog" development which is not planned or contiguous. Similarly, proceeding with this application in advance of a land use plan for the area sets a dangerous precedent for other landowners looking to develop their land in advance of completion of an NCP.
- While the applicant has proposed several worthwhile agricultural and riparian improvements
 as discussed above, these suggested improvements do not address the fundamental issues and
 concerns associated with the proposed development in this area of the City.
- The applicant has suggested that existing soil conditions on the site are not suitable to provide septic systems on o.8-hectare (2-acre) lots. Increasing the lot size to be larger than than the minimum o.8 hectares (2 acres) lot area required for septic may also be a possibility on the subject site, as was the case in a nearby subdivision (File No. 7910-0256-00) at 442 188 Street and 435 192 Street where nine 2-hectare (5-acre) parcels were created in 2015.

CONCLUSION

- The proposed development is a significant departure from the City's existing plans, policies or practices. Given the servicing constraints posed by the development, the lack of a secondary land use plan for this area of Hazelmere and the required Metro Vancouver amendment process, staff recommend that the proposed development <u>not</u> be supported.
- The proposed development would necessitate the need for a comprehensive land use and servicing study that would extend far beyond the boundaries of the site, and which has the potential to significantly alter the rural and stable character of this area of Surrey. The Hazelmere Valley is currently a low density, primarily agricultural area and the provision of City services and an increase in density would dramatically change the character of the area.
- If, however, Council feel there is merit in supporting the proposed Official Community Plan (OCP) amendment, Council may consider referring the application back to staff to be held pending the initiation and completion of a comprehensive land use and servicing study for all of the non-Agricultural Land Reserve (ALR) portions of the Hazelmere Valley.

File:

7914-0213-00

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INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.

Lot Owners, Action Summary and Project Data Sheets

Appendix II.

Updated Site Plan

Appendix III.

Planning Report No. 7914-0213-00, dated July 27, 2015

original signed by Ron Hintsche

Jean Lamontagne General Manager Planning and Development

KB/dk

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:

Name:

Maggie Koka

Aplin & Martin Consultants Ltd.

Address:

#201, 12448 - 82 Avenue

Surrey, BC V₃W ₃E₉

Tel:

604-597-9058

2. Properties involved in the Application

(a) Civic Address:

18147 - o Avenue

18253 - o Avenue 18115 - o Avenue

(b) Civic Address:

18147 - o Avenue

Owner:

Lapierre Holdings Ltd.

PID:

007-245-653

Lot 3 Section 5 Township 7 New Westminster District Plan 35804

(c) Civic Address:

18253 - o Avenue

Owner:

Lapierre Holdings Ltd.

PID:

007-150-199

Lot 4 Section 5 Township 7 New Westminster District Plan 43858

(d) Civic Address:

18115 - o Avenue

Owner:

Hazelmere Golf & Tennis Club

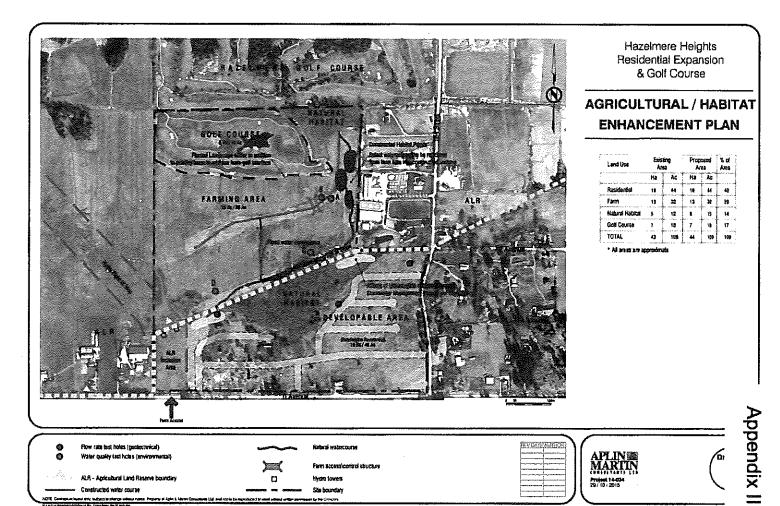
PID:

013-221-540

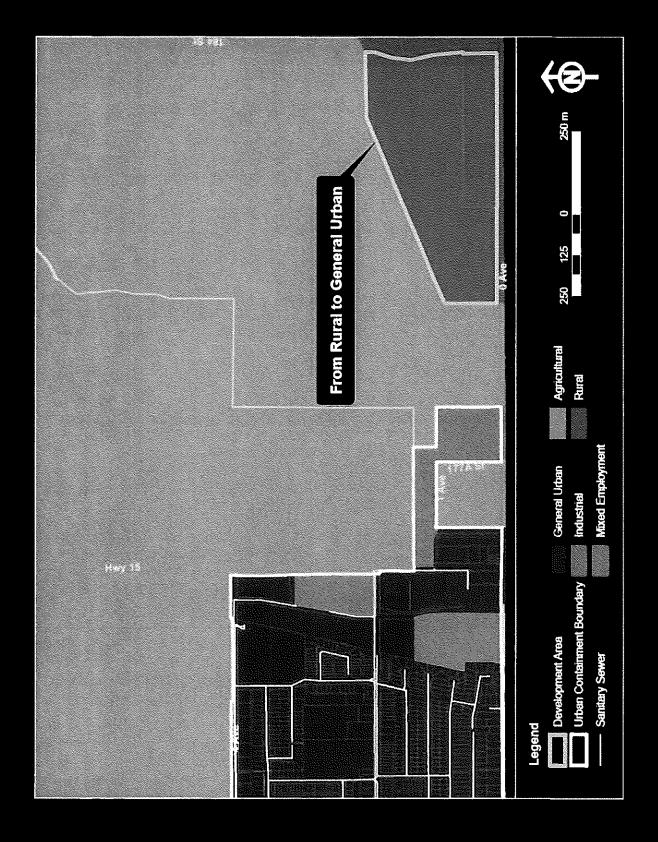
Parcel "B" (Reference Plan 2664) South East Quarter Section 5 Township 7 Except Firstly: The South 33 Feet Secondly: Part Subdivided By Plan 35804 Thirdly: Part Subdivided By Plan 43858 Fourthly: Parts Dedicated Road on Plan BCP7629 New Westminster District

3. Summary of Actions for City Clerk's Office

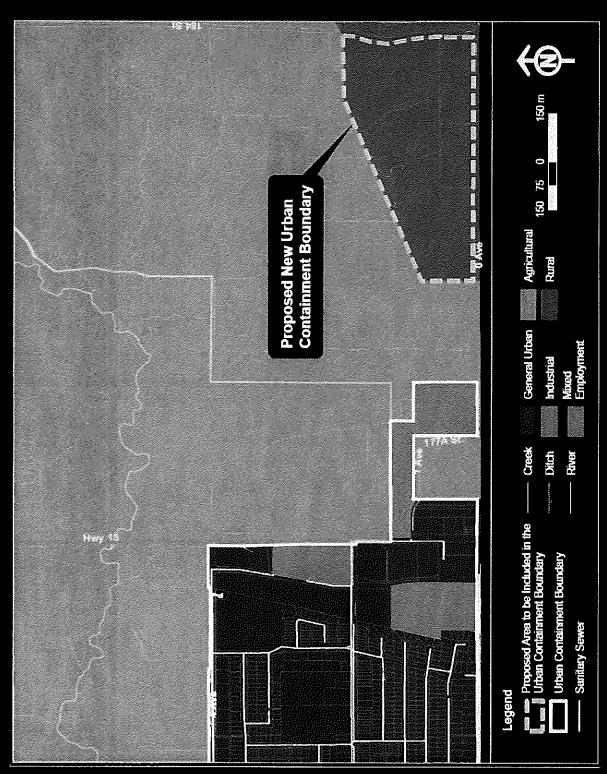
Appendix II



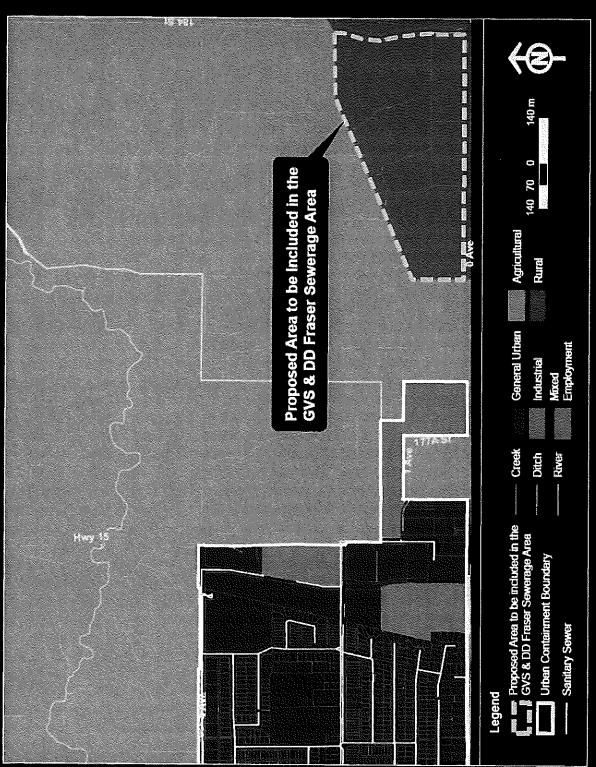
Attachment "F"



Attachment "G"
Proposed Regional Growth Strategy Urban Containment Boundary



Attachment "H"
Proposed Regional Growth Strategy GVS&DD Fraser Sewerage Expansion



Subject:

Concerns regarding Development #14-0213

From: Myles Lamont

Sent: Friday, December 8, 2017 11:17 AM

To: Heather McNeil Cc: Myles Lamont

Subject: Concerns regarding Development #14-0213

Hello Ms. McNeil,

I am writing regarding Development Proposal development #14-0213 which I have only just recently heard about despite being a local resident. Hive just down the street from this property and have several pretty severe apprehensions about it.

Based upon my current understanding of the project, these are just a few of my concerns-

- 1) We would share the same aquifer as this property which currently barely meets our needs during the summer months. We recently had our well tested this September and it flows at only 2Gal/min which is the bare minimum needed to sustain our small farm/household needs. Any additional draws on this could very well likely lead to us having no water at all. Our pump is nearly 200ft deep so going deeper is not likely to result in any more water and would be incredibly expensive to attempt.
- 2) I have SEVERE concerns about more land being taken out of ALR in this region and being converted to residential homes. As I am sure you are already aware, we sit on some of the most productive soil in the entire country here in the valley, and to continue to convert this to housing is not only a mismanagement of our finite agricultural resource, but a disservice to future generations living in this area. Food shortages in the Fraser Valley has already been identified as a huge potential problem with our growing population and the advent of climate change.
 - a. Within MetroVancouvers own Regional Food System Strategy it states the following:
 - i. "Strategy 1.1 Protect agricultural/and for food production. The metropolitan region of Vancouver is experiencing population growth of over 30,000 new residents each year. This will mean that the pressure to exclude landsfrom the Agricultural Land Reserve (ALR) for urban development will continue. However, a greater threat to farmland in Metro Vancouver may be the cumulative effect of allowing a range of non-farming activities on agricultural/and such as construction of roads and large estate homes as well as the lack of enforcement of restrictions limiting the dumping of fill and truck parking on farmland. Prime farmland is a limited resource and protecting it is essential for ensuring resiliency in regional food system as well as its long term sustainability."
 - b. Iwould hope that MetroVancouver would heed its own research conclusion on this issue and not allow future conversion of arable land into more un-needed million dollar homes. These sorts of units will do nothing to alleviate the current housing crisis nor be of any benefit to the local area. This is not what we need more of. We need more small scale agricultural farms who can produce a local, healthy and resilient crops that can provide for our burgeoning populations. Adding more seven figure housing and taking away from arable land only exacerbates these two issues.
 - i. As pointed out by the Pacific Institute for Climate Solutions, "The ability of agriculture to adapt to future climate change hinges on preservation of the land base for agricultural uses. The ALR and the role of the ALC in strengthening agricultural production in the province are key assets that contribute to adaptability. Thus:
 - 1. i. Ensure the ALC has the ongoing resources needed to fulfill its mandate, including its recent commitment to re-focus on enhancing agricultural production
 - 2. ii. Integrate climate change impacts and adaptation in all decisions involving ALR land."

- ii. This exact point is further emphasized under Strategy 1.4- "The high cost of agricultural fond in the region coupled with low profit margins associated with small scale farming has meant few young people can choose farming as a career. This is true for those new to the profession and farmers migrating from other regions. Innovative policies are needed to attract and retain new entrants into farming. Prospects for success can be improved with initiatives that reduce the cost of entry and provide new farmers with the technical knowledge and business skill required for operating a successful farm."
- iii. As one of the Goall Sample Actions, it states that MetroVancouver wiii"Work with the Agricultural Land Commission to protect the region's agricultural/and base through the Regional Growth Strategy".
- 3) Iwould also like to point out that I undertake fish surveys in this area as a pro-bono measure as a small contribution to living in this neighborhood. This development would undoubtedly have severe potential issues on the local waterways and hydrology that would in no way have any benefit to a fish population that is already experiencing conservation issues due to the Campbell Heights development. More high density residential units will do nothing but put further pressures on these dwindling populations and result in yet more issues for the local Semiahmoo First Nations who are already facing a food shortage crisis from their native fishery.
- 4) I have been told that sewage from this proposed development would have to be pipped nearly 20kms north to Langley to tie into a suitable utility. How on earth can this be considered a reasonable approach to dealing with effluent and raw sewage? Clearly if the infrastructure is not available to deal with this many units, there should not be any here. This ridiculous proposal should not even be on the table as an option.

lam rather confused why MetroVancouver would even consider these sorts of applications when they clearly go against all the research its own department has undergone and published. The only reason a developer would propose such high densities is because it thinks it can get away with it, or can get approved for something slightly less dense but ultimately having the same effect- loss of arable land, loss of water quality, loss of the rural community, loss of fish bearing creeks, loss of wildlife habitat, and loss of greenspace which are all reasons that people in this region have moved here for. We did not live in this area to watch the growth of the next Newton.

Iwould urge you and your colleagues to not support this proposal, if only for the reason that it flies in the face of your own reports on issues facing Metro Vancouver today.

Thank you,

Myles

Myles Lamont, *RPBio*, *CWB*, *EP*, *AScT* TerraFauna Wildlife Consulting, Inc w. www.terrafauna.ea



Subject:

Development in Protected lands

From: Mary and Wilf Jefferies

Sent: Thursday, December 28, 2017 2:19 PM

To: Heather McNeil

Subject: Development in Protected lands

Heather McNeil

Director of Regional Planning and Electoral Area Services, Parks, Planning and Environment t. 604.436.6813 c. 778.991.2653 or c. 778.991.3441

Dear Ms. McNeil,

I am writing to express my concerns regarding the proposed developed at the corner of 184th street and Zero avenue in Surrey.

lattended the meeting in Surrey for final-reading of this development and was surprised to find that successive council members voiced concern after concern regarding this development yet the majority voted in favour of it. My understanding is that the Surrey engineering department reported that they were not in favour of it yet the council voted in favour of it without addressing the engineering concerns. I myself have written to the engineering department but after initially addressing my questions they are now not commenting. What I gleaned from the council vote is that several of the counsellors are friends of the owners of the Hazelmere Golf club that is proposing the development and that they are concerned that. "Golf is a dying industry", and are therefore willing to throw the owner a lifeline by allowing them to rezone the property and build 140 homes there. One of the councillors who voted against this development, Judy Villeneuve is or was, a Metro Vancouver Board of Director; Metro Vancouver Climate Action Committee; and Municipal Finance Authority (Representative) and stated that the proposed development does not conform to the SURREY OCP that was approved LAST YEAR norto the GVRD plan for sustainable development and should be rejected and not considered again. Basically, the plan involves rewarding some sharp developers to the detriment of the local community. Not only was this poorly planned development rammed through council without an amendment to the OCP, the council refused to table the overwhelming rejection by the local community and dismissed the results of a local survey on this plan.

It is surprising that this has been passed without the following issues being addressed:

- 1-According to the developers, they plan to include the development of adjacent ARL zoned land that will be altered to allow retention pools for accommodating the groundwater runoff from the 140 houses they plan to build. This does not conform to an authorised use of the ALR and would need your approval to designate it for this unsanctioned use. Also how toxic is the runoff, that would include substances from roads and houses and manicured lawns? Who would monitor this does not access the river and fishery as the plan is for the runoff to do exactly this after it joins an irrigation ditch on the golf course and flows into the fishery after it leaves the golf course at its western boundary.
- 2- Cynically the developers have designated some of the land in the parcel to be redesignated ALR. This is the land directly under the high power lines that run through the parcel that can't be used for conventional farming.
- 3- The development appears to have the houses and the roads crossing and encroaching the salmon stream designated ditches on 184th street. How can this be allowed?
- 4-The developer wants to trench 184th street from Zero Avenue to Number 10 highway a distance of 11kms (50 blocks) and will then install a dedicated sewer line and pump station. The creation of this line would be within 8 feet of the salmon streams on either side of 184th and have to go over/under the Niocmeki River and the Little Campbell river and over/under the rail lines in Cloverdale. How are

they able to protect all these creeks and rivers from damage while they install this line? Don't the railways control right-aways near their rail line?

- 5- The developers plan to create a chlorination station and several pump stations along this line and pledge to maintain this for 5 years after they ram through this development. It begs the question, what entity will maintain it for the duration of its lifetime, and who will pay for it and who is legally responsible if it malfunctions and destroys habitat in the Niocmekl River and the Little Campbell River?
- 6-184th street is a designated "B" rated road that has open ditches/salmon streams. Do the levels of traffic anticipated by this development preclude the access roads off 184th/salmon streams into the development? I assume Zero is an "A" class road and wonder why this is not proposed as the exclusive access road?
- 7- This project was already rejected twice by the City of Surrey, primarily because it did not conform to the OCP and because the engineering department found it to be fatally flawed. Somehow this was resurrected and passed yet the same issues that had it rejected previously persist.
- 8- We are a farming community and a 140 house development remote from schools and amenities is a bizarre use for this land, given much of it could be farmed.
- 9-One of the councillors who voted in favour, bamboozled those in attendance by stating that an elementary school was being planned in Grandview heights already 5kms from the development. However, she was referring to a new private religious elementary school, in fact, there is NO public school being planned for this entire area and all students would have to be transported to remote schools that, according to the Council's report tabled at this meeting, have NO room for new students.

At the end of the day, the developers want us to believe that their assumption of the 5-year horizon of risk is enough commitment on their part that, we as a taxpayers and GVRD residence, should feel comfortable in assuming all of the downside risk associated with this project.

They have no plan for infrastructure servicing this community: no extension of public transportation, and no new schools. They are connecting this remote development with an 11km pipe to the sanitary sewer system in the GVRD in order to allow a few well-heeled developers to exploit the local community. This is analogous to building a sanitary pipe to service the space shuttle for space tourists: it sounds like a stupid idea because it is a stupid idea.

I hope you will investigate this ridiculous proposal and reject it. Please confirm you received this communication.

Regards,

Mary and Wilf Jefferies Landowners

January 25, 2018.

Metro Vancouver

Heather McNell

Director of Regional Planning and Electoral Area Services

Parks, Planning and Environment

Re: City of Surrey Official Community Plan Amendment, Application: 7914-0213-00

All Committee Members;

My name is Keith Evans, and I reside on a 5 acre parcel situated at 556-192nd. Street, Surrey, which is part of a Bareland Strata comprised of twenty, 5 acre parcels. My property is approximately 2.6 km NorthEast of the properties which are the subject of this application.

I and my family are in total opposition to this Application as we feel it fails to meet any of the 5 stated goals of the Metro 2040 initiative. It is our understanding that The City of Surrey has signed on to these goals.

We are shocked and appalled that this application has been considered, by Surrey, in the first place. When you look at the Metro Vancouver Regional Growth Strategy Map, included as Appendix IX to the application, the absurdity of the proposal stands out most graphically. The true development portion of the subject lands is sited on Designated Rural Land, surrounded on the 3 sides by a combination of Designated Rural Land and Designated Agriculture Land. The Applicant is proposing small city sized lots developed in a vacuum, regarding the surrounding properties which are a mix of agricultural and small to large acreage hobby farms.

I would like to address the Application, now, in reference to your 5 stated goals.

Goal 1: Create a Compact Urban Area

This development does not comply with the Goal description of being a "Compact, transit oriented development". This development is a small isolated city development in the middle of rural farm land with no transit, no sidewalks, no walking trails and no bikeways linking it to any schools, commercial shopping or onward transit options.

Goal 2: Support a Sustainable Economy

This development does not comply with the Goal description of having "The land base and transportation systems required to nurture a strong regional economy". This development has no transportation systems, as noted above, and provides nothing to the regional economy beyond the short term construction jobs to build it out. This development certainly does not comply with the Goal description of "agricultural land is protected". As can be clearly seen on the map, included as Appendix VI of the Application, an extremely large area of agriculturally zoned land is being considered to be rezoned to suburban land. This does not result in the Goal of protecting agricultural land.

Goal 3: Protect the Environment and Respond to Climate Change Impacts

This development does not comply with the Goal description of providing that "A connected network of habitats is maintained for a wide variety of wildlife and plant species". As residents of the area and frequent travelers along both 0 Avenue and 184th. Street, we are well aware of the number of deer, coyotes, raccoons, possum, eagles, hawks, herons and countless other bird species who move through these lands on a regular basis. The insertion of 145 homes, driveways and paved roads into this rural ecosystem does not comply with the Metro 2040 Vision of having "Metro Vancouver's vital ecosystems continue to provide the essentials of life – clean air, water and food". The addition of the proposed 145 homes with suites (see Appendix IV of the application), to this area will increase air pollution from the addition of up to 1,000 single vehicle movements per day. The addition of the footprint of 145 houses, with basements, and the paved driveways and roadways required to service those houses will create unnatural water runoff patterns for the lands and of course the entire scope of the housing project will remove all that land from any future potential to provide the "essential of food".

Goal 4: Develop Complete Communities

This development does not comply with the Goal description of providing that "Complete communities are designed to support walking, cycling and transit and to foster healthy lifestyles". As previously noted, there is no transit, sidewalks, walking paths or bikeways which connect this isolated project to any amenities. Unhealthy lifestyles are fostered by this development as it forces adults and children alike into motor vehicles in order to connect with any services, health or educational facilities.

Goal 5: Support Sustainable Transportation Choices

This development does not comply with the Goal description of "expanding opportunities for multiple-occupancy vehicles, transit, cycling and walking". As previously noted, there is no transit, there are no connecting walkways or bikeways to anywhere and there are no taxis which can conveniently service the area.

This development does not comply with the Goal description of "encouraging active lifestyles". As previously noted the development encourages greater vehicle use as there are no other safe alternatives to access the development or outside amenities.

This development does not comply with the Goal description of "Improving air quality". The combined effects of removing vegetation and increasing vehicle trips by up to 1,000 per day will further decrease air quality.

This development does not comply with the Goal description of "reducing energy use, greenhouse gas emissions and household expenditures on transportation". On the contrary all of the above will be increased by this development as single vehicle trips will increase resulting in greater energy use and greenhouse gas emissions. Household expenditures will necessarily increase as each home will require at least 2 cars per residential unit in the home and fuel consumption of those cars will necessarily increase according to the distance to the closest community amenities.

This development does not comply with the Goal description of "The region's road, transit, rail and waterways networks play a vital role in serving and shaping regional development by providing linkages among communities and reliable routes for goods movement". This is an isolated development, landlocked by agricultural properties on 3 sides and the Canada-United States border on the 4th. The roads within this development do not connect with any reasonable road, transit, rail or waterways networks. One of the principle access roads to the development, 0 Avenue, can never contribute in an efficient way to a road network as only the Northern side of the road can be utilized to support infrastructure as the lands on the Southern side of the road are in the United States.

My conclusion is that this application fails to even come close to meeting any single Goal set by Metro 2040, and certainly fails to meet all 5 Goals. I have kept my comments brief and to the point of addressing the 5 Goals of Metro 2040. As I know your committee will have adequate time and resources to further review the 45 page Application and trust that your expertise and good judgement will lead you to the same conclusions. I am not opposed to growth as more and more citizens desire to live in our beautiful part of the world. I am opposed to short term, irrational planning which fails to take into account all the things which the Metro 2040 Vision stand for. Your Regional Growth Strategy Map and your 5 regional Goals, display a great understanding of the Hazelmere Valley and I trust that you will do the right thing for the residents, the community and the environment as you deliberate this Application.

To quote Winston Churchill:

"However beautiful the strategy, you should occasionally look at the results."

Yours truly,

Keith F. Evans and Family

January 25 2018

Metro Vancouver Attn. Heather McNeil

Director of Regional Planning and Electoral Area Services, Parks, Planning and Environment.

Re: City of Surrey Official Community Plan Amendment Application 7914-0213-00 Committee Members:

I live on a five acre parcel, 19579 5th Ave., part of a "bare land strata" of 20 such lots zoned agricultural and considered Hobby Farms. This cluster of single family homes is roughly 3 km. west of the subject development.

My family and I are completely opposed to this application for many reasons after reading the background material provided by the Surrey Planning Department, included engineering reports and with special knowledge of living at the present location for the last 36 years.

In addition to the ample material provided, without too much supporting evidence to the feasibility of this development, I can't see why this proposal has arrived at this stage.

It fails in regards to meeting the 5 goals of the "Metro 2040 Vision" which the City of Surrey has adopted.

