

To: Electoral Area Services Committee
From: Tracey Heron, Planning Technician

Date: 2020-07-14
File No: 3015-20 2020-02

Subject: Agricultural Land Commission Application – Non-Farm Use on PID 023-261-510, Bridal Falls Road, Electoral Area “D”

RECOMMENDATION

THAT the application for non-farm use within the Agricultural Land Reserve on Crown Land property on Bridal Falls Road, Electoral Area “D”, be forwarded to the Agricultural Land Commission for consideration;

AND THAT the Agricultural Land Commission consider the staff report dated July 14, 2020 under file number 3015-20 2020-02.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Foster a Strong & Diverse Economy
Provide Responsive & Effective Public Services

PRIORITIES

Priority #4 Tourism
Priority #5 Outdoor Recreation

BACKGROUND

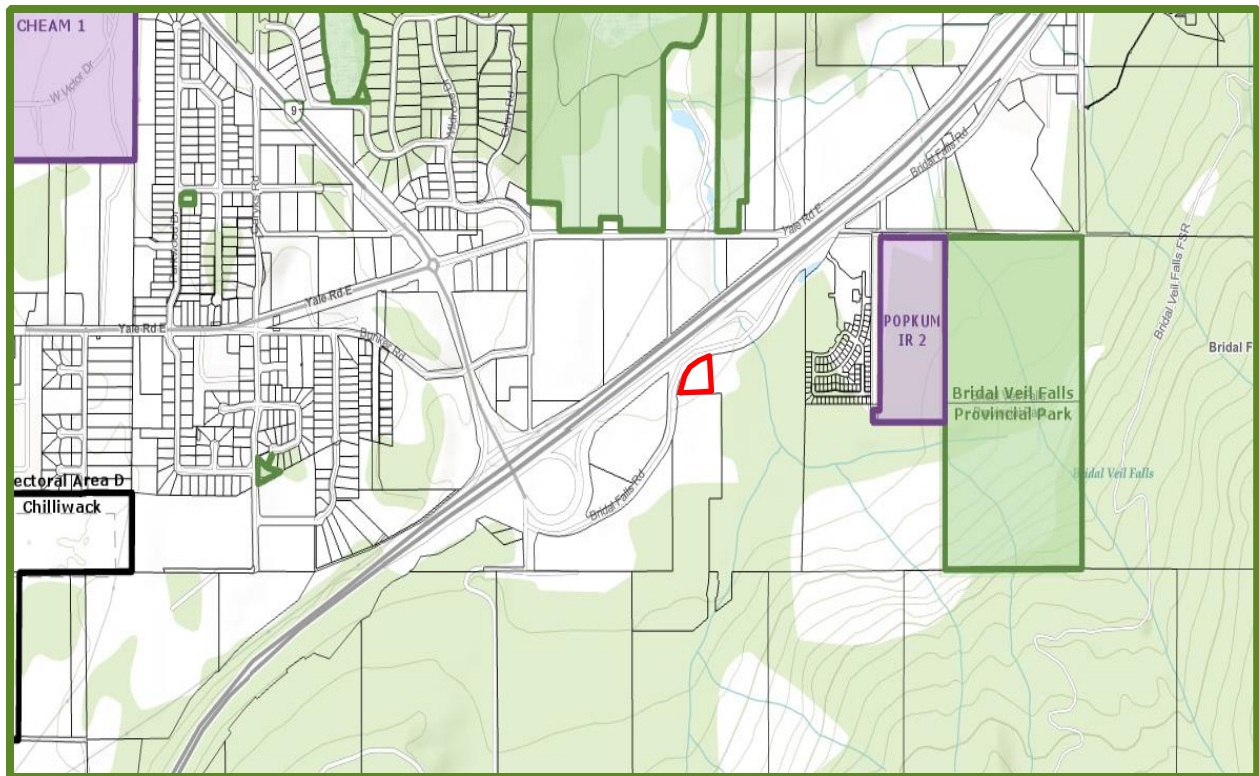
The West Coast Soaring Club (WCSC) has been using the Landing Field at Bridal Falls since approximately 1995. During that time, the Fraser Valley Regional District (FVRD) had a Licence of Occupation for the site and had supported the use of the Landing Field for paragliding and hang gliding activities. In 2006, the FVRD discontinued their tenure for a 0.4 hectare portion of the Crown Land parcel, allowing the WCSC to obtain their own Licence of Occupation in 2007 for this parcel portion.

