



CITY OF PITT MEADOWS
Public Meeting of Pitt Meadows City Council
AGENDA

Tuesday, July 18, 2023, 7:00 p.m.

Council Chamber

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Council acknowledges that we meet on the traditional territory of the q̓ičəy̓ (Katzie) First Nation

**THIS MEETING'S PROCEEDINGS WILL BE BROADCAST LIVE VIA THE CITY'S WEBSITE AND AVAILABLE AS A
RECORDED ARCHIVE**

Pages

A. CALL TO ORDER

B. LATE ITEMS

C. APPROVAL OF AGENDA

Recommended Motion:

THAT the agenda for the July 18, 2023, Special (Public) Meeting of Council be approved.

D. QUESTION AND COMMENT PERIOD

Maximum 15 minutes for each Q&C Period. Registered speakers may speak once during each Q&C Period (on agenda items only) for a max. of 3 minutes including the time it takes for Council and Staff to respond. Please see the '[Public Engagement at Council Meetings](#)' Policy on the City's website for rules and procedures.

To submit your comments in writing, please visit pittmeadows.ca/submitquestionsandcomments

This meeting's proceedings will be broadcast live via the city's website and available as a recorded archive from the city's website. Any information shared during the Q&C Period will become part of the public record.

E. ADOPTION OF MINUTES

Recommended Motion:

THAT the Minutes of the following Council meetings be approved as circulated:

E.1 July 11, 2023, Regular Meeting of Council

F. CONSENT AGENDA

Recommended Motion:

THAT the following item be received into the record:

- F.1 Minutes from the May 11, 2023 Pitt Meadows Day Advisory Committee Meeting 10
- F.2 Minutes from the May 24, 2023 Pitt Meadows Day Advisory Committee Meeting 16
- F.3 Draft Minutes from the May 18, 2023 Agricultural Advisory Committee Meeting 21
- F.4 Draft Minutes from the June 1, 2023 Economic Development Advisory Committee Meeting 27
- F.5 Draft Minutes from the June 12, 2023 Active Transportation Advisory Committee Meeting 31
- F.6 Draft Minutes from the June 15, 2023 Parks, Recreation & Culture Advisory Committee Meeting 38
- F.7 Draft Minutes from the June 21, 2023 Pitt Meadows Day Advisory Committee Meeting 40
- F.8 Draft Minutes from the June 28, 2023 Community Support Select Committee Meeting 46

G. REPORTS

- G.1 Agricultural Plan Update 51

Michelle Baski, Project Manager - Agriculture & Environment, together with lone Smith, Upland Agricultural Consulting, to present an overview of the completed and proposed work to update the City's Agricultural Plan.

Recommended Motion:

THAT Council:

- A. Receive for information the report titled "Agricultural Plan Update" dated July 5, 2023, providing an update on the Agricultural Plan work to date; OR
- B. Other.

- G.2 Kennedy Rd Pump Station Upgrades Project - DMAF Grant Application 154

Samantha Maki, Director of Engineering & Operations, to provide an overview of the Kennedy Rd Pump Station Upgrades Project and grant funding opportunity.

Recommended Motion:

THAT Council:

- A. Support the modifications to the Kennedy Rd Pump Station Upgrades Project as outlined in the July 10, 2023 Staff Report; AND
- B. Endorse Staff’s submission of a grant application to Canada’s Disaster Mitigation and Adaptation Fund to invest in the Kennedy Rd Pump Station Upgrades Project; OR
- C. Other.

H. BYLAWS & PERMITS

H.1 Rezoning Application at 725 – 19800 Lougheed Highway 157

Patrick Ward, Director of Planning & Development, to provide an overview of Zoning Amendment Bylaw No. 2936, 2023, which if adopted would permit a cannabis retail store at 725 – 19800 Lougheed Hwy (PID: 026-397-218).

Recommended Motion:

THAT Council:

- A. Grant third reading to Zoning Amendment Bylaw No. 2936, 2023 to permit a cannabis retail store at 725 – 19800 Lougheed Highway; OR
- B. Other.

H.2 Rezoning Application for 12357 189A St 162

Patrick Ward, Director of Planning & Development, to present an overview of Zoning Amendment Bylaw No. 2905, 2021 which if adopted would permit the property at 12357 189A St. to be subdivided into two lots.

Recommended Motion:

THAT Council:

- A. Grant third reading to Zoning Amendment Bylaw No. 2905, 2021 to rezone the property at 12357 189A St. from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential); AND
- B. Require the following condition be fulfilled prior to adoption of Zoning Amendment Bylaw No. 2905, 2021:
 - 1. Payment of \$4,500 as a Residential Community Amenity Contribution as offered by the developer; OR
- C. Other.

H.3 Parks and Community Facilities Regulations Bylaw 168

Andy Messner, Manager of Parks, to present an overview of the new Parks and Community Facilities Regulations Bylaw No. 2954, 2023 that reflects the changes of use of Parks and Community Facilities over the past several years.

Recommended Motion:

THAT Council:

- A. Grant first, second and third readings to the Parks and Community Facilities Regulations Bylaw No. 2954, 2023; AND
- B. Grant first, second and third readings to the Bylaw Notice Enforcement Bylaw Amendment No. 2959, 2023; OR
- C. Other.

I. **COUNCIL LIAISON REPORTS**

J. **NOTICE OF CLOSED MEETING**

None.

K. **QUESTION AND COMMENT PERIOD**

Maximum 15 minutes for each Q&C Period. Registered speakers may speak once during each Q&C Period (on agenda items only) for a max. of 3 minutes including the time it takes for Council and Staff to respond. Please see the 'Public Engagement at Council Meetings' Policy on the City's website for rules and procedures.

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L. **COUNCIL PRIORITIES**

185

A current copy of the Strategic Priorities Quarterly Report reflecting Council's priorities and respective operational strategies.

M. **ADJOURNMENT**



Minutes of the Regular Meeting of Pitt Meadows City Council

July 11, 2023, 7:00 p.m.

Council Chamber

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Elected Officials:

Mayor N. MacDonald
Councillor T. Elke
Councillor M. Hayes
Councillor B. Meachen

Staff:

S. Maki, Acting Chief Administrative Officer
T. Barr, Deputy Corporate Officer
D. Chamberlain, Director of Parks, Recreation and Culture
C. McDowell, Manager of Recreation and Culture
R. Costa, Clerk II
L. Kalinich, Clerk I

Absent:

Councillor A. Evans
Councillor M. Manion
Councillor G. O'Connell

A. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

Mayor MacDonald acknowledged that the meeting was held on the traditional territory of the  (Katzie) First Nation.

B. LATE ITEMS

None.

C. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the July 11, 2023, Regular Meeting of Council be approved.

CARRIED

D. QUESTION AND COMMENT PERIOD

The following members of the public engaged in Question & Comment Period:

- Peter Jongbloed, Pitt Meadows - regarding support for the Active Transportation Network Review recommendations and the desire for all ages and abilities to be a part of the plan.
- Erin O'Melinn, Pitt Meadows - regarding appreciation for the cycling benefits noted in the Active Transportation Network Review.
- Buz McCain, Pitt Meadows – regarding concern of the bicycle lanes on Harris Road.
- Erin Verran, Pitt Meadows - regarding concern of the bicycle lanes on Harris Road. [By Email - Attachment 1]
- Michael Verran, Pitt Meadows – regarding support for the Active Transportation Network Review recommendations and the desire to redesign Harris Road for safer transportation. [By Email - Attachment 2]
- Alexandra Tudose, Pitt Meadows - regarding support of the Active Transportation Network Review priorities and recommendations. [By Email - Attachment 3]
- Carrie McBride, Pitt Meadows - regarding concerns of pedestrian safety on Bonson Road. [By Email - Attachment 4]

E. ADOPTION OF MINUTES

It was **MOVED** and **SECONDED** THAT the Minutes of the following Council meetings be approved as circulated:

- E.1 June 20, 2023, Special (Pre-Closed) Meeting of Council
- E.2 June 20, 2023, Regular Meeting of Council

CARRIED

F. DELEGATIONS AND PRESENTATIONS

F.1 HUB Cycling

Jenny Wright, HUB Cycling, presented an overview of HUB's ten local committees, their efforts to connect with the community and feedback from the cycling community.

Council members participated in a roundtable discussion.

No motions were considered.

G. REPORTS

G.1 Q3 2023 Strategic Priorities Quarterly Report

Samantha Maki, Acting Chief Administrative Officer, provided a verbal overview of the Staff Report.

Council members participated in a roundtable discussion.

It was **MOVED** and **SECONDED** THAT Council:

- A. Approve the operational strategies for Q3 2023 as presented to Council on July 11, 2023.

CARRIED

G.2 Update on Filming in Pitt Meadows

Carleen McDowell, Manager of Recreation and Culture, provided a verbal overview of the Staff Report.

Council participated in a roundtable discussion.

It was **MOVED** and **SECONDED** THAT Council:

- A. Receive for information the Staff Report titled "Update on Filming in Pitt Meadows" as presented at the July 11, 2023 Council meeting.

CARRIED

G.3 Amendments to Council Correspondence Policy C051

Tanya Barr, Deputy Corporate Officer, provided a verbal overview of the Staff Report.

It was **MOVED** and **SECONDED** THAT Council:

- A. Approve the amended Council Correspondence Policy C051 as presented at the July 11, 2023 Council meeting.

CARRIED

G.4 Active Transportation Network Review

Samantha Maki, Director of Engineering and Operations, provided a verbal overview of the Active Transportation Network Review, including current recommendations, priorities and funding opportunities.