Because of the steep slope of the land proposed for subdivision into small urban sized lots, access and grades will require the use of many retaining walls some, according to the engineering report in access of 6 m. in height.

These retaining walls necessitated by massive cut and fill, will constitute an ongoing maintenance problem. This north facing hill side needing extensive terracing will be evident from below and will add to the massing of the houses even with design guidelines to mitigate this. Houses of this nature on small lots will in all probability be "cut into " the slope very difficult to grade the site in order to accommodate a full basement let alone landscape and access to parking.

Protected areas for nesting raptors will be subjected to increased light pollution from the proposed street lights and houses during winter in particular.

I am not against development done in a sensitive manner. This appears to be a one dimensional vision for a very beautiful site with spectacular views. It deserves better.

Yours truly

Paul Aust, retired architect



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor John McEwen and Council
Village of Anmore
2697 Sunnyside Road RR1
Anmore BC V3H 5G9
VIA EMAIL: john.mcewen@anmore.com

APR 2 0 2018
Village of Anmore

Dear Mayor McEwen and Council:

Re: Agricultural Land Soil Investigation Results

At its March 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) received results from an Agricultural Land Soil Investigation, which assessed the land use outcomes of approved Agricultural Land Commission (ALC) applications for the placement of fill in the Agricultural Land Reserve (ALR) throughout the Metro Vancouver region. Fill is defined as soil excavated from construction sites and is a challenging problem when inappropriately used on agricultural land.

The Metro Vancouver Board directed staff to forward the report titled, "Agricultural Land Soil Investigation Results" to member jurisdictions. In addition, a letter was sent to the BC Minister of Agriculture requesting that the 11 recommendations in the report be considered as part of the review to revitalize the ALR and ALC.

Appropriate reuse or disposal of fill is important for avoiding detrimental impacts to soil-based crop production in the ALR. Protecting agricultural land for future food production is a key strategy in *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy.

The recommendations that emerged from the investigation asked for clarity on what is acceptable use of fill in the ALR and focused primarily on revising the *ALC Act*, regulations and policy. Some of the suggestions were to embed the home plate concept into regulations, create an ALC bylaw, more effective use of bonding, improve monitoring and reporting requirements and clearly define best management practices.

There were also suggestions for better consistency in municipal bylaws, which can be achieved through guidelines such as a Minister's Bylaw Standard for Fill, as well as improved coordination between municipalities and the ALC. For municipalities without actively farmed land, there were recommendations regarding establishing oversight on where fill should go, using fill for the construction of dikes and reclaiming gravel pits, and promoting management of fill on the site of origin.

Yours truly,

Greg Moore

Chair, Metro Vancouver Board

GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Wayne Baldwin and Council City of White Rock 15322 Buena Vista Avenue White Rock BC V4B 1Y6 VIA EMAIL: wbaldwin@whiterockcity.ca

Dear Mayor Baldwin and Council:

Re: Agricultural Land Soil Investigation Results

At its March 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) received results from an Agricultural Land Soil Investigation, which assessed the land use outcomes of approved Agricultural Land Commission (ALC) applications for the placement of fill in the Agricultural Land Reserve (ALR) throughout the Metro Vancouver region. Fill is defined as soil excavated from construction sites and is a challenging problem when inappropriately used on agricultural land.

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Yours truly,

Greg Moore

Chair, Metro Vancouver Board

GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor John Becker and Council City of Pitt Meadows 12007 Harris Road Pitt Meadows BC V3Y 2B5 VIA EMAIL: jbecker@pittmeadows.bc.ca

Dear Mayor Becker and Council:

Re: Agricultural Land Soil Investigation Results

At its March 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) received results from an Agricultural Land Soil Investigation, which assessed the land use outcomes of approved Agricultural Land Commission (ALC) applications for the placement of fill in the Agricultural Land Reserve (ALR) throughout the Metro Vancouver region. Fill is defined as soil excavated from construction sites and is a challenging problem when inappropriately used on agricultural land.

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Yours truly,

Greg Moore

Chair, Metro Vancouver Board

GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Malcolm Brodie and Council City of Richmond 6911 No. 3 Road Richmond BC V6Y 2C1

VIA EMAIL: mayorandcouncillors@richmond.ca

Dear Mayor Brodie and Council:

Re: Agricultural Land Soil Investigation Results

At its March 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) received results from an Agricultural Land Soil Investigation, which assessed the land use outcomes of approved Agricultural Land Commission (ALC) applications for the placement of fill in the Agricultural Land Reserve (ALR) throughout the Metro Vancouver region. Fill is defined as soil excavated from construction sites and is a challenging problem when inappropriately used on agricultural land.

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Page 2 of 2

We hope you will consider the recommendations and share them with your staff and advisory committees. If you require further information about the Agricultural Land Soil Investigation, please contact Theresa Duynstee, Senior Regional Planner by phone at 604-451-6024 or by email at theresa.duynstee@metrovancouver.org.

Yours truly,

Greg Moore

Chair, Metro Vancouver Board

GM/CM/RQ/td

Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332) Encl:



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Karl Buhr and Council
Village of Lions Bay
400 Centre Road P.O. Box 141
Lions Bay BC VON 2E0
VIA EMAIL: mayor.buhr@lionsbay.ca

Dear Mayor Buhr and Council:

Re: Agricultural Land Soil Investigation Results

At its March 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) received results from an Agricultural Land Soil Investigation, which assessed the land use outcomes of approved Agricultural Land Commission (ALC) applications for the placement of fill in the Agricultural Land Reserve (ALR) throughout the Metro Vancouver region. Fill is defined as soil excavated from construction sites and is a challenging problem when inappropriately used on agricultural land.

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Yours truly,

Greg Moore

Chair, Metro Vancouver Board

GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Mike Clay and Council City of Port Moody 100 Newport Drive P.O. Box 36 Port Moody BC V3H 3E1 VIA EMAIL: mclay@portmoody.ca

Dear Mayor Clay and Council:

Re: Agricultural Land Soil Investigation Results

At its March 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) received results from an Agricultural Land Soil Investigation, which assessed the land use outcomes of approved Agricultural Land Commission (ALC) applications for the placement of fill in the Agricultural Land Reserve (ALR) throughout the Metro Vancouver region. Fill is defined as soil excavated from construction sites and is a challenging problem when inappropriately used on agricultural land.

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Chair, Metro Vancouver Board

GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Derek Corrigan and Council City of Burnaby 4949 Canada Way Burnaby BC V5G 1M2 VIA EMAIL: mayor@burnaby.ca

Dear Mayor Corrigan and Council:

Re: Agricultural Land Soil Investigation Results

At its March 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) received results from an Agricultural Land Soil Investigation, which assessed the land use outcomes of approved Agricultural Land Commission (ALC) applications for the placement of fill in the Agricultural Land Reserve (ALR) throughout the Metro Vancouver region. Fill is defined as soil excavated from construction sites and is a challenging problem when inappropriately used on agricultural land.

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Yours truly,

Greg Moore

Chair, Metro Vancouver Board

GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Jonathan Coté and Council City of New Westminster 511 Royal Avenue New Westminster BC V3L 1H9 VIA EMAIL: icote@newwestcity.ca

Dear Mayor Coté and Council:

Re: Agricultural Land Soil Investigation Results

At its March 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) received results from an Agricultural Land Soil Investigation, which assessed the land use outcomes of approved Agricultural Land Commission (ALC) applications for the placement of fill in the Agricultural Land Reserve (ALR) throughout the Metro Vancouver region. Fill is defined as soil excavated from construction sites and is a challenging problem when inappropriately used on agricultural land.

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Greg Moore

Chair, Metro Vancouver Board

GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Ralph Drew and Council Village of Belcarra 4084 Bedwell Bay Road Belcarra BC V3H 4P8 VIA EMAIL: rdrew@belcarra.ca

Dear Mayor Drew and Council:

Re: Agricultural Land Soil Investigation Results

At its March 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) received results from an Agricultural Land Soil Investigation, which assessed the land use outcomes of approved Agricultural Land Commission (ALC) applications for the placement of fill in the Agricultural Land Reserve (ALR) throughout the Metro Vancouver region. Fill is defined as soil excavated from construction sites and is a challenging problem when inappropriately used on agricultural land.

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Chair, Metro Vancouver Board

GM/CM/RQ/td

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File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Jack Froese and Council Township of Langley 20338 65 Avenue Langley BC V2Y 3J1 VIA EMAIL: jfroese@tol.ca

Dear Mayor Froese and Council:

Re: Agricultural Land Soil Investigation Results

At its March 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) received results from an Agricultural Land Soil Investigation, which assessed the land use outcomes of approved Agricultural Land Commission (ALC) applications for the placement of fill in the Agricultural Land Reserve (ALR) throughout the Metro Vancouver region. Fill is defined as soil excavated from construction sites and is a challenging problem when inappropriately used on agricultural land.

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Greg Moore

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GM/CM/RQ/td

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File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Linda Hepner and Council City of Surrey 13450 - 104 Avenue Surrey BC V3T 1V8 VIA EMAIL: mayor@surrey.ca

Dear Mayor Hepner and Council:

Re: Agricultural Land Soil Investigation Results

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Greg Moore

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GM/CM/RQ/td

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File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Lois Jackson and Council City of Delta 4500 Clarence Taylor Crescent Delta BC V4K 3E2 VIA EMAIL: mayor@delta.ca

Dear Mayor Jackson and Council:

Re: Agricultural Land Soil Investigation Results

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GM/CM/RQ/td

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File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor John McEwen and Council
Village of Anmore
2697 Sunnyside Road RR1
Anmore BC V3H 5G9
VIA EMAIL: john.mcewen@anmore.com

Dear Mayor McEwen and Council:

Re: Agricultural Land Soil Investigation Results

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GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Greg Moore and Council
City of Port Coquitlam
2580 Shaughnessy Street
Port Coquitlam BC V3C 2A8
VIA EMAIL: mooreg@portcoquitlam.ca

Dear Mayor Moore and Council:

Re: Agricultural Land Soil Investigation Results

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GM/CM/RQ/td

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File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Darrell Mussatto and Council City of North Vancouver 141 West 14th Street North Vancouver BC V7M 1H9 VIA EMAIL: mayor@cnv.org

Dear Mayor Mussatto and Council:

Re: Agricultural Land Soil Investigation Results

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GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Nicole Read and Council
City of Maple Ridge
11995 Haney Place
Maple Ridge BC V2X 6A9
VIA EMAIL: nread@mapleridge.ca

Dear Mayor Read and Council:

Re: Agricultural Land Soil Investigation Results

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Chair, Metro Vancouver Board

GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Gregor Robertson and Council
City of Vancouver
453 West 12th Avenue
Vancouver BC V5Y 1V4
VIA EMAIL: gregor.robertson@vancouver.ca

Dear Mayor Robertson and Council:

Re: Agricultural Land Soil Investigation Results

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Greg Moore

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GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Ted Schaffer and Council City of Langley 20399 Douglas Crescent Langley BC V3A 4B3 VIA EMAIL: mayor@langleycity.ca

Dear Mayor Schaffer and Council:

Re: Agricultural Land Soil Investigation Results

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Greg Moore

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GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Michael Smith and Council
District of West Vancouver
750 - 17th Street
West Vancouver BC V7V 3T3
VIA EMAIL: msmith@westvancouver.ca

Dear Mayor Smith and Council:

Re: Agricultural Land Soil Investigation Results

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GM/CM/RQ/td

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File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Richard Stewart and Council
City of Coquitlam
3000 Guildford Way
Coquitlam BC V3B 7N2
VIA EMAIL: rstewart@coquitlam.ca

Dear Mayor Stewart and Council:

Re: Agricultural Land Soil Investigation Results

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Yours truly,

Greg Moore

Chair, Metro Vancouver Board

GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Mayor Richard Walton and Council District of North Vancouver 355 West Queens Road North Vancouver BC V7N 4N5 VIA EMAIL: waltonr@dnv.org

Dear Mayor Walton and Council:

Re: Agricultural Land Soil Investigation Results

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We hope you will consider the recommendations and share them with your staff and advisory committees. If you require further information about the Agricultural Land Soil Investigation, please

Yours truly,

Greg Moore

Chair, Metro Vancouver Board

theresa.duynstee@metrovancouver.org.

GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)

contact Theresa Duynstee, Senior Regional Planner by phone at 604-451-6024 or by email at



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Chief Bryce Williams
Tsawwassen First Nation
1926 Tsawwassen Dr. N
Tsawwassen BC V4M 4G4
VIA EMAIL: bwilliams@tsawwassenfirstnation.com

Dear Chief Williams:

Re: Agricultural Land Soil Investigation Results

At its March 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) received results from an Agricultural Land Soil Investigation, which assessed the land use outcomes of approved Agricultural Land Commission (ALC) applications for the placement of fill in the Agricultural Land Reserve (ALR) throughout the Metro Vancouver region. Fill is defined as soil excavated from construction sites and is a challenging problem when inappropriately used on agricultural land.

The Metro Vancouver Board directed staff to forward the report titled, "Agricultural Land Soil Investigation Results" to member jurisdictions. In addition, a letter was sent to the BC Minister of Agriculture requesting that the 11 recommendations in the report be considered as part of the review to revitalize the ALR and ALC.

Appropriate reuse or disposal of fill is important for avoiding detrimental impacts to soil-based crop production in the ALR. Protecting agricultural land for future food production is a key strategy in *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy.

The recommendations that emerged from the investigation asked for clarity on what is acceptable use of fill in the ALR and focused primarily on revising the ALC Act, regulations and policy. Some of the suggestions were to embed the home plate concept into regulations, create an ALC bylaw, more effective use of bonding, improve monitoring and reporting requirements and clearly define best management practices.

There were also suggestions for better consistency in municipal bylaws, which can be achieved through guidelines such as a Minister's Bylaw Standard for Fill, as well as improved coordination between municipalities and the ALC. For municipalities without actively farmed land, there were recommendations regarding establishing oversight on where fill should go, using fill for the construction of dikes and reclaiming gravel pits, and promoting management of fill on the site of origin.

Yours truly,

Greg Moore

Chair, Metro Vancouver Board

GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



File: CR-12-01

Ref: RD 2018 Mar 23

APR 1 8 2018

Director Maria Harris
Electoral Area A
4330 Kingsway
Burnaby BC V5H 4G8
VIA EMAIL: maria@mariaharris.ca

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Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)



To:

Regional Planning Committee

From:

Theresa Duynstee, Regional Planner, Parks, Planning and Environment

Date:

February 26, 2018

Meeting Date: March 9, 2018

Subject:

Agricultural Land Soil Investigation Results

RECOMMENDATION

That the MVRD Board:

- a) send a letter to the BC Minister of Agriculture requesting that the 11 recommendations, as noted in the report dated February 26, 2018 titled "Agricultural Land Soil Investigation Results", be considered as part of the review to revitalize the Agricultural Land Reserve and the Agricultural Land Commission; and
- b) forward the report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" to Metro Vancouver member local jurisdictions.

PURPOSE

This report conveys the results of the Agricultural Land Soil Investigation, a project that assessed the land use outcomes of Agricultural Land Commission (ALC) applications for the placement of fill in the Agricultural Land Reserve (ALR) throughout Metro Vancouver.

BACKGROUND

Metro Vancouver's involvement in addressing illegal fill on agricultural land began in December 2013 at the request of the Agricultural Advisory Committee (AAC). A regional approach was seen as desirable to prevent the disposal of fill excavated from construction sites on agricultural land, as concerns were raised that fill was being used inappropriately. The AAC believed that addressing the issue at the source was the best way to prevent poor fill practices, but this is approach proved difficult to implement. Despite municipal engagement and a proposed solution to develop a web-based permit registry to track soil removal and deposit permits, creation of the registry proved too onerous.

In 2017, a new direction was pursued involving a partnership between Metro Vancouver and the Agricultural Land Commission (ALC). The two agencies initiated a study to investigate the land use outcomes of ALC applications for the placement of fill in the ALR. A qualified soil professional was hired to investigate fill ALC applications in the Metro Vancouver region from 2006-2016, and to determine how to better manage fill placement in the ALR. The results of the investigation led to 11 recommendations that describe the most important changes necessary to improve the outcomes of the ALC application process.

FILL PLACEMENT ON AGRICULTURAL LAND

Requests to place soil on ALR land require approval from the ALC or are exempted for farm improvement as defined in the *Agriculture Land Reserve Use, Subdivision and Procedure Regulation*. Landowners who want to deposit soil/fill on ALR land for non-farm purposes must submit an Application for a Non-Farm Use to place fill under the *ALC Act*. The reasons given for using fill on

agricultural land in Metro Vancouver vary, but mostly pertain to improving poor drainage (i.e., high water table) or addressing land capability issues that are adversely affecting crop growth. There are also situations where fill is illegally deposited on agricultural land, without approval or beyond the conditions defined in the ALC application process.

Scope of the Agricultural Land Soil Investigation

The purpose of the Agricultural Land Soil Investigation was to determine if current fill practices that are approved through the ALC application process are benefiting the long-term agricultural viability of land in the ALR. The objectives of the investigation were to:

- evaluate the outcomes of previously approved ALC applications for soil deposition;
- identify the factors that contributed to the positive and negative outcomes of soil deposition in the ALR; and
- recommend management practices that should be required to ensure soil applications in the ALR provide benefits to the agricultural capability of the land.

While there are several regulatory avenues for the placement of fill, this investigation only focused on the ALC applications to place fill at volumes greater than 2,000 m³ and/or covered more than 2% of the farm parcel in the ALR. These fill applications are also subject to the bylaw provisions of the municipal government. A total of 107 ALC applications were reviewed: 77 had received either approval or approval with conditions. The remaining 30 files were refused by the Commission, but 8 of these were subsequently approved.

The study did not include unauthorized or illegal fill sites in the ALR that are under investigation. There are currently over 80 fill sites in Metro Vancouver that are under compliance and enforcement actions by the ALC. Other enforcement actions underway may be related to municipal permits in the ALR that are below the 2,000 m³ threshold or are outside the ALR.

Key Findings from the Investigation

The results of the Agricultural Land Soil Investigation are provided in a report prepared by Geoff Hughes-Games, Soil Specialist (see Attachment). The work was carried out in three parts: compilation of an ALC application database; evaluation of the application sites using qualitative observational tools; and a review of ALC legislation and policies as well as selected municipal soil bylaws.

A visual rating system was developed to separate the fill applications sites into groups based on the result of the filling activity observed through remote sensing or field surveys. Sites rated as 'Good' had farming activity, healthy crops and blended well into the landscape, while 'Poor' sites had no farm use or extremely poor production indicators such as continued poor drainage or drought conditions.

The investigation revealed that only 17% of the approved fill sites were ranked as Good, 22% as Fair and 25% were Poor. Nearly 25% of the approved sites were not being used for farming. The remaining applications were either refused or outcomes could not be determined. A comparison of the visual rating versus 'reason for fill' revealed that applications indicating a desire to address drainage or capability issues often failed to meet those objectives. Only 38% of the applications (11 out of 29 applications) claiming the reason to use fill was to improve drainage and land capability in the ALC application process had resulted in a Good rating.

During the investigation, numerous issues were also identified on fill sites, including:

- the over-application of fill;
- multiple sites were domed, showing no improvement in production capacity and/or were creating impacts to adjacent land;
- a small number of sites were not being used for the future use proposed in the application;
- the fill materials used were of poor quality (i.e., high coarse fragments); and
- a significant number of the sites (41%) that had indicated drainage issues or improved capability prior to fill placement continued to have issues after completion of the fill project.

Recommendations Arising from the Investigation

The consultant identified the following 11 recommendations as the most important changes necessary to improve the outcomes of the ALC application process. The potential revisions relate to legislation, policy, bonding and monitoring, as well as suggestions to improve the ALC application process and the regional management of fill.

- 1. Carefully consider if, and when, the placement of fill is the appropriate way to address drainage and irrigation issues on agricultural land. For example, instead of raising the elevation of land use traditional drainage practices or growing suitable crops.
- 2. Fill placement as pad for farm or residential buildings is appropriate, but this approval has been abused creating a much large footprint than necessary. Consider embedding the home plate concept into regulatory requirements for fill.
- 3. Consider legislation and policy changes to prohibit the placement of fill for farm activities if it results in the alteration of widespread floodplain elevation.
- 4. Improve the effective use of bonding to assist in managing the financial incentive for better use and management of fill.
- 5. Prepare templates and update requirements for monitoring the progress of fill projects including when to proceed with enforcement activities if the situation arises.
- 6. Strive for better consistency in wording and procedures in municipal soil bylaws or the development of a Ministers bylaw standard for fill.
- 7. Strive for better coordination between municipal and ALC staff on the appropriate regulatory tool for managing fill.
- 8. Create an ALC fill bylaw to clarify the regulatory procedures and administrative control over fill applications and use in the ALR.
- 9. Create best management practice guidelines for the placement of fill in the ALR.
- 10. Consider single agency oversight to direct fill to specific uses such as the construction of dikes.
- 11. Promote the management of fill at the construction site where the fill originated.

Metro Vancouver Staff Assessment

Addressing fill placement on agricultural land is a challenging problem. Farmers need to use fill in some circumstances, but abuse of fill practices by some landowners continues to degrade soil bound crop production in the ALR. Fortunately, some of this degraded land can still be used for farm buildings, barns and greenhouses and is not justification for ALR exclusion.

An Advisory Committee comprised of ALC, regional, municipal and provincial staff provided guidance and input to the consultant during the investigation. This staff input was important for defining the critical areas of fill policy and management to address and resulted in both a comprehensive and technically sound report.

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Staff supports the recommendations provided by the consultant in the Agricultural Land Soil Investigation and these recommendations were also endorsed by the Metro Vancouver Agricultural Advisory Committee on February 16, 2018. Not only did the investigation provide evidence that the existing ALC application process for approving fill placement in the ALR is flawed, but it also identified steps to be taken to improve outcomes. A stronger regulatory regime, more prescriptive requirements, guidance on management practices, and better coordination with municipal permitting, compliance and enforcement activities can significantly improve the current situation. The results of the investigation will be particularly pertinent to Langley, Delta, Surrey, Pitt Meadows, Richmond, Maple Ridge and Burnaby, which protect 95% of the agricultural land on behalf of the regional federation.

As joint leads on the project, Agricultural Land Commission staff have started to implement some of recommendations in the report. Yet, the imperative remains to pursue a multiple agency approach to address the inappropriate placement of fill in the ALR, and maintain the crop production capacity of agricultural land for the benefit of future generations.

ALTERNATIVES

- 1. That the MVRD Board:
 - a) send a letter to the BC Minister of Agriculture requesting that the 11 recommendations, as noted in the report dated February 26, 2018 titled "Agricultural Land Soil Investigation Results", be considered as part of the review to revitalize the Agricultural Land Reserve and the Agricultural Land Commission; and
 - b) forward the report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" to Metro Vancouver member local jurisdictions.
- 2. That the MVRD Board receive for information the report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results".

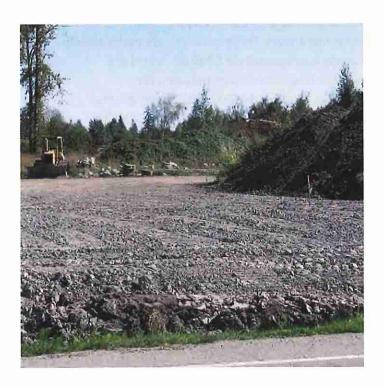
FINANCIAL IMPLICATIONS

There are no financial implications to this report.

SUMMARY / CONCLUSION

Metro Vancouver and the Agricultural Land Commission initiated a study to investigate the land use outcomes of ALC applications for the placement of fill in the Agricultural Land Reserve. All fill ALC applications in the Metro Vancouver region from 2006-2016 were reviewed and evaluated by a soil consultant. The 11 recommendations that emerged from the investigation are considered the most important changes that are necessary to improve the land use outcomes of the ALC application process. A stronger regulatory regime, more prescriptive requirements, guidance on management practices, and better coordination with municipal permitting, compliance and enforcement activities can significantly improve the placement of fill practices in the ALR. Staff recommends Alternative 1.

Attachment: Report titled "Agricultural Land Soil Investigation" dated January 31, 2017. (Orbit Doc 24621176)



AGRICULTURAL LAND SOIL INVESTIGATION

Project No. NG24838

PREPARED FOR:



And,



Agricultural Land Commission

PREPARED BY:

Geoff Hughes-Games, P. Ag. Soil Specialist

1 EXECUTIVE SUMMARY

INTRODUCTION

Placement of fill in the Agricultural Land Reserve (ALR) is regulated to varying degrees depending on the end use of the land. In recent years concerns have been raised on how effective fill placement has been both within the regulatory regime and at the onsite management level. These concerns are partly fueled by the perception that significant financial incentives (tipping fees upwards of \$200 per truck) are driving fill applications on agricultural land. The issue has generated discussions between the Agricultural Land Commission (ALC), Metro Vancouver Regional District (MVRD), local governments, provincial agencies, and the agriculture industry on how to better manage fill placement such that its use is beneficial.

The key objectives of this investigation were to evaluate the outcomes of previously approved ALC applications for placement of fill within the MVRD; identify the factors that contributed to the positive and negative outcomes of placement of fill in the ALR; and, recommend management practices and policy development/legislative changes that could be adopted to ensure that placement of fill in the ALR provides benefits to the agricultural capability of the land.

The investigation was carried out in three parts.

- Part one was a review of a database that included information on 107 applications for the
 placement of fill within MVRD that were submitted to the ALC between 2006 and 2016. The
 database was comprised of information gleaned from the original applications as well as ALC
 application decisions and fill project monitoring reports. As part of the review, additional
 information was collected from various sources including significant use of qualitative
 observations of both on line imagery and road side observations.
- Part two was an evaluation of the application sites using various qualitative observational tools. Results of the database review were used to rank the sites for more detailed evaluation.
- Part three was a review of ALC legislation and policies as well as local government soil bylaws within the MVRD. The review focussed on critical sections that dealt with fill and how those sections could be strengthened.

