

# Report to Council



**Date:** April 23, 2018  
**File:** 1140-50  
**To:** City Manager  
**From:** M. Olson, Manager, Property Management  
**Subject:** 500 Valley Road – Farm Lease

---

## **Recommendation:**

THAT Council receives, for information, the Report from the Manager, Property Management, dated April 23, 2018, regarding a farm lease of 500 Valley Road;

AND THAT Council approve the farm lease at 500 Valley Road for a term of 20-years as required by the Agricultural Land Commission for the rehabilitation of existing sports fields to agriculture as part of the Agricultural Land Commission Non-Farm Use Approval for development of the Glenmore Recreation Park.

## **Purpose:**

To obtain Council support to enter into a 20-year farm lease of 500 Valley Road as required by the Agricultural Land Commission for development of the Glenmore Recreation Park.

## **Background:**

In 2011, the Agricultural Land Commission (ALC) granted a Non-Farm use approval for the development of Glenmore Recreation Park, subject to a number of agricultural mitigation measures. These measures included the rehabilitation of existing sports fields at 500 Valley Road to an agricultural standard for a future farming operation. The ALC supported the rehabilitation of the current sports fields to an agricultural standard, and a subsequent long-term lease for agricultural uses, as it represents a significant benefit to agriculture. An additional requirement was the registration of a covenant prohibiting the construction of a home on title. This covenant has been registered and the City is in full compliance with ALC requirements under the Non-Farm use approval.

Staff advertised the +/- 7.2 acre (2.9 hectare) parcel for farming use and a single bid was submitted and accepted in April, 2017. The Tenant is a local farmer with 15 years' experience in tree fruit farming, harvesting approximately 40 acres of orchards locally and exporting through the BC Tree Fruits Cooperative. Concurrently, the existing sports fields were decommissioned and reclaimed with the expectation that farming would commence in 2018.

**Key Lease Terms/Conditions:**

A summary of the key terms and conditions of the proposed lease is provided below:

Lease Component	Description
Tenure Type	Farm Lease
Term	4 x 5 years (total 20 years)
Lease Payment	Annual payment of \$1,500 commencing April 1, 2019
Gross Profit	Annual payment of 5% of Gross Profits commencing December 1, 2018
Rent Review	Rent renegotiated for terms 3 & 4, based upon a formal appraisal

**Internal Circulation:**

Senior Project Manager, Infrastructure Delivery  
Parks & Building Planning Manager  
Real Estate Services Manager  
Planner Specialist, Suburban & Rural Planning

**Legal/Statutory Authority:**

Community Charter Part 3, Div. 3, Sec. 26 – Notice of Proposed Property Disposition

**Legal/Statutory Procedural Requirements:**

Community Charter Part 4, Div. 4, Sec. 94 (1) - Posting & Publishing Notice

**Existing Policy:**

OCP Goal 9 Enable Healthy and Productive Agriculture – Promote healthy and productive agriculture through diverse strategies that protect farmlands and food production

OCP Objective 5.33 - Protect and enhance local agriculture

**Considerations not applicable to this report:**

Financial/Budgetary Considerations:  
Personnel Implications:  
External Agency/Public Comments:  
Communications Comments:  
Alternate Recommendation:

**Submitted by:** M. Olson, Manager, Property Management

**Approved for inclusion:** D. Edstrom, Director, Strategic Investments

**Attachments:**

1. Schedule A – Lease Agreement
2. Schedule B - PowerPoint

cc: A. Gibbs, Senior Project Manager, Infrastructure Delivery  
R. Parlane, Parks & Building Planning Manager  
J. Saufferer, Real Estate Services Manager  
L. Bentley, Planner Specialist, Suburban & Rural Planning