Council members participated in a roundtable discussion.

It was **MOVED** and **SECONDED** THAT Council:

- A. Endorse the City of Pitt Meadows' Active Transportation Plan as presented at the July 11, 2023 Regular Council Meeting.

CARRIED

H. BYLAWS & PERMITS

H.1 2022-2026 Financial Plan Bylaw Amendment

It was **MOVED** and **SECONDED** THAT Council:

- A. Adopt the 2022 – 2026 Financial Plan Amendment Bylaw No. 2957, 2023.

CARRIED

I. COUNCIL LIAISON REPORTS

Council provided updates on recent community involvement and events.

J. QUESTION AND COMMENT PERIOD

Nina Vranic, Pitt Meadows - regarding concerns for cyclist safety in Pitt Meadows, and support of the Active Transportation Network Review recommendations.

Erin O'Melinn, Pitt Meadows – regarding possible funding opportunities available relating to the Active Transportation Network Review recommendations that are needed to address pedestrian safety concerns.

K. **COUNCIL PRIORITIES**

L. **ADJOURNMENT**

The meeting was adjourned at 8:16 p.m.

Signed and certified as correct:

Nicole MacDonald, Mayor

Kate Barchard, Corporate Officer

DRAFT

Disclaimer: These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.



Minutes of the Pitt Meadows Day Advisory Committee Meeting

May 11, 2023, 3:00 PM

Video Conference

Voting Members: H. Campbell
E. MacDonald
C. McCorkindale
W. Perron
M. Salonga
A. Shandler*
J. Sugimoto

Council Liaison: Councillor M. Hayes

Regrets: C. Girard
Councillor T. Elke
M. Hansen
A. Koubi
J. Parmar
T. Sanderson

Staff: C. McDowell, Manager of Recreation & Culture (*Chair*)
J. Callaghan, Special Event & Volunteer Coordinator
T. Jung, Arts & Culture Programmer

Recording Clerk: T. McCaw, Committee Clerk II

1. CALL TO ORDER

C. McDowell, Manager of Recreation & Culture, acknowledged that the meeting was held on the traditional territory of the ᑕᐢᑕᐢ ᑦᑕᐢᑕᐢ (Katzie) First Nation.

The meeting was called to order at 3:00 PM.

Minutes of the May 11, 2023 Pitt Meadows Day Advisory Committee Meeting

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent amongst the committee to approve the May 11, 2023 Pitt Meadows Day Advisory Committee agenda as circulated.

4. ADOPTION OF MINUTES

There was general consent amongst the committee to approve the February 7, 2023 Pitt Meadows Day Advisory Committee minutes as circulated.

5. NEW BUSINESS

5.1 Roundtable of Updates

Committee members participated in a roundtable discussion providing updates to the group on their individual departmental roles for Pitt Meadows Day. Some of the highlights for each area included:

1. Entertainment & Stage Update:

- All of the music and entertainment has been selected and signed off on;
- A social media post will be made and updates to Webpage which will include details around the entertainment for the day; and
- H. Campbell has been appointed as the Master of Ceremonies (MC) for the event.

2. Parade Update:

- There are currently 42 registered participants for the parade which includes the standard seven that are included each year;
- City staff are selecting three judges for the day of the event;
- A recommendation was made to revise the method used for judging the parade based on the feedback and experience on the process in 2022;
- The RCMP will be providing volunteers who will be riding up and down the parade route to ensure viewers are watching the parade safely from the sidewalks; and

Minutes of the May 11, 2023 Pitt Meadows Day Advisory Committee Meeting

- A suggestion was made to review the process of how to better communicate float winners with the Volunteer Booth to make picking up the awards a simpler process.

3. Artisan & Exhibitor Update:

- There are currently a total of 50 exhibitors and artisans booked for the day;
- All of the contracts and instructions have been distributed to the artisans and exhibitors which included a deadline of May 17th for all documents; and
- Volunteers are currently working on finalizing communication for the artisan and exhibitor packages which include updated site maps, locations and timelines for the day.

4. Youth Ambassadors Update:

- Applications for 2023 were kept open longer than originally planned;
- There are 10 children participating this year;
- The 2022 Miss Pitt Meadows will be participating in the parade this year;
- The decision has been made that the Youth Ambassadors in 2023 will be wearing light blue t-shirts in the parade which will include the City logo including the title of their role in the parade;
- A suggestion was for the Youth Ambassadors to have matching hats for the day to protect them from the sun;
- Members are currently working on the details for the opening ceremony, ordering of the t-shirts for the Youth Ambassadors as well as the necklace for the 2023 Youth Ambassador;
- The final rehearsal for the Youth Ambassadors is to be held on Wednesday, May 31st which will include a walk through of the parade details as well as the on stage ceremony post parade; and
- Sub committee members are working on the details around handing over of the crown, cape and record book from the former Miss Pitt Meadows to the Museum.

**A. Shandler left the meeting 3:27 PM.*

5. Chicken & Salmon BBQ:

- Discussions were held around the donations that have been made from Superstore & Save on Foods which will help support the cost of the sides for dinner;
- Members are currently working on gathering more donations for other items such as brownies, salad dressing, dinner rolls, butter, potato salad, etcetera;
- The price per plate has increased to \$15/ per plate this year;
- The chicken has been ordered and the salmon will be catered by a member of the Katzie First Nation who will barbecue all of the salmon with the help of the Pitt Meadows Fire Department who will help serve food and cleanup;
- The suggestion was made to add tent cards to the tables including the names/logos of the companies who provided sponsorship for the dinner; and
- Staff confirmed compostable to-go containers will be an option instead of tin foil for those who would like to order meals to go.

6. Sponsorship Update:

- Members and staff have been working hard on gathering sponsors for the event and are approaching the goal of \$60,000;
- Maple Ridge Chrysler, Save on Foods, and the BC Motion Picture Industry are confirmed to provide in kind donations on the day of the event;
- Maple Leaf Fencing will be donating \$2,000 off of the total of their fencing invoice for the day; and

The BC Motion Picture Industry is donating two shuttles & drivers for the day to pick up and drop off people from four different locations throughout the day from 1:00 PM – 8:00 PM.

7. Food Truck Update:

- Many food trucks have submitted applications for the event;

Minutes of the May 11, 2023 Pitt Meadows Day Advisory Committee Meeting

- A list of all food trucks will be on the website for people to view; and
- There are a number of artisans and exhibitors who also selling food items this year in addition to the food trucks.

8. Volunteer Update:

- Five volunteers and eight committee members have signed up to help set up on Friday with seven available volunteers for Saturday;
- The suggestion was made for more volunteers for the day of the event; and
- Information was provided around what can be found at the Information Booth which will include items such as sunscreen, site maps, muster station details, the key card to access the Art Gallery (green room for entertainment), as well as the committee member contact list.

9. Fireworks Update:

- A new company has been hired for the 2023 fireworks which will now include a grand finale and 20-25 minutes of fireworks to music.

10. Other

- Drone footage will be taken for the entire day including the fireworks display; and
- The question was raised around advertising details for businesses that provide in kind donations.

6. ADJOURNMENT

The meeting was adjourned at 3:59 PM.

*The next **Pitt Meadows Day Advisory Committee** meeting is scheduled for **May 24, 2023** at **3:00 PM**.*

Minutes of the May 11, 2023 Pitt Meadows Day Advisory Committee Meeting

Certified as correct:

A handwritten signature in black ink, appearing to read 'T. McCaw', is written above a horizontal line.

Tatiana McCaw, Committee Clerk II

Disclaimer: These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.



Minutes of the Pitt Meadows Day Advisory Committee Meeting

May 24, 2023, 3:00 PM

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Voting Members: H. Campbell
C. Girard
M. Hansen
E. MacDonald
C. McCorkindale
W. Perron
M. Salonga
A. Shandler
J. Sugimoto

Regrets: Councillor Hayes
A. Koubi
J. Parmar
T. Sanderson

Council Liaison: Councillor T. Elke (Alternate)

Staff: J. Callaghan, Special Event & Volunteer Coordinator
D. Chamberlain, Director of Parks, Recreation & Culture (*Chair*)
T. Jung, Arts & Culture Programmer
C. McDowell, Manager of Recreation & Culture

Recording Clerk: T. McCaw, Committee Clerk II

1. CALL TO ORDER

D. Chamberlain, Director of Parks, Recreation & Culture, acknowledged that the meeting was held on the traditional territory of the ic y(Katzie) First Nation.

The meeting was called to order at 3:03 PM.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent amongst the Committee to approve the May 24, 2023, Pitt Meadows Day Advisory Committee agenda.

4. ADOPTION OF MINUTES

There was general consent amongst the Committee to approve the minutes from the May 11, 2023 Pitt Meadows Day Advisory Committee meeting as circulated.

5. NEW BUSINESS

5.1 Roundtable of Updates

Committee members participated in a roundtable discussion providing updates to the group on their individual departmental roles for Pitt Meadows Day. Some of the highlights for each area included:

- Staff confirmed that the fireworks have been cancelled in response to the coastal fire ban; signage will be posted on the fields;
- Staff provide an update on the 2023 fundraising goal which was \$60,000 confirming that the goal has been achieved as of today reaching \$60,300;
- Staff provided an update on the in kind sponsorship donations which has totaled \$7,780; and
- The finalized site maps were distributed on table and will be kept onsite at the information booth forming a part of the minutes as **Attachment 1**.

