

GOVERNMENT LIAISON COMMITTEE

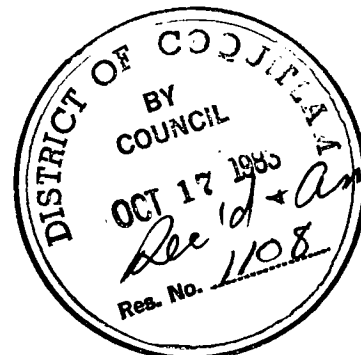
COUNCIL COMMITTEE ROOM

4:30 p.m., Wednesday, October 12, 1983

Present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Ald. L. Garrison
- Ald. L. Sekora
- Also - Ald. G. Levi



STAFF:

- J.L. Tonn, Municipal Manager
- N. Nyberg, Municipal Engineer
- E. Tiessen, Deputy Planning Director
- D.M. Buchanan, Planning Director

1. PROPOSED ALRT PRESENTATION TO PROVINCIAL OFFICIALS - NOVEMBER 3, 1983

Mr. Rose discussed the November ~~30~~³⁰, 1983 events, advising that they would start at 11:00 a.m., followed by the luncheon at noon, and concluded by 1:15-1:30.

The Committee then reviewed format material presented and advised him to be in direct touch with the offices of the MLA as to the Provincial delegation.

MOVED BY ALD. GARRISON
SECONDED BY ALD. SEKORA

That the status report be received for information, and that another meeting be called in approximately ten days to review brochure content.

CARRIED

2. B.C. TRANSIT BUS PLANS - LIAISON WITH REGIONAL TRANSIT COMMISSION

The Municipal Engineer reviewed his report of 1983 09 28. This was followed up by discussion.

MOVED BY ALD. SEKORA
SECONDED BY ALD. GARRISON

- 1) That informal discussion with B.C. Transit staff take place on November 3, 1983
- 2) That ~~members~~ of the Liaison Committee make a presentation to the Regional Transit Commission on bus system improvements.

+ members of Liaison Committee be invited to attend

CARRIED

The Committee then received the Municipal Engineer's report.

GOVERNMENT LIAISON COMMITTEE
MEETING OF OCTOBER 12, 1983

3. RECLAMATION BOND IN MINES REGULATION ACT

The Planning Director advised of the section of the Mining Regulation Act dealing with the \$1,000 per acre reclamation bond and the Ministry of Lands, Parks and Housing's latest thinking as to strengthening their Crown land leases in regard to reclamation. This would not apply to private land such as Gilley's Quarry. This was followed up by discussion of how to proceed with the Gilley's Quarry initiative and how to approach Provincial officials.

MOVED BY ALD. GARRISON
SECONDED BY ALD. SEKORA

- 1) That Council seek a legal opinion on withholding of the by-law change for Gilley's Quarry.
- 2) That the Committee seek a meeting with the Minister of Mines and the two MLAs, Mr. Parks and Mr. Rose, on a change to the Mining Regulation Act for gravel pits in proximity to urban areas.

4. PRIVATIZATION OF COLONY FARM

The Planning Director reviewed correspondence and discussion since the Council resolution of July 18, 1983, and indicated that his next move was in regard to initiating A-3 zoning of the area.

The Committee then discussed the issue and focussed on discussing the matter with the Manager of the Farm.

MOVED BY ALD. SEKORA
SECONDED BY ALD. GARRISON

That an in-camera meeting of the whole Council be arranged by Ald. Levi with Mr. Walton Simplekamp, Manager of Colony Farm, to hear from him on Monday afternoon at 3:30 prior to the Executive Committee meeting as to the economics of continued farming at Colony Farm.

CARRIED

5. B.C. SUMMER GAMES - MEETING WITH MLA

The Committee discussed the Acting Mayor's memo of September 13, 1983.

MOVED BY ALD. SEKORA
SECONDED BY ALD. GARRISON

That the Parks and Recreation Committee continue to handle the matter and meet with Mr. Parks, since the terms of reference of the Government Liaison Committee do not appear to encompass this kind of initiative.

CARRIED

DMB/ci



D.M. Buchanan
Recording Secretary

DISTRICT OF COQUITLAM

File-BC Transit

Inter-Office Communication

TO: J. L. Tonn DEPARTMENT: Administration DATE: 1983 09 28
 FROM: N. W. Nyberg DEPARTMENT: Engineering YOUR FILE:
 SUBJECT: B. C. TRANSIT SERVICE PLANS OUR FILE: 09 02 06

FOR COUNCIL

- Reference: A. Vancouver Regional Transit System Recommended Major Service Standards
 B. Draft Preliminary 1984-85 Annual Service Plan

1.00 BACKGROUND

- 1.01 The Vancouver Transit Technical Committee comprises a group of municipal employees chaired by technical staff from B. C. Transit. The committee acts in an advisory capacity to B. C. Transit and may make submissions to the Vancouver Regional Transit Commission in some instances. The objective is to exchange information between the provincial transit agency and the individual municipalities on a technical level. Consequently, as Coquitlam representative (Council Resolution #401, April 27/83), I obtain draft or preliminary information on transit plans.
- 1.02 On September 19, I received agenda material for the monthly meeting of the Committee on September 23. Included was a draft of the Recommended Major Service Standards and the 1984/85 Conventional Transit Plan for lower mainland communities. This memorandum outlines some implications for transit service in Coquitlam.
- 1.03 With the transfer of transit authority from the GVRD to the provincial agency, it is no longer clear how information and authority flow between transit decision makers and local Councils. Clearly, the Vancouver Regional Transit Commission will consider and adopt many of the technical and service recommendations prepared by the B. C. Transit staff. The Technical Committee fills a purely advisory role, may examine these recommendations but has no power to intervene or approve the recommendations to the Committee. As a result, Council may have to approach the members or the collective Transit Commission to establish points of policy in a positive and unmistakable manner.

1.04 This memorandum describes draft service standards which may be recommended by B. C. Transit to the Commission for suburban secondary routes and shows the affect on Coquitlam secondary suburban routes.

2.00 DISCUSSION

2.01 Suburban transit routes rely on transit 'focal points' and timed transfer points. Secondary suburban routes feed 'focal points' and tertiary suburban routes provide only peak hour, stopper or 'ad hoc' service.

2.02 Service standards are used to define the performance of the transit system. Minimum load standards specify the vehicle load at the maximum load point and the number of passengers per vehicle hour. Maximum loading standards specify the average number of passengers on a bus over a period of time. Passups are situations when loaded buses pass waiting passengers. Frequency involves the headway or time separation between buses. Walking distance is the maximum distance from a transit stop to a dwelling.

TABLE I SUBURBAN SERVICE STANDARDS (PROPOSED)

<u>A Minimum Loading</u>	
1) peak hours	35 @ peak hours 35 passengers per vehicle hour
2) off peak hours	25 @ peak hours 25 passengers per vehicle hour
<u>B Maximum Loading</u>	
1) percentage of seated load	
a) peak hours	130% of seats in bus
b) off peak hours	100% of seats in bus
2) number of pasengers	
a) peak hours	65
b) off peak hours	50
<u>C Frequency</u>	
1) peak periods	60 minutes
2) Monday Saturday base period	
3) Evenings, Sundays	no service
<u>D Accessibility and Walking Distance</u>	
1) walking distance	available within 450 m
<u>E Other Criteria</u>	
1) maximum standing time	30 minutes
2) 'passups'	not permissible except where bus headways are 10 minutes or less
3) service hours	0600-1800 weekdays; 1700-1800 Saturdays; no Sundays or holidays

2.03 The service standard is intended to be applied as each transit route is progressively reviewed over a period of nine to eighteen months. For a comparison of how the new service standards might, if applied, impact on some Coquitlam routes, see Table 2.

TABLE II POSSIBLE IMPACT OF NEW SERVICE STANDARDS ON COQUITLAM ROUTES

Affected Routes: 151 Laurentian; 152 Austin; 154 Mundy; 155 Como Lake

VANCOUVER BOUND

<u>Time Interval</u>	<u>Average Load</u>	<u>Average Trip</u>	<u>Proposed Load</u>	<u>Proposed Trips</u>
0701 - 0730	43	10	60 - 65	7
0731 - 0800	46	9	60 - 65	7
0801 - 0830	45	6	60 - 65	5
0831 - 0900	38	3	60 - 65	2

COQUITLAM BOUND

<u>Time Interval</u>	<u>Average Load</u>	<u>Average Trip</u>	<u>Proposed Load</u>	<u>Proposed Trips</u>
1531 - 1600	31	4	60 - 65	2
1601 - 1630	39	6	60 - 65	4
1631 - 1700	47	7	60 - 65	6
1701 - 1730	52	10	60 - 65	9
1731 - 1800	45	5	60 - 65	4

2.04 Transit headways are difficult to alter where they connect to a 'timed focal point' or bus transfer location. Where possible, B. C. Transit is working on a 'policy headway' or maximum standard of 30 minutes for certain classes of route. However, as route classification is carried out, it is evident that some bus routes will become more crowded and headways will be extended.

2.05 Despite the projected decrease in service standard, B. C. Transit Planners project retention of an annual ridership of 89 million for 1983-84. Cost per ride will increase from \$1.51 (1982-83) to \$1.61 in 1983-84. In the Hastings corridor (Port Moody/Coquitlam/Port Coquitlam) ridership will increase 4 percent to 1074 passengers during the peak hour; (Coquitlam/Burnaby) ridership will reach 1225 during peak hour, a 3 percent increase.