The key guiding principle to the review of any fill placement proposal is that it must be a positive improvement to the agricultural potential of the land. The activity must also not cause harm to the land or to any adjacent land.

KEY FINDINGS

The initial database contained 107 files. Of those, 77 had received either approval or approval with conditions. Another 22 files were refused by the Commission. Some of the original applications were reconsidered (as per Section 51 of the *Act*) and eight of the previously refused applications were included as approved. This meant the final database for analysis contained 99 fill applications. The initial review of the approved sites was carried out solely as a desktop exercise to determine if further examination, either on site or by roadside survey, was required.

There are many reasons why fill was required by applicants and ranged from improving capability to the construction of buildings. The majority of the applications (68%) were to improve drainage and/or overall capability. This situation was expected considering the wet coastal climate and abundance of low land or flood plain soils. Of the 68%, two thirds of the applicants indicated a desire to improve drainage or proposed a soil-bound agricultural (crop) production end use. Approximately 20% of the application sites for placement of fill were for uses that were clearly not related to agriculture (i.e., commercial development recreational or housing).

As a method of distinguishing the sites, a visual rating system was established. The sites were ranked as **Good, Fair or Poor,** in terms of the agricultural capability of the site post fill. An additional separation was made for sites with no farming activity. These ratings were based on several factors that ultimately contributed to either positive or negative outcomes of the placement of fill:

- level of agricultural activity of the site;
- the appearance of the crop health or farm productivity (e.g., livestock);
- evidence of continued drainage or drought conditions;
- · soil quality; and,
- site configuration (e.g., topography of fields after fill placement).

The results of the visual rating indicated that 17% of the fill sites were ranked as Good while 22% were ranked as Fair with an additional 25% ranked as Poor. Nearly 25% of the approved fill sites were not being used for farming purposes. In general, properties that were larger in size with lower fill volumes and percentage of area covered tended to be ranked as Good, whereas sites that were ranked Poor tended to be smaller properties with greater fill volumes or percentage of area covered.

Numerous issues were also identified on fill sites, including:

- the over application of fill (i.e., substantially above surrounding grade, abrupt sidewalls) creating "landing pads" often for some future activity.
- multiple sites were domed, seemingly to shed water. There was evidence that this was creating impacts to adjacent land and in several instances the crops planted in these domed sites were not performing any better than surrounding unfilled lands.
- a small, but identifiable number of sites were not being used for the future use proposed in the application (e.g., were now vacant or in non-farm use).
- instances where it was clear that the fill materials were of poor quality (i.e., high coarse fragments or texture/structure substandard for cropping use).
- a significant number of the sites (41%) that had indicated drainage issues or improved capability prior to fill placement continued to have issues after completion of the fill project.

RECOMMENDATIONS

Fill deposition in the ALR is regulated under the *Agricultural Land Commission Act* (*Act*) and *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* (*Regulation*). This study only reviewed applications to place fill that fell within the Allowed Use provisions of that legislation. Throughout this investigation it became clear that the most important changes that are necessary to improve the outcomes of the ALC application process, must consider the legislation and ALC policy in relation to the following three uses.

- 1. The placement of fill on land in relation to drainage and irrigation infrastructure. There were several examples of excessive use of fill to raise the overall elevation of land under the guise of diking rather than using traditional on-farm drainage practices or growing suitable crops.
- 2. The placement of fill in relation to the "farm house" (Sec. 18 Act). Fill can be placed on 0.2 ha and 1 m above grade without a non-farm use application. There were numerous instances where fill pads placed on small (approximately 4 ha) parcels where almost double the allowed size (average 0.48 ha) and well above the 1 m elevation allowed. These pads were also often set well back (>60 m) from road frontages. The fill pad and its placement have created a larger footprint that cannot be farmed due to slope and location of the pad. Integration of the "home plate" concept is recommended.
- 3. The placement of fill in relation to "farm use" activities (activities that cannot be prohibited). The area that can be filled must be less than 2% of the property for the allowed use unless specific conditions are met. Many instances were noted where fill is being applied in greater volumes/depths than required for the foundations of farm buildings under the guise of a future use that is not consistent with the agricultural character of the land or surrounding properties. In addition to legislation and policy changes, a review of how consultation between the local government building approval process and ALC staff handle applications is recommended.

In addition to these findings, two specific administrative issues were identified: to the use of bonding and the monitoring reports.

- The ALC's system for collecting a financial security was not consistent either in terms of whether
 a bond was requested, or the amount of the bond in relation to fill volume or parcel size, or
 when the ALC released the bond upon completion of the fill project. Effective use of bonding
 may assist in managing the financial incentive and promoting better use and management of fill.
- 2. Monitoring reports were not submitted to the ALC as per the conditions of the approvals, with about 20% of the sites having no indication of reports on file. A standard template and expectations for reporting on the progress of fill projects will assist in better tracking and control of projects including when to proceed with enforcement activities if the situation arises.

The most critical changes for improving the process and success around the placement of fill in the ALR involve four additional items:

- 1. Consistency in wording and procedures related to local government soil bylaws needs to be improved. This could be assisted by the development of a minister's bylaw standard for fill.
- 2. Coordination between local government and ALC staff in terms of sharing information on applications for fill whether they fall within the ALC 'Non-farm Use' or 'Notice of Intent' streams.
- 3. Possible creation of a 'fill bylaw' by the ALC to clarify the regulatory procedures and administrative control over fill applications and use in the ALR.
- 4. Creation of a 'best practices for fill' guidance document to supports the existing ALC Policy and Criteria documents as well as the potential fill bylaw. The guidance document would provide more in-depth information on topics such as site evaluation prior to potential fill application, fill soil quality, and site management throughout the filling process.

The final recommendations are around the regional management of fill. Consideration should be given to taking the approach of highest and best use from strategic approach in the region rather than simple site by site applications.

- 1. Single agency oversight is recommended to direct fill to specific uses such as the construction of dikes in light of impending climate change impacts on sea level and river flow. Or the use of structural fill only for construction and backfilling of aggregate extraction sites.
- 2. Management of fill at the site development plan and construction approvals level to direct separated materials to appropriate use and disposal sites as part of the construction approval process. This would allow for the planned and approved use of clean topsoil for soil bound production purposes, structural subsoils for construction, and disposal of mixed or contaminated materials at separate and appropriate locations.

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Abbreviations or Acronyms Commonly Used in this Report

Act Agricultural Land Commission Act

ALC Agricultural Land Commission

ALR Agricultural Land Reserve

MWRD Metro Vancouver Regional District

NOI Notice of Intention

OMRR Organic Matter Recycling Regulation

QP Qualified Professional

Regulation Agricultural Land Reserve Use, Subdivision and Procedure Regulation

WSA Water Sustainability Act

2 Purpose of the Investigation

2.1 OBJECTIVES

The purpose of this study was to document how the current Agricultural Land Commission (ALC) application process, which allows for the placement of fill on agricultural land, is impacting soils and crop production on sites in the ALR.

The ALC is interested in knowing if current fill practices that are approved through the fill placement application process are benefiting the long-term agricultural viability of land in the ALR. The results of this study will help to guide policies related to fill deposition in the ALR. Additionally, MVRD is seeking empirical evidence of poor fill practices to help communicate the value proposition of addressing the use of fill on agricultural land.

MVRD, in partnership with the ALC, retained the services of a professional agrologist with expertise in soils, reclamation, and, drainage to investigate fill practices and determine if they are improving agricultural capability and viability of ALR lands.

The key objectives of this investigation were to:

- evaluate the outcomes of previously approved ALC applications for placement of fill by reviewing file data and making site observations;
- identify the factors that contributed to the positive and negative outcomes of placement of fill in the ALR; and
- provide recommendations of management practices and policy development/legislative changes that could be adopted to ensure that placement of fill in the ALR provides benefits to the agricultural capability of the land.

2.2 BACKGROUND

Fill deposition in the ALR is regulated under Act and the Regulation.

There are multiple regulatory pathways by which fill moves to land within the ALR as shown in Figure 1. Some of these pathways are authorized by the ALC or a municipal government while other pathways are the result of illegal filling activity. The primary regulatory agencies are municipal governments, which use 'soil removal and deposition bylaws, and the ALC, which uses provisions for the *Act* and *Regulation*. This project was directed to investigate only the ALC application process and how it might better align with the municipal bylaw process.

For the most part, placement of soil in the ALR is considered a non-farm use (Act S. 20 (2)) and as such requires an application to the ALC. If the landowner intends to use the land for a prescribed use (Act 2. 20 (4) and Regulation S. 4) they must submit a Notice of Intent (NOI) to the ALC prior to engaging in that intended use. Uses of fill associated with a designated farm use (Regulation S. 2) and permitted uses for

land in an ALR (*Regulation* S. 3) do not require notification to the ALC. For all other uses of fill in the ALR an ALC application is required.

An application for the placement of fill outside of the permitted uses as identified in Sections 2 and 3 of the *Regulation* are typically made by landowners wishing to deposit fill on their land to improve poor drainage (i.e., alleviate high water table issues) or change topography that adversely affects agricultural production. Under the *Regulation*, landowners can submit a non-farm use application to place fill on their property in the ALR. These applications are first reviewed by the applicable local government and require a resolution from council prior to being forwarded to the ALC.

If an application to deposit fill is approved by the ALC, the applicant is permitted to deposit a specified volume of fill according to the terms and conditions outlined in the ALC decision. In general, all approved fill sites must be overseen by a qualified professional who is required to prepare an operational plan and reclamation plan to guide work on the site, monitor all site activities, and provide regular status updates to the ALC.

The scope of this project was to review only the portion of the pathways related to non-farm use applications for the placement of fill requiring approval by the ALC and that were greater than 2,000 m³ and/or covered more than 2% of the parcel (circled in Figure 1).

Regulating Fill Deposits in the Agricultural Land Reserve Permits may not be required for low fill volumes - varies by municipality **Agricultural Land** Commission Illegal Fill Deposits Notice of Intent (NOI) for farms Compliance & Municipal **Enforcement** Permitted Uses (no Governments application required) No permit or Permits approval Applications required for required for Soil Fill deposit fill sites > 2,000m3 or Deposition exceeds > 2% of the farm property criteria varies by permit municipality allowance Project Scope Note: solid arrows indicate paths associated with compliance and enforcement

Figure 1: Regulating Fill Deposits in the Agricultural Land Reserve

3 METHODOLOGY

The Agricultural Land Soil Investigation was completed in three parts: 1) a database review; 2) a site review; and 3) a review of legislation, policy and bylaws. Over the duration of the investigation a project

management team consisting of one staff member from each MVRD and ALC provided support to the contractor through regular meetings and review of data and draft reports. The project was also supported by a project Advisory Committee that included the two aforementioned organizations as well as representatives for local municipalities and the BC Ministry of Agriculture. The Advisory Committee met initially to provide guidance on approaches, information of specific sites, and a review on the initial breakdown of sites to be reviewed. The Advisory Committee also participated in a discussion of the preliminary project results.

3.1 PART 1) DATABASE REVIEW

A review of a database compiled by the ALC and MVRD was conducted. The initial database included information on over 100 soil fill deposition applications within the Metro Vancouver region that were submitted to the ALC between 2006 and 2016 (the "study area") and contained information gleaned from the original applications, ALC application decisions and fill project monitoring reports. The database included:

- o ALC application file number
- o location and applicant identification
- o reason for fill placement
- o volume of fill
- o fill area
- o decision (approved or refused)
- o amount of financial security for approved fill sites
- o current status (i.e., active/complete)

As part of the review, additional information was collected from various sources. This included current land use of the sites (agricultural or non-agricultural), cropping and/or current site condition, comments from monitoring reports, and visual observations.

Results of the initial database review were used to rank the sites for more detailed evaluation. The rankings were: a) "consider an on—site inspection"; b) "review by drive-by"; or c) "no on-site inspection or drive-by". Originally the detailed evaluation was to include physical on-site inspections of between 5 and 10 sites. However, early in the project it was decided that access to individual properties would be a challenge, so a variety of remote sensing methods were used instead of detailed soil capability investigations.

3.2 Part 2) Site Investigation

An evaluation of the application sites using various qualitative observational tools was completed using the following information sources:

- satellite or other imagery:
 - Google Earth Pro including Google Street View and historical imagery
 - Municipal web mapping (images including recent and historical aerial photo imagery and/or LIDAR and/or contour mapping when available), zoning, property reports
- file information: ALC/MVRD database, ALC decision files (on-line and hard copy)
- Soil Survey Mapping and Agriculture Capability Mapping accessed via BC Soil Information
 Finder Tool for the study area
 - o https://www2.gov.bc.ca/gov/content/environment/air-land-water/land/soil-information-finder
- drive-by surveys conducted on various dates between July and November 2017
- personal communication with individuals including agency/municipal staff

The qualitative observations made included a review of any on-site or off-site water management concerns such as indications of drought or flooding and restrictions to flow of regional drainage. Observations were made of land slope, elevation to adjacent properties and of site stability concerns (i.e., erosion, settling or slumping) were present. Where possible, observations were made of soil physical conditions such as apparent levels of organic matter, coarse fragments and texture. Cropping and crop health was observed from a generalized perspective (e.g., was a crop present, was it uniform, did it compare favourably to nearby crops, or were there obvious signs of poor growth).

3.3 PART 3) LEGISLATION, POLICY AND BYLAW REVIEW

The third component of the investigation was to complete a review of the *Act* and *the* Regulation and current policies related to fill. In addition, local government "soil removal and soil deposit bylaws" for municipalities within the MVRD were reviewed. The review of these regulatory materials focussed on sections that dealt with fill, and whether those sections could be strengthened.

4 RESULTS OF PART 1 DATABASE REVIEW

4.1 APPLICATION STATUS AND END-USE

The final compilation of the database included 107 applications. During the review it was determined that 77 of these applications were either initially approved or approved with conditions. Thirty (30) applications in the database were refused upon initial application to the ALC. Under Section 51 of the Act applicants can request reconsidered. On reconsideration by the ALC, 8 of those applications were subsequently approved with conditions, and as such they are represented only as approved sites within the results.

Through review of the data base and ALC files it was determined 37 of the applications were denoted as "Approved" based on the straight forward decisions by the ALC. No additional conditions were appended to theses approvals. An additional 40 applications were denoted as "Approved with Conditions". These sites had a range of additional conditions added to the approval conditions such as fill quality, soil movement, temperature, and moisture conditions under which soil should be managed, installation of drainage system, reclamation, irrevocable letter of credit¹, phasing of the project, additional monitoring/reporting, and the active participation of a Qualified Professional. The remaining 22 of the applications were refused by the ALC (Table 1).

The initial review of these 77 approved sites was carried out solely as a desktop exercise to determine which applications required further examination, either on site visit or by roadside survey. The initial separation resulted in 13 possible sites for further on-site investigation, 19 for roadside survey and the remainder to be reviewed using available database or aerial imagery. However, as a result of challenges related to site access, it was determined that the review would consist of intensive use of available imagery, data base, application files and more roadside investigation for all 77 sites. For the purposes of reviewing applications, including reason for fill, proposed volumes and end use of the site the 22 refused sites were included as part of the database analyses.

Table 1 also reveals that there are more applications in some municipalities, namely the Township of Langley, as compared to other municipalities. In discussions with municipal staff at the project Advisory Committee, two specific observations were made regarding this trend. The first was the proximity of potential fill sites in "rural" municipalities to development sites within the urban municipalities. This distance effects the travel time for hauling fill from the source site and can influence where the soil will be deposited. The second observation was during the study timeframe from 2006-2016, municipal soil bylaws and bylaw enforcement in some municipalities was increased reducing poor fill practices in some areas (i.e., Surrey and Delta).

¹ Also referred to as a bond or security for conditions of approval for a fill application

Table 1: Fill Application Status by Municipal Government

	Ap				
Municipal Government	Approved	Approved with Conditions	Refused	Grand Total	
City of Coquitlam	1			1	
City of Pitt Meadows	2	5	1	8	
City of Richmond	2	4	2	8	
City of Surrey	3	4	2	9	
Corporation of Delta	2	2		4	
District of Maple Ridge	1		1	2	
Township of Langley	26	25	16	67	
Grand Total	37	40	22	99	

As part of the initial review, consideration was given to the proposed and apparent "end use" of the site. Table 2 shows the distribution of the sites by local municipality and on the "end use" of the property. The determination of "end use" was based on either the fill application and/or the visual evidence of the current land use from online imagery. Note: the end use was confirmed for several sites during the second part of this project.

Municipal Government	Projects: "Agriculture Use" (active or completed)	Projects: "Non-Farm Use"	Grand Total
City of Coquitlam		1	1
City of Pitt Meadows	2	6	8
City of Richmond	6 a	2	8
City of Surrey	8		9
Corporation of Delta	4	The arrentage to be it.	4
District of Maple Ridge	2		2
Township of Langley	53 ^a	14	67
Grand Total	75	24	99

a - final land use of 6 sites (2 in Richmond and 4 in Township of Langley) remains undetermined – assumed to be "agricultural use"

Table 2: Intended End Use of land following Application of Fill

4.1.1 Locations of Approved Fill Sites

Figure 2 provides a visual image of the spatial distribution of the 77 fill application sites that were approved or approved with conditions on the ALR within the study area.

4.1.2 Compliance and Enforcement on Fill sites

ALC staff reported that during the 2006 - 2016 study period, in addition to the 99 applications reviewed in this investigation, compliance and enforcement actions were undertaken on over 80 fill sites in the Metro Vancouver area. Distribution of these sites within the study area is identified in Figure 2. These additional sites were not part of this review but indicate an additional significant level of fill activity within the study area.

Compliance and Enforcement (C&E) on the approved fill sites was noted within the ALC application database. Results of the database query indicated a small number of sites with any C&E activity. From the results of the visual rating of the sites (discussed in detail later in this report) there was an indication that more C&E actions could have possibly been justified. Several sites appeared to have larger volumes of fill, poor fill quality or site management issues as well as a configuration that may cause off site impacts (e.g., slope, or blocking of drainage).

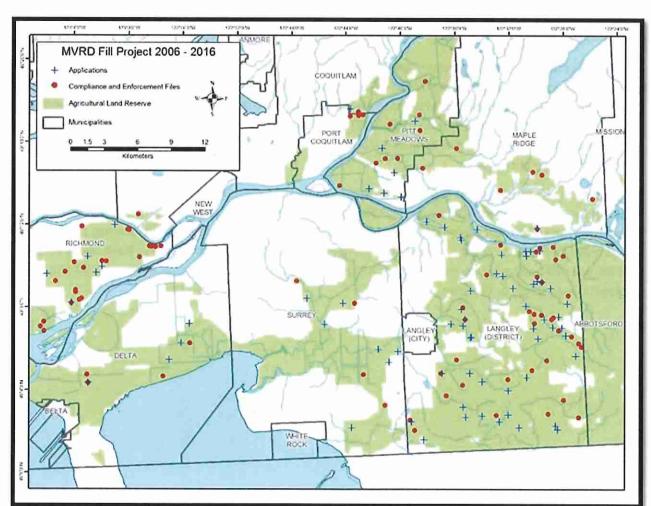


Figure 2: Spatial Distribution of Approved Fill Applications and Compliance and Enforcement Sites

4.2 Reasons for Placement of Fill

Based on the ALC approved placement of fill applications, a host of reasons were presented for why the fill was required. These are represented in Table 3 below in relation to the approval status of the application. As would be anticipated in a region of high rainfall and floodplain or fine textured soils, the most common reason given for why fill is required was to alleviate drainage concerns (50%) or improve the capability (20%) of the land. Approximately 28 percent of the applications with the stated goal of improving drainage were refused. The reasons for refusal ranges from potential impacts on adjacent land to a determination that fill was not justified when the sites were compared to similar sites. Of the sites that indicated the fill application was to improved capability, about half had mapped agricultural capability limitations² of soil moisture deficiency "A" or adverse topography "T" while the other half had excess water "W" limitations. Sites with the intended goal of improving drainage were dominated by soils with an agricultural capability limitation of "W".

Table 3: Reasons for Fill Application

	Application Status						
Reason for application	Approved	Approved with conditions	Refused	Grand Total			
buildings	4	4	3	11			
drainage	17	17	13	47			
drainage / recontour	2	1	-	3			
filling pond	1			1			
improve capability	5	8	5	18			
landscaping		2		2			
paddock	_	1	-	1			
parking	1		-	1			
ponds	1		-	1			
privacy berms	1			1			
public use	-	1	_	1			
reclamation	1	2	American Control of the Control of t	3			
recontour	3	3	1	7			
improve capability & drainage	1	1		2			
Grand Total	37	40	22	99			

² Agriculture Capability Subclass - Limitations

Agricultu	are capability Subclass - Elithtations		
Symbol	Limitation	Symbol	Limitation
W	Excess water (groundwater)	N	Salinity
J. S. J. S. J. S.	Adverse topography	С	Adverse climate (excluding precipitation)
	Inundation (flooding by streams, etc.)	R	Shallow soil over bedrock and/or bedrock outcroppings
Α	Soil moisture deficiency	F	Low fertility
D	Undesirable soil structure	E	Erosion
Р	Stoniness	Х	Cumulative and minor adverse conditions

Although somewhat expected, approximately 20% of the applications stated that the reason for fill placement was not related to soil bound agricultural activity. The majority of these were for building construction, while some were agriculture related.

In the fill applications, proponents or their representatives often state the end use of the site. Table 4 provides a comparison of the observed actual use of the site versus the justification for fill given in the application for why fill is required. On sites that had limited evidence of agricultural activity, the proposed end use was used for this comparison. About half (51%) of the sites applying for fill placement to improve drainage or improve capability were sites where soil bound³ agriculture activities such as berry or vegetable production was occurring.

Table 4: Reason for Fill Application Versus Actual Use of Site

General Site Use												74.55							
Reason for Fill	aquaculture	berries	commercial	composting	farm yard	forage	gravel pit	greenhouse	industrial	livestock	mixed	nursery	pasture	recreational	residential	turt	vacant	vegetables	Grand Total
buildings		1	3		2			3							2				11
drainage		12	1			8				7		2	6	3	2	2	2	2	47
drainage / recontour						1		1								1			3
filling pond										1									1
improve capability		6		A SE		2		1	1	1	1	1	3		1		1	700	18
improve capability / drainage																	1	1	2
landscaping					1										1				2
paddock										1									1
parking										1									1
ponds	1																		1
privacy berms										1									1
public use														1					1
reclamation		1					1								1	17/17			3
recontour		3		1		1					1						1		7
Grand Total	1	23	4	1	3	12	1	5	1	12	3	3	9	4	7	3	5	3	99

4.3 ACCEPTABLE REASONS FOR FILL

Upon review of the database, application files, and collected visual observations for the sites, it was evident that the reasons for proposed fill applications were wide ranging. In some circumstances the

³ "soil bound production" includes those land uses that on growing crops in soil on the site. In this study that includes cultivated land used for berry, forage, pasture, turf and vegetable production.

reasons were not clearly related to either the inherent site capability or in line with the stated final allowed use of the land within the ALR.

For a regulatory agency, either the ALC or a municipal government, to determine if a fill application is legitimate, they must rely on staff knowledge, information provided in the application or contracted expertise. To strengthen the quality and type of information provided by Qualified Professional (QP), there should be some reliance placed on professional reports provided with applications. The following section describes the specific aspects of an application that can be considered of acceptable reasons for the application of fill followed by a discussion on what is not concerned acceptable.

4.3.1 Change in Capability

A change in <u>capability</u> means to remove specific limitations. This change would include placing relatively small volumes of fill to adjust grade in swales (i.e., "W", "I" and possibly "T"), additions of finer textured materials or the removal of rock/stones to adjust texture or coarse fragment percentages (i.e., 'A', 'D', 'P'). As part of the application, evidence must be provided as to how the limitation is affecting the intended farm use of the sites. Such evidence could be that the site has been "farmed" prior to the fill proposal but production has not been optimized, or that on similar adjacent sites the limitation has a negative effect. If this evidence is not provided, the proponent has not sufficiently demonstrated that other options for management or removal of capability limitations have been attempted.

4.3.2 Change in Overall Land Configuration

A change of <u>overall land configuration</u> for a specific purpose can involve minor changes to the slope/orientation of the property (to relieve a "T" limitation). A limited number of situations may arise where topography limits the ability to configure fields or irrigation systems for efficient production. In this situation, the site needs to be graded in one direction to capture light/heat, graded for water management such as for cranberries or flood irrigation, or terraced for planting of vineyards/tree fruits. Both regrading and fill may be combined to adjust a "T" limitation.

4.3.3 Construction of a Foundation Pad for Farm Use

Construction of a <u>foundation pad</u> for a building for a designated farm use is an acceptable reason for fill. For example, fill would be used for a greenhouse or poultry barn (>2% parcel coverage) or livestock barn (< 2% parcel coverage). These structures are covered within the existing legislation. In contrast, when the majority of the surface area of a parcel is covered with fill to a depth greater than required for a stable foundation for the farm building, fill sites can have the potential to cause drainage concerns to adjoining parcels.

4.3.4 Creation of a Working Platform

Creation of a <u>working platform</u> for very specific aspects of a farming operation other than the main farm building can be acceptable. For example, a livestock holding area, storage or processing structures, access road, dike or water retention facility which allows the creation of more "utility" on site for the agricultural operation.