1. Parade Update:

- A total of 52 floats are confirmed for the day of the parade which is more than the 41 floats booked in 2022;

- All communication including parade maps and order numbers will be distributed this week; and
- Road closure notices have be distributed to all businesses and residences along Harris Road with all of the details for the day.

2. Entertainment:

- Roaming talent and entertainment has been finalized; and
- The Art Gallery will be used as the green room for the talent and entertainment to keep their personal belongings.

3. BBQ:

- The \$500 GC from Superstore will be picked up this week including all of the non-perishable supplies;
- Confirmation was made that all of the volunteers have been organized for the BBQ;
- The recommendation was made to offer Square to support purchases through debit or credit card for the BBQ; and
- Members are struggling with securing donations for vegetables and sides for the BBQ.

4. Artisans & Exhibitors:

- Confirmation was made that 51 exhibitors and artisans have been booked which is the capacity for the event with three on the waitlist;
- Staff has ordered all of the table and tent rentals for the day;
- Members are still working to complete the exhibitor guides for distribution using last years guide as a template;
- Members are working on the exhibitor and artisan map and ensuring that competing businesses are not next to one another; and
- Cones will be used to identify each row for artisans/exhibitors to easily identify where they are to set up.

5. Kid's Zone:

- The map for the Kid's Zone has been completed and circulated on table forming a part of the minutes as **Attachment 2**.

6. 2023 Youth Ambassadors:

The Ambassador and 1st and 2nd Ambassadors have been selected with the balance of the group maintaining the names from the former Royal Party;

- The Youth Ambassadors have selected light blue t-shirts to wear in the parade and will be wearing matching hats in the event if it is hot;
- The Pitt Meadows Day Society has offered funds to support this years Youth Ambassador's lunch formerly knows as the Strawberry Tea; and
- Discussions were held around snacks and branded water bottles for the Youth Ambassadors to be distributed on the day of the event.

7. Volunteers:

- Volunteers for the event will be wearing green t-shirts;
- Staff will be wearing bright colored vests to ensure they are easily identifiable;
- Volunteer needs have been met for both Friday and Saturday including set up, take down and the BBQ; and
- Volunteers will receive \$10 food voucher to use on their break to be picked up from the volunteer tent.

8. Family Friendly Beverage Garden:

- The family friendly beverage garden has expanded this year to hold a maximum capacity of 3,000 people;
- The Kinsmen will be selling domestic alcoholic beverages while Foamer's Folly will be selling beer in kegs and Provincial Spirits to be selling their own spirits in kegs; and
- Twelve security staff have been booked for inside the beverage garden.

6. **ADJOURNMENT**

The meeting was adjourned at 4:21 PM.

*The next **Pitt Meadows Day Advisory Committee** meeting is scheduled for **June 21, 2023**
at **3:00 PM**.*

Certified as correct:



Tatiana McCaw, Committee Clerk II

Disclaimer: These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.



Minutes of the Agricultural Advisory Committee Meeting

May 18, 2023, 10:00 a.m.

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Voting Members:

- J. Bachmann
- Drew Bondar, B.C. Ministry of Agriculture and Food (*Non-Voting Member*)
- L. Kemper
- D. Kosicki
- P. Robinson
- T. Hopcott
- S. Howkins
- J. Parmar
- T. Vader

Council Liaisons:

- Councillor M. Manion

Regrets:

- H. Bitter
- W. Jack
- Councillor B. Meachen (Alternate)
- W. Wisselink

Guests:

- G. Lord, Ministry of Transportation & Infrastructure
- A. Pope, North Fraser Farmers Market Society
- S. Snow, Ministry of Transportation & Infrastructure

Staff:

- M. Baski, Project Manager, Agriculture & Environment
- C. O'Byrne, Manager of Planning (Chair)
- M. Roberts, Chief Administrative Officer
- T. McCaw, Committee Clerk II

Recording Clerk: T. McCaw, Committee Clerk II

1. CALL TO ORDER

C. O'Byrne Manager of Planning, acknowledged that the meeting was held on the traditional territory of the ᑃᑦᑭᑦ ᙱᑦ(Katzie) First Nation.

The meeting was called to order at 10:03 AM.

2. LATE ITEMS

There was general consent amongst the Committee to amend the agenda as follows:

1. Move item 5.1 to agenda item 5.2;
2. Move item 5.2 to agenda item 5.1; and
3. Add item 5.3 to the agenda - Letter from Metro Vancouver regarding proposed amendments to the Metro Vancouver 2050 Regional Growth Strategy shifting all other agenda items down in the order.

3. APPROVAL OF AGENDA

There was general consent amongst the Committee amongst the Committee to approve the agenda for the May 18, 2023 Agricultural Advisory Committee meeting as amended.

4. ADOPTION OF MINUTES

There was general consent amongst the committee amongst the Committee to approve the minutes of the April 13, 2023 Agricultural Advisory Committee meeting.

5. NEW BUSINESS

5.1 Ministry of Transportation & Infrastructure - Harris Road/Lougheed Highway Interchange

S. Snow, Regional Project Manager & G. Lord, Regional Transportation Planner from the Ministry of Transportation and Infrastructure, provided a presentation and sought feedback from the Committee on the proposed design for the Harris Road/Lougheed Highway interchange forming a part of the minutes as **Attachment 1.**

The Committee participated in a discussion and some of the main themes included:

Minutes of the May 18, 2023 Agricultural Advisory Committee meeting

- The question was raised whether the proposed updates to Hwy 7 would reduce traffic on Old Dewdney Trunk Road;
- The question was raised whether oversized farm vehicles would still be able to maneuver through the new interchange (*MOTI confirmed this would be taken into consideration and farm vehicles would be able to utilize the new interchange*);
- The question was raised around what the increase to tax payers would be for these improvements (*MOTI confirmed that the City is not a current funding partner*);
- the question was raised whether European sized roundabouts would be considered to support the increase of traffic flow in this area (*MOTI Staff confirmed this was initially considered; however, with the addition of the North Lougheed Corridor this option was not feasible*);
- Support was given for the net loss of 7.8 acres of ALR land as a reasonable sacrifice to improve traffic flows and to address traffic impacts of future growth in Pitt Meadows and Maple Ridge;
- Confirmation was made that the property required to support this project has not been acquired by MOTI; however, the ALC has approved the use for a transportation corridor;
- The question was raised around how this proposed project would be constructed in conjunction with the Harris Road Underpass project with Canadian Pacific Railway (CPR) (*MOTI Staff confirmed that the extra train volume was not accounted for in the initial design process; however, it will be reviewed should the Harris Road underpass project not move forward*); and

It was **MOVED** and **SECONDED** THAT the members of the AAC:

- A. Understand the net loss of agricultural land is for the betterment of local area transportation (including reduced traffic through agricultural areas) and the environment; and
- B. Is in support of the Harris Road/Lougheed Highway Interchange project; and
- C. Encourages the Ministry of Transportation and Infrastructure to consider community amenity contributions for the betterment of farming, with future projects.

CARRIED

5.2 Pitt Meadows Farmers Market

A. Pope, President of the North Fraser Farmers Market Society (NFFMS), spoke to the Committee about the 2023 Pitt Meadows Farmers Market.

The Committee participated in a discussion and some of the main themes included:

- The question was raised around the table costs for farmers at the Market (*A. Pope confirmed that there is a \$25 membership fee + \$35 + tax per day and offer a discount for more than 15 markets booked*)
- The question was raised whether food vouchers were available for use at the Market (*A. Pope confirmed that the Farmers Market Nutrition Coupons are distributed to people in the community and can be used at the Farmers Market's; vendors submit these food vouchers to the NFFMS for reimbursement*);
- Support was given for the Farmers Market's continued operation at Spirit Square in an effort to develop food security in the community;
- The question was raised around how perishable products were managed at the Farmer's Markets (*A. Pope confirmed Fraser Health is in direct contact with vendors and oversees these requirements and the approval process*); and

- The suggestion was made to encourage pop up shops at local Farmers Markets.

5.3 Metro Vancouver - Letter - Re: MV 2050 RGS

Councillor M. Manion spoke to a letter received from Metro Vancouver regarding proposed changes to the Metro Vancouver 2050 Regional Growth Strategy with respect to the Township of Langley requesting to re-designate 14.59 hectares of agricultural land to industrial forming a part of the minutes as **Attachment 2**.

The Committee participated in a discussion with the following main themes noted:

- A suggestion was made for the Agricultural Land Commission (ALC) to require a financial contribution be made to municipalities in the interest of agricultural benefits when a property is removed from the Agricultural Land Reserve (ALR) for development purposes;
- Concerns were raised around the value of land when sold as agricultural land and the increase in value immediately once removed from the ALR;
- Concerns were raised around the loss of ALR land and farmers not being fairly compensated; and
- Discussions were held around the importance of community amenity contributions when farmland is removed from the ALR and how it could be repurposed to support agriculture in the community.

5.4 AAC Application Tracker

C. O'Byrne, Manager of Planning, provided update on the AAC Application Tracker attached in today's agenda.

There were no further discussions or comments made by the Committee on this topic.

5.5 AAC Action Item Tracker

C. O'Byrne, Manager of Planning, provided an update on the AAC Action Item Tracker.

The Committee participated in a discussion with the following main themes noted:

Minutes of the May 18, 2023 Agricultural Advisory Committee meeting

- A question was raised around the potential concerns with the 2023 freshet, including potential flooding of the Fraser River; and
- The ISL Report that was completed in 2018 brought forward a summary of recommendations to upgrade the City's diking system.