2.06 Transit Expansion Coquitlam submitted three requests for transit route extension as shown on Appendix 'A'. Consideration was deferred. Details of a new route to serve the Eagle Ridge Hospital is attached as Appendix 'B'.

3.00 RECOMMENDATIONS

3.01 Resubmit transit extension requests at B. C. Transit service review in 1984/85.

N. W. Nyberg
N. W. Nyberg, P. Eng.
Municipal Engineer

MUNICIPAL REQUESTS

Municipality of Coquitlam

Request	Implications	Response
(1) Extension of bus service to Eagle Ridge.	Due to nature of subdivision, a separate route would have to be introduced. Cost of providing service is between \$105,000 and \$203,000 on an annual basis depending on service levels.	To be considered at the time of a major service review to be conducted in 1984-85.
(2) Extension of bus service to River Springs.	Isolated area with only 400 homes. Requires a separate route. Very low ridership is projected due to limited population base.	A footbridge across to Lafarge Park may provide connection to Dewdney Service; Alternatively a peak period route may be considered at this time the major service review.
(3) Extension of bus service to Riverview housing development.	Requires a modification to existing route structure. Other area coverage problems may develop as a result of modification.	To be considered at the time of the major service review 1984-85.

4.4.2 Northeast SectorEagle Ridge Hospital Service

In April 1984, the Eagle Ridge Hospital located on Guildford Way in Port Moody officially opens. The new facility will have an initial bed capacity of 200. There will be 400 full-time equivalent staff positions.

The closest transit stop to the new centre is located on Knowle Drive a distance of 450 metres from the Hospital site. In order to provide direct access to the new facility a rerouting of the #148 - Ioco/New Westminster service is required. Because the latter will reduce layover time at Anmore to below minimum standards, it is also proposed that the #148 and #149 routes be switched through the College Park area in order to reduce the length of the #148 route.

Route Description

The following describes the route changes required to facilitate the Eagle Ridge Hospital reroute (also see Figure 4.5).

#148 Ioco/New Westminster

Outbound: From Lougheed Mall via Austin, North Rd. Clarke Rd., Glenayre Dr., College Park, Cecile, Clarke, St. Johns, Barnet, Ioco Road, Guildford Way, Ioco Road East, Ioco Road and regular route to terminus.

Inbound: From Anmore or Ioco via Ioco Road, Ioco Road East, Guildford Way, Ioco Road, Barnet, St. Johns, Clarke, Cecile, College Park, Glenayre, Clarke Road, North Road, Austin to Lougheed Mall.

#149 Dewdney/New Westminster

Outbound: From Lougheed Mall via Austin, North Road, Clarke Road, Glenayre Dr., Harvard, Princeton, Washington, Cecile, Clarke Road, St. John's and regular route to outer terminus.

Inbound: From Dewdney via regular route to Clarke Road, then Cecile, Washington, Princeton, Harvard, Glenayre Dr., Clarke, North Road, Austin to Lougheed Mall.

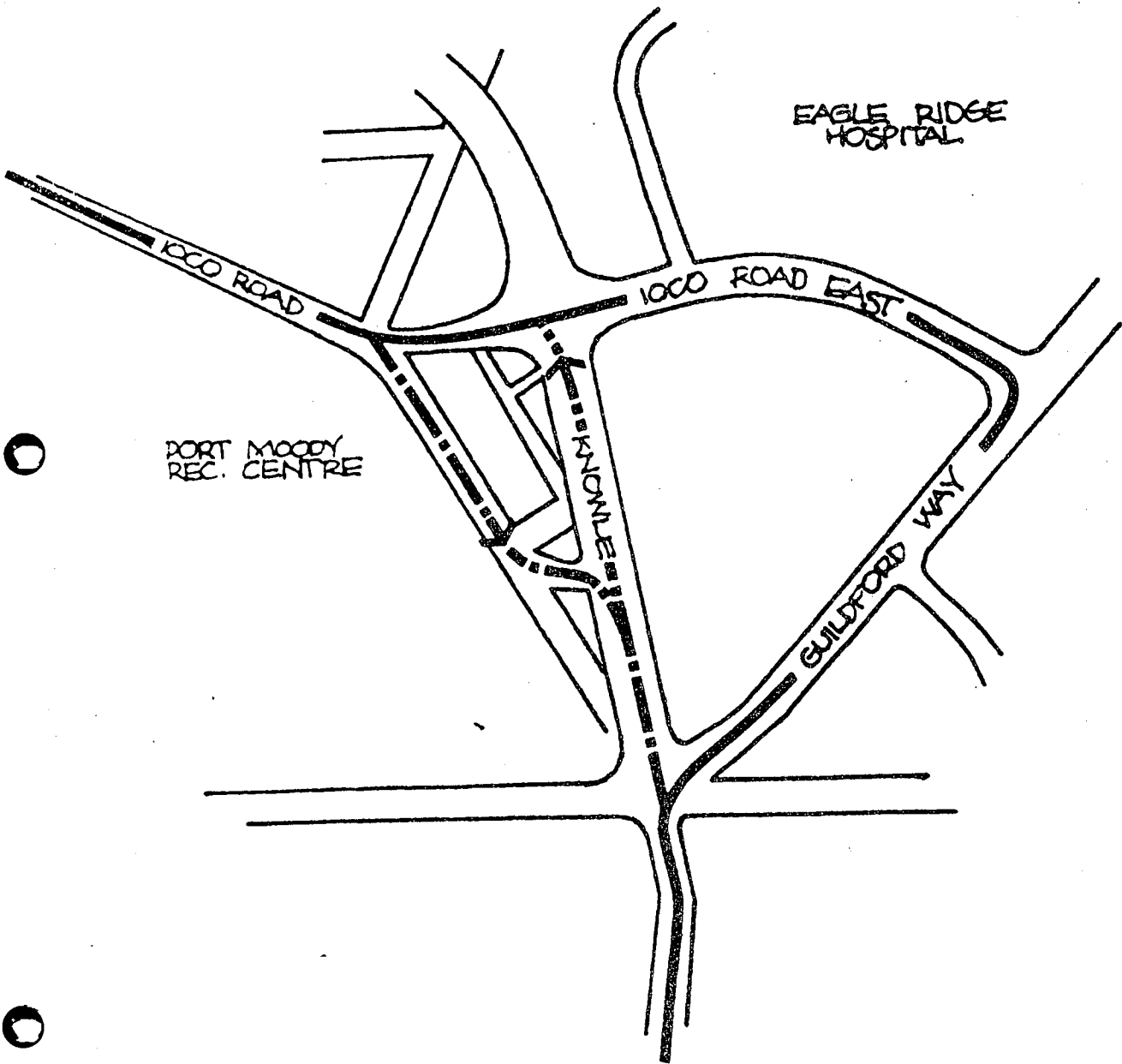
Service Hours

The rerouting can be accomplished with no increase in hourly costs. A small distance cost may be expected.