4.3.5 Unacceptable Reasons for fill

It is unacceptable to place <u>construction overburden</u> specifically for the purpose of disposal and not for the purpose of improving agricultural capability or suitability. Several applications within the database listed the reason for fill as the construction of a farm house, farm building or horse farm. In several

cases, the fill was placed in what appears to be a "landing pad" for future non-farm use and not the intended use indicated in the application. Many of these landing pads are more than one metre above existing site grade, have steep side slopes on the fill pad and appear to be interfering with local hydrology. They appeared to be disposal sites rather than improvements to agricultural capability.

5 RESULTS OF PART 2 SITE INVESTIGATION

A visual rating system was created to separate fill application sites into groups to report on the "results" of the filling activity or fill project. The ratings were based on the various qualitative observations collected on each site. These ratings categorize the project files into five broad classes. The first three classes, Good, Fair and Poor are based on agricultural or potential agricultural use, while the remaining two classes are generally based on either a non-agricultural use or ALC refusal of the fill application. Table 5 provides a more detailed description on each of the ratings. Within the database and from the collected observations, there was clear separation of the sites from the standpoint of "farmed" or "non-farm use". There was also clear separation of sites that showed the deposition of fill was effective or ineffective in terms of either improving or maintaining agricultural production on the site.

Separating sites that were considered a good use, or a poor use of fill was relatively straightforward. For the good sites there was clear indication of farming activity and healthy crops. In addition, the sites blended well into the landscape from a topographic standpoint. The most common indicators of poor sites were a lack of a change in use, no farm use or extremely poor production indicators such as continued poor drainage or drought conditions demonstrated by imagery or from roadside visual observations. Many poor rated sites had excessive amounts of fill (i.e., domed shape or steep side slopes) or evidence of poor quality materials (i.e., visible coarse fragments).

Section 5.1 provides examples, including photos, of the site ratings (Good, Fair, Poor) while Section 5.2 provides the overall visual ratings for the study area.

Table 5: Visual Rating Criteria for Fill Sites

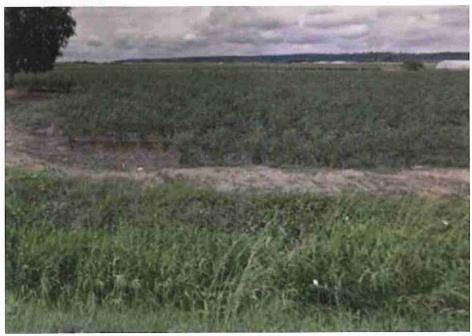
Rating	Fill (i.e., quality/volume)	Land Use (i.e., agricultural activity, relationship to adjacent uses)
Good (G)	 no perceived quality issues amount matches or appears to closely match application volume/depth appropriate to use and adjacent uses 	 agricultural activity taking place or could be reasonably expected to take place no visible issues with crop growth and variability of crop cover less than prior to filling agricultural activity not out of character with adjoining agricultural uses no perceived impacts to adjacent land
Fair (F)	 some perceived quality issues (e.g., texture) amount appears to be inconsistent with application volume/depth not appropriate to use and adjacent uses 	 land is not being actively farmed for soil bound agriculture crops agricultural use may be reasonable but some noticeable issues evidence of impacts on crop (e.g., poor growth or variability visible) land configuration and/or water management infrastructure does, or has the potential to, impact adjacent users (e.g., land is domed, drainages are blocked) some visual or file information indicating volume of fill placed potentially greater than initially proposed
Poor (P)	 clearly identifiable quality issues (e.g., stones) amount greater than approved in application volume/depth excessive in relation to adjacent uses 	 land is definitely not being actively farmed for soil bound crops (although it may still have farming capability) clear evidence of negative crop impacts (i.e., drought or flooding) or land is simply an abandoned fill pad fill is definitely creating negative impacts on adjacent users (i.e., blocked drainage, steep side slopes) visual or file information clearly indicating volume of fill placed greater than initially proposed
Not farmed (X)		 land is not being used for farm use or for an allowed non-farm use land has been converted to commercial/industrial, recreational/park, or strictly residential use enforcement action underway
Refused (R)		 applications refused by ALC Note: sites originally removed and subsequently approved and/or sites where filling occurred after a refusal are not included
Unknown (?)		 use and condition in relation to fill proposal cannot be determined based on accessible information proposed fill activity has not been initiated

5.1 IMAGERY OF SELECTED SITES TO ILLUSTRATE VISUAL RATINGS

- Example 1: Good Rating. Cropped land used for blueberries. 5.1.1
 - Uniform crop cover, limited volume, soil fill quality like existing soils.
 - First image aerial overview.
 - Second image taken from road area of view indicated by yellow arrows. Note small amount of fill forming berm adjacent to first crop row

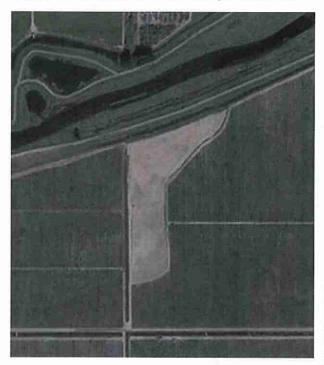
Figure 3: Good rating: land used for blueberries





- 5.1.2 Example 2: Fair Rating. Land to be cropped to blueberries.
 - First image is aerial overview of fill area (light coloured soil with no crop)
 - Second image shows how fill is domed with abrupt breaks to adjacent field
 - Third image shows significant concentration of coarse fragments within fill

Figure 4: Fair rating: land to be used for blueberries







- 5.1.3 Example 3: Good Rating. Non-soil bound agriculture for an outdoor livestock area
 - First view is aerial overview
 - Second image is of area highlighted within the yellow arrows.

Figure 5: Good rating: non-soil bound agriculture

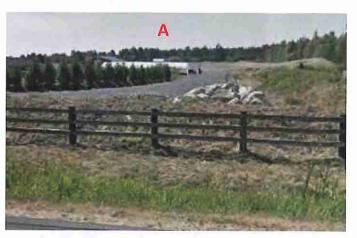


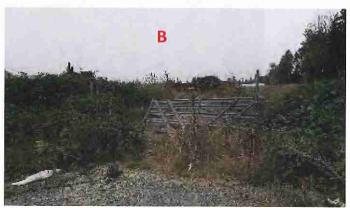


- 5.1.4 Example 4: Fair Rating Non-soil bound agriculture (nursery/greenhouses).
 - Average depth of fill proposed in the application was 0.55 m
 - Depth of fill at rear of property is at least 2 m above road grade (images B & C)
 - Property at upper end of watershed and land has gentle slope. Fill has potential to impede flow from adjacent properties

Figure 6: Fair rating: non-soil bound agriculture





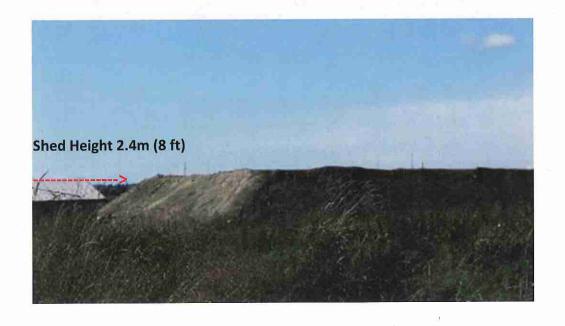




- 5.1.5 Example 5: Residential Not farmed X Rating for house fill pads.
 - Although these fill pads were not sites within the database they are examples of an X rating
 - Fill is placed as preload and is ultimately not to exceed 1 m depth and 2000 m²
 - Of a range of sights surveyed using Google tools the average area coved by these pads was calculated at 4,800 m²
 - Red boxes outline the extent of fill pads
 - Second image is a roadside view of a preload pad estimated to be over 3 m depth

Figure 7: X rating: residential fill pads





- 5.1.6 Example 6: Poor rating (bare at time of inspection proposed for blueberries)
 - Fill material compacted, fine textured, and litter with coarse woody material
 - No topsoil salvaging was evident

Figure 8: Poor rating: proposed for blueberries





5.2 VISUAL RATING RESULTS

Three sites that had received a refusal by the ALC were included in the visual rating results. These were added as they were observed to have received fill; however, they had not been noted as compliance and enforcement sites and appeared to be suitable for farm use. That meant that 56 (57%) sites were rated for farm uses, 19 (20%) were noted as refused and 23 (23%) were rated as not used for farming purposes.

A surprisingly low number (13%) of approved fill sites were ultimately rated as Good. An additional 18% were ranked as Fair. This left about 37% of the sites rated as Poor (Table 6). Considering that placement of fill was intended to improve the capability, suitability or overall function of agriculture on the site, these results reveal that placement of fill is not necessarily improving agriculture and the continued approval of fill placement as a mechanism for improving capability needs modification.

5.2.1 Distribution of Sites Based on Visual Rating

The tables below are comparing the visual ratings with various aspects of the applications. In Table 6 the visual rating is compared to the approval. In this table there are no clear trends as to why sites were ranked Good, Fair or Poor. One might expect that applications approved with conditions would be more predominantly in the Good rating, but that did not occur, as the outcomes were distributed somewhat equally across the Good, Fair and Poor ratings.

Table 6: Visual Rating versus Approval Status

		Visual Inspection Rating					
Approval status	Good	Fair	Poor	Refused	Not Farmed	Unknown	Grand Total
Approved	6	7	10		12	2	37
Approved with conditions	7	11	8		10	4	40
Refused			2	19	1		22
Grand Total	13	18	20	19	23	6	99

The comparison of visual rating versus reason for fill as proposed in the original application (Table 7) may be the only comparison that presents a trend that should raise a flag for future fill approvals. A significant number of the sites that had indicated drainage issues or improved capability of the site as the reason for the fill application continued to have issues after completion of the fill project. In these instances, the reason for the poor ranking was that the sites remained in very low intensity as abandoned or poorly utilized pasture. Visual inspection of one blueberry site indicated that there were coarse fragments, exposed subsoil, a very rough surface and the crop was in extremely poor condition. Of the sites that ranked as fair, over half were sites with blueberries as the crop in production or intended crop; however, the crops were doing poorly in relation to other blueberry crops on surrounding land or there were visual soil quality concerns.

Table 7: Visual Rating versus Reason for Fill

		Visual Inspection Rating					
Reason for Fill	Good	Fair	Poor	Refused	Not Farmed	Unknown	Grand Total
buildings	1	2	1	3	4		11
drainage	9	3	11	10	9	5	47
drainage / recontour		2	1	on the same	A 14 A 444		3
filling pond	1						1
improve capability	1	9	2	5	1	1	18
mprove capability / drainage			1			1	2
andscaping	The Late				2		2
paddock	1						1
parking					1		1
ponds					1		1
orivacy berms			1				1
oublic use					1		1
reclamation		H	1		2		3
econtour		2	2	1	1		7
Grand Total	13	18	20	19	23	6	99

Comparisons were also made for operation type and municipal governments. In both cases the results were interesting but not significant. From the standpoint of operation type, again there was an expectation that sites with soil bound production would be more likely to rank in the Good rating due to the apparent dependency of producers on the soil resource for crop production. This was not the case with only 13% in the Good rating, and about 32% within each of the Fair and Poor ratings. An additional 13% were not being farmed.

Local municipalities are part of the approval and monitoring system for fill applications and have varying levels of oversight in fill applications. When looking at ratings versus local municipality, there was no indication that one municipality fared better than another in terms of the visual rating of sites. See Appendix 2 for tables showing details of these comparisons.

5.2.2 Comparison of Visual Rating to Property Size, and Fill Area, Volume and Depth Table 8 provides comparisons of the average, maximum, minimum and median for property size, fill area/volume, and depth in relationship to the visual ratings. There was no significant trend although some general characteristics of the sites should be noted.

Good sites

- tended to be large properties with generally smaller fill areas
- primary reason for fill was to improve drainage
- the land had mixed uses, but was primarily soil bound cropping

Fair sites

- tended to be medium size properties with generally the highest fill area percentage
- primary reason for fill was to change capability
- land had mixed uses

Poor sites

- tended to be smaller properties with less areas covered by fill
- · primary reason for fill was to improve drainage
- · land had mixed uses but was mainly non-cropped

Table 8: Visual Rating compared to Property Size and Fill Amounts

Visual Rating		Total Property Area (ha)	Fill Volume (m³)	Fill Area (ha)	Depth of fill (m)	Percent of are filled (%)
Good	average	16.0	38,085	3.6	1.4	22.5
N = 13	max	66.1	140,000	14.5	6.1	
-1	min	2.0	1,400	0.0	0.2	
	median	14.5	24,250	1.4	0.9	
Fair	average	9.4	45,293	7.1	1.6	75.5
N = 18	max min	34.7 1.5	335,000 2,000	69.6 0.6	4.8 0.5	
	median	6.2	14,200	1.9	1.2	
Poor	average	6.9	28,405	2.3	0.9	33.3
N = 20	max	16.1	118,000	6.1	3.1	
A	min	1.8	91	0.1	0.1	
	median	5.5	11,500	2.0	8.0	The second secon

6 RECOMMENDATIONS RESULTING FROM DATABASE AND SITE REVIEWS

During the review of the application database and sites it became evident that there is a need for some specific guidance and structure on what applications for placement of fill should contain in terms of information. There were clear indications that there is a lack of guidance or knowledge on the part of applicants, agents or Qualified Professionals on what is acceptable in terms of best management practices surrounding the use of fill. Two general topic areas stood out. The first relates to the understanding of agricultural capability versus crop suitability. The second are issues around best management practices for fill placement and the actual management of that placement.

6.1 CAPABILITY VS SUITABILITY

As noted in Section 4.2, the justification for fill provided by most applicants often refers to the desire to change the agricultural capability of ALR land. Although the agents or Qualified Professionals contracted by applicants should be able to provide the clear reason for the fill application, it appears there may a desire to change the site to be more suitable for one use rather than for a range of uses. The terms agricultural capability and suitability are often confused in discussions around the use of agricultural land.

The widely accepted definition of agricultural capability⁴ addresses the range of cropping options on the site. This capability rating is the system that laid the foundation for placing of land in the ALR. It is tied to soil and climate and is primarily focussed on soil bound agriculture. The definition of capability does not speak to farm buildings, roads, or other structural features that relate to the movement of equipment or management of water. Capability also assumes that specific management practices (e.g., drainage, irrigation, cultivation, and the application of organic matter or nutrients) may be utilized to reduce the limitations on the range of crops that could potentially be produced on the site.

In contrast, suitability relates to the use of land for a specific crop(s). Although not developed for the wide range of cropping systems in BC, a land suitability rating system has been developed for some cropping systems in Canada⁵. The system generates a rating for specific crops based on soil-climate-landscape potential.

The placement of fill on a site could alter the site sufficiently to change the suitability rating for a specific crop or specific agriculture use in the case of non-soil bound agriculture. The concern arises that by using fill, a site may be converted to one suitability, potentially reducing the range of capability (e.g., rocky fill used to improve drainage for a blueberry farm but limits the production of field crops).

cand capability classification indicates the type and extent of any soil and climate parameters which affect the range of crops that can be grown and/or the management inputs required.

⁴ Land Capability Classification for Agriculture in British Columbia MOE Manual 1, 1983, https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/land_capability_classification_for_agriculture_in_bc_1983.pdf Land capability classification indicates the type and extent of any soil and

⁵ The use of the land suitability rating system to assess climate change impacts on corn production in the lower Fraser Valley of British Columbia, P.-Y. Gasser, C.A.S. Smith, J.A. Brierley, P.H. Schut, D. Neilsen, and E.A. Kenney, Can. J. Soil Sci. 96: 256–269 (2016) http://www.nrcresearchpress.com/doi/pdf/10.1139/cjss-2015-0108

6.1.1 Recommendation

Consideration should be given to include land suitability as part of the application and approval process for placement of fill. This would allow for a more detailed assessment of the land allowing for some consideration of the cumulative effects of multiple limitations (i.e., soil, climate, topography) and the feasibility of a range of improvements (e.g., "normal" land management practices, placement of fill, or a non-farm use).

The key questions that should be answered as part of an application are:

- what is the current suitability? and;
- what is the future suitability for a specific crop or group of crops if the land is intended to remain in soil bound agricultural production?

These questions assume the land will remain or become more capable of producing a range of soil-bound agricultural uses. If the intention is to move away from soil bound production, this then becomes a much broader policy discussion for the ALC.

6.2 SITE SPECIFIC APPROVAL AND MANAGEMENT CONSIDERATIONS

Although there is some guidance provided in the current ALC *Regulations* and policy documents (Refer to Section 7), the following highlights some of the more specific set of recommendations for consideration, particularly in terms of the possible development of a "best practices guide for the placement of fill in the ALR". Appendix 1 includes more details on each of the following.

Site conditions

Has the inherent capability and suitability of the site been fully assessed prior to consideration of placement of fill as an option? The application should only be for improving capability.

Fill specifications

What are the characteristics of the fill materials and site in terms of texture, coarse fragment content, contaminants, and organic matter? The proposal must fully detail these and the potential risks and benefits related to them.

Conditions for fill approvals

Specific conditions such as topsoil salvage or the appropriate additions of soil amendments such as compost should be included in the proposal particularly as they relate to nutrient management on the site.

Depth and Fill Volumes

How much fill is required? This may be the most challenging question, although there are some valid reasons for setting reasonable limits on depth and volume particularly related to normal agricultural soil and water management.

Slope or Grade of Land

What is the slope or grade of the site and how will it be changed and why? Slope as it impacts surface drainage is only part of the consideration for water management; however, shedding water to adjacent lands may cause negative impacts. Slope may also impact future land use or site stability.

Bonding or Security

A consistent approach to collection of a bond related to fill volume and property size may counteract the perceived significant economic benefits from placement of fill.

Consistency of Plans Requirements for Placement of Fill Applications

Placement of fill proposals and site monitoring and closure reports have lacked consistency in both content and quality. The expectation of what is required and who is qualified (e.g., a QP) needs to be clearly specified.

Water control

This project was focused on sites within MVRD which has a moderate oceanic climate characterised wet winters and moderately dry summers. This means that water management, particularly as it relates to drainage and off-site impacts must be included in any proposal. Fill applications must also include considerations for impacts on irrigation.

6.3 OTHER RECOMMENDATIONS

The following recommendations go beyond those noted above that are site specific. At a regional level fill generated from construction or redevelopment activities has the potential to go to broader uses. The movement of fill material could also be controlled at a regional level to ensure a highest and best use rather than a rapid and simple 'disposal'.

- 6.3.1 Potential locations for fill deposition across the region
 - <u>Dike construction</u>. With the current predictions related to climate change there has been a significant amount of discussion around the need to raise and strengthen dikes. Although all fill materials may not be suitable for dike construction this option for fill could be a more appropriate use than land application.
 - The Fraser Basin Council is one source of information on diking needs https://www.retooling.ca/coastal management.html
 - 2. Backfilling of aggregate extraction sites. This is an option that is not being fully utilized, based on observation and personal communication.
 - o Recommend use of guidance documents such as the 2004 Alberta Environment Code of Practice Guide for Pits http://aep.alberta.ca/land/land-industrial/programs-and- services/documents/GuideCodePracticePits-2004.pdf
 - 3. Agency management or oversight. For either one of these options an overall single agency approach may be required to manage the movement of fill to the sites. This could be a provincial regulator such as the Ministry of Forests, Lands and Natural Resource Operations and Rural Development who are responsible for dike inspection.

6.3.2 Municipal control of Fill Movement

1. Development plan and construction approvals. As part of the municipal approval processes for redevelopment or issuance of building permits, a developer should be required to file a detailed plan indicating how excess soil materials or fill will either be used on site, separated to prevent contamination and the receiving end location of the removed materials. Separated topsoil and clean organic materials could be used to benefit final reclamation of a construction site rather than being removed off site. If they are moved off site, they could be targeted for use as topsoil

applications on appropriate soil bound agriculture production sites. Subsoil materials should be used for dikes, aggregate pit back fill or as subgrade on fill sites for farm buildings rather than final grade materials on fields.

7 PART THREE: REVIEW OF CURRENT LEGISLATION, REGULATION AND POLICY

There are several pieces of legislation, regulation and policy currently in use by the Agricultural Land Commission. The ALC legislation includes the *Act*, and the *Regulation*. The following section highlights the parts that govern fill use in the ALR.

7.1 AGRICULTURAL LAND COMMISSION ACT

Section 20 of the *Act*, [SBC 2002] Chapter 36 (ver. Current to Dec 6, 2017), titled, "Use of agricultural land reserve", pertains directly to the discussion of fill (see Appendix 3 for the text of Section 20). In addition, the definitions of "farm use", 'fill', "non-farm use", and "soil" play a role in the determination of the use of fill in the ALR.

Definitions of Note

"farm use" means an occupation or use of land for farm purposes, including farming of land, plants and animals and any other similar activity designated as farm use by regulation, and includes a farm operation as defined in the Farm Practices Protection (Right to Farm) Act;

"fill" means any material brought on land in an agricultural land reserve other than materials exempted by regulation;

"non-farm use" means a use of land other than a farm use;

"soil" includes the entire mantle of unconsolidated material above bedrock other than minerals as defined in the Mineral Tenure Act;

7.2 AGRICULTURAL LAND RESERVE USE, SUBDIVISION AND PROCEDURE REGULATION

There are four critical sections of the Regulation which pertain directly to the discussion of fill. These are Section 2: Activities designated as farm use, Section 3: Permitted uses for land in an agricultural land reserve, Section 4: Notification requirements for specified farm uses, and Section 5: Notification requirements for specified non-farm uses.

In addition, there are four other sections that pertain to the administration of applications, fees and penalties related to the application of fill and the use of land within the ALR. These are Sections 29, 33, 33.1 and 35. (See Appendix 3 for abbreviated text of these sections).

One definition of note in the *Regulation* that plays a role in determining the use of fill in the ALR is the term 'farm'.

"farm" means an occupation or use, for farm purposes, of one or several parcels of land or tenured areas of Crown land;

7.3 OPTIONS TO REVISE THE ALC ACT AND REGULATION

Both the *Act* and *Regulation* relate to fill in two separate ways "allowed use" and "non-farm use". During the field investigation, numerous examples were evident where applicants appear to be abusing the intent of these uses. Observations included filling with excessive volumes, damage to lands or potential harm to adjacent lands. This portion of the report provides some interpretation of the relevant sections and observations made in relation to those sections.

7.3.1 Allowed Use Applications

- Fill can be placed on land in relation to drainage and irrigation infrastructure (Section 3(1) of *Reg.*). If the amount of fill is directly related to that infrastructure and not a widespread use to alter floodplain elevation, it can be allowed.
 - o Recommend revising the *Regulation* as there are several examples of excessive use of fill under the guise of diking blueberries and cranberries that have caused harm to others, fouling of watercourses, and even the creation of unstable water storage reservoirs above existing grade. There appears to be a few landowners who, by their use of fill, dike their fields without dealing with traditional on-farm drainage, or grow unsuitable crops on whatever land they can purchase regardless of the capability limitations.
- Fill placed in relation to the "farm house" (Sec. 18 Act). Fill can be placed on 0.2 ha and 1 m above grade without a non-farm use application.
 - o Recommend revising both the *Act* and *Regulations* or policy related to fill pads for dwellings. As an example, an area along 40th Ave roughly between 152nd and 176th Streets within the City of Surrey has numerous instances of these conditions being stretched. Most of these fill pads are placed on small parcels (less than 10 ac or 4 ha). The average fill pad size for house + driveway+ some accessory use is almost double (0.48 ha) the size allowed (range 0.17 to 1.23 ha) and most pads are well above the 1 m elevation allowed (based on Lidar/contour data and visual observations). Although several sites are still in a preload stage, most have structures in place. The fill pad and its placement have created a larger footprint that cannot be farmed due to slope and location of the pad. Many are set well back (>60 m) from road frontages and have a final thickness exceeding the allowed 1.0 m.
- Fill placed in relation to "farm use" activities (activities that cannot be prohibited). The area that can be filled must be less than 2% of the property for the allowed use unless specific conditions (Sec. 4 Regulation (abbreviated below)) are met. This section allows for broader use of fill subject to notification and with limited conditions for "... the construction, maintenance, and operation of ... a greenhouse, ... an intensive livestock operation or for mushroom production, ... an aquaculture facility, ... a composting facility for the production of Class A compost (defined by OMRR) or from agricultural waste, ... if the area is over 2% of the parcel; and a turf farm... "
 - o Recommend consultation between local government building approval process and ALC staff to consider some changes to *Regulation*, Bylaws, or policy. This section of the *Regulation* seems to be experiencing some abuse or stretching of the need for fill. Fill is

being applied in greater volumes/depths than required for the foundations of the proposed operations or under the guise of a future use that is not consistent with the agricultural character of the land or surrounding properties.

7.3.2 Non-farm Use Applications

Under Section 29 of the *Regulation* in relation to Sec. 20 (Use) & Sec. 21 (Subdivision) of the *Act*, persons may apply for a non-farm use within the ALR.

- Applications for placement of fill occur under this section when they fall outside of the allowed use, for example, when fill is used to do one or more of the following:
 - o raise the land above floodplain for buildings
 - o reclaim the land to a higher capability (or for aggregate extraction)
 - o prepare the land for a completely different agricultural use (e.g., grapes in a "wetland" or organic waste management, or "horse estates")
 - o change the grade/elevation of the land, including orientation towards the sun
 - improve drainage for crops without using traditional farm drainage methods/tools (although the cropping is a farm use, applications are made under this provision when fill volumes are substantive)
 - o conduct processing of farm products
 - o provide additional space for farm family or farm worker housing
 - o aesthetics landscaping of the rural/farm estate
- Recommend review or changes to the interpretation of non-farm use within the ALR and what is deemed to be an acceptable application of fill for non-farm use. Visual examination of sites within the ALC database has indicated that many of the approved sites have issues. These include the over application of fill creating "landing pads" or "domes". The "landing pads" are often substantially elevated above surrounding grade and have abrupt side slopes. The "domed" sites seem to be designed to shed water to adjacent land; however, in several instances the crops planted in these sites were not performing any better than surrounding unfilled lands. There are many situations where the future use proposed in the application is not yet occurring and the land is in non-farm use. There were also a few instances where it was clear that the fill materials were of poor quality (i.e., high coarse fragments percentages or texture/structure is substandard for cropping use).