6. **ROUNDTABLE**

The Committee participated in a roundtable discussion there were no formal motions or recommendations put forward.

7. **ADJOURNMENT**

The meeting was adjourned at 12:05 PM.

The next ***Agricultural Advisory Committee*** Meeting is scheduled for ***June 8, 2023*** at ***10:00 AM.***

Certified as correct:

Tatiana McCaw, Committee Clerk II

Disclaimer: These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.



Minutes of the Economic Development Advisory Committee Meeting

June 1, 2023, 2:00 PM

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Voting Members:

C. Ameli
A. Aquilini
R. D'Souza
L. Hall
P. Gordon
S. Robinson

Council Liaisons:

Councillor A. Evans

Guests:

D. Buker

Regrets:

C. Hamm
A. Jaschke
K. Maier
K. Marion
Councillor B. Meachen (*Alternate*)
D. Kosicki

Staff:

D. Chamberlain, Director of Parks, Recreation & Culture
C. O'Byrne, Manager of Planning
P. Ward, Director of Planning & Development

Recording Clerk:

T. McCaw, Committee Clerk II

1. CALL TO ORDER

C. O'Byrne, Manager of Planning, acknowledged that the meeting was held on the traditional territory of the ǫ́icǎ ỳ(Katzie) First Nation.

The meeting was called to order at 2:05 PM.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent amongst the Committee to approve the June 1, 2023 Economic Development Advisory Committee agenda as circulated.

4. ADOPTION OF MINUTES

There was general consent amongst the Committee to approve the minutes from the April 6, 2023 Economic Development Advisory Committee as circulated.

5. NEW BUSINESS

5.1 Filming Practices in Osprey Village

D. Chamberlain, Director of Parks, Recreation & Culture engaged in a discussion around the filming practices in Osprey Village and impacts to businesses, residents, and strata lots.

The Committee participated in a discussion with the following main themes noted:

- The recommendation was made to include a link to CreativeBC on the City's website which would include information on all film productions in the City for the day (*Staff confirmed there currently is a link on the City's Filming page linking CreativeBC*);
- The question was raised around the revenue generated by the City from the movie industry (*Staff confirmed there were 10 movies filmed in Osprey Village since the moratorium was lifted; the past 10 months have generated over \$58,000 of revenue for the City*); and
- The suggestion was made to connect with the Ridge Meadows Chamber of Commerce to include information for businesses around filming in the City.

5.2 2024 Business Planning

C. O'Byrne, Manager of Planning, encouraged a guided verbal discussion regarding the recommended priorities and action items for 2024 Business Planning process in response to the strategies outlined in the 2023 Economic Development Strategic Plan which forms a part of the minutes as **Attachment 1**.

The Committee participated in roundtable discussion with the following recommendations put forward for 2024 business planning:

- The addition of staff resources to support initiatives and recommendations for economic development in the community;
- The introduction of a mobile phone application that would support various tourism initiatives;
- The development of a map or brochure that would highlight tourist attractions in the community; and
- Continue engaging WorkBC and the Ridge Meadows Chamber of Commerce on a potential job fair in Pitt Meadows.

5.3 EDAC Action Item Tracker

C. O'Byrne, Manager of Planning, provided an update on the Action Item Tracker.

The Committee participated in a discussion with the following comment made:

- The recommendation was made to incorporate a job fair into Pitt Meadows Day.

5.4 EDAC Application Tracker

C. O'Byrne, Manager of Planning, provided a brief verbal update on the Application Tracker.

The Committee participated in a discussion with the following main themes noted:

- A question was raised on the rezoning application for 950-19800 Lougheed Highway requesting confirmation of the change of location and whether there would be any emissions released from the unit should the application be approved. *(Staff confirmed the application was for retail sales and no processing or smoking would be allowed on the premises).*

6. ROUNDTABLE

The Committee participated in a roundtable discussion; there were no formal motions or recommendations put forward.

7. ADJOURNMENT

The meeting was adjourned at 4:02 PM.

*The next **Economic Development Advisory Committee** meeting is scheduled for **October 5, 2023 at 2:00 PM.***

Certified as correct:

Tatiana McCaw, Committee Clerk II

DRAFT

Disclaimer: These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.



Minutes of the Active Transportation Advisory Committee Meeting

**June 12, 2023, 2:00 PM
Video Conference**

- Voting Members: C. Ameli
J. Barnes
K. Burns*
P. Jongbloed
B. McCain
C. Murphy
E. O’Melinn
N. Vranic
- Council Liaison: Councillor A. Evans
- Regrets: Councillor M. Hayes (*Alternate*)
- Staff: S. Maki, Director of Engineering & Operations (*Chair*)
A. Seed, Engineering Technologist
A. Torres, Manager of Engineering & Facilities
- Recording Clerk: T. McCaw, Committee Clerk II

1. CALL TO ORDER

S. Maki, Director of Engineering & Operations, acknowledged that the meeting was held on the traditional territory of the ǫícǫý (Katzie) First Nation.

The meeting was called to order at 2:00 PM.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent to approve the agenda as circulated.

4. ADOPTION OF MINUTES

There was general consent to adopt the minutes as amended to include the following revised comments:

- Provide clarity under Section 5.3, bullet 10, that other active transportation investments need not wait for the underpass decision and that Harris Road is an important connection to many active transportation destinations and should be prioritized.

- Provide clarity under Section 5.3, bullet 14, that one aspect was focusing on neighbourhood bikeways, but also focus on the top priorities listed in the ATNR, and prioritize the Harris Road Complete Street.

5. NEW BUSINESS

5.1 Communication Protocol

S. Maki, Director of Engineering & Operations, provided an overview of committee communication protocols. Some of the highlights included:

Committee members shall communicate directly with the Staff Liaison for:

- Anything in relation to the ATAC;
- Questions or comments regarding active transportation;
- Suggestions for future ATAC agenda topics; and/or
- Clarification regarding minutes or other committee related items.

There were no further discussions or comments made by the Committee on this topic.

**K. Burns joined the meeting at 2:12 PM.*

5.2 Active Transportation Network Review

Committee members participated in a discussion around any remaining feedback on the [draft Active Transportation Network Review \(ATNR\)](#) and staff provided an overview of the next steps.

The Committee participated in a discussion with the following main themes noted:

- The question was raised around the estimated cost of the Harris Road Complete Feasibility Study (*Staff noted an approximated cost of \$200-250k*);
- The suggestion was made for an at grade crossing option to be added to the ATNR for the railroad crossing at Harris Road (*Staff confirmed that it was not in ISL's scope of work to focus on such options and that the City's current focus is on implementation and support for an underpass*);
- Support was given for the City to pursue the Harris Road Complete Feasibility Study as a 2024 priority;
- The importance of grant funding opportunities for the active transportation in the community was highlighted;
- The question was raised whether the City would be including an increase to the minimum sidewalk width requirements with the City's review of the Development Cost Charges program (DCC) (*Staff confirmed that the DCC process must follow a set process and be directly attributed to new development growth in the City. Staff clarified that requirements for wider sidewalks and references to updated Active Transportation Guidelines would be part of future bylaw amendments, and could potentially be a item prioritized for 2024*);

It was **MOVED** and **SECONDED** THAT the Active Transportation Advisory Committee:

- Supports the recommendations and priorities outlined in the ATNR, which included an increase to the annual Committee budget from \$100,000 to \$200,000 moving forward.

CARRIED.

- Concerns were raised around whether the cost of the Harris Road Complete Feasibility Study would be funded through DCC's or through the ATAC budget (*Staff clarified that it would likely be a combination partially funded through DCCs for the portion attributed to growth, partially from the ATAC annual budget, and a portion through anticipated grant funding*); and
- The question was raised around timelines related to the Harris Road Complete Feasibility Study (*Staff confirmed the projected start date for this project would be 2024 with work to begin no sooner than 2025*).

5.3 2024 Budgeting

S. Maki, Director of Engineering & Operations, provided an overview of the budgeting process and the Committee discussed potential priorities for 2024 and grant applications.

The Committee participated in a discussion with the following main themes noted:

- The suggestion was made to add east/west bicycle push buttons to the intersection of 119 Avenue/Harris Road and at the intersection of Mitchell Road/Hammond Road & Harris Road;
- The suggestion was made, if the City proceeds with the aquatic centre, to be mindful of active transportation to the facility, such as bike parking;
- The question was raised whether bicycle push buttons would be added at the intersection of Airport Way/Bonson Road and Airport Way/Harris Rd (*Staff confirmed that a traffic consultant has reviewed this area and since most cyclist and driver activity will be moving in the same direction (east/west at Bonson, north/east at Harris), they did not recommend cyclist push buttons*);
- There was clarification around the Multi-Use Path (MUP) on the north side of Airport Way, east of Baynes Road, confirming that the City is planning to add a bridge over the slough with an estimated completion in 2024, dependant upon the approval of additional budget through the updated DCC program;
- A comment was raised around the width of the existing MUP on Baynes Road not being wide enough for both cyclists and pedestrians to use at the same time, and potentially prioritizing a widening project;
- A suggestion was made to compact finer gravel on the dike parallel to Airport Way, east of Baynes Road, in order to better support all ages and abilities (AAA) transportation, including those with mobility aids, as an interim solution to the bridge project;
- Comments were raised around the MUP crossing at Lougheed Hwy/Park Rd and a section of the path which gets narrow near Meadowtown Mall (*Staff to review and reach out to MOTI on potential changes to the crossing*); and

- Support for reducing the speed limit in City neighbourhoods to 30 km/hr was mentioned to enhance safety of pedestrians and cyclists.