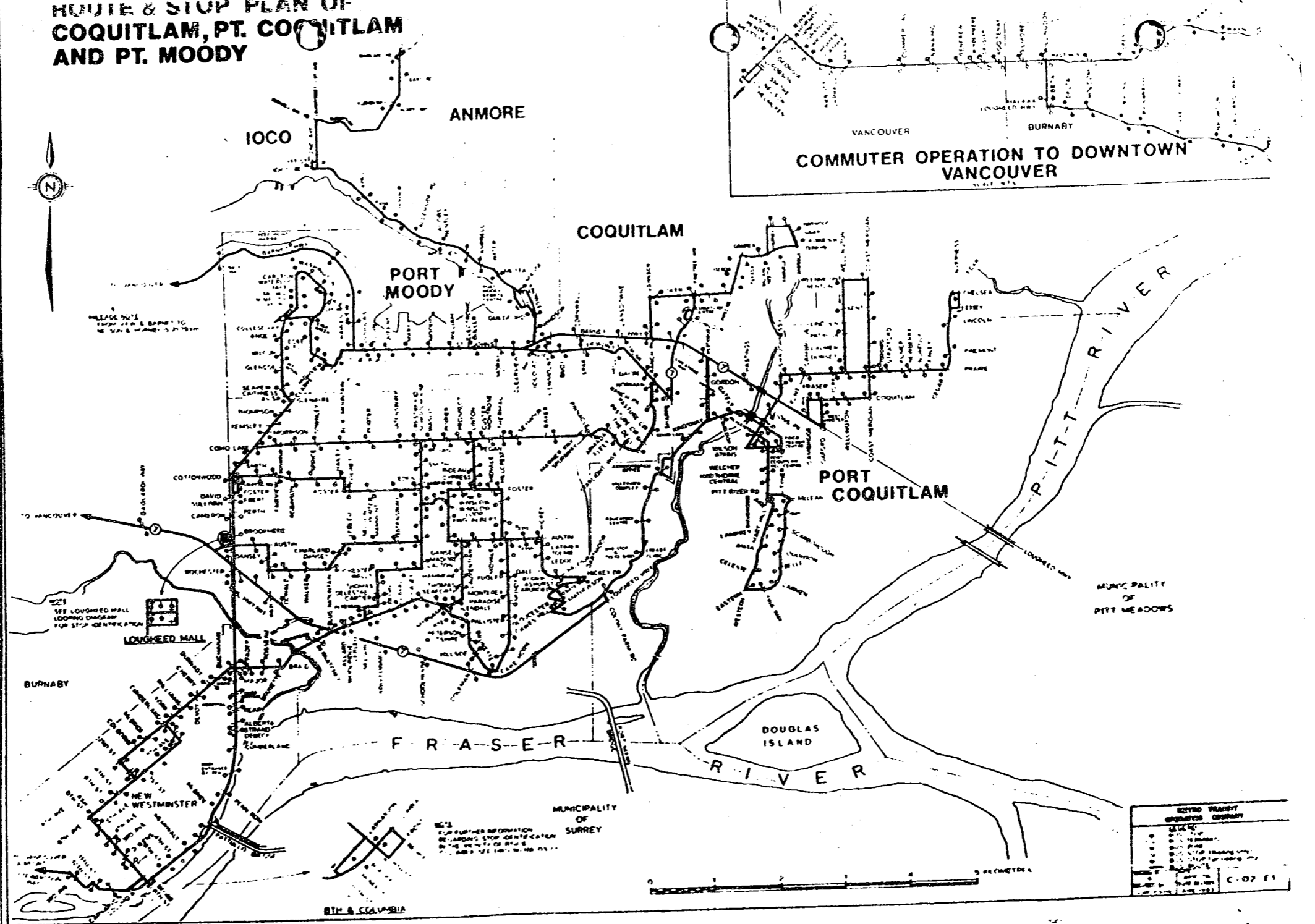
Figure 4.5

PROPOSED SERVICE TO
NEW EAGLE RIDGE HOSPITAL

--- Deleted Route
— New Route



ROUTE & STOP PLAN OF COQUITLAM, PT. COQUITLAM AND PT. MOODY



COMMUTER OPERATION TO DOWNTOWN VANCOUVER

BRTD WESTERN COMMUTER SERVICE	
●	Express Bus
○	Commuter Bus
●	Regular Bus
○	Commuter Stop
●	Express Stop
○	Regular Stop
○	Transfer Stop
○	Transfer Stop
○	Transfer Stop
○	Transfer Stop
○	Transfer Stop
○	Transfer Stop

SEE LISTING FOR FURTHER INFORMATION
REGARDING STOP IDENTIFICATION
ON THE MAPS OF BRTD & BRTD
AND SEE LISTING FOR FURTHER INFORMATION

MUNICIPALITY
OF
SURREY

BRT & COQUITLAM

C-02 F1

the report and the program, and within 60 days of the filing of the report, the minister may

- (a) approve the report;
- (b) reject the report; or
- (c) after revising or amending the program set out in it, approve the report in its revised or amended form;

and if he approves the report and the program, he shall submit the report to the Lieutenant Governor in Council for approval. If he receives the approval of the Lieutenant Governor in Council, he shall issue a permit authorizing the commencement or continuance of the work, subject to compliance with the approved program and to terms and conditions he or the Lieutenant Governor in Council may prescribe.

(6) The minister shall, before exercising the powers in this section, obtain approval of the program for reclamation and conservation from the Minister of Environment, the Minister of Lands, Parks and Housing and the Minister of Agriculture and Food in so far as the program affects in any way the ministerial responsibilities of those ministers.

(7) The minister shall require, and it shall be a condition of the issue of a permit under subsection (5), that the owner, agent or manager of a mine deposit with the Minister of Finance and maintain in the same amount at all times security in the form and for the amount the Lieutenant Governor in Council may determine, having regard to the nature of the land involved, but not exceeding the sum of \$1,000 for each acre of land used year to year or to be used for the mine and the waste disposal of the mine as set out in the approved program. *

(8) The security shall be held by the Minister of Finance as security for the proper performance by the owner, agent or manager of the approved program and all the terms and conditions of the permit in a manner satisfactory to the Minister of Energy, Mines and Petroleum Resources or the security may be used, on requisition of the Minister of Energy, Mines and Petroleum Resources, for the purposes of subsection (12).

(9) During the entire period of production from a mine, the owner, agent or manager

- (a) shall continually and progressively reclaim the surface of the land affected by the mining operation; or
- (b) deposit as security in a manner satisfactory to the minister, in each year, a sum of money that, together with the deposit made in compliance with subsection (7) and calculated over the estimated life of the mine, will provide the funds necessary to properly perform and carry out
 - (i) all the requirements of the approved program at the proper time; and
 - (ii) all the orders and directions of the chief inspector or an inspector respecting the execution of the approved program.

(10) When a dispute arises respecting an order or decision of the chief inspector or an inspector under subsection (9) or (17), the owner, agent or manager may appeal in writing to the minister and if the minister is unable to reconcile the matter of dispute to the satisfaction of the contending parties, an appeal shall lie to the Lieutenant Governor in Council, who may

- (a) hear the appeal;
- (b) appoint a committee of Cabinet to hear the appeal; or
- (c) appoint a person or persons to hear the appeal,

and the decision of that body shall be final and conclusive of the dispute.

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Sept. 22/83
FROM: D.M. Buchanan DEPARTMENT: Planning YOUR FILE:
SUBJECT: Designation of Gilley's Quarry in OUR FILE: Gravel
the Soil Removal By-law No. 969 Pits

On September 21, 1983, Construction Aggregates representative, Dan Chapman, contacted Ken Hanna, Engineering Department Project Technologist, to state that Construction Aggregates Ltd. would like to proceed expeditiously to have Gilley's Quarry designated in the Soil Removal By-law.

1.0 BACKGROUND

By letter dated March 14, 1983, C.J. Merritt, Manager, Construction Aggregates Ltd., requested an amendment to the Official Regional Plan to change the designation of Gilley's Quarry from Limited Use (LIM) to Resource Use (RES). The letter further requested that the property be designated in the Soil Removal By-law No. 969.

In my report dated March 17, 1983 (attached), I noted that Construction Aggregates personnel, at that time, did not feel designation in the Soil Removal By-law was a pressing matter, but they were anxious to move on the amendment to the Official Regional Plan. The Official Regional Plan was amended on May 25, 1983.

2.0 STATUS

- 2.1 The applicant has received a reclamation permit from the Ministry of Energy, Mines and Petroleum Resources. As noted in the March 17, 1983 report, the Planning Department has been informed by Mr. Bill Dudas that the permit has been issued, and that a \$5,000 bond has been submitted by the Company.
- 2.2 The applicant has received a mines permit from the Ministry. Mr. Dudas noted that the permit is not issued for a particular time period.
- 2.3 As stated earlier, the Official Regional Plan designation for the property is now Resource Use (RES).
- 2.4 The applicant is now requesting Council to designate the property in the Soil Removal By-law No. 969.

Land Use Committee . . .

Sept. 22/83
Our File: Gravel Pits

2.4 con't

On September 22, 1983, our Sol Jackson discussed the status of the application with Cec Merritt, Manager, Construction Aggregates Ltd., and was told that Mr. Merritt would submit a letter stating that, as the owner and operator of the Quarry, they assume responsibility for the operation, and that the fee of 26¢ per cubic metre would be paid. The letter will further undertake to see that all the soil and material removed from the quarry will be done by barge and not by transportation over municipal roads.

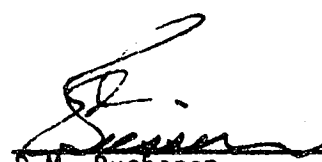
2.5 Mr. Merritt agreed to participate in an on-site meeting with representatives from Fish and Wildlife and the Municipality, as suggested by Bruce Cox, Regional Habitat Protection Biologist. In a letter dated April 18, 1983, Mr. Cox indicated that reopening of Gilley's Quarry should not have any major impact on the Fish and Wildlife resource, however, there was some concern with the marsh located on the south river edge of the old pit. For this reason, he suggested an on-site meeting to discuss the potential problems in the area.

2.6 As noted in the March 17, 1983 report, the land in question is unsuitable as a boat launch area. The Coquitlam Area Mountain Study Report recognized this possibility and the opening of the Quarry is in keeping with the recommendations of the Coquitlam Area Mountain Study.

3.0 RECOMMENDATION

I request the Land Use Committee to recommend that Council give three readings to By-law No. 1308, 1983, provided that staff can confirm by the time of the Council meeting that the necessary undertakings have been assumed by Construction Aggregates Ltd. in a form satisfactory to the Municipal Solicitor.

SJ/ci
Encl.


ET. D.M. Buchanan
Planning Director

DISTRICT OF COQUITLAM

BY-LAW NO. 1308, 1983

A By-law to amend the "District of Coquitlam Soil
Removal By-law No. 969, 1979"

The Council of the District of Coquitlam, in open meeting assembled, ENACTS AS FOLLOWS:

- 1) This By-law may be cited for all purposes as the "District of Coquitlam Soil Removal Amendment By-law No. 1308, 1983".
- 2) That Section 14(b) is hereby amended by adding the following:
 - "(xii) Legal subdivision 14 and 15, Section 22, Township 40, New Westminster District."

READ A FIRST TIME this day of , 1983.
 READ A SECOND TIME this day of , 1983.
 READ A THIRD TIME this day of , 1983.

RECONSIDERED, FINALLY PASSED AND ADOPTED, and the Seal of the District affixed this day of , 1983.

MAYOR

CLERK

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Mar. 17/83
FROM: D.M. Buchanan DEPARTMENT: Planning YOUR FILE:
SUBJECT: Regional Plan Amendment for Gilley's Quarry. OUR FILE: Gravel Pits

1.0 BACKGROUND

H.B. Contracting Ltd. is bidding to supply riprap for the proposed Anacis Island Bridge crossing, using quartz diorite aggregate material from the existing dormant pit known as Gilley's Quarry or Pitt River Quarry, owned by Construction Aggregates Ltd.

Before the Quarry can be reopened and mined, an amendment to the Official Regional Plan is required, and the property would have to be designated in the Coquitlam Soil Removal By-law.