There was evidence that this was creating impacts to adjacent land and in several instances the crops planted in these domed sites were not performing any better than surrounding unfilled lands.

7.4 REVIEW OF ALC POLICIES AND REPORT CRITERIA

Of the several policies currently approved by the ALC, five policies, and one report criterion are of particular interest to the discussion of fill. These are:

Policy L-13, January 2016 – Activities Designated as A Permitted Non-Farm Use: Dikes for Flood Control and Irrigation in the ALR.

The policy specifically references Section 3(1) of the Regulation. Although the Regulation does not allow for widespread or area-based filling, it does allow for flood control or irrigation measures. Dikes can be used to prevent freshet flow and/or sea level flooding and/or impacts of seasonal storm flows. *Flood control works in and about a stream, regardless of their nature, are subject to the provisions of the Water Sustainability Act (WSA). Works may also be used to capture or detain flows for irrigation purposes. *Water diversion and storage for irrigation must be licenced under the WSA. The policy indicates the amount of fill placed or soil removed for drainage or irrigation purposes must be justifiable to the Commission. (Note: items identified with "*" are deemed to be "work" under the WSA).

Suggested clarifications:

The policy is generally acceptable but has a weakness in that it does not require the services of a QP (PEng or PAg) with applicable water management training and expertise to plan/design/approve the "proposed works". The impact of these works on the subject property and adjacent properties must be part of that consideration. The policy should also reference the Water Sustainability Act.

Policy L-15, January 2016 – Placement of Fill or Removal of Soil: Construction of a Single-Family 7.4.2 Residence

The policy specifically references Section 18 of the Regulation. The policy discusses the definition of what constitutes a single-family residence and the associated structures and works related to that residence. It also places limits on the fill depth and land coverage by the fill pad and driveway access.

Suggested clarifications:

The policy is reasonable but has some weaknesses. The policy states that these areas are 0.2 ha, many are exceeding this size, are being placed beyond the 60 m suggested setback of the "home plate", and have a thickness of more than 1.0 m (see notes under Allowed Use Applications, Section 7.3.1). The policy should be updated to include the "home-plate" criteria specified in the Guide to Bylaw Development in Farming Areas (BC Ministry of Agriculture, 2015.)

https://www.alc.gov.bc.ca/assets/alc/assets/library/land-use-planning/guide for bylaw development in farming areas 2015.pdf,

Policy L-14, January 2016 – Placement of Fill or Removal of Soil: Construction of Farm Buildings 7.4.3 The policy specifically references Sections 1.1, 2 and 2(4) of the Regulation. The policy discusses the appropriate placement of fill or removal of soil to construct farm buildings where the area of the farm building is less than 2% of the area of the parcel. It also notes that fill used to raise land not directly associated with the building requires a non-farm use application. Where buildings exceed 2% parcel coverage, Section 4 of the Regulation is referenced.

Suggested clarifications:

The weakness in the policy relates to farm-use and non-farm use designations. Designation of an activity as a farm-use (*Act*) implies that there are limited restrictions that can be placed on the placement of fill or removal of soil if the land owner is carrying out a farm use. Some additional issues that arise are: 1) how enforceable is the restriction of 2% coverage and is it only for the building footprint for non-farm use applications?; 2) what are the reasons for the application?; and, 3) what are the provisions in the application or approval and are the provisions enforceable or being enforced?

7.4.4 Policy L-23 Oct. 2017 – Placement of Fill for Soil Bound Agricultural Activities

This policy relates specifically to the placement of fill for non-farm use under Section 20 of the Act. It attempts to create a guidance template for the soil and site considerations which must be covered in any proposals submitted to the ALC. It also provides some indication of the best management practices that must be part of the fill placement proposal if the activity is approved.

Key to the review of the proposed applications is that the fill placement must be a positive improvement to the land. The activity must also not cause harm to the land or to adjacent land.

Suggested clarifications:

- It is not clear who defines the "standard agricultural best practices". It may be
 appropriate to add more details. These should include soil management practices e.g.,
 cultivation and incorporation of soil amendments, and the use of water management
 tools including both drainage and irrigation practices.
- The limit of 0.5 m above maximum water table should be clarified to be water table in soil, not the level of water during inundation events. This also needs clarification in terms of remediation of adverse topography (T) and excess water (W) limitations if they are micro topographic areas within a field that may exceed the 0.5 m depth (e.g., the hummocky nature of the Whatcom-Scat-Nicholson (glacial marine sediments) soil complexes found in the Township of Langley).
- Having the finished grade sloped to provide a smooth transition to adjacent landforms is an appropriate recommendation, although there should also be a note that the property should not shed water to adjacent land without due consideration of how that water will be managed to prevent harm. Overall hydrology of the watershed in which the property resides must be considered.
- Allowing fill placement activities to extend up to two years is inconsistent with most local bylaws (within MVRD) which have a one-year permit term.

7.4.5 Policy P-10 Oct. 2017 – Criteria for Agricultural Capability Assessments This policy is intended to provide information for professional agrologists submitting agricultural capability assessment reports. It lays out the specifics of what is required in a professional report to support agricultural capability assessments.

Suggested clarifications/additions:

 The policy limits agricultural capability assessments to only one professional licensing body in British Columbia, the BC Institute of Agrologists. The work of qualified

- professionals licensed to practice under another body, such as Registered Professional Biologists or Professional Engineers and Geoscientists, should be accepted under the policy.
- Soil pit descriptions should also include horizon thickness and root abundance.
- Laboratory data should be used to revise fertility ratings. Since the standard soil survey
 and agricultural capability references do not have threshold values for available
 nutrients or "toxic elements or compounds", the following additional references should
 be added.
 - BC Ministry of Agriculture. 2012. Fraser Valley Soil Nutrient Survey (specifically, Table 4 soil nutrient risk ratings)
 https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/soil-nutrients/nutrient-management/technical-reports/soil-nutrient-studies
 - Contaminated Sites Regulation. B.C. Reg. 375/96. (specifically, Schedules 4 and 5 Column II Agricultural soil standards)
 http://www.bclaws.ca/civix/document/id/complete/statreg/375_96_07
- References in relation to 'Anthropogenic soils' are not included and should be added since there is a strong likelihood that professional agrologists will encounter non-natural soils in areas that have been under intensive agricultural production.
 - Pennock, D.J., K. Watson, and P. Sanborn. 2015. Section 4. Horizon Identification. From: D. Pennock, K. Watson, and P. Sanborn. Field Handbook for the Soils of Western Canada. Canadian Society of Soil Science. http://www.soilsofcanada.ca/links.php
- 7.4.6 Criteria for Technical Report Submitted by Consultants (Resource Extraction and Fill Placement)

 These criteria have been derived to establish consistency in the quality and format of technical reports submitted to the ALC.

Suggested clarifications/additions:

- Section 2.4 of the document references existing drainage conditions on the land and
 adjacent properties. Increasingly, changes to soil-bound production also focus on the
 need for and operation of irrigation systems. Additions of fill should not adversely affect
 soil capability for irrigation. Appropriate irrigation water supply is not a given for all land
 in the ALR, so an assessment of irrigation capability and irrigation water supply should
 be added as a consideration within the technical reports.
- Most references, including this technical report criteria which are used to report project
 criteria and rehabilitation plans, do not specifically mention soil fertility levels or soil
 amendment use. This report criteria document may not be the best reference location
 but a best practices reference document should add additional information or criteria
 for soil quality (e.g., nutrient levels, OM%, pH, EC etc.)

7.5 Bylaws

7.5.1 Review of Municipal Soil Bylaws

Local government soil removal and soil/fill deposit bylaws are in place in the seven "rural" municipalities within the MVRD. They were reviewed (Table 9) indicating a wide array of approaches to regulating soil removal and fill placement.

Table 9: Municipal Government Soil Deposit and Removal Bylaws

Municipality	Bylaw name	Number and Year
City of Delta	Soil Deposit and Removal Bylaw	7221 (2014)
City of Richmond	Soil Removal and Fill Deposit Regulation	8094 (2007) (amended No. 9002 (2017))
City of Coquitlam	Soil Removal and Deposit Regulation	1914 (1988) (last updated No. 4715 (2017))
City of Pitt Meadows	Soil Removal and Fill Deposit Regulation Bylaw	2593 (2013) (updated No. 2710 (2015))
City of Maple Ridge	Soil Removal Bylaw	6398 (2006) currently under review
Township of Langley	Soil Deposit and Removal Bylaw	4975 (2013) (amended No. 5120 (2015))
City of Surrey	Soil Conservation and Protection Bylaw	16389 (2007) (amended No. 17324 (2011))

While no two bylaws contain the exact same language, there are some similarities. The following topics are found in most of the bylaws:

- Threshold volumes. These are the volumes over which permits are required. The threshold is usually less than 100 m³.
- Permits. All the bylaws contained permit provisions with varying levels of detail required to process the permit application. The details required ranged from simple application forms to detailed qualified professional reports.
- **Permit application fees.** All bylaws indicated a non-refundable flat rate permit fee with several requiring an additional fee per unit volume (e.g., \$0.50/m³).
- Detailed site management and reporting plans. All bylaws required varying forms of site design/activity plans prior to an application being accepted for review and/or in advance of permit issuance, including documentation from appropriate professionals on the design operation and reporting of the fill or removal activities.
- Security. Not all bylaws required security and the level of security and its management is highly variable. Most municipalities that have a provision to charge a security use a per cubic meter rate (e.g., \$5/m³) or some using a per hectare rate (e.g., \$2,500/ha).

- Regulation. Once a permit is granted regulating the activity is a key focus for all
 including nuisance related issues (i.e., noise, traffic, dust, etc.) and volume reporting.
- Offences and penalties. Penalties relating to permit conditions are included in all but the penalty level was quite variable, from as low as \$2,000 up to full costs.
- Insurance. A requirement for General Liability Insurance is common.

Recommendations for Municipal Soil Bylaws:

As either a best practice or as a "Ministers Standard", a bylaw template should be developed such that there are standard sections and equivalent requirements for the removal of soil and/ the placement of soil/fill. Section 551 of the *Local Government Act* provides authority to the Minister of Agriculture to establish agricultural standards for local governments as they prepare bylaws that affect agriculture. Although not a bylaw standard, the Ministry of Agriculture information sheet "Guidelines for Farm Practices Involving Fill" was prepared as an attempt to provide some guidance for the appropriate use of fill. However, it did not provide guidance on how fill should be regulated by a local or provincial government.

In addition to a bylaw standard, coordination between the ALC and local governments is required. During discussions with the Advisory Committee it became clear that there is a need to coordinate a process on how fill applications should be reviewed, shared and approved. This approach should include fill applications that require a NOI as well as those requiring a non-farm use application. One reason for this is that a decision to allow a fill project could be overturned within 60 days by the Commission chair. If a local government were to issue a permit within that 60-day period, the project may have proceeded to a substantial degree making regulatory action and reclamation a challenge. A second reason is that uses of fill covered under a NOI may require building permits as well as soil/fill permits from the municipal government.

7.5.2 ALC Bylaw Authority

The ALC has the legislative authority under Section 9 of the Act (see below) to create other regulatory tools beyond the current use of policies.

ALC ACT

Operation of the commission

9 The commission may pass resolutions and bylaws it considers necessary or advisable for the management and conduct of its affairs, the exercise of its powers and the performance of its duties and functions.

Recommendations for an ALC Bylaw:

Although the specific wording is the realm of legislation drafters, the following are the recommended topic areas that should be included in an ALC fill placement bylaw.

- Clear definitions of what constitutes acceptable fill materials, particularly in relation to quality.
- Provision of general best management practices or linkages to best management practice guidance requirements for fill site design, operation, and closure such that there is limited risk to the land, adjacent land, and future use.
- Clear definition of farm activities that could benefit from the appropriate use of fill

- Linkages with other legislation such as *Water Sustainability Act* as to how filling impacts water and works in and about a stream. This should include impacts on wetland, drainage, water storage, and construction of flood protection or irrigation structures.
- Linkages to legislation such as *Species at Risk Act* (s) and how filling activity could harm or benefit habitat for threatened or endangered species.
- Addition of specific requirements for contents of application and reporting, including plans on how the site will be operated, managed and "closed".
- Inclusion of application and permit fees, financial security (bonds), and insurance as mandatory requirements of for a fill project.
- Clear definition of the roles and requirements of the applicant, agent, QP, local government, and ALC in how an application is handled.

APPENDIX 1 DRAFT CONCEPTS FOR A "BEST PRACTICES GUIDE FOR THE PLACEMENT OF FILL IN THE ALR"

Site conditions

- What was the inherent capability? The application should only be for improving capability.
- o Is the current or intended activity soil-bound?
- o What was the inherent utility for the intended purpose? Is the intended purpose appropriate?
- o Is or was the site farmed?
- o Is there topsoil/organics worth salvaging?
- o Can the site be graded rather than filled?
- Are standard (normal) soil management practices such as drainage, irrigation, and cultivation in place or capable of being put in place to reduce or eliminate the need for fill?

Fill specifications

- o Texture:
 - fill materials should not be not more than two textural classes different than existing soil;
 - fill material should be well sorted, falling within one or two textural classes; and,
 - fill material should be less than 40% clay and less than 80% sand, unless a very specific reclamation plan details sound academic reasons for being outside these conditions.
- o Coarse fragment (CF) and organic matter percentage (OM%) of fill should be appropriate to end use without limiting capability and future soil-bound use.
- Coarse fragments should be less than 10% of total volume (CF being greater than 7.5 cm). If the site was stone free, then the fill must be stone free as rock picking has limited practicality and success.
- Organic materials deposited as amendments with the fill project need to meet *OMRR*Class A compost standards (or class B if accompanied by an approved "land application plan") and not be used as a fill (i.e., mixed into existing site or added to mineral fill soil or applied as a mulch/top-dress for a specific cropping plan).
- o Foreign matter and contaminant levels should meet or exceed Agriculture Limits in specified Schedules of the *Contaminated Sites Regulation* (i.e., metals/organic compounds) or *OMRR* for organic amendments (e.g., less than 1% foreign matter).
- O Woody materials (large woody debris (LWD) in water or coarse woody debris (CWD) on land) should not be acceptable unless specific "biodiversity" habitat features are being incorporated/required for the site (i.e., conditions of approval by environmental regulators if wetlands or watercourses are being impacted). This must be part of the application plan.

Conditions for fill approvals

- Topsoil salvage: Approvals must contain requirements for topsoil salvage. The best management guide would provide details on how this could be achieved and guidance for appropriate use of the salvaged topsoil.
- Additions of appropriate soil amendments: Conditions of approval fill applications and best practices should require the appropriate use of soil amendments such as compost during or after filling activity for soil bound cropping to improve soil quality, tilth, and nutrient levels.

Depth and Fill Volumes

o For fields, the depth of fill should not be more than 0.5-meter on average over the entire cropped area. This also assumes topsoil salvage or incorporation of topsoil like materials at the soil surface as part of the depth calculation. The plan must include drainage works for fill that is placed in wet areas. Plans should also include evidence of considerations for irrigation water supply if fill will remove potential for subsurface irrigation or is designed to improve capability for soil-bound agriculture operations that require irrigation.

Table 10: Query Results - Fill Depth and Volumes for Approved Applications

	Total Property Area (ha)	Fill Volume (m³)	Fill Area (ha)	Depth of fill applied (m)
average	14.3	29,890	4.5	1,0
median	7.0	16,500	2.0	0.8
maximum	168.0	335,000	69.6	6.1
minimum	0.4	91,000	0.0	0.1
count	77 (Note: one approv	ved extraction site w	ras removed fro	m this data)

Slope or Grade of Land

- o Land should not be sloped to shed water to any adjacent properties without the addition of a water management system (i.e., ditches and subsurface drains).
- O Doming an existing site which results in more land consumed by ditches and "unfarmable" slopes (>5% grade) is not acceptable.
- Creation of "landing platforms" (fill pads with steep side slopes) should not be allowed in any proposal.

Consistency of Plans Requirements for Placement of Fill Applications

All applications under "non-farm use" and many under the wider scope of "allowed use provisions" come into the ALC accompanied by a report from a Qualified Professional (QP). The conditions of the application approval then require some form of monitoring and reporting of the project by the QP. From detailed review of a selection of files there appears

to have been many inconsistencies and issues to the policy and procedures for accepting and reviewing reports. The lack of consistent and proper monitoring has likely been the result of ALC staffing levels and expertise, the provisions of the *Act* and *Regulation*, and the qualifications/integrity of the QPs.

- Plans must be completed by a Qualified Professional (QP). "QP" does not simply imply a
 designation, it requires a level of knowledge, training, experience, and
 reliability/integrity.
- The criteria for a QP to complete an agricultural capability assessment could be mirrored to provide similar requirements for a QP completing plans for the application of fill.
 These plans need to go beyond the scope of the simple application of the fill to include impacts on issues such as local hydrology.
- O Who reviews the plans? If the QP completing the plan is qualified, then there should be limited concern about who is reviewing the plan as long as all the necessary elements are covered. However, the local government and/or ALC should retain an individual (employed or contracted) to provide a third-party review.
- Who oversees activities on site and who reports on those activities? The conditions of the approval should specify who should monitor a site and how often it should be done.
 It should also include the level and frequency of reporting.
- Approving agencies must review and follow through with actions if site plans and monitoring are not followed.

Bonding or Security

- With tipping fees paid to 'dump' fill reported to be from \$100 to \$200 per truck load (12 -14 m³), there appears to be significant financial incentive to receive fill materials.
- Example:
 - Tipping fee paid \approx \$42,000. Assume 0.50 m spread over 1 ha @ 12 m³/load = 416 loads X \$100 per load
 - Cost to remove this volume could be upwards of \$25,000. This would be based on easy removal using a bucket loader, a fleet of trucks and a short haul under ideal operating conditions. No restoration costs are included.
- Most local governments have soil deposit bylaws which require some form of security above and beyond the permit fees collected.
- Security at a local government level is primarily based on volumetric formulas ranging from \$0.5 to \$5.0 per m³. Some use a per hectare rate. Several do not have an upper limit on the bond. Note that bonding rates are under review by at least two municipalities to increase the per cubic meter rates.
- The system of bonding, based on the information gleaned from the database and ALC files, has not been managed in a consistent fashion. It has not been tied to either fill volume or property size. The requirement for or release of the bonds has not been handled in a similar fashion for all files. Bonds have not increased based on an increase in volume nor have they been tied to property size. In some cases, no bonds were collected, in other cases bonds were released before the final closure of the file.
- o The ALC should follow a system of bonding that is similar to that of the permitting municipality. The bond could be collected in conjunction with the permitting the

- municipality, where the bond is collected, on a per unit basis. The unit should be \$/m³ with a minimum amount specified.
- The figures below provided a comparison of bond amount (\$\(\frac{\pi}{s}\)\) to both fill volume (m³) and property size (ha) based on information collected in the database and ALC Decision files.

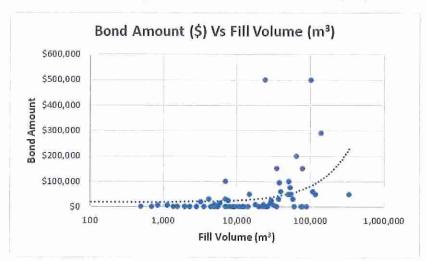
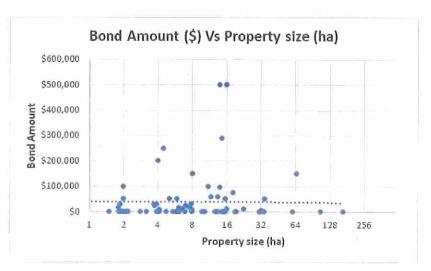


Figure 9: Database Query Results Bonds Vs Fill Volume or Property Size



Water control

- Has a full hydrological assessment been completed (or is it required?). The following are situations when an assessment should be required:
 - The proposal is to create dikes to protect against freshet, winter storm or sea level rise flooding.

- The applicant is intending to fill wetlands or raise low areas over more than 25% of the property. This will likely adversely impact flood mitigation or wildlife habitat.
- Fill will be blocking or diverting flow to or from adjacent properties. The impacts on adjacent or downstream lands must be reviewed.
- The proposal is to create wetlands or other water holding features to capture rather than discharge water. This would include the creation of irrigation or storm water management reservoirs.

APPENDIX 2 ADDITIONAL VISUAL RATING TABLES

Additional Comparisons of Visual Ratings to Operation Type (Table 9) and Municipal Government (Table 10).

Table 11: Visual Rating Versus Operation Type

	Visual Inspection Rating						
Operation type	Good	Fair	Poor	Refused	Not farmed	Unknown	Grand Total
aquaculture					1		1
berries	2	7	3	6	3	2	23
commercial				1	3		4
composting					1		1
farm yard	TELET		1	1	1		3
forage	3	3	2	2	2		12
gravel pit					1		1
greenhouse	2	3					5
industrial		1					1
livestock	4	1	3	1	2	1	12
mixed	1		1				2
nursery	1		1		1		3
pasture		2	4	3			9
recreational					4		4
residential			1	2	4		7
turf			1		- H-	2	3
vacant	1		3	1			5
vegetables				2		1	3
Grand Total	13	18	20	19	23	6	99

Table 12: Visual Rating Versus Municipal Government

	Visual Inspection Rating						
Municipal Government	Good	Fair	Poor	Refused	Not Farmed	Unknown	Grand Total
City of Coquitlam					1		1
City of Pitt Meadows		2		1	5		8
City of Richmond	1		1	2	2	2	8
City of Surrey	2	2	2	2	1		9
Corporation of Delta	2	1	1				4
District of Maple Ridge		1		1			2
Township of Langley	8	12	16	13	14	4	67
Grand Total	13	18	20	19	23	6	99

APPENDIX 3 ALC ACT AND REGULATIONS

Agricultural Land Commission Act

Section 20 is a key section of the *Act*, [SBC 2002] Chapter 36 (ver. Current to Dec. 6, 2017) which pertains directly to the discussion of fill.

Relevant Section of Act

Use of agricultural land reserve

- 20 (1) A person must not use agricultural land for a non-farm use unless permitted under this Act.
 - (2) For the purposes of subsection (1), except as provided in the regulations, the removal of soil and the placement of fill are non-farm uses.
 - (3) An owner of agricultural land or a person with a right of entry to agricultural land granted by any of the following may apply to the commission for permission for a non-farm use of agricultural land:
 - (a) the Surface Rights Board, or its predecessor, the Mediation and Arbitration Board, under the Petroleum and Natural Gas Act, the Mining Right of Way Act or section 19 of the Mineral Tenure Act;
 - (b) [Repealed 2010-9-1.]
 - (c) any other authority under an enactment.
 - (4) A person who intends to use agricultural land for a prescribed use that involves soil removal or placement of fill must give notice of that intention to the commission in the prescribed form at least 60 days before engaging in the intended use.
 (5) In response to a notice under subsection (4) or if a person engages in a use specified in subsection (4) without giving the required notice, the chief executive officer, by written order, may
 - (a) if the owner of the land agrees to restrictions on the use, specify terms and conditions for the conduct of that use of the agricultural land, or
 - (b) order that an application to the commission under subsection (3) is required for permission to engage in the use and may include as a term in the order that the person cease or not engage in the use until the application is determined.(6) If the chief executive officer does not respond to a notice under subsection (4) within 30 days by making an order under subsection (5), the owner of the land may engage in the intended use.

Agricultural Land Reserve Use, Subdivision and Procedure Regulation

There are four critical sections of the Regulation which pertain directly to the discussion of fill. These are Section 2: Activities designated as farm use, Section 3: Permitted uses for land in an agricultural land reserve, Section 4: Notification requirements for specified farm uses, and Section 5: Notification requirements for specified non-farm uses. There are four other sections of note that pertain to the administration of applications, fees and penalties. These are Sections 29, 33, 33.1 and 35.