5.4 122 Avenue/190 Street Crosswalk

S. Maki, Director of Engineering & Operations, provided a brief verbal overview of the recent incident and the City's planned next steps.

The Committee participated in a discussion with the following main themes noted:

- Support was given for increased parking restrictions in the area in an effort to improve sightlines;
- Comment was raised around the importance of enforcement and associated resources; and
- Comments were raised around sightlines and parking on McMyn Road and 190a Street.

5.5 Parkside Trail Connection

S. Maki, Director of Engineering & Operations, provided an update on the Parkside Trail Connection.

The Committee participated in a discussion with the following main themes noted:

- Support was given for the additional MUP connection into the Parkside Trail that is AAA, paved and includes lighting;
- Confirmation was requested that the MUP south of Fieldstone Walk, which connects into the Parkside Trail, will not include lighting (*Staff confirmed that the lighting was eliminated in response to concerns of light pollution onto the neighbouring homes*);
- The question was raised whether the developer has plans to widen the sidewalk on the west side of Harris Road (*Staff confirmed that the developer has met their contractual obligation for the sidewalk and no revisions or expansions will be made at this time*); and
- The question was raised when the newly added AAA MUP south of the original Parkside Trail and north of the Phase 3 Golden Ears Business Park development will be completed (*Staff noted that the developer anticipates completion by the end of summer 2023*).

5.6 Update on ATAC Project Priorities List

S. Maki, Director of Engineering & Operations, provided an update on the ATAC Project Priorities List forming a part of the minutes as **Attachment 1** which includes suggestions from the Committee as discussed during Agenda Item 5.3 (2024 Budgeting).

The Committee participated in a discussion with the following main themes noted:

- The suggestion was made to remove item 32 (MUP Project on 193 Street) from the Project Priorities list since priorities have shifted to a focus on Harris Road; and
- The question was raised around the costs associated with item 59 – Accessibility Improvements and if the budget would come from ATAC or if it is separate due to the recent mandates from the Province on an accessibility committee (*Staff confirmed that this Committee has an accessibility component and a responsibility to support accessibility and active transportation throughout the City. There could be changes in the future, but currently the work would come from ATAC's \$100k budget*).

5.7 Update on ATAC Action Item Tracker

S. Maki, Director of Engineering & Operations, provided an update on the ATAC Action Item Tracker. Main themes discussed have been added to **Attachment 2** and form a part of the minutes.

5.8 Update on ATAC Work Plan

S. Maki, Director of Engineering & Operations, provided an update on the ATAC Work Plan forming a part of the minutes as **Attachment 3**.

The Committee participated in a discussion with the following main themes noted:

- The question was raised around why grant funding applications in 2022 were postponed (*Staff confirmed that the Committee supported focusing on the ATNR and then focus on larger grant applications, once completed, rather than potentially implementing something that was no longer recommended*); and
- A question was raised around the timing of the next ATAC meeting, which may lead to missed grant opportunities (*Staff confirmed that the*

frequency of the ATAC meetings do not have a bearing on the grant application process and that Staff continually work to apply for available applicable grants, where appropriate. If an additional ATAC meeting is needed, it can be schedule or staff could provide updates/information via email).

5.9 Annual Committee Presentation at October EPC

S. Maki, Director of Engineering & Operations, provided an overview of the annual EPC presentation and requested a committee member volunteer to provide the presentation at the October Engagement and Priorities Committee (EPC) meeting on behalf of the Active Transportation Advisory Committee.

- Committee member C. Ameli volunteered to provide the presentation to the EPC, tentatively scheduled for October 3, 2023 at 7:00 PM.

6. ROUNDTABLE

The Committee participated in a roundtable discussion and there were no formal motions or recommendations put forward.

7. ADJOURNMENT

The meeting was adjourned at 4:26 PM.

The next **Active Transportation Advisory Committee** Meeting is scheduled for **October 16, 2023 at 2:00 PM.**

Certified as correct:

Tatiana McCaw, Committee Clerk II

Disclaimer: These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.



Minutes of the Parks, Recreation, and Culture Advisory Committee Meeting

**June 15, 2023, 3:00 PM
Rose Grabenhorst Garden
13895 Harris Rd, Pitt Meadows, BC V3Y 2T3**

- Voting Members: H. Campbell
R. Harmston
S. Sweet
S. Williams
L. Woolley
- Council Liaison: Councillor A. Evans (Alternate)
- Regrets: L. Bissett
M. Carpenter
Councillor T. Elke (Liaison)
- Staff: D. Chamberlain, Director of Parks, Recreation, & Culture (Chair)
A. Messner, Manager of Parks
- Recording Clerk: T. McCaw, Committee Clerk II

1. NEW BUSINESS

1.1 Rose Grabenhorst Garden Tour

D. Chamberlain, Director of Parks, Recreation & Culture, lead the Committee on a tour of the Rose Grabenhorst Garden.

No formal motions were considered.

1.2 Harris Road Park & Pitt Meadows Athletic Park

A. Messner, Manager of Parks, provided a guided discussion on the preliminary drawings for the park upgrades taking place at Harris Road Park and the Pitt Meadows Athletic Park (PMAP).

No formal motions were considered.

1.3 Mitchell Park Playground Replacement

D. Chamberlain, Director of Parks, Recreation & Culture along with A. Messner, Manager of Parks, presented renderings of four options for the playground replacement project at Mitchell Park.

Members of the Committee provided feedback, comments and voted on their preferred design.

No formal motions were considered.

Tatiana McCaw, Committee Clerk II

Disclaimer: These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.



Minutes of the Pitt Meadows Day Advisory Committee Meeting

June 21, 2023, 3:00 PM

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Voting Members: C. Girard
C. McCorkindale
J. Parmar
W. Perron
M. Salonga
A. Shandler
J. Sugimoto

Council Liaisons: Councillor M. Hayes

Regrets: H. Campbell
Councillor T. Elke (Alternate)
M. Hansen
A. Koubi
E. MacDonald
T. Sanderson

Staff: C. McDowell, Manager of Recreation & Culture (Chair)
J. Callaghan, Special Event & Volunteer Coordinator
T. Jung, Arts & Culture Programmer

Recording Clerk: T. McCaw, Committee Clerk II

1. CALL TO ORDER

C. McDowell, Manager of Recreation & Culture, acknowledged that the meeting was held on the traditional territory of the ǫícà ỳ(Katzie) First Nation.

The meeting was called to order at 3:10PM.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent amongst the Committee to approve the June 21, 2023 Pitt Meadows Day Advisory Committee agenda.

4. ADOPTION OF MINUTES

There was general consent amongst the Committee to approve the minutes from the May 24, 2023 Pitt Meadows Day Advisory Committee meeting as circulated.

5. NEW BUSINESS

J. Parmar joined the meeting at 3:11 pm.

5.1 Roundtable of Updates

Committee members participated in a roundtable discussion providing updates to the group on their individual departmental roles for Pitt Meadows Day. Some of the highlights for each area included:

1. Parade Update:

- There were a total of 54 participants in the parade with only one no show with no one showing up the day of looking to be added into the parade;
- The recommendation was made to add one more volunteer as parade support on the day of the event bringing it to a total of four volunteers;
- The suggestion was made to have portable washrooms closer to Hammond Road or have one at Hammond Road in addition to the two at the high school;
- Support was given for the RCMP riding their bikes on the parade route;
- Discussions were held around messaging and throwing of candy during the parade;
- The volunteers found the voting process for the parade floats easily completed this year;

- The suggestion was made to add a designated contact for the ribbon distribution to all award winners with clearer messaging for volunteers distributing ribbons;
- The RCMP recommended closing more streets near the beginning of the parade route;
- The suggestion was made for floats to include parade marshals;
- A suggestion was made to remind local sporting associations to not host any games at Pitt Meadows Secondary School on the morning of Pitt Meadows Days as roads are blocked off and parking is limited;
- Discussions were held around increasing messaging on the prohibition of water balloons on Pitt Meadows Day; and
- A recommendation was made for the parade route to include both sides of the road.

2. Salmon & Chicken BBQ:

- Successful BBQ with enough volunteer support to prepare, on the day of, and to help clean up;
- The 295 salmon steaks ran out by 6:00 PM with the 237 pieces of chicken being sold out before 7:00 PM;
- Feedback was given on the salmon with support for the previous years fillets instead of this years' salmon steaks;
- Sides were donated by a combination of local grocery stores with all left overs being donated to the Food Bank;
- Support was given for pouring drinks in advance to support the flow of the food line; and
- Takeout containers were used very quickly and the suggestion was made to simply use tinfoil instead next year.

3. VOLUNTEERS:

- The suggestion was made to hold the initial volunteer meeting on site in order to have a better understanding of what the day will be like;
- Volunteer needs were met on Friday with a total of nine volunteers;

- 23 volunteers signed up on Saturday with the recommendation for more next year possibly with a reduction in shift hours;
- A suggestion was made to remove the arts and crafts tent next year and to hand out stickers and or tattoos at the volunteer booth;
- A recommendation was made to have vendors/artisans list their company names on their tents or a flyer with a scannable QR code on handouts which would provide more information for patrons;
- The suggestion was made to have water and snacks for volunteers at the information booth and the addition of water bowls for dogs throughout the site,
- The suggestion was made for a volunteer/hospitality area with an attendant; and
- Discussions were held around fundraising opportunities for local community groups in an effort to gather more volunteers in future years.