Construction Aggregates personnel have indicated that actual mining may not proceed for some months, and therefore the designation in the Soil Removal By-law is not a pressing matter, but they would like to move on the amendment to the Official Regional Plan since the amending process is complex, time-consuming, and approvals take some two months time.

2.0 STATUS

The Planning Department received a letter from C.J. Merritt, Manager of Construction Aggregates Ltd. dated March 14, 1983, requesting an amendment to the Official Regional Plan for the property known as Gilley's Quarry from Limited Use Area (LIM) to Resource Area (RES).

2.1 The applicant has received a Reclamation Permit from the Ministry of Energy, Mines and Petroleum Resources. The Permit is an agreement between the owner, Construction Aggregates Ltd., the operator, H.B. Contracting Ltd., and the Ministry, stating that the area will be left in a condition acceptable to the Ministry and in harmony with the existing land. The Mines Inspector, Mr. Bill Dudas, informed the Planning Department that the agreement is a means of ensuring that there is no erosion and that the land will be left in a safe condition when mining is complete for any particular phase. Mr. Jack Creasy of Construction Aggregates told the Planning Department that his company has submitted a \$5,000 bond in connection with the Reclamation Permit.

- 2.2 The applicant has received a Mines Permit from the Ministry of Energy, Mines and Petroleum Resources for what Mr. Dudas calls Phase I. The Permit is not issued for a particular time period, and therefore there is no need to renew the Permit after it expires. The purpose of the Permit is to ensure a standard of working which will not create a hazard to the safety and health of the public.
- 2.3 The applicant has applied, by the March 14th letter attached, to have Council designate the property in the Soil Removal By-law No. 969.

The Municipality has not received in writing from the applicant or his sub-contractor, H.B. Contracting, assurance that the extracted material will be removed from the site by barge. This would be in keeping with Council policy prohibiting the use of Quarry Road to transport aggregates. The Planning Department has made Mr. Merritt aware of the soil removal fee of 26¢ per cu. metre.

The applicant noted that the Ministry of Transportation and Highways has not as yet signed an agreement with H.B. Contracting and does not expect it will be signed for some two to three months. Mr. Creasy noted that the construction will not likely start until after the spring freshet, which may last from June to September, and therefore it is not likely that construction of the Annacis Island Bridge crossing would start before September or sometime later in the fall.

For the above reasons, the applicant is not concerned with an immediate designation in the Soil Removal By-law, but would like to see the amendment to the Official Regional Plan proceed so that when H.B. Contracting Ltd. is ready to begin operation of the Quarry, the necessary approvals will be in place.

3.0 INFORMATION REQUIREMENTS FOR ORP AMENDMENTS

Attached is a copy of Schedule A to the Regional District's Procedure By-law, which outlines the requirements involved in an amendment to the Official Regional Plan.

- 3.1 The following information is provided in the order given by the Procedural By-law Schedule.
- 3.2 The applicant is the Council of the District of Coquitlam and an authorizing resolution of Council has been prepared and is cited at the end of this report.

- 3.3 The application is to amend a plan map schedule for a property outlined in black on the attached map, to change the subject property from Limited Use Area (LIN) to Resource Area (RES) to permit the reopening of a quarry.
- 3.4 The area of the property is 28.70 hectares (71 acres) more or less. The area is not within the 200-year floodplain boundary (Schedule C of the ORP). The area is not shown on the Biologically Important Natural Assets Map (Schedule D of the ORP) as an area that should be used only for recreation and conservation uses. The area has no sanitary sewerage, storm sewerage, municipal water service, oil or gas transmission lines on the site (Schedule G, Utilities, of the ORP). By the notes on point 4 of Schedule A of the Procedural By-law, the application is a minor amendment.
- 3.5 The application is to amend a plan map schedule.
- (a) A copy of the plan map schedule showing the subject lands is attached.
 - (b) The legal description of the lands is "Legal Subdivision 14 of Section 22 and all that portion of the north half of the northeast quarter of Section 22 which lies to the west of the right bank of the Pitt River of Township 40, New Westminster District".
 - (c) The area of the land involved is 28.76 hectares (71 acres) more or less.
 - (d) The existing land use on the subject property is a dormant quarry and the lands adjacent are undeveloped except to the northwest where there are cottages along the Pitt River.
 - (e) The subject land and surrounding areas are zoned A-3 Agricultural and Resource.
 - (f) The proposed use is to mine quartz diorite aggregate material from an existing but dormant pit.
 - (g) There has been no discussion about the feasibility of servicing the land with the normal municipal services.
 - (h) The subject lands are not within the 200-year floodplain boundary (Schedule C of the ORP) and are outside the agricultural land reserve.
 - (i) not applicable.
 - (j) Further information is contained within the body of this report.

Mar. 17/83
Our File: Gravel Pits

Land Use Committee . . .

3.6 Not applicable.

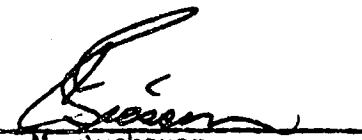
4.0 COQUITLAM AREA MOUNTAIN STUDY

Council received a report from the Planning Department dated December 8, 1982 with information about the problems of accessibility, terrain and topography which makes the land under discussion unsuitable as a boat launch area. The Coquitlam Area Mountain Study Report recognized the possibility of the reopening of the Quarry if the site was not suitable for a boat launch. The proposal to amend the Official Regional Plan from limited use to Resource Area is therefore in keeping with the recommendations of the Coquitlam Area Mountain Study.

5.0 RESOLUTION

In accordance with the requirements of Schedule A to the GVRD's Procedure By-law to amend the Official Regional Plan, I request the Land Use Committee to recommend that Council adopt the following resolution:

"That the Council of the District of Coquitlam hereby requests an amendment to the Official Regional Plan of the Greater Vancouver Regional District by amending the designation of
Legal Subdivision 14 of Section 22 and all that Portion
of the North Half of the NE Quarter of Section 22 which
Lies to the West of the Right Bank of the Pitt River of
Township 40, New Westminster District
from Limited Use Area (LUA) to Resource Area (RES) to permit
the reopening of a Quarry."


FOR D. H. Buchanan
Planning Director

SJ/CI/pin

Encs: 13



CONSTRUCTION AGGREGATES LTD.

8955 Shaughnessy Street, Vancouver, British Columbia

Telephone: (604) 261-2211

Mailing Address: P.O. Box 2300, Vancouver, B.C. V6B 3W6 Telex: 04-55377

14 March 1983

Mr. Don Buchanan
Director of Planning
Municipality of the District
of Coquitlam
1111 Brunette Street
Coquitlam, B. C. V3K 1E9

Dear Sir:

Re: Legal Subdivision 14 of Section 22 and all that portion
of the North Half of the North East Quarter of Section 22
which lies to the West of the Right Bank of the Pitt River
of Township 40 New Westminster District

This letter is a request by our company to have amended the official Regional Plan of the Greater Vancouver Regional District to change the status of our quarry (Gilley's Quarry - Pitt River Quarry) to Resource use (RES) from Limited use (LIM).

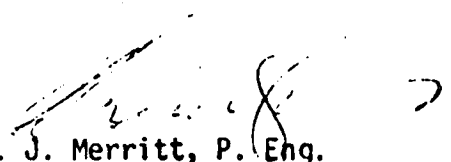
Construction Aggregates Ltd. further requests that its quarry on the Pitt River be designated as coming under the control of the Coquitlam Municipality soil removal bylaw #969.

Your attention to the above two matters would be appreciated as we wish to reopen our quarry following a lengthy shutdown. Our company has arranged a reclamation and mining permit from the B. C. Ministry of Mines and Petroleum Resources.