Relevant Sections of Regulation

Part 2 — Permitted Uses

Activities designated as farm use

- 2 (1.1) The activities designated under this section as farm uses for the purposes of the Act must not be prohibited
 - (a) by any local government bylaw except a bylaw ..., or
 - (b) by a law of the applicable treaty first nation government, ...
 - (2) The following activities are designated as farm use for the purposes of the Act:
 - (a) farm retail sales ...
 - (c) storing, packing, preparing or processing farm products, ...
 - (d) land development works including clearing, levelling, draining, berming, irrigating and construction of reservoirs and ancillary works if the works are required for farm use of that farm; ...
 - (i) the storage and application of fertilizers, mulches, and soil conditioners;
 - (j) the application of soil amendments collected, stored, and handled in compliance with the Agricultural Waste Control Regulation, B.C. Reg. 131/92; ...
 - (k) the production, storage, and application of compost from agricultural wastes produced on the farm for farm purposes in compliance with the Agricultural Waste Control Regulation, B.C. Reg. 131/92;
 - (I) the application of compost and biosolids produced and applied in compliance with the Organic Matter Recycling Regulation, B.C. Reg. 18/2002;
 - (m) the production, storage and application of Class A compost in compliance with the Organic Matter Recycling Regulation, B.C. Reg. 18/2002, if all the compost produced is used on the farm; ...
 - (o) the construction, maintenance and operation of farm buildings including, but not limited to, any of the following:
 (i) a greenhouse;

- (ii) a farm building or structure for use in an intensive livestock operation or for mushroom production; (iii) an aquaculture facility; ...
- (2.1) A winery or cidery, and ancillary uses, are designated as farm uses ...
- (2.3) A brewery, distillery or meadery, and ancillary uses, are designated as farm uses ...
- (3) Any activity designated as farm use includes the construction, maintenance, and operation of a building, structure, driveway, ancillary service or utility necessary for that farm use.
- (4) Unless permitted under the Water Sustainability Act or the Environmental Management Act, any use designated under any of subsections (2) to (2.3) includes soil removal or placement of fill necessary for that use as long as it does not
 - (a) cause danger on or to adjacent land, structures or rights of way, or
 - (b) foul, obstruct or impede the flow of any waterway.
- (5) The removal of soil or placement of fill as part of a use designated under any of subsections (2) to (2.3) must be considered to be a designated farm use and does not require notification except under section 4

Permitted uses for land in an agricultural land reserve

- 3 (1) The following non-farm uses are permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw or, for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable treaty first nation government: ...
 - (k) aggregate extraction, if the total volume of materials removed from the parcel is less than 500 m³ and if
 (i) any previous extraction from the parcel is rehabilitated in accordance with subsection (3) before a further extraction is made, and
 - (ii) the cultivatable surface layer of soil is salvaged, stored on the parcel and available for rehabilitation in accordance with subparagraph (i); ...
 - (n) construction and maintenance, for the purpose of drainage or irrigation or to combat the threat of flooding, of (i) dikes and related pumphouses, and
 - (ii) ancillary works including access roads and facilities; ...
 - (3) If a use is permitted under subsection (1) (k) it is a condition of the use that once the extraction of aggregate is complete, the disturbed area must be rehabilitated in accordance with good agricultural practice.
 - (4) The following non-farm uses are permitted in an agricultural land reserve and must not be prohibited by a local government bylaw or, for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable treaty first nation government: ...
 - (i) surface water collection for farm use or domestic use, water well drillings, connection of water lines, access to water well sites and required rights of way or easements;
 - (5) Any permitted use specified in subsection (1) or (4) includes the construction, maintenance and operation of buildings, structures, driveways, ancillary services and utilities necessary for that use.
 - (6) Unless permitted under the Water Sustainability Act or the Environmental Management Act, any use specified in subsection (1) or (4) includes soil removal or placement of fill necessary for that use as long as the soil removal or placement of fill does not
 - (a) cause danger on or to adjacent land, structures or rights of way, or
 - (b) foul, obstruct or impede the flow of any waterway.

Part 3 — Soil Removal and Placement of Fill

- Notification requirements for specified farm uses
- 4 (1) The removal of soil and placement of fill for the following farm uses are exempt from the requirement to file an application under section 20 of the Act if the requirements in subsections (2), (3) and (4) are met:
 - (a) the construction, maintenance and operation of a greenhouse on an area of land if the area occupied by the greenhouse is greater than 2% of the area of the parcel;
 - (b) the construction, maintenance and operation of a farm building or structure, for use in an intensive livestock operation or for mushroom production, if the area occupied by the farm building or structure is greater than 2% of the area of the parcel;
 - (c) the construction, maintenance and operation of an aquaculture facility if the area occupied by the aquaculture facility is greater than 2% of the area of the parcel;
 - (d) the construction, maintenance and operation of a composting facility for the production of Class A compost as defined in the Organic Matter Recycling Regulation, B.C. Reg. 18/2002 or compost from agricultural waste, if the area occupied by the facility is greater than 2% of the area of the parcel;
 - (e) a turf farm.
 - (2) An owner must notify the commission and the applicable local government or treaty first nation government of the owner's intent to remove soil or place fill for the uses described in subsection (1) at least 60 days before engaging in the intended use by filing with the commission a notice in a form acceptable to the commission.
 - (3) If the chief executive officer requests additional information on the extent and method of soil removal or placement of fill within 30 days of receipt of the notice under subsection (2), it must be provided by the owner of the land in the form of an amended notice within 30 days of receipt of the request.
 - (4) The owner must comply with the restrictions on the use and the terms and conditions for the conduct of that use of agricultural land ordered by the chief executive officer under section 20 (5) of the Act provided that the order is made within 30 days of a notice under subsection (2) or within 45 days of an amended notice under subsection (3).
 - (5) If the owner does not agree to the restrictions on the use or the terms and conditions ordered by the chief executive officer, the owner may apply to the commission for permission for a non-farm use under section 20 (3) of the Act.

Notification requirements for specified non-farm uses

- 5 (1) The removal of soil and placement of fill are exempt from the requirement to file an application under section 20 of the Act as long as the requirements in subsections (2), (3) and (4) are met and the removal or placement is for one or more of the following uses:
 - (a) aggregate extraction if the total volume of material removed is more than 500 m³;
 - (b) peat extraction;
 - (c) placer works including the exploration, development and production of placer minerals as defined in the Mineral Tenure Act;
 - (d) the construction, maintenance, and operation of a composting facility for the production of managed organic matter. (2) The owner must notify the commission and the applicable local government or treaty first nation government of the owner's intent to remove soil or place fill for the uses described in subsection (1) at least 60 days before engaging in the intended use by filing with the commission a notice in a form acceptable to the commission.
 - (3) If the chief executive officer requests additional information on the extent and method of soil removal and reclamation within 30 days of receipt of the notice under subsection (2), it must be provided in the form of an amended notice within 30 days of receipt of the request.
 - (4) The owner must comply with the restrictions on the use and the terms and conditions for the conduct of that use of agricultural land ordered by the chief executive officer under section 20 (5) of the Act provided that order is made within 30 days of a notice under subsection (2) or within 45 days of an amended notice under subsection (3).
 - (5) If the owner does not agree to the restrictions on the use or the terms and conditions ordered by the chief executive officer, the owner may apply to the commission for permission for a non-farm use under section 20 (3) of the Act.

Part 10 — Applications for Non-farm Use or Subdivision of Agricultural Land Application must be filed with local government or treaty first nation government

- (1) An owner of agricultural land who wishes to use that land for a non-farm use or who wishes to subdivide that land may apply for permission under section 20 or 21 of the Act.
 - (2) An application under section 20 or 21 of the Act must be in a form acceptable to the commission and must be filed,
 - (a) if the application is one referred to in section 34 (3.1) of the Act, with the commission, or
 - (b) in any other case, with the applicable local government or treaty first nation government.
 - (3) Subsections (1) and (2) do not apply to applications for transportation or utility uses filed with the commission under section 6 of this regulation.

Part 11 - General

Application fees

- **33** (1) In subsection (1.1), "application" means an application made for the purpose of seeking permission under any of the following sections of the Act:
 - (a) section 20 or 21, for a use or subdivision of agricultural land to which section 4 of this regulation does not apply;
 - (b) section 29 or 30, for the exclusion of land from the agricultural land reserve;
 - (c) section 34 (6), for applications filed directly with the commission.
 - (1.1) The prescribed application fees are as follows:
 - (a) \$1 500, if the application is made in respect of land located entirely or partially in Zone 1;
 - (b) \$900, if the application is made in respect of land located entirely in Zone 2.
 - (2) The prescribed portion of the application fee that a local government or first nation government may retain for the purposes of section 35 (1) of the Act is \$300 for an application
 - (a) for exclusion under section 29 or 30 of the Act, or
 - (b) for use or subdivision under section 20 or 21 of the Act.
 - (3) The prescribed times for the purposes of section 35 (1) (b) of the Act are at a time that occurs on or before March 31, June 30, September 30 and December 31 of each year.
 - (4) The prescribed portion of an application fee that may be remitted by the commission to a local government or first nation government for the purposes of section 35 (5) of the Act is \$200.

Other fees

- **33.1** (1) In this section, "document administration" means the administration, processing, preparation, review, execution, filing or registration of any of the following by the commission, other than in the context of an application made under the Act:
 - (a) a report;
 - (b) a survey or map;
 - (c) a contract or similar legal instrument;
 - (d) a record that must be approved, filed or registered under an enactment;
 - (e) a subdivision plan, a statutory right of way or a covenant, including related records necessary for deposit of the subdivision plan, statutory right of way or covenant with the Registrar of Land Titles;
 - (f) a form of security.
 - (2) If, on approving an application made under the Act, a term or condition described in Column 1 of the following table is imposed on the applicant, the applicant must pay the fee set out in Column 2 opposite the term or condition:

Iten	Column 1	Column 2
	Term or Condition	Fee (\$)

1	Document administration	150 for each record
2	Site inspection	350 for each inspection
3	The monitoring of activities carried out on land surveyed as being less than 0.8 ha	500
4	4 The monitoring of activities carried out on land 1 000 surveyed as being between 0.8 ha and 4 ha	
5	The monitoring of activities carried out on land surveyed as being more than 4 ha	2 000

- (3) No fee is payable under item 2 of the table in subsection (2) if item 3, 4 or 5 of the table applies.
- (4) The fees set out in items 1 and 2 of the table in subsection (2) are payable at the time the term or condition is imposed.
- (5) The fees set out in items 3 to 5 of the table in subsection (2) are payable annually, on the date set by the person who approves the application, for each year or part of a year that monitoring is carried out.

Penalties

- (1) Before the chief executive officer levies a penalty under section 54 of the Act, the chief executive officer must consider all of the following:
 - (a) any contravention of a similar nature by the person;
 - (b) the gravity and magnitude of the contravention;
 - (c) whether the contravention was deliberate, repeated or continuous;
 - (d) whether there was an economic benefit derived by the person from the contravention;
 - (e) the person's cooperativeness and efforts to correct the contravention;
 - (f) the degree to which the contravention detrimentally affected or impaired the agricultural capability of the land or its suitability for farming.
 - (2) The penalty which the chief executive officer may levy is in the complete discretion of the chief executive officer, but must not exceed \$100,000 for any single contravention.
 - (3) The maximum penalty which the chief executive officer may levy for a second or subsequent contravention is double the amount of the penalty levied for the first contravention.
 - (4) If the chief executive officer levies a penalty under section 54 of the Act against an owner of agricultural land, the chief executive officer must give the owner a notice setting out all of the following:
 - (a) the nature of the contravention;
 - (b) the amount of the penalty;
 - (c) the date by which the penalty must be paid;
 - (d) a description of the owner's right to appeal the penalty.



Date:

April 26, 2018

To:

Elected Officials, LMLGA Member Municipalities

Subject: 2018 LMLGA Resolution: Disqualification from Holding Elected Office

I am writing to seek your support of the City of Pitt Meadows LMLGA resolution, page 57 of the LMLGA Annual Report:

WHEREAS Council has no authority to seek the removal of a council member who has been criminally convicted;

AND WHEREAS The Honourable Minister Selina Robinson, Ministry of Municipal Affairs & Housing, has recommended that the City of Pitt Meadows advocate through LMLGA and UBCM for appropriate changes to the governing legislation for local government;

AND WHEREAS The Honourable Minister Selina Robinson, Ministry of Municipal Affairs & Housing, has advised that her Ministry is prepared to work with UBCM on the issue:

THEREFORE BE IT RESOLVED that UBCM lobby the provincial government to make whatever legislative changes are needed to:

- 1. Require that an elected local government official be put on paid leave immediately upon conviction of a serious criminal offence (to be defined by legislation) until the expiration of the time to file an appeal or determination of an appeal; and
- 2. Require that an elected local government official be disqualified from holding office upon conviction of a serious criminal offence (to be defined by legislation) upon the expiration of the time to file an appeal or determination of an appeal.

Most of you are aware of the situation in Pitt Meadows where we had a Councillor convicted of a sexual assault criminal offence. I had no tools to seek his resignation and had to fall back on my personal relationship with the individual to convince him to do what was right for the community and resign. He did so within hours of my request but it was an awful situation and one that has to be resolved through changes to Provincial legislation. It is a complicated issue but one that we cannot ignore.

I will be at LMLGA to speak to the matter. If any member of your Council would like to communicate with me ahead of time I would welcome the opportunity to chat.

Yours Truly,

John Becker Mayor

RECEIVED

APR 26 2018

ANMORE A

VILLAGE OF ANMORE

BYLAW NO. 577-2018

A bylaw for the levying of rates for municipal general purposes, water utility and for regional district purposes for the fiscal year 2018

WHEREAS pursuant to the provisions of section 197 of the Community Charter, after adoption of the five year financial plan and before May 15, a Municipality must, by bylaw, impose property value taxes for the year;

AND WHEREAS the required bylaw establishes the tax rates for the municipal revenue proposed to be raised in the year from property value taxes as provided in the financial plan;

AND WHEREAS the required bylaw establishes the tax rates for the amounts to be collected in the year by the municipality to meet its taxing obligations to the regional district;

NOW THEREFORE the Municipal Council of the Village of Anmore, in open meeting assembled, enacts as follows:

- 1. This bylaw may be cited for all purposes as "Anmore Tax Rates Bylaw No. 577-2018".
- 2. The following rates are hereby imposed and levied for the year 2018;
 - (a) For all lawful and general purposes of the municipality on the value of land and improvements for general municipal purposes, rates appearing in column A of Schedule A, attached hereto and forming a part hereof.
 - (b) For all lawful and general purposes of the capital asset on the value of land and improvements for general municipal purposes rates appearing in column B of Schedule A, attached hereto and forming a part hereof.
 - (c) For all lawful and general purposes of the Metro Vancouver Regional District on the value of land and improvements taxable for regional hospital district purposes, rates appearing in column C of Schedule A, attached hereto and forming a part hereof.
- 3. The minimum amount of taxation on a parcel of real property shall be one dollar (\$1.00).

Bylaw No. 577-2018 Page 2		
1 490 2		
READ a first time the	day of, 2018	
READ a second time the	day of, 2018	
READ a third time the	day of, 2018	
ADOPTED the	day of, 2018	
		MAYOR
		MATOR
		MANAGER OF CORPORATE SERVICES
Certified as a true and corre	ct copy of "Anmore Tax R	ates Bylaw No. 577-2018".
DATE		MANACED OF CODDODATE CERVICES
DATE		MANAGER OF CORPORATE SERVICES

VILLAGE OF ANMORE BYLAW NO. 577-2018 SCHEDULE "A"

PROPERTY CLASS	A GENERAL MUNICIPAL	B CAPITAL ASSET	C REGIONAL DISTRICT
	per \$1,000 assessed value	per \$1,000 assessed value	per \$1,000 assessed value
1. RESIDENTIAL	0.6950	0.6290	0.1757
2. UTILITY	0.6950	0.6290	0.6146
3. SUPPORTIVE HOUSING	0.0000	0.0000	0.1757
4. MAJOR INDUSTRY	0.0000	0.0000	0.5970
5. LIGHT INDUSTRY	0.0000	0.0000	0.5970
6. BUSINESS	0.6950	0.6290	0.4302
7. MANAGED FOREST LAND	0.0000	0.0000	0.5268
8. SEASONAL/RECREATIONAL	0.6950	0.6290	0.1757
9. FARM	0.0000	0.0000	0.1757



VILLAGE OF ANMORE REPORT TO COUNCIL

Date:

April 26, 2018

Submitted by:

Christine Baird, Manager of Corporate Services

Subject:

Anmore Drinking Water Conservation Plan Bylaw No. 579-2018

PURPOSE / INTRODUCTION

To present a bylaw for Council's consideration to replace the existing Anmore Water Shortage Response Plan Bylaw with a new bylaw to ensure Village compliance with Metro Vancouver's Drinking Water Conservation Plan (DWCP).

RECOMMENDATIONS

THAT Anmore Drinking Water Conservation Plan Bylaw No. 579-2018 be read a first, second and third time.

As the Village of Anmore is a member of the Greater Vancouver Water District (GVWD) and is required to adopt the updated regulations, no other options are presented.

BACKGROUND

The GVWD Board, on June 23, 2017, adopted a resolution to approve the Drinking Water Conservation Plan and related Policy.

Over the past year, the GVWD made substantial changes to the Metro Vancouver Drinking Water Conservation Plan in consultation with various stakeholders. The Village of Anmore, as a partner in the GVWD, is bound to comply with the conservation plan.

DISCUSSION

The Metro Vancouver Drinking Water Conservation Plan is based on four key principles:

- 1. Recognize drinking water as a precious resource that must be conserved;
- 2. Maintain the environmental, economic vitality and health and safety of the region to the extent possible in the face of a water shortage;
- 3. Optimize available water supplies and reduce water use; and
- 4. Minimize adverse impacts to public activity and quality of life for the region's residents.

The proposed bylaw updates the Village's compliance with current watering schedules, restrictions and prohibitions, which includes specified days for permitted lawn sprinkling under the DWCP. The key change for Anmore residents is reduction of lawn sprinkling (from 3 days to 2 days per week) under Stage 1 and 2 Restrictions.

Report/Recommendation to Council

Anmore Drinking Water Conservation Plan Bylaw No. 579-2018 April 26, 2018

The current penalty structure (see Part 6) is still deemed adequate, given that the Village's priority with this bylaw is to educate the public about the importance of conscious water usage year-round.

The proposed update to the Anmore Water Shortage Response Plan Bylaw addresses the changes made by the GVWD and brings the Village into compliance with Metro Vancouver's DWCP.

If Council is amenable to the changes put forward by Metro Vancouver, as reflected in the attached bylaw, the recommended resolution is appropriate.

FINANCIAL IMPLICATIONS

There are no financial implications to the Village for compliance with the Metro Vancouver regulations.

COUNCIL STRATEGIC PLAN OBJECTIVES

The updated bylaw meets the objective to keep pace with best practices for the safety, operations and maintenance of municipal roads and services.

Attachments:

- 1. Anmore Drinking Water Conservation Plan Bylaw No. 579-2018
- 2. Metro Vancouver Drinking Water Conservation Plan

Prepared by:
C. Band
Christine Baird
Manager of Corporate Services
Reviewed for Form and Content / Approved for Submission to Council:
Chief Administrative Officer's Comment/Concurrence
Juli Halliwell Chief Administrative Officer

VILLAGE OF ANMORE

BYLAW NO. 579-2018

A bylaw to regulate the consumption of water in accordance with the Metro Vancouver Drinking Water Conservation Plan

WHEREAS, pursuant to section 8 of the Community Charter, S.B.C. 2003, c26, as amended, Council has the authority to enact bylaws that regulate, prohibit and impose requirements in relation to a municipal service;

AND WHEREAS, the Village has established and maintains a water distribution system, under Anmore Works and Services Bylaw No. 242-1998, as amended, in recognition of the need to provide an effective method of water conservation within the Village and has agreed to cooperate with the Greater Vancouver Water District to regulate the use of water supplied by the water distribution system;

NOW THEREFORE, the Council of the Village of Anmore, in open meeting assembled, enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as "Anmore Drinking Water Conservation Plan Bylaw No. 579-2018".

2. DEFINITIONS AND INTERPRETATION

In this bylaw,

Automatic Shut-off Device means a device attached to a water hose that is springloaded and shuts off the supply of water automatically unless hand pressure is applied to allow the supply of water.

Commissioner means the Commissioner of the Greater Vancouver Water District.

Drip Irrigation means an irrigation system that delivers water directly to the root zone of the plant at a low flow rate through individual emission points (emitters) using droplets of water and excludes sprinkler irrigation systems, micro-spray systems, misting systems, and soaker hoses.

Permit means a permit as issued under Part 5.

Person does not include a municipality, a regional district, the provincial government, or any other body appointed or created under an enactment of British Columbia or Canada.

Public Announcement means one or more notifications or public service announcements in any combination of two or more of the following:

- (a) a radio broadcast from a station that broadcasts to the Village; or
- (b) the Village's website located at the web address of <u>www.anmore.com</u>; or
- (c) a newspaper or other publication intended for general circulation, including one that is distributed without charge to the reader, that contains news and advertising, and is distributed within the Village at least once per week; or
- (d) a mail drop circular, distributed to households by unaddressed mail.

Restriction Stage means Stage 1 Restrictions, Stage 2 Restrictions, Stage 3 Restrictions, or Stage 4 Restrictions.

Service includes, but is not restricted to, both the supply of water delivered in any manner to any person, company or corporation and all pipes, taps, valves, connections and facilities used for the purpose of such supply of water.

Stage 1 Restrictions means the restrictions on water use described in sections 1.1 and 1.2 of Schedule A.

Stage 2 Restrictions means the restrictions on water use described in sections 2.1 and 2.2 of Schedule A.

Stage 3 Restrictions means the restrictions on water use described in sections 3.1 and 3.2 of Schedule A.

Stage 4 Restrictions means the restrictions on water use described in sections 4.1 and 4.2 of Schedule A.

Village means the municipality of the Village of Anmore; **Village** also means an employee who has been granted authority under the Anmore Officer Designation and Delegation of Authority Bylaw to issue permits on behalf of the municipality.

Water used as a noun means water supplied directly or indirectly by Greater Vancouver Water District, the City of Port Moody, or the Village of Anmore, whether or not mixed with rain water, gray water or recycled water.

Water used as a verb, and Watering, means the application or distribution of water (used as a noun) to lands or plants, but does not include the method known as 'drip irrigation'.

Water Restriction Announcement means a Stage 1 Announcement, Stage 2 Announcement, a Stage 3 Announcement or a Stage 4 Announcement.

- 2.1 The Schedules to this bylaw are integral parts of this bylaw.
- 2.2 The Manager of Development Services may delegate some or all of his/her powers and duties under this bylaw.

3. DECLARATION AND ANNOUNCEMENT OF RESTRICTION STAGES

- 3.1 (a) The Commissioner may declare, in writing to the Village, that the Greater Vancouver Water District has activated a Restriction Stage.
 - (b) If the Commissioner makes a declaration under subsection (a), the Restriction Stage described in the declaration comes into force in the Village seventy-two hours after the Commissioner or the Village makes a public announcement of the declaration.
 - (c) When a Restriction Stage comes into force under this section, a Restriction Stage that had been in force, if any, ceases to be in force.
- 3.2 Stage 1 Restrictions come into force on May 1st each year, without prior declaration of the Commissioner or announcement under section 3.3.
- 3.3 (a) If the Commissioner declares that the Greater Vancouver Water District has activated Stage 1 Restrictions, a public announcement by the Village or the Commissioner is sufficient for the purposes of paragraph 3.1(b) if it contains substantially the information set out in Schedule A.
 - (b) If the Commissioner declares that the Greater Vancouver Water District has activated Stage 2 Restrictions, a public announcement by the Village or the Commissioner is sufficient for the purposes of paragraph 3.1(b) if it contains substantially the information set out in Schedule A.
 - (c) If the Commissioner declares that the Greater Vancouver Water District has activated Stage 3 Restrictions, a public announcement by the Village or the Commissioner is sufficient for the purposes of paragraph 3.1(b) if it contains substantially the information set out in Schedule A.
 - (d) If the Commissioner declares that the Greater Vancouver Water District has activated Stage 4 Restrictions, a public announcement by the Village or the Commissioner is sufficient for the purposes of paragraph 3.1(b) if it contains substantially the information set out in Schedule A.

- 3.4 (a) Stage 1 Restrictions will remain in force until October 15 of each year, unless declared otherwise by the Commissioner.
 - (b) The Commissioner may make one or more declarations under this section.

4. FIRE CHIEF AUTHORITY

In any area within the Village where the fire hazard rating has been set at "extreme" for a minimum of three consecutive days, the Sasamat Volunteer Fire Department may issue a public announcement on behalf of the Village to identify some or all areas within the Village as areas where the lawn sprinkling and garden watering regulations otherwise imposed under this bylaw will be suspended for the period specified in the notice; thereby allowing property owners and occupants to take the measures as specified by the Fire Chief in the public announcement to reduce the fire hazard to their property by watering their lawns and gardens. Authority is extended to the Fire Chief in accordance with Anmore Fire Prevention Bylaw No. 281-2000.

5. PERMITS

- 5.1 A person who has installed a new lawn, either by placing sod or turf or by seeding, or who has installed new landscaping on a substantial part of the outdoor portion of a premises may apply to the Village for a permit authorizing the person to water the new lawn and new landscaping when Stage 1 Restrictions or Stage 2 Restrictions are in force, at times specified in the permit, at the premises described in the permit, during the currency of the permit. A permit does not exempt the holder from Stage 3 Restrictions or Stage 4 Restrictions.
- 5.2 The Village, upon being satisfied that an applicant qualifies under section 5.1, shall issue a permit to the applicant using a form similar to the form set out in Schedule B, upon receipt of payment of a fee prescribed in the Anmore Fees and Charges Bylaw.
- 5.3 A permit issued under section 5.2 shall be affixed to a post facing the street serving the premises, beside the principal driveway from the street to the premises.
- 5.4 A permit issued under section 5.2 shall expire and be of no force or effect 21 days after the date of its issue, unless the person has been issued an extension under section 5.5.
- 5.5 Before or after the expiration of a permit issued under section 5.2 a person may apply for one extension of the permit on the same terms and conditions as may be imposed under section 5.2. Such an extension shall end on or before 42 days from the date of the issue of the permit under section 5.2.
- 5.6 A person who has treated a lawn by applying nematodes that requires additional watering outside of the allowable sprinkling restrictions may apply to the Manager of

Development Services for a permit authorizing the person to water the affected area when Stage 1 Restrictions or Stage 2 Restrictions are in force, at times specified in the permit, at the premises described in the permit, during the currency of the permit. A permit does not exempt the holder from Stage 3 Restrictions or Stage 4 Restrictions.