4. YOUTH AMBASSADOR

- The suggestion was made for staff to submit a parade application for the Youth Ambassadors (YA) moving forward;
- The YA did not have any troubles walking in the parade;
- The suggestion was made for a golf cart to help support the transferring of supplies for the YA to the parade entrance from the Recreation Centre;
- The question as raised around what the ceremony plan will be in 2024 and what will be handed over to the new Ambassador;
- The suggestion was made to add a volunteer in the Ambassador tent while everyone was on stage;
- The recommendation was made for next years applicants to submit a video submission and make the selection merit based; and
- Various social media opportunities and public speaking engagements were discussed with a focus around how to build the Youth Ambassador program.

5. ARTISANS & EXHIBITORS:

- There were a total of 54 vendors in total with opportunity for more next year;
- The suggestion was made to have food vendors and artisans with different fee structures;
- The suggestion was made for a digital application process moving forward;
- A recommendation was made for the artisans and exhibitors to provide garbage cans in their booths if they are giving out items;
- There were mixed reviews from the artisans and exhibitors for the extension of the day to 7:00 PM this year from 5:00 PM in the previous years but overall pleased with the event; and
- A site meeting was held on the Wednesday leading up to the event to walk through rules and questions for all artisans and exhibitors with a 50% attendance rate.

5.2 Annual Committee Presentation

C. McDowell, Manager of Recreation & Culture, provided an overview of the annual EPC presentation and requested a committee member volunteer to provide the presentation at the October Engagement and Priorities Committee (EPC) meeting on behalf of the Pitt Meadows Day Advisory Committee

Committee member A. Shandler volunteered to provide the presentation to the EPC, tentatively scheduled for October 3, 2023 at 7:00 PM should H. Campbell not wish to provide this presentation.

6. ADJOURNMENT

The meeting was adjourned at 5:10 PM.

*The next Pitt Meadows Day Advisory Committee meeting is scheduled for **September 27, 2023 at 3:00 PM.***

Certified as correct:

Tatiana McCaw, Committee Clerk II

DRAFT

Disclaimer: These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.



Minutes of the Community Support Select Committee Meeting

June 28, 2023, 11:00 AM

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Voting Members: Councillor M. Hayes
Councillor O'Connell (*Chair*)

Non-Voting Members: M. Robson, Friends in Need Food Bank
K. Rogge, Community Services
A. Sanchez, Fraser Health
B. Schmahmann, Ridge Meadows Seniors Society
K. Sullivan, School District 42 (SD 42)
H. Treleven, Seniors Network

Regrets: B. Morgan, Manager, Emergency Program
C. Shearme, Maple Ridge, Pitt Meadows, & Katzie Community Network

Staff: T. McCaw, Committee Clerk II

1. CALL TO ORDER

Councillor O'Connell acknowledged that the meeting was held on the traditional territory of the ḱícə ḱ(Katzie) First Nation.

The meeting was called to order at 11:00 AM.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent amongst the Committee to approve the agenda for the June 28, 2023 Community Support Select Committee meeting.

4. ADOPTION OF MINUTES

There was general consent amongst Committee to approve the minutes of the February 22, 2023 Community Support Select Committee meeting.

5. NEW BUSINESS

5.1 Updates from Community Outreach Agencies

Community Outreach Agencies participated in a roundtable discussion providing a verbal update on their individual organizations.

Bev Schmahmann- Ridge Meadows Seniors Society (RMSS), provided an update to the Committee, some of the highlights included:

- RMSS recently received a grant from Fraser Health and SPARC BC (The Social Planning and Research Council of BC) which funded three cellphones for local seniors in an effort to promote virtual health;
- Staff is experiencing an increase in [SAFER \(Shelter Aid For Elderly Renter\)s](#) applications from seniors in the community;
- Tax volunteers at the RMSS completed a total of 506 tax returns for local seniors this year for free;
- Tax volunteers provided a free clinic for the second year at the Katzie First Nations which was well received;
- Regular programming is running again which has been well attended;
- RMSS is experiencing an increase in community members utilizing the local food bank; and
- Coffee and Seniors Outreach Support presentation scheduled for August 9th at 9:30 AM – 11:30 Am at the Pitt Meadows Seniors Centre which will review various resources for seniors.

K. Sullivan, School District 42, provided an update to the Committee, some of the highlights included:

- The teacher shortage is impacting the school system holistically;
- 1.9 million in grants received this year by School District 42 through the Student Affordability Fund in an effort to support various food programs within schools such as the Starfish Program which provides food in 300 backpacks a week;

Minutes of the June 28, 2023 Community Support Select Committee Meeting

- Integrated child and youth teams have been working all year to support students and families who are struggling with mental health issues and substance abuse;
- Students with diverse needs are not getting the medical assessments that they need and high risk youth are underestimated in Pitt Meadows;
- SD 42 plans to continue to financially support the eight schools with the Strong Start program as there no funding available through the Province;
- SD 42 is planning to add budget for anti-racism initiatives which are still an issue for teens in the community;
- Summer Learning programs will be running in July at Golden Ears Elementary and Thomas Haney Secondary School; and
- Discussions were held around the Pitt Meadows Secondary School replacement project which included information around the current [survey](#) which is open until June 30, 2023.

C. Shearme, Maple Ridge, Pitt Meadows, and Katzie Community Network was unable to attend the meeting and provided an update to the Committee which has been included in the minutes as **Attachment 1**.

A. Sanchez, Fraser Health, provided an update to the Committee, some of the highlights included:

- Focused on wellness and population health within the community;
- Currently working with municipalities promoting grant writing and food security within Pitt Meadows and Maple Ridge;
- Discussions were held around the current UBCM grant opportunities; and
- Working with various agencies throughout the community focusing on food security through a variety of community tables.

H. Treleaven, Seniors Network, provided an update to the Committee, some of the highlights included:

- Funding has been received from United Way for two different emergency programs, one with a focus on community response to extreme weather and the other on a Need To Know guide to be distributed Province wide;

Minutes of the June 28, 2023 Community Support Select Committee Meeting

- Current priorities are on a communications plan to connect seniors with information about the locations of cooling centres during heat waves;
- The suggestion was made for the RCMP to transfer wellness checks and contact information to other agencies who can make the phone calls in an effort to conserve RCMP resources for other duties;
- The Grand Buddies mentorship program is looking for funding support after a successful year of being incorporated into eight schools this year with 30 seniors volunteering in the community;
- The Men's Shed Association of British Columbia is looking to join the Pitt Meadows community and currently houses two locations in Maple Ridge;
- The recommendation for an intergenerational garden was discussed to be added in Pitt Meadows; and
- [Age Friendly Communities Grants](#) offered through BC Healthy Communities is open until July 28th with \$25,000 in grants available.

M. Robson, [Friends in Need Food Bank](#), provided an update to the Committee, some of the highlights included:

- Nearly 6,000 high school and elementary students are benefitting from a food program each week in our community;
- The food bank is looking for donations from School District 42 as it has seen an increase in need from schools in the community;
- The number of registered households in Pitt Meadows benefitting from the food bank has increased to 70 a week with 19 new family registrations in the last six months;
- 38% of the Pitt Meadows food bank users are under the age of 18 which is above the national average of 30%;
- Discussions were held around the [Starfish Pack program](#) pausing during the summer months and the food bank providing notes in backpacks encouraging enrollment during the summer months; and
- A suggestion was made to extend the hours for the food bank at the Pitt Meadows Seniors Centre as there are currently 60 seniors each week utilizing this resource.

Minutes of the June 28, 2023 Community Support Select Committee Meeting

K. Rogge, Community Services, provided an update to the Committee, some of the highlights included:

- [Community Services](#) currently has the capacity to provide more support for Meals on Wheel clients;
- Let's Play and Mother Goose classes are being offered again at South Bonson Community Centre for free this year;
- [Alisa's Wish](#) program has been seeing an increase in clients currently averaging 16 clients a month; and
- [Foundry Ridge Meadows](#) is increasing peer support workers as all 20 youth units are full at the centre.

6. ADJOURNMENT

The meeting was adjourned at 12:20PM

*The next **Community Support Select Committee** meeting is scheduled for **October 25, 2023 at 11:00 AM** in the **Meadows Room** at **City Hall**.*

Certified as correct:

Tatiana McCaw, Committee Clerk II

Staff Report to Council

Planning Department

FILE: 6635-20/23

REPORT DATE: July 05, 2023 **MEETING DATE:** July 18, 2023
TO: Mayor and Council
FROM: Michelle Baski, Project Manager – Agriculture and Environment
SUBJECT: **Agricultural Plan Update**

ACTING CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Receive for information the report titled “Agricultural Plan Update” dated July 5, 2023, providing an update on the Agricultural Plan work to date; OR

- B. Other.

PURPOSE

To provide an update on the completed and proposed work for updating the Agricultural Plan, and to inform Council on what we have heard to date.

Information Report Decision Report Direction Report

DISCUSSION

Background:

The City of Pitt Meadows is undertaking an update of the Agricultural Plan to serve as a long-term strategic plan to meet the needs of producers, growers, and the community. As a strategic plan, the intent is to provide the direction on how to have a sustainable, viable, and resilient agriculture sector. The plan itself may not provide all of the solutions to the challenges and issues identified; the intent is to provide the direction and recommended actions needed to move the

City in the right direction to support its agriculture sector. Some recommended actions may include further research, studies, and policy development.