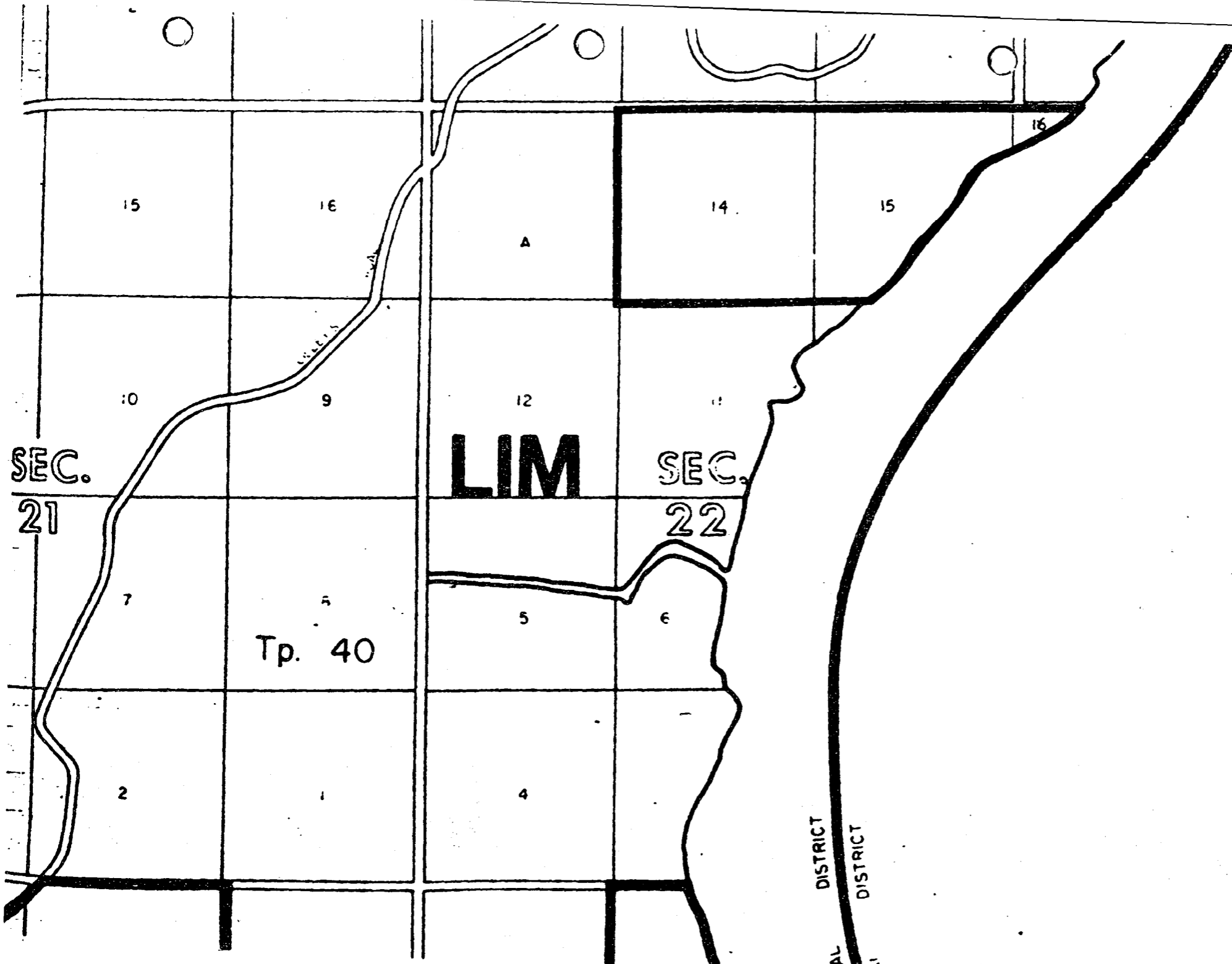
Should there be any questions please do not hesitate to call.

Sincerely,

CONSTRUCTION AGGREGATES LTD.


C. J. Merritt, P. Eng.
Manager

CJM/l sb



SEC.
21

SEC.
22

LIM

Tp. 40

DISTRICT
DISTRICT

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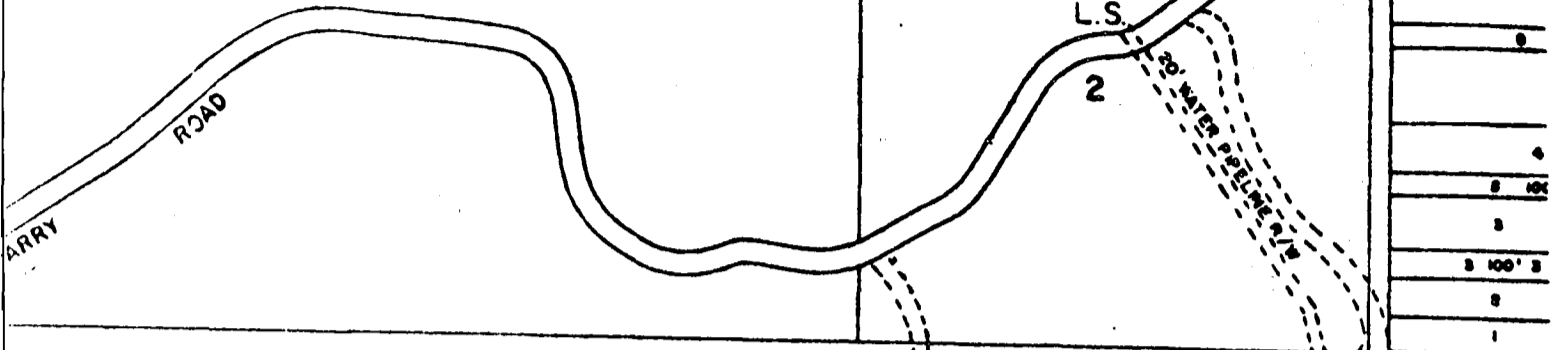
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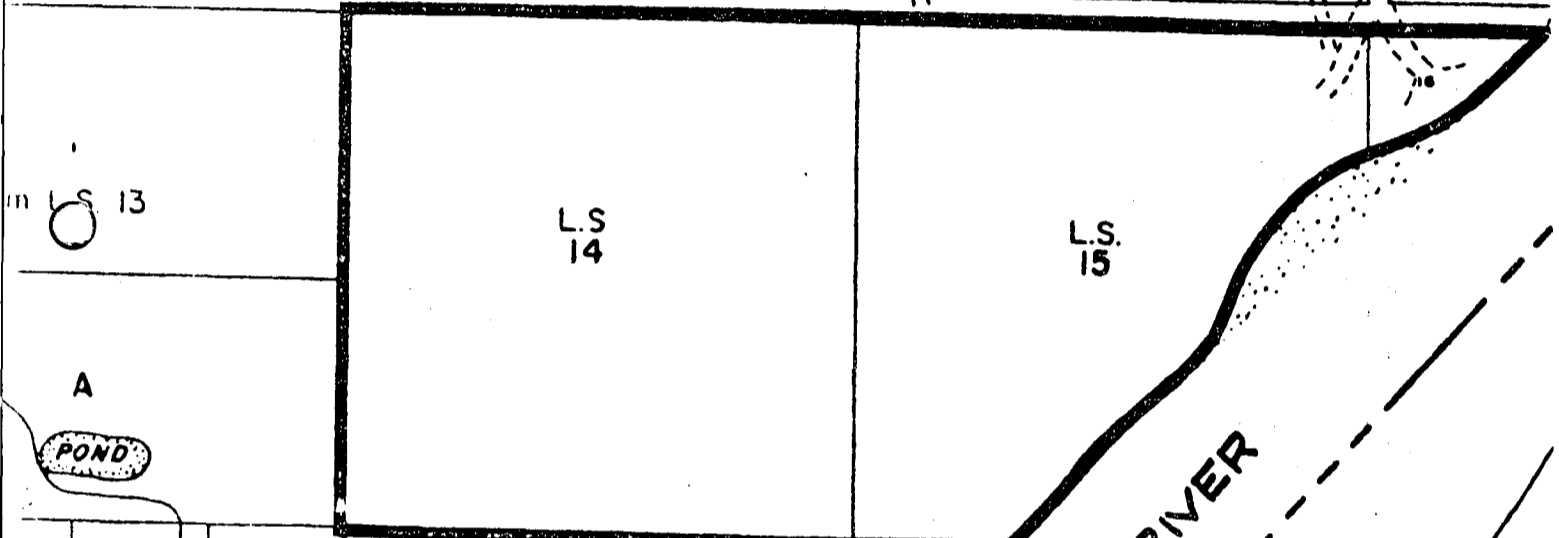
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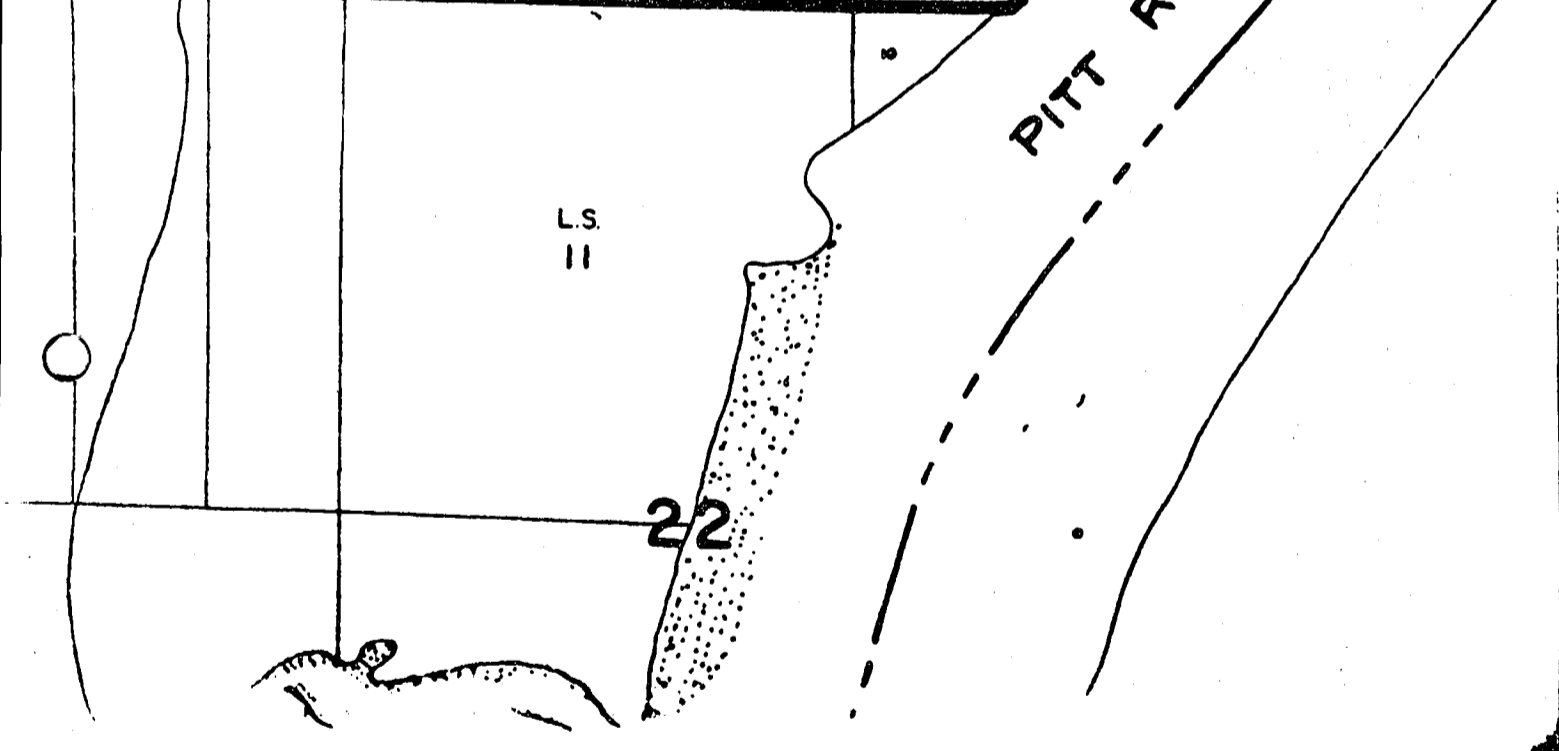
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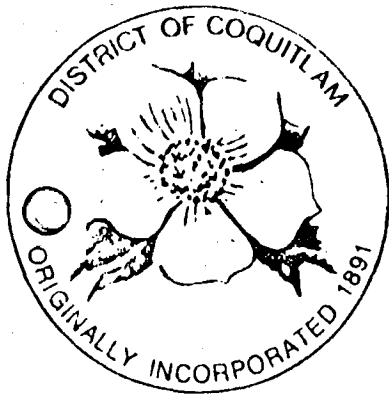