- 5.7 The Village, upon being satisfied that an applicant qualifies under section 5.6, shall issue a permit to the applicant similar in appearance to the form set out in Schedule C.
- 5.8 A permit issued under section 5.6 shall be affixed to a post facing the street serving the premises, beside the principal driveway from the street to the premises.
- 5.9 A permit issued under section 5.6 shall expire and be of no force or effect 14 days after the date of its issue.

6. OFFENCES AND PENALTIES

- 6.1 Any Person who violates or contravenes any of the provisions of this bylaw, or suffers or allows to be done any act or thing that violates or contravenes this bylaw, commits an offence.
- 6.2 A prosecution under this bylaw may be commenced by:
 - (a) proceedings under Division 3 of Part 8 of the Community Charter; or
 - (b) prosecution of the offence in accordance with the Offence Act.
- 6.3 If a prosecution is commenced pursuant to section 6.2(a), upon conviction the offender shall be liable to a fine of:
 - (a) \$100 if the offence is committed when Stage 1 Restrictions are in force;
 - (b) \$200 if the offence is committed when Stage 2 Restrictions are in force;
 - (c) \$300 if the offence is committed when Stage 3 Restrictions are in force;
 - (d) \$400 if the offence is committed when Stage 4 Restrictions are in force;
- 6.4 Subject to section 6.5, if a prosecution is commenced pursuant to section 6.2(b), upon conviction the offender shall be liable to pay a fine:
 - (c) for a first conviction for an offence, of not more than \$10,000 and not less than \$3,000; and

- (b) for a second or subsequent conviction for an offence, of not more than \$10,000 and not less than \$5,000 for each offence.
- 6.5 Where a prosecution is commenced against a commercial entity pursuant to section 6.2(b) for an offence committed while Stage 4 restrictions are in effect, upon conviction that person shall be liable to pay a fine of not less than \$5,000.
- 6.6 Section 6.4(b) applies whether or not a second or subsequent conviction is for conduct that preceded the conduct that is the subject matter of the prosecution then before the court.
- 6.7 If an offence under this bylaw continues for more than one day, separate fines each not exceeding the maximum fine for that offence may be imposed for each day or part thereof in respect of which the offence occurs or continues.
- 6.8 In a prosecution under this bylaw the onus of establishing an exemption under subsections 1.2, 2.2, or 3.2 of Schedule A lies on the person claiming the exemption.

REPEAL

Adoption of this bylaw will repeal "Anmore Water Shortage Response Plan Bylaw No. 550-2016" in its entirety.

day of	, 2018		
day of	, 2018		
day of	, 2018		
day of	, 2018		
	day of	day of , 2018 day of , 2018	day of , 2018 day of , 2018

MAYOR

MAYOR

MANAGER OF CORPORATE SERVICES

Certified as a true and correct copy of "Anmore Drinking Water Conservation Plan Bylaw No. 579-2018".

DATE MANAGER OF CORPORATE SERVICES

SCHEDULE A RESTRICTION STAGES

GENERAL RESTRICTIONS FOR ALL STAGES (1 THROUGH 4)

- 1) All hoses must have an automatic shut-off device.
- 2) Water must not unnecessarily run off on impermeable surfaces such as driveways, curbs, pathways, or gutters when watering lawns and plants.
- 3) Artificial playing turf and outdoor tracks must not be watered except for a health or safety reason.
- 4) Hoses and taps must not run unnecessarily.
- 5) Irrigation systems must not be faulty, leaking, or misdirected.

STAGE 1 WATER RESTRICTIONS

Stage 1 comes into effect automatically each year – on May 1 until October 15 – to prevent drinking water wastage and ensure water users employ efficient and effective watering practices.

User	Water Use	Restriction
Watering lawns		Even-numbered civic addresses: on Wednesdays and
		Saturdays from 4 am to 9 am
		Odd-numbered civic addresses: on Thursdays and Sundays
₫		from 4 am to 9 am
 	Watering new lawns or lawns	Outside restricted lawn watering times if in compliance with
	being treated for the European	a City permit
RESIDENTIAL	Chafer Beetle	
	Watering trees, shrubs, and	On any day from 4 am to 9 am if using a sprinkler
	flowers excluding edible plants	On any day at any time if using a handheld hose, soaker
		hose, water container, or drip irrigation

User	Water Use	Restriction
	Watering lawns	Even-numbered civic addresses: on Mondays from 1 am to
	(mixed-use buildings e.g.	6 am and on Fridays from 4 am to 9 am
	residential and commercial	Odd-numbered civic addresses: on Tuesdays from 1 am to
I₽	should follow Non-residential	6 am and on Fridays from 4 am to 9 am
NON-RESIDENTIAL	watering times)	
SID	Watering new lawns or lawns	Outside restricted lawn watering times if in compliance with
-'n	being treated for European	a City permit
Ż	Chafer Beetle	
Ž	Watering trees, shrubs, and	On any day from 1 am to 9 am if using a sprinkler
	flowers excluding edible plants	On any day at any time if using a handheld hose, soaker
		hose, water container, or drip irrigation
User	Water Use	Restriction
	Watering lawns and grass	Even-numbered civic addresses: on Mondays from 1 am to
	boulevards	6 am and on Fridays from 4 am to 9 am
		Odd-numbered civic addresses: on Tuesdays from 1 am to
		6 am and on Fridays from 4 am to 9 am
	Watering new lawns or lawns	Outside restricted lawn watering times if in compliance with
S	being treated for the European	a City permit
AR	Chafer Beetle	
S/P	Watering trees, shrubs, and	On any day from 1 am to 9 am if using a sprinkler
)OL	flowers excluding edible plants	On any day at any time if using a handheld hose, soaker
용		hose, water container, or drip irrigation
)S /	Watering soil-based playing	On any day from 7 pm to 9 am, except if:
TS	fields	- Watering newly over-seeded fields if in compliance with a
₩		local government permit
Ž		- Operating under an approved City water management
GOVERNMENTS/ SCHOOLS/PARKS		plan
99	Watering sand-based playing	On any day from 7 pm to 9 am, except if:
	fields	- Watering newly over-seeded fields if in compliance with a
		City permit
		- Operating under an approved City water management
		plan
	Flushing water mains	Prohibited

STAGE 2 WATER RESTRICTIONS

Stage 2 restrictions conserve drinking water to ensure the existing supply will last until the return of seasonal rainfall or until the water shortage situation is over. These restrictions are designed to conserve enough drinking water to avoid or delay moving to Stage 3 as long as possible.

User	Water Use	Restriction
	Watering lawns	Even-numbered civic addresses: on Wednesdays from 4
		am to 9 am
		Odd-numbered civic addresses: on Thursdays from 4 am to
		9 am
	Watering new lawns or lawns	Outside restricted lawn watering times if in compliance with
	being treated for the European	a City permit
I	Chafer Beetle	
RESIDENTIAL	Watering trees, shrubs, and	On any day from 4 am to 9 am if using a sprinkler
IDE	flowers excluding edible plants	On any day at any time if using a handheld hose, soaker
RES		hose, water container, or drip irrigation
_	Washing impermeable	Prohibited except if:
	surfaces	- For a health or safety reason
		- Preparing a surface for painting or similar treatment
		- Aesthetic cleaning by a commercial cleaning operation
	Topping up or filling aesthetic	Prohibited
	water features	
User	Water Use	Restriction
	Watering lawns	Even-numbered civic addresses: on Mondays from 1 am to
	(mixed-use buildings e.g.	6 am
	residential and commercial	Odd-numbered civic addresses: on Tuesdays from 1 am to
	should follow Non-residential	6 am
AL	watering times)	
N-RESIDENTIAL	Watering new lawns or lawns	Outside restricted lawn watering times if in compliance with
IDE	being treated for European	a City permit
ES	Chafer Beetle	
	Watering trees, shrubs, and	On any day from 1 am to 9 am if using a sprinkler
NON-F		On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker
	Watering trees, shrubs, and	
	Watering trees, shrubs, and	On any day at any time if using a handheld hose, soaker
	Watering trees, shrubs, and flowers excluding edible plants	On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation

	Washing impermeable	Prohibited except if:
	surfaces	- For a health or safety reason
		- Preparing a surface for painting or similar treatment
		- Aesthetic cleaning by a commercial cleaning operation
	Topping up or filling aesthetic	Prohibited
	water features	
User	Water Use	Restriction
	Watering lawns and grass	Even-numbered civic addresses: on Mondays from 1 am to
	boulevards	6 am
		Odd-numbered civic addresses: on Tuesdays from 1 am to
		6 am
	Watering new lawns or lawns	Outside restricted lawn watering times if in compliance with
	being treated for the European	a City permit
	Chafer Beetle	
S	Watering trees, shrubs, and	On any day from 1 am to 9 am if using a sprinkler
N X	flowers excluding edible plants	On any day at any time if using a handheld hose, soaker
/PA		hose, water container, or drip irrigation
)TS	Watering soil-based playing	No more than 4 days in a 7-day period from 7 pm to 9 am,
P	fields	except if:
SCI		- Watering newly over-seeded fields if in compliance with a
TS/		City permit
<u> </u>		- Operating under an approved City water management
Σ		plan
/ER	Watering sand-based playing	On any day from 7 pm to 9 am, except if:
GOVERNMENTS/ SCHOOLS/PARKS	fields	- Watering newly over-seeded fields if in compliance with a
		City permit
		- Operating under an approved City water management
	F. 1:	plan
	Flushing water mains	Prohibited
	Operating water play parks	Prohibited except water play parks with user-activated
	and pools	switches
	Topping up or filling aesthetic	Prohibited
	water features	

STAGE 3 WATER RESTRICTIONS

Stage 3 restrictions respond to serious drought conditions, or other water shortage, and achieve further reductions in drinking water use by implementing a lawn watering ban and additional stricter measures.

User	Water Use	Restriction
	Watering lawns	Prohibited
	Watering new lawns or lawns	City permits issued in Stages 1 or 2 remain in effect until
	being treated for the European	permit expires
	Chafer Beetle	No new permits issued or renewed
	Watering trees, shrubs, and	Prohibited if using a sprinkler or soaker hose
RESIDENTIAL	flowers excluding edible plants	On any day at any time if using a handheld hose, water
		container, or drip irrigation
	Washing impermeable	Prohibited except if:
)EN	surfaces	- For a health or safety reason
		- Preparing a surface for painting or similar treatment by a
2		commercial cleaning operation
	Topping up or filling aesthetic	Prohibited
	water features	
	Topping up or filling pools and	Prohibited
	hot tubs	
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license
		plates, and boat engines for safety
User	Water Use	Restriction
	Watering lawns	Prohibited
	(mixed-use buildings e.g.	
	residential and commercial	
	should follow Non-residential	
ب	watering times)	
<u>⋖</u>		
<u>►</u>	Watering new lawns or lawns	City permits issued in Stages 1 or 2 remain in effect until
ENT	- '	City permits issued in Stages 1 or 2 remain in effect until permit expires
SIDENT	Watering new lawns or lawns	
-RESIDENT	Watering new lawns or lawns being treated for European Chafer Beetle Watering trees, shrubs, and	permit expires
ION-RESIDENT	Watering new lawns or lawns being treated for European Chafer Beetle	permit expires No new permits issued or renewed
NON-RESIDENTIAL	Watering new lawns or lawns being treated for European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants	permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
NON-RESIDENT	Watering new lawns or lawns being treated for European Chafer Beetle Watering trees, shrubs, and	permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water
NON-RESIDENT	Watering new lawns or lawns being treated for European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants	permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
NON-RESIDENT	Watering new lawns or lawns being treated for European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants	permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation Fairways watering prohibited except if operating under an

İ		Droppring a gurface for pointing or similar tracture at 1
		- Preparing a surface for painting or similar treatment by a
	-	commercial cleaning operation
	Topping up or filling aesthetic	Prohibited
	water features	
	Topping up or filling pools and	Prohibited except for pools and hot tubs with a permit to
	hot tubs	operate in accordance with health authorities having
		jurisdiction over pool and hot tub regulation
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence
		plates, and boat engines for safety
	Commercial vehicle washing	Prohibited except if:
	_	- A facility that installed an automatic vehicle wash system
		before November 1, 2017, is operating on a basic wash and
		rinse cycle only
		- A facility that installed an automatic vehicle wash system
		after November 1, 2017, is operating using a water
		recycling system that achieves a minimum 60% water
		recovery rate over the full wash cycle
		A hand wash and self-service facility, is operating using
		high-pressure wands or brushes that achieve a maximum
		flow rate of 11.4 litres per minute
User	Water Use	Restriction
User	Water Use Watering lawns and grass	Restriction Prohibited
User		
User	Watering lawns and grass	
User	Watering lawns and grass boulevards	Prohibited
	Watering lawns and grass boulevards Watering new lawns or lawns	Prohibited City permits issued in Stages 1 or 2 remain in effect until
RKS	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European	Prohibited City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed
RKS	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European Chafer Beetle Watering trees, shrubs, and	Prohibited City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose
RKS	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European Chafer Beetle	Prohibited City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, soaker
RKS	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants	Prohibited City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
RKS	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants Watering soil-based playing	Prohibited City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation No more than 3 days in a 7-day period from 7 pm to 9 am,
RKS	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants	Prohibited City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation No more than 3 days in a 7-day period from 7 pm to 9 am, except if:
RKS	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants Watering soil-based playing	Prohibited City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation No more than 3 days in a 7-day period from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a
RKS	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants Watering soil-based playing	Prohibited City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation No more than 3 days in a 7-day period from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a City permit
RKS	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants Watering soil-based playing	Prohibited City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation No more than 3 days in a 7-day period from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a City permit - Operating under an approved City water management
RKS	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants Watering soil-based playing fields	Prohibited City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation No more than 3 days in a 7-day period from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a City permit - Operating under an approved City water management plan
	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants Watering soil-based playing fields Watering sand-based playing	City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation No more than 3 days in a 7-day period from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a City permit - Operating under an approved City water management plan No more than 5 days in a 7-day period from 7 pm to 9 am,
RKS	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants Watering soil-based playing fields	City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation No more than 3 days in a 7-day period from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a City permit - Operating under an approved City water management plan No more than 5 days in a 7-day period from 7 pm to 9 am, except if:
RKS	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants Watering soil-based playing fields Watering sand-based playing	Prohibited City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation No more than 3 days in a 7-day period from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a City permit - Operating under an approved City water management plan No more than 5 days in a 7-day period from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a
RKS	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants Watering soil-based playing fields Watering sand-based playing	City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation No more than 3 days in a 7-day period from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a City permit - Operating under an approved City water management plan No more than 5 days in a 7-day period from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a City permit
RKS	Watering lawns and grass boulevards Watering new lawns or lawns being treated for the European Chafer Beetle Watering trees, shrubs, and flowers excluding edible plants Watering soil-based playing fields Watering sand-based playing	Prohibited City permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation No more than 3 days in a 7-day period from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a City permit - Operating under an approved City water management plan No more than 5 days in a 7-day period from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a

Flushing water mains	Prohibited
Operating water play parks	Prohibited except water play parks with user-activated
and pools	switches
Topping up or filling aesthetic	Prohibited
water features	
Topping up or filling pools and	Prohibited except for pools and hot tubs with a permit to
hot tubs	operate in accordance with health authorities having
	jurisdiction over pool and hot tub regulation
Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence
	plates, and boat engines for safety

STAGE 4 WATER RESTRICTIONS

Stage 4 is an emergency stage that limits both indoor and outdoor water uses as much as possible to ensure an adequate supply of drinking water for human consumption, use in firefighting and to protect the quality of drinking water within the water system for public health.

Stage 4 is activated based on the rare occurrence of a significant emergency, such as an earthquake, flood, wild land and interface fire, severe weather, or a prolonged regional power outage that causes significant impacts to the water system infrastructure (e.g. damage to major water transmission lines, pump stations, or treatment plants).

In addition to the following outdoor water restrictions, Metro Vancouver could request that industrial water users implement voluntary reductions or reschedule production processes that consume large amounts of water until Stage 4 is deactivated.

User	Water Use	Restriction
AL	Watering lawns	Prohibited
	Watering new lawns or lawns	All City permits issued for lawn watering are invalidated
	being treated for the European	
	Chafer Beetle	
	Watering trees, shrubs, and	Prohibited
	flowers excluding edible plants	
Z.	Topping up or filling aesthetic	Prohibited
RESIDENTIAL	water features	
RES	Topping up or filling pools and	Prohibited
_	hot tubs	
	Washing impermeable	Prohibited except if ordered by a regulatory authority
	surfaces	having jurisdiction for a health or safety reason
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license
		plates, and boat engines for safety
User	Water Use	Restriction
NON- RESIDENTIAL	Watering lawns	Prohibited
	(mixed-use buildings e.g.	
NON- IDENT	residential and commercial	
N IISI	should follow Non-residential	
꿃	watering times)	

	Watering new lawns or lawns being treated for European Chafer Beetle	All City permits issued for lawn watering are invalidated
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited
	Watering golf courses	Prohibited
	Washing impermeable surfaces	Prohibited except if ordered by a regulatory authority having jurisdiction for a health or safety reason
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
	Commercial vehicle washing	Prohibited
User	Water Use	Restriction
	Watering lawns and grass boulevards	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All City permits issued for lawn watering are invalidated
PARKS	Watering trees, shrubs, and flowers excluding edible plants	Prohibited
GOVERNMENTS/ SCHOOLS/PARKS	Watering soil-based playing fields	Prohibited
S/ SCF	Watering sand-based playing fields	Prohibited
	Flushing water mains	Prohibited
ERNME	Operating water play parks and pools	Prohibited
000	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety

SCHEDULE B SAMPLE TEMPORARY EXEMPTION PERMIT – NEW LAWN OR LANDSCAPING

THIS PROPERTY IS TEMPORARILY EXEMPT FROM CURRENT WATER RESTRICTIONS FOR NEW LAWN OR LANDSCAPING

In compliance with Anmore Water Shortage Response Plan Bylaw No. 550-2016

HOURS OF IRRIGATION WITH PERMIT 4:00 A.M. TO 9:00 A.M. DAILY

PROPERTY OWNER	
PROPERTY	
ADDRESS	
EXPIRY DATE	
PERMIT NUMBER	L2016-
APPROVED BY	

FOR FURTHER INFORMATION PLEASE PHONE VILLAGE STAFF AT 604-469-9877

This permit MUST BE DISPLAYED in the front yard next to the principal driveway

This permit does not exempt the holder from Stage 3 or Stage 4 Restrictions

SCHEDULE C SAMPLE TEMPORARY EXEMPTION PERMIT – NEMATODE TREATMENT

THIS PROPERTY IS TEMPORARILY EXEMPT FROM CURRENT WATER RESTRICTIONS FOR NEMATODE APPLICATION

In compliance with Anmore Water Shortage Response Plan Bylaw No. 550-2016

HOURS OF IRRIGATION WITH PERMIT 4:00 A.M. TO 9:00 A.M. DAILY

PROPERTY OWNER	
PROPERTY	
ADDRESS	
EXPIRY DATE	
PERMIT NUMBER	N2016-
APPROVED BY	

FOR FURTHER INFORMATION PLEASE PHONE VILLAGE STAFF AT 604-469-9877

This permit MUST BE DISPLAYED in the front yard next to the principal driveway

This permit does not exempt the holder from Stage 3 or Stage 4 Restrictions





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1 Overview of the Drinking Water Conservation Plan

The Greater Vancouver Water District (GVWD) was created and constituted under the provincial statute the *Greater Vancouver Water District Act,* to supply drinking water to the Metro Vancouver region. The GVWD is governed by an Administration Board (the Board) consisting of representatives from the local government members of the GVWD. The Board appoints a Commissioner (the GVWD Commissioner) who provides management and oversight of the activities of the GVWD. The GVWD operates under the name "Metro Vancouver".

Metro Vancouver, working together with the local government members of the GVWD, provides clean, safe drinking water to the region's population of 2.5 million. Metro Vancouver's *Drinking Water Conservation Plan* (DWCP) is a regional policy developed with local governments and other stakeholders to manage the use of drinking water during periods of high demand, mostly during late spring to early fall, and during periods of water shortages and emergencies. The DWCP helps ensure our collective needs for drinking water are met affordably and sustainably now, and in the future.

There are two complementary documents to the DWCP. One is the Board's *Drinking Water Conservation Policy* which describes: 1) the GVWD Commissioner's decision-making process for activating and deactivating Stages of the DWCP; and 2) the implementation process for local governments.

The second complementary document is Metro Vancouver's *Drinking Water Management Plan,* which sets out the following three goals:

- 1. Provide clean, safe drinking water.
- 2. Ensure the sustainable use of water resources.
- 3. Ensure the efficient supply of water.

The water restrictions, as outlined in the DWCP, provide regional direction for meeting Goal 2 – Ensuring the sustainable use of water resources.

The DWCP applies only to local government members of the GVWD and the use of drinking water from the GVWD's water system. Jurisdictions that are not local government members of the GVWD are encouraged to follow the restrictions in the plan to help conserve drinking water and demonstrate leadership and consistency to water users across the region. The DWCP restrictions do not apply to the use of rain water, grey water, any forms of recycled water, or water from sources outside the GVWD water system. If water is supplied from an alternative source other than the GVWD water system, such users are encouraged to display signs indicating the alternative water source.

Underlying the development and implementation of the DWCP are the following four principles:

- 1. Recognize drinking water as a precious resource that must be conserved.
- 2. Maintain the environmental, economic vitality and health and safety of the region to the extent possible in the face of a water shortage.
- 3. Optimize available water supplies and reduce water use.
- 4. Minimize adverse impacts to public activity and quality of life for the region's residents.

2 Metro Vancouver's role in ensuring the sustainable use of water resources

2.1 Managing the region's drinking water responsibly

Metro Vancouver is responsible for storing, treating and delivering clean, safe drinking water through its local governments to over 2.5 million people in the Metro Vancouver region of British Columbia.

Metro Vancouver's water system includes three watersheds and associated dams and reservoirs, treatment facilities, an extensive transmission system, plus the performance of related operational and maintenance tasks to manage this infrastructure.

Metro Vancouver distributes water to local government members on a cost recovery basis.

Local governments then deliver drinking water, through their infrastructure, directly to individual properties. All individual billing and enforcement of water use restrictions is undertaken by each respective local government.

Metro Vancouver manages the region's water system in accordance with Provincial regulations and Federal guidelines. In addition to meeting those regulations and guidelines, Metro Vancouver is responsible for developing long-range plans for managing the region's drinking water and operating the water system. The system is operated in alignment with priorities identified in Metro Vancouver's *Board Strategic Plan*, under the region's *Drinking Water Management Plan* and in consideration of the principles of

BOARD
STRATEGIC PLAN

DRINKING WATER
MANAGEMENT PLAN

DRINKING WATER
CONSERVATION PLAN

sustainability through decision making that considers social, economic, and environmental values.

2.2 Water conservation in Metro Vancouver

Water conservation is a major component of Metro Vancouver's planning to ensure the sustainable use of water resources. Helping water users such as residents, businesses, schools, and local governments to use only what they need helps ensure an efficient and relatively cost effective water system.

Most precipitation in Metro Vancouver occurs between November and April. Dry summer months lead to an increase in water use, particularly for the outdoor uses described in the DWCP. Assisting water users to develop sustainable water use habits year round makes a significant difference in lowering daily demand and sustaining reservoir levels during dry months. Lowering demand through water conservation practices also defers the need to invest in expanding the infrastructure, even as the region's population grows by approximately 35,000 residents annually.

The DWCP describes the staged restrictions related to outdoor water use that water users should follow to:

2

Prevent water from being wasted;

- Prepare for and respond to drought and emergency conditions;
- Ensure drinking water can be delivered to all users during the summer when rainfall levels are lowest and the demand for water is highest;
- Adapt to a changing climate;
- Support fish habitat and ecosystems;
- Minimize the costly expansion of the water system infrastructure; and
- Maintain adequate water pressure to keep the system operating safely and effectively.

More information on Metro Vancouver's water conservation initiatives, improvements and expansion to the delivery system, and planning for future water supply can be found at metrovancouver.org.

3 Drinking Water Conservation Plan – Stages 1 through 4

Each stage of the DWCP is designed to reduce demand for drinking water through specific water restrictions which become more restrictive with higher stages. The following general restrictions apply to all stages of the plan in addition to the specific water restrictions contained in each stage:

- All hoses must have an automatic shut-off device
- Water must not unnecessarily run off on impermeable surfaces such as driveways, curbs, pathways, or gutters when watering lawns and plants
- Artificial playing turf and outdoor tracks must not be watered except for a health or safety reason
- Hoses and taps must not run unnecessarily
- Irrigation systems must not be faulty, leaking, or misdirected

In most cases, the stages of the plan will be activated in successive order, but they can also be activated immediately in any order.

Stage 1 reduces demand in summer months, and is automatically in effect on May 1 until October 15.

Stages 2 and 3, activated and deactivated by the GVWD Commissioner, are likely to be activated during unusually hot and dry conditions to maximize conservation.

Stage 4, activated and deactivated by the GVWD Commissioner during an emergency to immediately limit water use to essential needs only.

The decision to activate more restrictive stages of the DWCP is based on measured facts, reasoned predictions, and historical patterns, with a goal of ensuring the sufficient supply of water until the concerns that caused the more restrictive stages are over, typically in the early fall with the return of seasonal rainfall.

3.1 Stage 1 Water Restrictions

Stage 1 comes into effect automatically each year – on May 1 until October 15 – to prevent drinking water wastage and ensure water users employ efficient and effective watering practices.