On March 7, 2023 Council received a report titled “Agricultural Plan Update Scoping Report” that outlined the process for updating the 2000 Agricultural Plan. Staff and the consultant, Upland Agricultural Consulting, have completed *Phase 1: Project Initiation*, and *Phase 2: Public Engagement and Background Technical Work*, and are able to provide a summary to Council on the work to date, including engagement results.

Analysis:

As described in the Agricultural Plan Update Scoping Report, the research and comprehensive review of the City’s policies and regulatory framework would include:

- Reviewing recent census data and land use inventories to understand the current agricultural context and use that information to update the City’s Agricultural Profile, (i.e. a summary of the agricultural status in Pitt Meadows, with a breakdown of land use by crop or livestock);
- Reviewing available literature on current strengths, weaknesses, opportunities and threats to agriculture;
- Incorporating newly adopted Official Community Plan (OCP) policies related to: agriculture, environment, employment, transportation, local systems, climate and energy, and hazard and emergency management; and
- Reviewing existing legislation, regulation, regional policies and strategies, and incorporating these directives into the plan.

Upland Agricultural Consulting has completed the review of recent census data and land use inventories and has provided a brief summary of the City of Pitt Meadows’ agricultural profile below. A full Background Report including details on farm characteristics, the agricultural land base, water resources, and agri-food processing is attached to this report (see Attachment A).

Census of Agriculture: Summary of Pitt Meadows’ Agriculture Sector

According to the 2021 Census of Agriculture, the City is home to 140 farms, 86% of which are under 28 ha (70 acres). The most common crops produced are blueberries with 1,335 ha (3,299 acres) across 74 farms, followed by cranberries with 861 ha (2,128 acres) across 8 farms. Other notable sectors in Pitt Meadows include nursery production (15 farms), dairy production (7 farms), horse and equine production (6 farms) and two vertical farm operations.

There are 215 farm operators in the City, the average age of which is 58.2 years. Despite this average age, only 28 farms have written succession plans. In addition to the 215 farm operators, the City’s agriculture sector employed 692 farm workers in 2021.

The gross margin of farm operations in 2021 was 11.7%, which was down from 16.2% in 2016. Only 28% of farms in Pitt Meadows generated above \$500,000 in operating revenue in 2021, while 72% of farms generate under \$500,000.

Engagement Activities and Survey/Interview Responses

The Agricultural Plan Update Scoping Report proposed the engagement component and included:

- Engaging with identified interested and affected individuals to determine key priority issues for protecting, supporting, and enhancing agriculture;
- Engaging with the agriculture community to understand their needs and concerns; and
- Engaging with the local community to determine how to strengthen the links between supporting farming and local food security.

The following table provides an overview of the engagement activities, timeline, and status of completion. More detailed descriptions for each engagement activity are provided in the Engagement Summary Report – Round 1 (see Attachment B).

Round 1 Engagement Activity	Timeline	Status
1. Interested and Affected Individual Interviews	May - June 2023	Complete
2. Agriculture and Agri-food Survey	Mid May – June 2023	Complete
3. Community Survey	Mid May – June 2023	Complete
4. Pitt Meadows Day Event	June 3, 2023	Complete
5. Farmers’ Market Attendance	June 13, 2023	Complete
6. Agriculture and Agri-food Open House	June 15, 2023	Complete
7. Public Open House – Recreation Centre	June 22, 2023	Complete
8. Creation of Engagement Results Infographic	July 2023	In progress

In addition to the in-person events, surveys, and interviews listed above, the Communications Department has provided the following statistics from the City’s marketing efforts:

Objective	Measure & Metrics
Inform	<ul style="list-style-type: none"> • Social media <ul style="list-style-type: none"> ○ 8 posts each on Facebook (FB), Instagram (IG), Twitter ○ 2 paid social ads on FB and IG ○ 6 IG stories – 413 impressions, 17 link clicks • Website site visits – 74 (pittmeadows.ca/agriculture) • Have Your Say project page visits – 516 (haveyoursaypittmeadows.ca/agriculture) • Postcard delivered to 429 agricultural property owners • News Release to local media resulting in one story in the Maple Ridge News • Two newspaper ads in the Maple Ridge Pitt Meadows News • Homepage spotlight on pittmeadows.ca intermittently throughout campaign • Inclusion in June City Talks (newspaper, social media) • Inclusion in City’s internal staff email
Engagement	<ul style="list-style-type: none"> • Social media engagement <ul style="list-style-type: none"> ○ Impressions/views – 21,682 ○ People Reached – 12,249 ○ Link clicks - 268 • QR code scans – 26 • 123 combined survey responses <ul style="list-style-type: none"> ○ Agriculture Sector survey - 48 ○ Community survey – 75

Feedback from the Agriculture and Agri-food Community

The key issues identified by the agriculture and agri-food community are as follows:

1. The importance of maintaining diking and drainage infrastructure.
2. Challenges associated with numerous regulations across all levels of governments.
3. Damages to crop yields caused by wildlife, invasive species, and pests.
4. Conflicts between farm vehicles and increased traffic on the local road system.
5. High land prices, which makes it difficult to expand operations or get into farming.

The top opportunities identified by the agriculture and agri-food community to support the sector included:

1. Collaboration (with the City, other farmers, and the public) and greater awareness amongst the public.
2. Support for business continuity and reinforcing supply chains and key inputs to ensure farms remain viable.
3. Preservation of farmland and protection from urban incursion.

4. Education with the public around respecting agricultural vehicles on roadways, as well as respecting farms while using trails adjacent to farmland.
5. Increasing options for buying locally produced foods (e.g., direct to consumer, grocery stores and markets).

The three most important activities identified by the agriculture and agri-food community for the City to support the agri-food sector are:

1. Maintaining dikes and flood control infrastructure including facilitating the use of water for irrigation;
2. Implementing policies and bylaws to protect farmland for farming (e.g., restricting size of homes on ALR lands, reducing truck storage); and
3. Providing more information about living near active farming areas (e.g., minimizing conflicts between recreational/trail users and farming areas).

The following ideas were identified by the agriculture and agri-food community as to what an ideal future of agriculture in Pitt Meadows should look like in 10 years:

- Protecting and preserving farmland;
- Economic viability and support for farmers;
- Local food production, accessibility and food security;
- Improved transportation and infrastructure;
- Environmental sustainability; and
- Community engagement and awareness of the sector.

Feedback from the General Public

Results from the community-wide survey indicate that the top benefits of the agriculture sector in Pitt Meadows for the general public include access to fresh produce, the contribution of the agriculture and agri-food sector to the local economy, the connection to nature and views, and community food security. Only a minority of those who were engaged noted any negative impacts of living near active farming. These concerns included spraying of crops, odour, and noise – all of which are protected under the *Right to Farm Act*. Others noted an increase in industrial use of the landscape, and farm vehicles on the road, as concerns with living near agriculture.

The top opportunities identified by the general public to engage with and support the agriculture and agri-food sector included:

1. More information about finding local foods and the farmers that produce those foods, along with more places to purchase local foods (e.g., farmers' market, farm-gate, grocery stores).

2. Supporting the protection of biodiversity on farmland while reducing impacts of wildlife on crops.
3. Agri-tourism opportunities such as attending farm tours, visiting on-farm breweries, wineries, etc.

The following ideas were identified by the general public, as to what an ideal future of agriculture in Pitt Meadows should look like in 10 years:

- Farmland is protected and used to its full potential;
- Increase in availability and diversity of local food being accessible at the farm gate, and clearly identified in grocery stores;
- Continued use of recreation on the dikes; and
- Agricultural practices steward the environment and contribute to climate change mitigate.

Complete survey responses are provided for Council review (see Attachment C).

Next Steps

The results of this first round of engagement, along with the background research and policy analysis, will inform the development of the draft Agricultural Plan Update document. The updated Agricultural Plan will include recommended actions that are within the City’s jurisdiction and capacity to provide the direction on fostering a sustainable, viable, and resilient agriculture sector. Some recommended actions may include further research, studies, and policy development. The draft update is expected to be completed by the end of the summer, after which a second round of engagement will begin. The following table outlines the engagement activities that will occur during the second round of engagement from September to December 2023.

Round 2 Engagement	Timeline
1. Presentation of Draft Plan to AAC and External Review	Late Sept- Oct 2023
2. Online Feedback and Open House	October 2023
3. Draft Plan Presentation to Staff and Council	Late October – November 2023
4. Creation of Agricultural Plan Infographic	Early December 2023
5. Presentation of Final Agricultural Plan Update	Early December 2023

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
- Community Spirit & Wellbeing Corporate Pride Public Safety
- Not Applicable

- Engage interested and affected individuals in meaningful discussion around the current and future success and prosperity of Pitt Meadows;
- Actively advocate for issues of importance to our community;
- Support and advocate for the continued viability of our agricultural industry; and
- Promote the conservation and enhancement of our natural environment for the benefit of current and future generations.

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
- Emergent issue / will require deferral of other priority(ies)
- Other

The Agricultural Plan Update was approved at the December 13, 2022 Council Meeting.

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
- Other

Funding for consultant fees and engagement costs were previously approved on December 13, 2022.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

The first round of public engagement is now complete. A second round of public engagement is proposed to take place in the fall of this year, as discussed in this report.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No

The ᑭᑭᑦᑭᑦ (Katzie) First Nation have been invited to participate in the consultation on the update to the Agricultural Plan and will continue to be updated and invited to participate on the draft plan.