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PITT RIVER





DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE,

COQUITLAM, B.C.

V3K 1E9

PHONE 526-3611

1983 09 29

Mr. Ron Freeman,
City Clerk,
City of Port Coquitlam,
2272 McAllister Avenue,
Port Coquitlam, B.C.
V3C 2A8.

Dear Mr. Freeman:

re: Status of Colony Farm

Further to our discussions of September 20th and 27th regarding the status of Colony Farm, I enclose copies of the following material for your information:

1. the July 13, 1983 report from the Planning Director to Coquitlam Council;
2. the July 28, 1983 letter from the Planning Director to Dr. McEachern, Deputy Minister of Agriculture and Food;
3. the September 16, 1983 letter from the Agricultural Land Commission to Mr. C. Schreiber, B.C. Buildings Corporation, with an attachment of a July 22, 1983 letter from Mr. Schreiber to the B.C. Agricultural Land Commission;
4. the September 16, 1983 letter from the Agricultural Land Commission to the Ministry of Transportation and Highways, with attachments;
5. the September 26, 1983 letter from the Planning Director to Mr. Peter Dolezal, President and Chief Executive Officer of BCBC.

If we receive any further information which may be of interest to you or your Municipal Council, I will be in touch with you, and we would appreciate receiving any material germane to this topic from your office. If you would like to discuss any of the matters raised by the attached material, please do not hesitate to call me.

Yours truly,

Sol Jackson,
Community Planner

SJ/ci
Encl.

DISTRICT OF COQUITLAM

433

Inter-Office Communication

J.L. Tonn, Municipal Manager
"For Council"

DEPARTMENT:

DATE: July 13/83

FROM: D.M. Buchanan

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Proposed Sale by Provincial
Government of Colony Farm

OUR FILE: 500 Lougheed

On July 11, 1983, I was authorized to obtain information with regard to the indications in the provincial budget message and the press subsequently with regard to the sale of Colony Farm. On July 12th, in a telephone conversation with me, Mr. John Newman, Executive Director of Finance & Administration for the Ministry of Agriculture, indicated that his Ministry intends to wind down the dairy operation over the next three months. He further indicated that there are currently 26 people employed at Colony Farm, whereas a private farm operation would employ 5 people at a maximum with a 250-herd dairy farm. Salaries are currently in the \$500,000 range, with \$900,000 in revenue coming in. Other costs for feed, maintenance and so on make for an uneconomic operation. Mr. Newman referred me to Mr. G. Gilmore of BCBC, who is that Corporation's client co-ordinator for the Ministry of Agriculture. Mr. Gilmore advised me that the probable time line for decisions would be before the end of the fiscal year at the latest, March 31, 1984. The alternatives open to BCBC upon the Ministry of Agriculture no longer leasing from them would be continued management by BCBC, which is very unlikely, lease of the land as a farm, or putting the property up for sale by way of public tender. I asked him about the Psychiatric Institute and he indicated that could easily be left out of any leasing or tendering proposal. He also advised that the Board of Directors of BCBC would have to approve the approach being taken, and that any announcement of decisions would be made by the President of BCBC.

I also spoke to Bryan May of BCBC, the project co-ordinator for rebuilding of the Forensic Psychiatric Institute, plus D.R. Robertson, Director of Administration, Forensic Psychiatric Services, with the Forensic Psychiatric Services Commission of the Ministry of Health. Basically, Mr. May indicated that the reconstruction project was in abeyance and no decision had been given by the Minister of Health to the Forensic Psychiatric Services Commission.

Mr. Robertson did, of course, know that the Ministry of Agriculture were winding down their farm operation and indicated that he had no information as to reconstruction or relocation of the Forensic Psychiatric Institute. As far as he knew, the Institute would still be there at Colony Farm. His Commission looks after other facilities such as the Maple Adolescent Treatment Centre in Burnaby, and Outpatient Clinics in Vancouver and Victoria, plus mobile clinics serving other areas of the Province. Colony Farm is the biggest in terms of number of patients referred to the Commission by the Courts. He advised that referral rates from the Courts are going up,

J.L. Tonn
"For Council"

July 13, 1983
Our File: 500 Lougheed

although they have had some success in recent years of reducing the number of patients being maintained under public funding from 300 to 400 a few years ago to 100 currently.

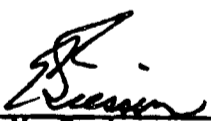
The present zoning of Colony Farm is P-1 under the District's Zoning By-law while the land is in the Agricultural Land Reserve. Except for the area to be occupied by the Forensic Psychiatric Centre, as approved by the Agricultural Land Commission and the proposed park strip along the Fraser River south of the Mary Hill Bypass, the whole area could be considered for A-3 Agriculture and Resource zoning. This was the approach taken with the Minnehada Farms area several years ago in co-operation with the Agricultural Land Commission.

The alternative usage is an industrial park. Some of the possible problems relate to transportation access. The present crossing of the CPR New Westminster branch line at Colony Farm Road is a private crossing and would not be suitable for industrial trucking and passenger vehicle access. Grade separation to the west to Mayfair Industrial Park roads would be necessary since trackage in that area is utilized for storage of railway freight cars. Furthermore, the design for the Mary Hill Bypass at the south end of the area does not provide for all turning movements, nor is it designed for the scale and type of movements to an industrial park. Filling, drainage, water and sanitary sewer implications would have to be studied in a preliminary way if industrial zoning and development were to be considered in the future. The Official Regional Plan is also a constraint, at least until such time as Bill 9 is passed.

In 1982, the Council took the position that the agricultural land at Colony Farm should continue to be protected. An approach to that would be leasing of farmland, as was arranged between the Ministry of Agriculture and the Agricultural Land Commission with the Minnehada Farms. Continued farm operation would allow the Forensic Psychiatric Institute to remain at its present location, either in the present facilities or to be rebuilt as contemplated in January, 1983. I would assume that industrial development would eventually force relocation of the Institute to the Riverview Hospital precinct or another area.

I would recommend that the Planning Department be authorized to discuss with the Agricultural Land Commission and the Ministry of Agriculture the concept of A-3 zoning for the agricultural portion of Colony Farm and determine whether leasing of that land on a similar basis as Minnehada Farm would be considered by those bodies.

DMB/ci


FOR D.M. Buchanan
Planning Director

DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE,
COQUITLAM, B.C.

PHONE 526-3611

1983 07 28
File: 500 Lougheed

Dr. C. A. MacEachern
Deputy Minister of Agriculture and Food
Parliament Buildings
Victoria, B. C.
V8V 1X4

Dear Sir:

The Council of the District of Coquitlam on July 18, 1983
adopted Resolution No. 804 as follows:

"That the Planning Director be authorized to discuss
with the Agricultural Land Commission and the Ministry
of Agriculture the concept of A-3 zoning for the
agricultural portion of Colony Farm and determine
whether leasing of that land on a similar basis as
Hinnekhada Farm would be considered by those bodies."
CARRIED UNANIMOUSLY.

This letter is sent to inform you of Council's action and
to note that the Planning Department will be in touch with staff members
of the Agricultural Land Commission and the Ministry of Agriculture
some time soon to discuss the concept of agricultural zoning and the
possibility of having the agricultural portion of Colony Farm leased
for agricultural use.

Yours truly,



D. M. Buchanan
Planning Director

SJ/pin

British Columbia
Agricultural
Land Commission

Telephone: (604) 294-5211

Room 133, 4940 Canada Way, Burnaby, B.C. V5G 4K6

September 16, 1983

Mr. C. Schreiber
Supervisor, Pricing & Real Estate
Planning and Client Services Group
B.C. Buildings Corporation
3350 Douglas Street
Victoria, B.C.
V8V 2T4

Reply to attention of Barry Smith

RECEIVED
SEP 20 1983

District of Coquitlam
Administration

Dear Sir:

Re: Reconsideration - Application #21-O-82-15592

This is to advise that the Provincial Agricultural Land Commission has considered your request and reconsidered your application regarding land described as Part of District Lot 23 and 60, Group 1, NWD.