User	Water Use	Restriction
	Watering lawns	Even-numbered civic addresses: on Wednesdays and Saturdays from 4 am to 9 am Odd-numbered civic addresses: on Thursdays and Sundays
۸L		from 4 am to 9 am
RESIDENTIAL	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and	On any day from 4 am to 9 am if using a sprinkler
	flowers excluding edible plants	On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Watering lawns	Even-numbered civic addresses: on Mondays from
	(mixed-use buildings e.g.	1 am to 6 am and on Fridays from 4 am to 9 am
	residential and commercial should	Odd-numbered civic addresses: on Tuesdays from
ENTIAL	follow Non-residential watering times)	1 am to 6 am and on Fridays from 4 am to 9 am
NON-RESIDENTIAL	Watering new lawns or lawns being treated for European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and	On any day from 1 am to 9 am if using a sprinkler
	flowers excluding edible plants	On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
RKS	Watering lawns and grass	Even-numbered civic addresses: on Mondays from
PAR	boulevards	1 am to 6 am and on Fridays from 4 am to 9 am
l/S/I		Odd-numbered civic addresses: on Tuesdays from
GOVERNMENTS/ SCHOOLS/PA		1 am to 6 am and on Fridays from 4 am to 9 am
	Watering new lawns or lawns being treated for the European	Outside restricted lawn watering times if in compliance with a local government permit
ENT	Chafer Beetle	
N N N	Watering trees, shrubs, and	On any day from 1 am to 9 am if using a sprinkler
30VEF	flowers excluding edible plants	On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
		water container, or amplifigation

4

User	Water Use	Restriction
GOVERNMENTS/ SCHOOLS/PARKS	Watering soil-based playing fields	On any day from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Watering sand-based playing fields	On any day from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
29	Flushing water mains	Prohibited

3.2 Stage 2 Water Restrictions

Stage 2 restrictions conserve drinking water to ensure the existing supply will last until the return of seasonal rainfall or until the water shortage situation is over. These restrictions are designed to conserve enough drinking water to avoid or delay moving to Stage 3 as long as possible.

User	Water Use	Restriction
	Watering lawns	Even-numbered civic addresses: on Wednesdays from 4 am to 9 am Odd-numbered civic addresses: on Thursdays from 4 am to 9 am
Jt.	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
RESIDENTIAL	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason - Preparing a surface for painting or similar treatment - Aesthetic cleaning by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non-residential watering times)	Even-numbered civic addresses: on Mondays from 1 am to 6 am Odd-numbered civic addresses: on Tuesdays from 1 am to 6 am
NON-RESIDENTIAL	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Watering golf courses	Fairways watering anytime on any one day in a 7-day period, except if operating under an approved local government water management plan

User	Water Use	Restriction
NON-RESIDENTIAL	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason - Preparing a surface for painting or similar treatment - Aesthetic cleaning by a commercial cleaning operation
NON-F	Topping up or filling aesthetic water features	Prohibited
	Watering lawns and grass boulevards	Even-numbered civic addresses: on Mondays from 1 am to 6 am
		Odd-numbered civic addresses: on Tuesdays from 1 am to 6 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
ARKS	Watering trees, shrubs, and flowers excluding edible plants	On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
GOVERNMENTS/SCHOOLS/PARKS	Watering soil-based playing fields	No more than 4 days in a 7-day period from 7 pm to 9 am, except if:
TS/SCH		- Watering newly over-seeded fields if in compliance with a local government permit
RNMEN		- Operating under an approved local government water management plan
GOVE	Watering sand-based playing fields	On any day from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Flushing water mains	Prohibited
	Operating water play parks and pools	Prohibited except water play parks with user-activated switches
	Topping up or filling aesthetic water features	Prohibited

3.3 Stage 3 Water Restrictions

Stage 3 restrictions respond to serious drought conditions, or other water shortage, and achieve further reductions in drinking water use by implementing a lawn watering ban and additional stricter measures.

User	Water Use	Restriction
	Watering lawns	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	Local government permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
RESIDENTIAL	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason - Preparing a surface for painting or similar treatment by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non-residential watering times)	Prohibited
NON-RESIDENTIAL	Watering new lawns or lawns being treated for the European Chafer Beetle	Local government permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
	Watering golf courses	Fairways watering prohibited except if operating under an approved local government water management plan
	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason

User	Water Use	Restriction
		- Preparing a surface for painting or similar treatment by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
NON-RESIDENTIAL	Topping up or filling pools and hot tubs	Prohibited except for pools and hot tubs with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
ON-RES	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
NC	Commercial vehicle washing	 Prohibited except if: A facility that installed an automatic vehicle wash system before November 1, 2017, is operating on a basic wash and rinse cycle only A facility that installed an automatic vehicle wash system after November 1, 2017, is operating using a water recycling system that achieves a minimum 60% water recovery rate over the full wash cycle A hand wash and self-service facility, is operating using high-pressure wands or brushes that achieve a maximum flow rate of 11.4 litres per minute
	Watering lawns and grass boulevards	Prohibited
ARKS	Watering new lawns or lawns being treated for the European Chafer Beetle	Local government permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed
GOVERNMENTS/SCHOOLS/PAR	Watering trees, shrubs, and flowers	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
	Watering soil-based playing fields	No more than 3 days in a 7-day period from 7 pm to 9 am except if: - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Watering sand-based playing fields	No more than 5 days in a 7-day period from 7 pm to 9 am, except if:

User	Water Use	Restriction
-S/PARKS		 Watering newly over-seeded fields if in compliance with a local government permit Operating under an approved local government water management plan
100	Flushing water mains	Prohibited
GOVERNMENTS/SCHOOLS/PARKS	Operating water play parks	Prohibited except water play parks with user-activated switches
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited except for pools and hot tubs with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety

3.4 Stage 4 Water Restrictions

Stage 4 is an emergency stage that limits both indoor and outdoor water uses as much as possible to ensure an adequate supply of drinking water for human consumption, use in firefighting and to protect the quality of drinking water within the water system for public health.

Stage 4 is activated based on the rare occurrence of a significant emergency, such as an earthquake, flood, wild land and interface fire, severe weather, or a prolonged regional power outage that causes significant impacts to the water system infrastructure (e.g. damage to major water transmission lines, pump stations, or treatment plants).

In addition to the following outdoor water restrictions, Metro Vancouver could request that industrial water users implement voluntary reductions or reschedule production processes that consume large amounts of water until Stage 4 is deactivated.

User	Water Use	Restriction
	Watering lawns	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All local government permits issued for lawn watering are invalidated
AL	Watering trees, shrubs, flowers and edible plants	Prohibited
RESIDENTIAL	Topping up or filling aesthetic water features	Prohibited
R	Topping up or filling pools and hot tubs	Prohibited
	Washing impermeable surfaces	Prohibited except if ordered by a regulatory authority having jurisdiction for a health or safety reason
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non-residential watering times)	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All local government permits issued for lawn watering are invalidated
	Watering trees, shrubs, flowers and edible plants	Prohibited

	Watering golf courses	Prohibited
VTIAL	Washing impermeable surfaces	Prohibited except if ordered by a regulatory authority having jurisdiction for health or safety reason
NON-RESIDENTIAL	Topping up or filling aesthetic water features	Prohibited
NON	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
	Commercial vehicle washing	Prohibited
	Watering lawns and grass boulevards	Prohibited
	Watering new lawns or lawns being treated for European Chafer Beetle	All local government permits issued for lawn watering are invalidated
GOVERNMENTS/SCHOOLS/PARKS	Watering trees, shrubs, flowers and edible plants	Prohibited
00	Watering soil-based playing fields	Prohibited
s/sci	Watering sand-based playing fields	Prohibited
ENŢ	Flushing water mains	Prohibited
NN MM	Operating water play parks	Prohibited
GOVE	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety

3.5 Stage activation

Stage 1 comes into effect automatically on May 1 until October 15 each year.

Stages 2, 3 and 4 are activated and deactivated by the GVWD Commissioner.

The following factors guide the GVWD Commissioner's decision to activate or deactivate stages of the DWCP:

• Available storage capacity of the Capilano and Seymour Reservoirs and alpine lakes;

- Water allocated to Metro Vancouver by BC Hydro from the Coquitlam Reservoir;
- Hydrologic forecasting parameters including temperature, rainfall, snowpack, and snowmelt;
- Seasonal water demand trends (measured and charted daily);
- User compliance with the restrictions; and
- Water transmission system performance and ability to deliver water during periods of high demand.

Once the GVWD Commissioner makes the decision to activate or deactivate a stage, all local governments are alerted within 24 hours, which triggers public notification and enforcement.

The GVWD Commissioner has the authority to activate, extend or deactivate stages at any time.

3.6 Public notification

Metro Vancouver and local governments are responsible for communicating information to water users about the restrictions in clear and plain language including:

- Providing public access to the restrictions in both a full and abbreviated version;
- Distributing communications materials;
- Promoting the annual start date of the restrictions;
- Notification of activation or deactivation of stages;
- Responding to queries; and
- Recording feedback for consideration in future reviews.

3.7 Monitoring and enforcement

Local governments incorporate the DWCP restrictions into local government bylaws, where each local government is responsible for monitoring and enforcing the restrictions in their communities. Local governments will ensure that their respective enforcement and penalties for violations of the water restrictions increase with each successive stage of the DWCP to reflect the severity of the situation requiring the activation of an advanced stage.

Local governments may use a variety of tools to promote and ensure bylaw compliance including educational materials, using verbal and written warnings, issuing tickets and imposing fines.

3.8 Updating the Drinking Water Conservation Plan

The DWCP is reviewed periodically to reflect population growth, climate change, new technologies and changes in water system infrastructure. Proposed changes are discussed with local governments responsible for plan implementation and enforcement, and with stakeholders. All updates are reviewed and approved by the Board.

4 Exemption for local governments for health and safety reasons

Metro Vancouver encourages all local governments to follow the watering restrictions in the DWCP to conserve water and demonstrate leadership. However, Metro Vancouver recognizes that local governments have important decisions to make regarding protecting public health and safety, and that certain circumstances may require the use of drinking water in a manner that is not consistent with the DWCP restrictions. Therefore, local governments have the authority to use water during any stage and are exempt from the restrictions in the DWCP for activities that are necessary for the purpose of protecting public health and safety. Examples include:

- Flushing water mains where a significant health or safety concern is identified;
- Washing down public spaces where significant health concerns are raised, or on the recommendation of the local health authority;
- Wetting forest and park perimeters or boulevards as part of a fire prevention strategy during extreme hot and dry weather, or on the recommendation of the local fire authority; and
- Protection of publicly funded infrastructure such as community playing fields or swimming facilities, on the recommendation of the city manager of the local government having jurisdiction.

5 Members of the Greater Vancouver Water District

The following are the members of the GVWD:

Village of Anmore City of Maple Ridge City of Port Moody
Village of Belcarra City of New Westminster City of Richmond
City of Burnaby City of North Vancouver City of Surrey

City of Coquitlam District of North Vancouver Tsawwassen First Nation

Corporation of Delta City of Pitt Meadows City of Vancouver

City of Langley City of Port Coquitlam District of West Vancouver

Township of Langley

The Director representing Electoral Area A on the Metro Vancouver Regional District is a member of the GVWD Administration Board.

6 Glossary and terms

In the DWCP:

Aesthetic cleaning – means the use of water for cleaning when it is not for a health or safety reason.

Aesthetic water feature – means a fountain, pond, or other water feature that primarily serves an aesthetic purpose. It does not include ponds that contain fish.

Automatic shut-off device – means a device attached to a water hose that shuts off the supply of water automatically unless hand pressure is applied to operate the device.

Automatic vehicle wash system - includes:

- **Conveyor vehicle wash** a commercial vehicle washing facility where the customer's vehicle moves through an enclosed conveyance mechanism during the wash.
- **In-bay vehicle wash** a commercial vehicle washing facility where the customer parks the vehicle inside a bay, and the vehicle remains stationary while a spray mechanism moves over the vehicle to clean it.

Basic wash and rinse cycle – means a process sequence in an automatic vehicle wash system that consists of a single wash stage followed by a single rinse stage and no additional processes or optional stages; typically this is the minimum level of service that a customer can select, where total water usage is less than 200 litres per vehicle.

Board – means the Administration Board of the GVWD.

Commercial cleaning operation – means a company, partnership, or person that offers commercial cleaning services, including pressure washing, window cleaning, and other similar building cleaning services, to the public for a fee.

Commercial vehicle washing – means commercial vehicle washing services offered to the public for a fee, but excludes car dealerships, fleet vehicle washing facilities, and charity car washes.

Drip Irrigation – means an irrigation system that delivers water directly to the root zone of the plant at a low flow rate through individual emission points (emitters) using droplets of water and excludes sprinkler irrigation systems, micro-spray systems, misting systems, and soaker hoses.

Edible plant – means a plant grown for the purpose of human consumption.

European Chafer Beetle – means an invasive insect pest whose larvae feed on the roots of grasses, causing serious damage to lawns. The Chafer Beetle larvae can be treated naturally using nematodes, which typically requires a moist lawn for a period of 2 to 3 weeks from the day of application.

Flushing water main – discharging water from a water main for routine maintenance such as water quality management and measurement of firefighting flow capacity.

Golf course – means the greens, tee areas, and fairways that are designed and maintained as playing surfaces for golf, but does not include rough areas or lawns that are not maintained as playing surfaces.

Governments/Schools/Parks – includes property zoned for local government, provincial, or federal uses including road rights of way, and school, college, and university uses.

GVWD – means the Greater Vancouver Water District.

GVWD Commissioner – the person that the Administration Board of the GVWD appoints as its Commissioner.

Hand wash and self-service facility – a commercial vehicle washing facility where the facility's staff wash the customer's vehicle, or the customer wash their own vehicles with spray wands and brushes.

Health and safety reason – means a precaution necessary to protect health and safety, including the removal of contaminants, bodily fluids, slip and fall hazards, controlling pests, and suppressing and controlling dust.

Impermeable surface – means a material added to the surface of the ground, or on the exterior of a building or structure that is impermeable to water, including but not limited to glass, wood, concrete, asphalt, paving stones, and other similar materials.

Lawn – means a cultivated area surrounding or adjacent to a building that is covered by grass, turf, or a ground cover plant such as clover, including areas such as boulevards, parks, school yards and cemeteries, but excluding golf courses, soil-based playing fields, and sand-based playing fields.

Local government – means the local government members of the GVWD.

New lawn – means a lawn that is newly established either by seeding or the laying of new sod or turf.

Non-residential – includes properties zoned for a permitted use other than a residential use, including commercial, industrial, and institutional uses, and including a property zoned for mixed residential and non-residential uses, but excluding governments/schools/parks.

Non-residential pool and hot tub — means a pool or hot tub permitted to be operated in accordance with health authorities having jurisdiction over pool and hot tub regulation, including pools and hot tubs operated by government agencies, hotels, multi-family strata corporations, and private clubs.

Odd-numbered civic address or Even-numbered civic address – means the numerical portion of the street address of a property, and in the case of multi-unit commercial or residential complex such as townhouses, condominiums or other strata-titled properties, means the numerical portion of the street address that is assigned to the entire complex, and not the individual unit number.

Over-seeded – means the application of grass seed on existing turf, typically in early fall or spring and may also include associated processes such as aeration, weeding, dethatching and fertilization, for the purpose of mitigating against grass thinning.

Residential – means a property zoned for single-family or multi-family residential use.

Residential pool and hot tub – means a residential pool or hot tub installed for the use of the occupants and guests of one single family dwelling or duplex and does not require a permit in accordance with health authorities having jurisdiction over pool and hot tub regulation.

Sand-based playing field – means a playing field that is constructed with a highly permeable sand-based root zone typically 30 to 40 centimetres deep over a drainage system with drain pipes bedded in gravel, and is designed and maintained to be playable year-round.

Soaker hose – means a garden hose or pipe with small holes that allow water to seep into the ground, to the roots of plants, discharging water through the entire length of its porous surface.

Soil-based playing field – means a playing field that is covered with grass, sod or turf that is designed and maintained to be played upon, or that is used for sporting or other community events and activities, but does not include lawns, golf courses, or sand-based playing fields.

Vehicle – a device in, on or by which a person or item is or may be transported or drawn on a highway or other roadway.

Water management plan – a plan proposed by the owner or operator of a golf course, soil-based playing field, and sand-based playing field operators and approved by the local government having jurisdiction. The plan sets out terms such as water use targets during the different stages of the DWCP, restrictions to reduce water use, and reporting requirements for the owner or operator.

Water play park – a recreational facility that is primarily outdoors, including spray pools and wading pools, spray parks, splash pads, and water slides.

Watering lawn – means applying water to a lawn with any device or tool including but not limited to a sprinkler, hose, mister, or drip irrigation.

Orbit #21616303



MEMORANDUM

To:

Mayor and Councillors

From:

Christine Baird, Manager of Corporate Services

Date:

April 24, 2018

Subject:

Public Safety Committee Recommendations

Council is asked to consider the following recommendations put forward by the Public Safety Committee at their meeting held on February 5, 2018. Those meeting minutes were adopted on April 23, 2018, which explains the delay in bringing the information forward until now.

(a) "RECOMMEND TO COUNCIL THAT STREET LIGHTING ON THE HYDRO POSTS AT ROAD INTERSECTIONS OFF SUNNYSIDE ROAD AND EAST ROAD BE INSTALLED AND AT LOCATIONS CURRENTLY NOT LIT."

CARRIED UNANIMOUSLY

(b) "RECOMMEND TO COUNCIL TO IMPLEMENT COST EFFECTIVE AND DURABLE CENTRE LINE ROAD REFLECTORS ALONG SUNNYSIDE ROAD AND EAST ROAD, OMITTING ROADS THAT ARE TO BE REHABILITATED IN THE NEAR FUTURE AND POSSIBLY TIE THIS IN WITH THE COST OF A CERTAIN NUMBER OF REFLECTORS IN THE ADOPT-A-STREET PROGRAM."

CARRIED UNANIMOUSLY

(c) "THAT PROPOSED STREET LENGTHS FOR ADOPT-A-STREET SEGMENT BE TAILORED TO ANMORE – FOR EXAMPLE 500 METRES OR THE LENGTH OF A REASONABLE ROAD TO CARE FOR – AND INVESTIGATE THE COST OF SIGN INSTALLATION AND COST OFFSETS, WITH STAFF NOT HAVING TO DO AS MUCH MAINTENANCE OF THAT STREET AND INVESTIGATE THE OPERATING METHODS FOR ADOPT A STREET PROGRAM."

CARRIED UNANIMOUSLY

If Council is amenable to the foregoing Committee recommendations, the following recommendations are offered for consideration.

- (a) Recommendation: That the Public Safety Committee recommendation of February 5, 2018 to install street lighting for unlit intersections be referred to Staff and the Engineer for review and comment.
- (b) Recommendation: That the Public Safety Committee recommendation of February 5, 2018 to implement centre line road reflectors along Sunnyside Road and East Road be referred to Staff and the Engineer for review and comment.
- (c) Recommendation: That the Public Safety Committee recommendation of February 5, 2018 regarding the proposed Adopt-A-Street Program be referred back to the Committee for members to research program details and provide comments to Staff for review and comment.



VILLAGE OF ANMORE REPORT TO COUNCIL

Date:

April 26, 2018

Submitted by:

Jason Smith, Manager of Development Services

Subject:

Comprehensive Development Economic Assessment Policy

Purpose / Introduction

To introduce Council to the Comprehensive Development Economic Assessment Policy, the rationale for it and to provide the opportunity to adopt it.

Recommended Options

That Council adopt Policy No. 59 - Comprehensive Development Economic Assessment.

Background

Recent discussions regarding the establishment of Community Amenity Contribution (CAC) targets for infill development have also raised the question as to how rezoning applications for comprehensive development proposals will be handled.

Discussion

A land economist was hired to provide a analytical report on CAC targets for infill development and the report was helpful to inform Council and the community about what could be expected with regards to CACs.

Given the positive experience, staff are recommending that a similar report be provided for each rezoning application. This would ensure that Council and the community have the best understanding of what impacts a rezoning might have on land values. The information could then be used to negotiate an amenity package that is reasonable and fair to all parties.

The proposed Comprehensive Development Economic Assessment policy (**Attachment 1**) is simple and lays out that a report shall be requested prior to second reading of zoning amendment bylaw. The intent is to ensure that a report is provided to Council in advance of a public hearing so that it can be part of the public record. It is also important that the report be predicated on a proposal that has been vetted and not likely to change significantly.

Report/Recommendation to Council

Comprehensive Development Economic Assessment Policy April 26, 2018

Other Options

The following options are provided for Council's consideration:

- That Council adopt Policy No. 59 Comprehensive Development Economic Assessment. [Recommended]
- 2. That Council request changes to the Comprehensive Development Economic Assessment Policy.
- 3. That Council request more information regarding the Comprehensive Development Economic Assessment Policy.
- 4. That Council receive the report for information.

Financial Implications

There are no financial implications for the Village relating to the creation of this policy. There will be financial implications for any rezoning applicant, as they will need to cover the costs associated with generating the report, as required in the Fees and Charges Bylaw for rezoning applications. While the cost for each report will vary depending on the complexity of the proposal, a cost in the \$4,000 to \$9,000 range could be expected at this time.

Attachment:

1. Policy No. 59 – Comprehensive Development Economic Assessment.

Prepared by:				
- New Smith				
Jason Smith				
Manager of Development Services				
Reviewed for Form and Content / Approved for Submission to Council:				
Chief Administrative Officer's Comment/Concurrence				
Chief Administrative Officer				

Attachment 1

COUNCIL POLICY

Policy	Comprehensive Development Economic Assessment	Policy No. 59	
Effective Date	, 2018	Approved by Council Resolution	
Date Established	, 2018	R	
Date(s) Amended			

PURPOSE

The Village of Anmore Council wants to ensure that they and the public have the best information available to inform decision making regarding any comprehensive development proposal.

POLICY

Therefore, prior to giving second reading to a zoning amendment bylaw which grants additional land use rights to a property owner, a report should prepared by a qualified land economist or person who is professionally qualified in development finance and be presented to Council. The report must provide an analysis of the value to the applicant that will be realized should a comprehensive plan as proposed be approved by Council versus the value that could be realized should the property be developed to its current full potential.

AUTHORITY

The CAO, or designate, has the authority to enforce this policy.

PUBLIC SAFETY COMMITTEE MEETING - MINUTES





MEMBERS PRESENT

MEMBERS ABSENT

Councillor Ryan Froese (Chair) Travis Karr Glen Klassen Babak Taghvaei Ken Juvik

1. CALL TO ORDER

Chair Froese called the meeting to order at 7:05 p.m.

2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

"THAT THE AGENDA BE APPROVED AS CIRCULATED."

CARRIED UNANIMOUSLY

Members requested a correction of the date noted on their agenda copies be corrected to show as February 5, 2018.

3. MINUTES

(a) Minutes of the Meeting held on December 4, 2017

It was MOVED and SECONDED:

"THAT THE MINUTES OF THE PUBLIC SAFETY COMMITTEE MEETING HELD ON DECEMBER 4, 2017 BE ADOPTED AS CIRCULATED."

CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

Nil

UNFINISHED BUSINESS

6. NEW BUSINESS

(a) Street Lighting and Road Safety

Highlights of discussion focused on safety, including identification for crosswalks, trail connections and pathways:

- Street lights to be placed at road intersections off East Road and Sunnyside Road, based on understanding of safety considerations.
- Reflectors to be placed and/or embedded into and along the centre of main roads or challenging roadways and at main intersections that are cost effective and long lasting
- Consider a strategy to identify and prioritize the main roadways of initial concern, with priority given to the roadways with curves and dips
- Possibility of timing the installation of reflectors with future roadworks
- Noticeable improvement and increase of student and pedestrian foot traffic utilizing the flashing crosswalk located on East Road below Hummingbird Drive since fencing was erected around the Anmore Green Estates septic field eliminating the access

It was MOVED and SECONDED:

"RECOMMEND TO COUNCIL THAT STREET LIGHTING ON THE HYDRO POSTS AT ROAD INTERSECTIONS OFF SUNNYSIDE ROAD AND EAST ROAD BE INSTALLED AND AT LOCATIONS CURRENTLY NOT LIT."

CARRIED UNANIMOUSLY

It was MOVED and SECONDED:

"RECOMMEND TO COUNCIL TO IMPLEMENT COST EFFECTIVE AND DURABLE CENTRE LINE ROAD REFLECTORS ALONG SUNNYSIDE ROAD AND EAST ROAD, OMITTING ROADS THAT ARE TO BE REHABILITATED IN THE NEAR FUTURE AND POSSIBLY TIE THIS IN WITH THE COST OF A CERTAIN NUMBER OF REFLECTORS IN THE ADOPT-A-STREET PROGRAM."

CARRIED UNANIMOUSLY

It was MOVED and SECONDED:

"THAT PROPOSED STREET LENGTHS FOR ADOPT-A-STREET SEGMENT BE TAILORED TO ANMORE – FOR EXAMPLE 500 METRES OR THE LENGTH OF A REASONABLE ROAD TO CARE FOR – AND INVESTIGATE THE COST OF SIGN INSTALLATION AND COST OFFSETS, WITH STAFF NOT HAVING TO DO AS MUCH MAINTENANCE OF THAT STREET AND INVESTIGATE THE OPERATING METHODS FOR ADOPT A STREET PROGRAM."

CARRIED UNANIMOUSLY

7. ADJOURNMENT The meeting adjourned at 8:05 p.m. Certified Correct: Approved: Christine Milloy Councillor Ryan Froese Manager of Corporate Services Chair, Public Safety Committee