This land tenure is due for renewal and the WCSC is looking to secure an additional 10-year tenure. As the tenured land is within the Agricultural Land Reserve (ALR), a non-farm use application has to be made to the Agricultural Land Commission (ALC) prior to review by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD). The Ministry has provided authorization for the WCSC to apply to the ALC for the landing area for hang gliding and paragliding purposes over the subject property, and a resolution from the FVRD Board to forward the non-farm use application to the ALC is required.

PROPERTY DETAILS			
Electoral Area	D		
Address	Bridal Falls Rd		
PID	023-261-510		
Folio	733.06430.145		
Lot Size	0.4 ha		
Owner	Crown Provincial	Agent	West Coast Soaring Club
Current Zoning	Rural (R)	Proposed Zoning	No change
Current OCP	Park Areas (P)	Proposed OCP	No change
Current Use	Recreational	Proposed Use	No change
Development Permit Areas	3-D – Geological Hazard; 6-D – Riparian Areas		
Agricultural Land Reserve	Yes		

ADJACENT ZONING & LAND USES		
North	^	Rural (R); Bridal Falls Road
East	>	Rural (R); Forest
West	<	Rural (R); Bridal Falls Road, Driving Range
South	v	Rural (R); Stream, Golf course

NEIGHBOURHOOD MAP



PROPERTY MAP



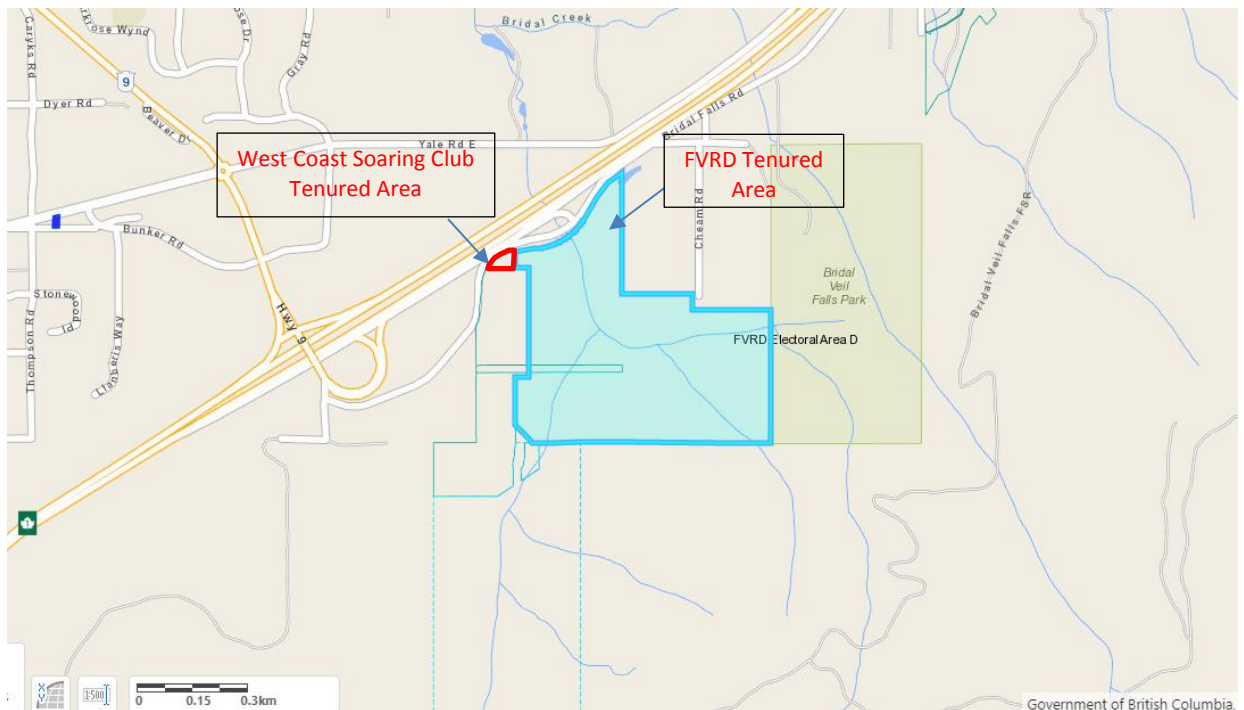
DISCUSSION

Organization

The West Coast Soaring Club (WCSC) was established in 1985, and is a non-profit society representing the interests of hang gliding and paragliding pilots in the Fraser Valley. In 2005, the WCSC prepared a Management Plan in an effort to retain use of the Landing Field on Bridal Falls Road, where the Fraser Valley Regional District (FVRD) held tenure for a future regional park. Obtaining a long-term agreement for two launch sites and the Landing Field was important for the growth of their sport in the Fraser Valley given the uncertain future of land development in the area.