Pursuant to Section 20(1) of the Agricultural Land Commission Act, the Commission, by Resolution #1280/83, refused your application to construct a new Forensic Psychiatric Institute on a 4.9 hectare site within Colony Farm, District of Coquitlam. In reconsidering the application the Commission carefully reviewed all information on file concerning the original application including the comments of all interested parties.

The land in question is considered to have good agricultural capability as evidenced by its current and historic use. As stated in your letter of 22 July 1983, the Commission considered your comments pertaining to the anticipated disposal of the Colony Farm lands to be of particular significance.

With the possible sale of Colony Farm the Commission agrees, as referenced in your letter, that it is inappropriate and indeed unnecessary to maintain a link between the Forensic Institute and the Farm. Further it is the opinion of the Commission that the sale and future agricultural use of Colony Farm will be enhanced with the removal of the Forensic Institute from the Colony Farm site.

The Commission has also considered its previous Resolution #3003/82 (that allowed a new Forensic Institute adjacent to and surrounding the existing facility) in the context of the potential changing circumstances of Colony Farm and considers its previous allowance now not to be in the best interest of the agricultural use of land in the area.

The Commission, therefore, strongly suggests that a site, removed from Colony Farm, be sought for a new Forensic Institute facility.

The land referred to in the application will continue to be subject to the provisions of the Agricultural Land Commission Act and Regulations.

..... 2

○ Please quote Application #21-0-82-15592 in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

ORIGINAL SIGNED BY
R. P. MURDOCH

Per: M. F. Clarke, Chairman

c.c. Greater Vancouver Regional District (ALR-82-22 Coquitlam)
District of Coquitlam
D. Sands, Property Management Branch, Langley
W. Wickens, Regional Director, Abbotsford

BES/kj





British Columbia Buildings Corporation

3350 Douglas Street, Box 1112, Victoria, B.C. V8W 2T4 (604) 387-7211 Telex 049-7439

1983 07 22

British Columbia Agricultural Lands
Commission
Room 133 - 4940 Canada Way
Burnaby, B. C.
V5G 4K6

Attention: Mr. R. P. Murdoch
General Manager

Dear Sir:

Subject: Forensic Psychiatric Institute - Colony Farm
Project #4414

We write following your letter dated 1983 January 19th and our application (your reference #21-0-82-15592) regarding use of land at the Colony Farm, Coquitlam.

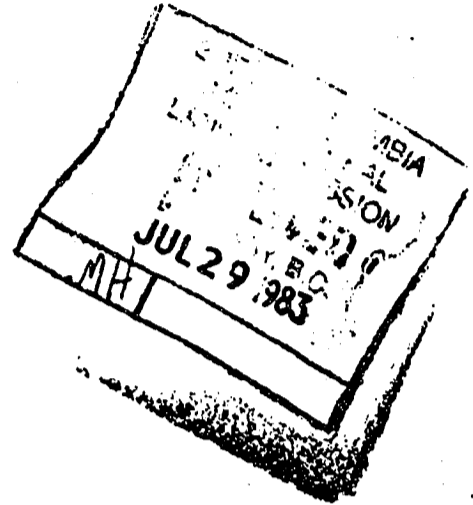
The result of our application was that the Agricultural Land Commission would permit the British Columbia Buildings Corporation to construct a new Forensic Psychiatric Institute on land presently occupied by and surrounding the existing facility.

The situation with respect to the Forensic Institute and Colony Farm has changed appreciably in the light of recently announced Government policy.

It is anticipated that this Corporation will be instructed to dispose of the Colony Farm lands. The Ministry of Health consequently are reviewing the siting for the proposed re-building of the Forensic Institute in a way that it could operate without depending upon the Farm.

We therefore request that you consider a revised application to utilize the twelve-acre piece of property indicated on the attached drawing for non-agricultural purposes within the agricultural land reserve. This acreage would permit the construction of a new Forensic Psychiatric Institute and permit

.../2



1983 07 22
British Columbia Agricultural
Land Commission
Page 2

gardens of approximately two acres for the provision of
therapeutic programmes to benefit the patients.

If the Commission requires further information, kindly contact
Bryan May - telephone 387-7215, Victoria.

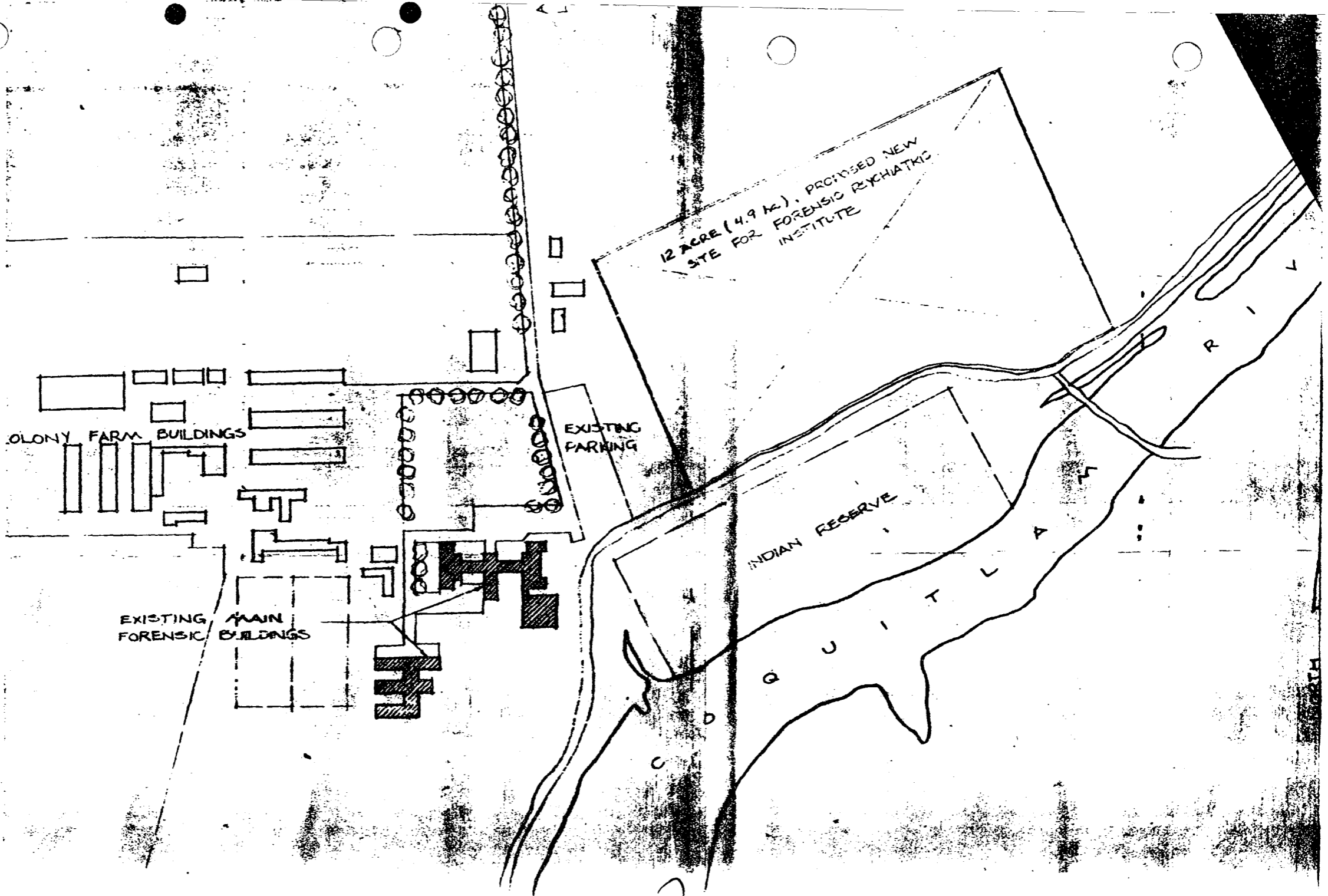
Yours very truly



C. Schreiber
Supervisor, Pricing & Real Estate
Planning & Client Services Group

BM/nz

c.c. B. May, BCBC
V. Scanlon, BCBC
G. Duggan, BCBC
D. R. Robertson, FPSC



12 ACRE (4.9 ha) PROPOSED NEW SITE FOR FORENSIC PSYCHIATRIC INSTITUTE

COLONY FARM BUILDINGS

EXISTING PARKING

EXISTING MAIN FORENSIC BUILDINGS

INDIAN RESERVE

RIVER

QUITLA

A

B

C

British Columbia
Agricultural
Land Commission

September 16, 1983

Telephone: (604) 294-5211

Room 133, 4940 Canada Way, Burnaby, B.C. V5G 4K6

Mr. M. G. Elston
Executive Director, Engineering Division
Ministry of Transportation & Highways
940 Blanshard St.
Victoria, B.C.
V8W 3E6

Reply to attention of Barry Smith

Dear Sir:

Re: Mary Hill Bypass - Colony Farm
Our File: 0/B-0-75-03707
Your File: 341237 / 14-20-04

The Commission has recently received correspondence from Mr. M. G. Oswell, Ministry of Agriculture and Food including your letter to Mr. Oswell dated 18 July 1983 concerning the above noted topic. More particularly Mr. Oswell expressed concern with regard to your Ministry's intention regarding the tile draining of a 45 acre field adjacent to the approved right-of-way for the Mary Hill Bypass.

The Commission has reviewed this matter and wishes to update you at this time with regard to recent consideration of a new Forensic Unit at Colony Farm. Following discussions with BCBC the Commission, in December 1982 approved, within the ALR, a new forensic institute adjacent to and surrounding the existing facility. As a result of this decision only approximately 1.5 ha (3.6 acres) of the 18.2 ha (45 acres) field in question would have been utilized by the new facilities (see map enclosed).

Recently BCBC has informed the Commission of potentially changing circumstances associated with the possible sale of Colony Farm. For this reason, BCBC has asked the Commission to reconsider its previous application and approve a new forensic institute on a 4.9 ha site to the east of the access road into the farm and completely removed from the 45 acre field upon which tile drainage is to be undertaken as a condition of the Commission's approval of the Mary Hill Bypass.

As you will note in the attached correspondence the Commission has not approved of the newly proposed site for the forensic institute, has indicated that in light of the possible sale of Colony Farm the previous approval of a new facility adjacent to and surrounding the existing forensic unit buildings is not in the best interest of agriculture and the Commission has strongly suggested that a new site, removed from Colony Farm, be sought for a new forensic institute facility.

At the very most, the Commission's previous approval would have realized only 3.6 ha (approximately) of the 45 acre field being used for non-agricultural purposes. However, given the most recent proposal by BCBC and the Commission's consideration of same, it would seem unlikely that any portion of the 45 acre field will be used for the new forensic institute.

. . . . 2

Therefore, by Resolution #1279/83, the Commission wishes to urge the Ministry of Transportation and Highways to proceed as quickly as possible with the tile drainage work that formed an intrinsic part of the Commission's approval of the Mary Hill Bypass.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

ORIGINAL SIGNED BY
R. P. MURDOCH

Per: M. F. Clarke, Chairman

c.c. M. G. Oswell, Victoria
W. Siempelkamp, Colony Farm
D. Sands, Property Management Branch

BES/kj

Blind copy for S. Jackson, District of Coquitlam ✓

RELOCATE
Paddock.

BCE

COLONY FARM BUILDINGS.

EXISTING
PARKING

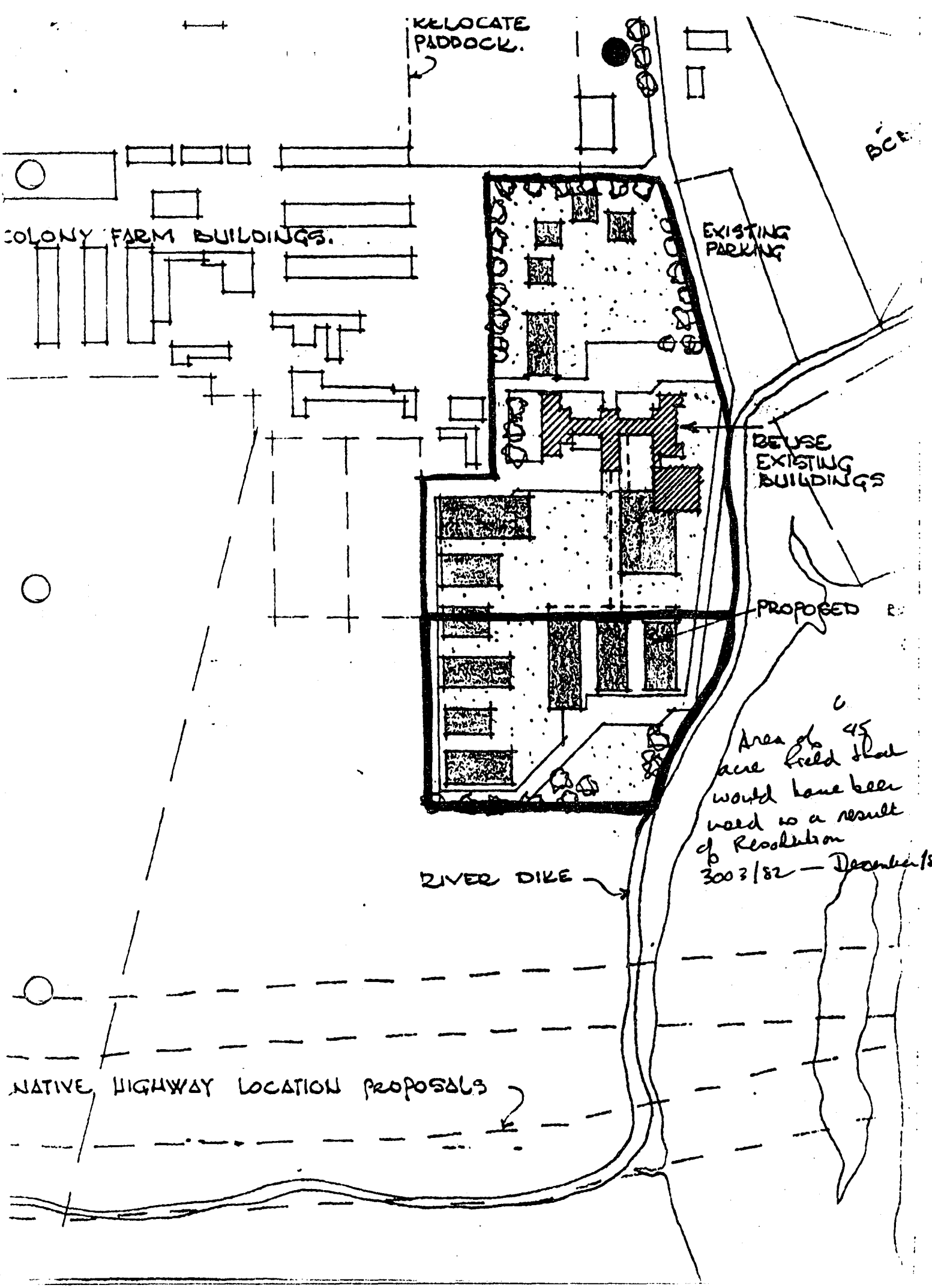
REUSE
EXISTING
BUILDINGS

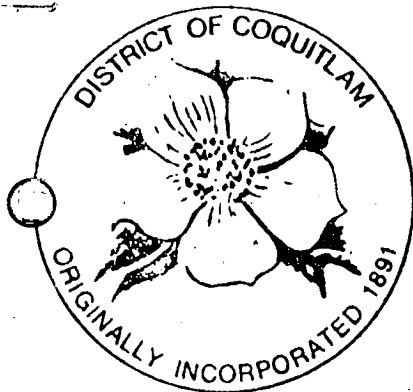
PROPOSED

Area of 45
acre field that
would have been
used as a result
of Resolution
3003/82 - December 1982

RIVER DIKE

NATIVE HIGHWAY LOCATION PROPOSALS





DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE,

COQUITLAM, B.C.

V3K 1E9

PHONE 526-3611

1983 09 26

File: 500 Lougheed

Mr. Peter Dolezal
 President and Chief Executive Officer
 BCBC
 3350 Douglas Street
 P. O. Box 1112
 Victoria, B. C., V8W 2T4

Dear Sir:

Re: The Status of Colony Farm, District of Coquitlam

Enclosed is a copy of a letter to Dr. MacEachern, Deputy Minister of Agriculture and Food, quoting a resolution of the District of Coquitlam Council regarding the zoning of the agricultural portion of Colony Farm and the potential for leasing that land for agricultural use on a basis similar to Minnekhada Farm.

Members of the Planning Department have discussed the status of Colony Farm with staff of the Agricultural Land Commission and the Property Management Branch of the Ministry of Agriculture and Food.

Recently we received a letter dated September 16 regarding the Agricultural Land Commission's latest decision regarding your application to reconstruct a new Forensic Psychiatric Institute on a 4.9 hectare site within Colony Farm. This decision is not in conflict with the proposal by Council to consider the retention of agricultural uses at Colony Farm.

We understand that the Minnekhada Farms are operated successfully by four private farmers under lease arrangements with the Property Management Branch of the Ministry of Agriculture and Food. Could you comment on the potential for BCBC to arrange to lease to farmers the agricultural land at Colony Farm, on a basis similar to that at Minnekhada?

Mr. Peter Dolezal

- 2 -

1983 09 26
File: 500 Lougheed

If you require any further information regarding the views of the District of Coquitlam, or if you would like to discuss the matter further, please contact me at 526-3611, Local 267, at your convenience.

Yours truly,



D. M. Buchanan
Planning Director

SJ/pin

Enc

cc: Dr. C. A. MacEachern, Deputy Minister of Agriculture and Food,
Parliament Buildings, Victoria, B. C., V8V 1X4

Mr. Jim Anderson, Director, Property Management Branch,
Ministry of Agriculture and Food, Parliament Buildings, Victoria, B. C.
V8V 1X4

Mr. M. F. Clarke, Chairman, B. C. Agricultural Land Commission,
4th Floor, 910 Government Street, Victoria, B. C., V8W 2T4

Mr. Peter Bazowski, Deputy Minister of Health, Parliament Buildings,
Victoria, B. C., V8V 1X4

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Ald. Bewley, Chairman
Government Liaison Committee DEPARTMENT: DATE: 83 Sept 13

FROM: Brian Robinson DEPARTMENT: YOUR FILE:

SUBJECT: 1986 Summer Games OUR FILE:

Could you please give priority to setting a meeting with John Parks as soon as possible in order to discuss with him Coquitlam's applications for the 1986 Summer Games.

for C. Kayson
B.T.H. Robinson
Acting Mayor

cc: J. L. Tonn, Municipal Manager
Ald. Sekora, Chairman, Parks and Recreation Committee
Ald. Garrison