Fraser Valley Regional District

The Regional District Park Commission passed a resolution on March 23, 1993 to pursue the development of a regional park in the Bridal Falls area, after which time tenure was obtained on two land parcels. In 2006, the FVRD recognized the value of the Landing Field location for the WCSC, and supported their need of long-term stability by severing the Landing Field area from their tenure, allowing the WCSC to obtain their own tenure.



Proposal

The Licence of Occupation which the WCSC holds on the subject property is due for renewal, and as part of the process to obtain a new 10-year tenure on the Crown Land parcel, they are required by the

province to apply to the Agricultural Land Commission (ALC) for non-farm use as the subject property lies within the Agricultural Land Reserve (ALR). The Ministry of Forests, Lands, Natural Resource Operations and Rural Development has provided authorization to the WCSC to apply to the ALC for the landing area for hang gliding and paragliding purposes on this Crown Land parcel.

ALC non-farm use applications are referred to local governments and require a resolution from the FVRD Board to forward the application to the ALC before the application may be considered by the ALC.

Land Use

The subject property is zoned Rural (R) in *Regional District of Fraser Cheam Bylaw 75, 1976*, with *Club* as a permitted use. *Club* is defined in the bylaw as a group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and bylaws.

The Landing Field area is designated Park (P) in *Official Community Plan for Popkum-Bridal Falls part of Electoral Area "D" Bylaw No. 200, 1997*.

Use Policies

4.7.8 PARK AREAS may be used only for recreation, conservation and ancillary uses, except as otherwise provided by the Responsible Authority. Land located within the Agricultural Land Reserve may be used for agricultural uses.

The use of the land by the WCSC for hang gliding and paragliding purposes is supported in both the FVRD zoning and official community plan bylaws.

Property Constraints

The subject property is located within two Development Permit Areas (DPA). DPA 3-D is for the protection of development from geological hazards, and DPA 2-F is for the protection of riparian areas. The property is swampy as it is part of a wetland system and the northern portion of the property is in an alluvial hazard area where the boundaries are not determined.

Environmental Values

As a result of the wetland and associated mountain streams, environmental studies carried out for the adjacent golf course found evidence of blue-listed amphibians in the area, or those species on the provincial list designated as "vulnerable or sensitive". The area also supports deer and black bear, as well as being a significant habitat for waterfowl. The wetland and alluvial fan complex serves as an important groundwater recharge area for the Popkum region.

Environmental Impact

The activities performed by the WCSC create a low environmental impact on the subject property. Only a portion of the tenured area is mowed due to the swampy conditions on the site, with the non-mowed

areas left undisturbed. Minimal improvements to the area have included the addition of an iron pipe driven into the ground to support their windsock pole, and the placement of a portable toilet on private land across the road from the Landing Field during the summer months.

Participants are warned that there is wildlife in the area and are advised not to harass or feed any of the wildlife they encounter. Garbage is regularly collected by members along the roadside and adjoining fields in the area.

COST

The application fee of \$300.00 has been received by the applicant.

CONCLUSION

The WCSC has been using the existing Landing Field site since approximately 1995 and have had continual support from the FVRD for their activities and the low environmental impact that their activity creates in this sensitive wetland area. The use of the land is also consistent with both zoning and official community plan bylaws, and staff recommend that the FVRD Board resolve to forward the application to the ALC.

Options

Option 1 Forward to the ALC (Staff recommendation)

THAT the Fraser Valley Regional District Board forward the application for the ALR non-farm use to the Agricultural Land Commission;

AND THAT the Agricultural Land Commission consider the staff report dated July 14, 2020 under file number 3015-20 2020-02.

Option 2 Refuse

THAT the Fraser Valley Regional District Board refuse the application for the ALR non-farm use and not forward the application to the Agricultural Land Commission.

COMMENTS BY:

Graham Daneluz, Director of Planning & Development

Reviewed and supported.

Kelly Lownsborough, Chief Financial Officer/ Director of Financial Services

Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer

Reviewed and supported.