SIGN-OFFS

Written by:

Michelle Baski,
Project Manager – Agriculture &
Environment

Reviewed by:

Patrick Ward,
Director of Planning and Development

ATTACHMENTS:

- A. Background Report dated June 2023
- B. Engagement Summary Report – Round 1, dated July 2023
- C. Survey Responses

Background Report

City of Pitt Meadows Agricultural Plan Update



June 2023



In association with



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List of Acronyms

AF	Ministry of Agriculture and Food
ALC	Agricultural Land Commission
ALUI	Agricultural Land Use Inventory
ALR	Agricultural Land Reserve
BC	British Columbia
CRA	Canada Revenue Agency
CSD	Census Sub-Division
FOR	Ministry of Forests

1.0 Introduction

Agriculture and farming have a long history in Pitt Meadows and continue to be a vital part of the economic and social fabric of the community. The local agriculture sector is mainly characterized by cranberry and blueberry production with a variety of other agriculture activities, including: greenhouse and nursery production, dairy and an emerging vertical farming scene.

It has been 23 years since the creation of the “District of Pitt Meadows Agricultural Plan.” Due to the evolving nature of the agriculture, food sector, and the regulations surrounding land-use planning policies, the City of Pitt Meadows has embarked on a project to update the 2000 document. This planning process is taking place from May to December 2023 and will culminate in an updated *City of Pitt Meadows Agricultural Plan*. The primary objective of the project is to produce a comprehensive agricultural planning document that focuses on Pitt Meadows’ local jurisdiction and provides guidance in identifying opportunities to strengthen the local agricultural sector and contribute to its long-term sustainability. The final Plan will propose recommended actions that anticipate future changes and challenges specific to Pitt Meadows to support municipal planning efforts.

There are several key elements in the planning process that are used to achieve the objectives of the Plan. These include:

- A background report (this document) to provide an update on the current trends in the agricultural sector since the 2000 Plan was completed;
- A review of progress made since the creation of the 2000 Plan, including completed and ongoing objectives;
- An analysis of current policies and regulations relating to the agriculture sector in Pitt Meadows;
- Engagement with agricultural producers and the public (including interviews, surveys and Open Houses) to identify the strengths, weaknesses, opportunities, and threats affecting the agriculture sector and land base; and
- The creation of an implementation strategy to facilitate a community-based approach to strengthening agriculture, along with a monitoring and evaluation framework to track implementation progress.

This *Background Report and Agriculture Profile* provides the foundational knowledge about the agricultural sector in Pitt Meadows to help inform the development of the Plan.

2.0 Agriculture Profile

Agriculture is a cornerstone of the community of Pitt Meadows and an important economic driver for the City. The following section provides an overview of the agriculture sector within Pitt Meadows. A variety of data sources were used to compile the information and trends over time, and these are described wherever possible.

2.1 Agricultural Profile Methodology

This agricultural profile was compiled using existing reports and data sets. The main sources of data regarding agricultural activities were the 2011 Pitt Meadows ALUI, 2016 Metro Vancouver Agricultural Land Use Inventories (ALUI), and the Census of Agriculture (2011, 2016, 2021) data sets. There are some clear differences in the way that these data sets are compiled, which can lead to discrepancies when some indicators are compared. Whenever possible, these differences are explained. For example, if five acres of

blueberry bushes are noted on the parcel during the ALUI then this contributes to the acreage listed as blueberry production, even if the blueberries may not be sold and/or otherwise be brought into the local food system. By contrast, the Census of Agriculture includes data on farms that are self-reported by individuals, specifically those from commercial operations. This is one example of how the data sets can lead to differences in results.

Agricultural Land Use Inventory

In 2016, BC Ministry of Agriculture and Food (AF) completed an ALUI of Metro Vancouver, including Pitt Meadows. Each parcel was examined using AF's standard AgFocus system for ALUI. The ALUI data is helpful in answering the following questions:

- What is the current extent, type, location, and scale of agricultural activities in the area?
- What proportion of the Agricultural Land Reserve (ALR) is available for farming?

Census of Agriculture

The Census of Agriculture collects information from self-reporting individuals every five years as part of the larger Statistics Canada census collection and the completion is mandatory under the Federal *Statistics Act*. The Census of Agriculture is a federal data collection initiative and, as such, the geographic resolution is coarser than that of the ALUI. This is another reason for some discrepancies found in the datasets. The latest available Census of Agriculture uses 2021 data from Statistics Canada for Census Subdivision (CSD) Pitt Meadows (Figure 1).¹

In the 2011 and 2016 Census, a farm was defined as any “agricultural operation” that grows or produces agricultural products with the intent to sell these products. This means that farms with no to very low farm revenues were included, as long as the agricultural products produced were intended for sale. In the 2021 Census, the definition of a farm changed to: a “farm” or an “agricultural holding” (i.e., the [census farm](#)) unit that produces agricultural products and reports revenues or expenses for tax purposes to the Canada Revenue Agency (CRA). The new definition removes ambiguity in the definition of a farm, focusing on business-oriented agricultural operations. This change affects the comparability of farm counts and related statistical data from previous census years and many communities have seen a drop off in overall farm numbers, particularly small holdings and/or those earning under \$10,000 per year.²

¹ Statistics Canada. 2021. Census of Agriculture

² Statistics Canada. [Key changes to the 2021 Census of Agriculture](#). April 2022.

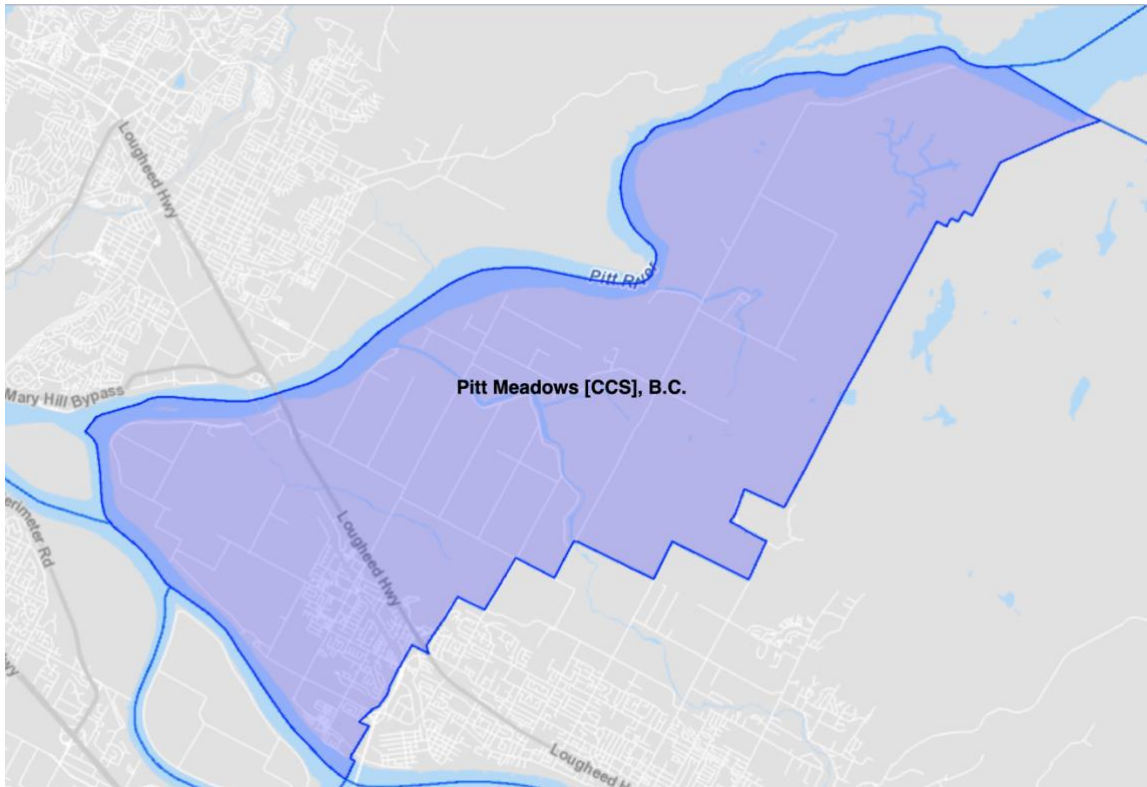


Figure 1. Pitt Meadows Census Subdivision Boundaries (Source: Statistics Canada)

2.2 Agricultural Land Base

Pitt Meadows has approximately 6,356 ha (15,705 acres) of land within the Agricultural Land Reserve (ALR), spread across 712 parcels. According to the 2016 Metro Vancouver ALUI, 3,697 ha (9,135 acres), or 58% of the ALR land base, was being farmed across 434 (61%) of the parcels. Of the remaining parcels, 114 (16%) were considered available for farming, and 164 (23%) are unavailable for farming (Table 1). Unavailable for farming usually relates to ALR that overlaps with wetlands, lakes, roads, railways, or other infrastructure. Figure 2 provides a map of the distribution of agricultural land, where yellow parcels are available for farming, blue parcels are unavailable for farming and green parcels are currently used for farming.

Table 1. Status of agricultural land in Pitt Meadows (Source: Metro Vancouver ALUI 2016)

Agricultural Land	Parcel distribution		Land distribution		
	# of Parcels	% of Parcels	ha	acres	% of land
Available	114	16%	370.0	914.3	6%
Unavailable	164	23%	1,790.5	4,424.3	28%
In Use	434	61%	4,195.5	10,366.9	66%
Total	712	100%	6,356.0	15,705.5	100%

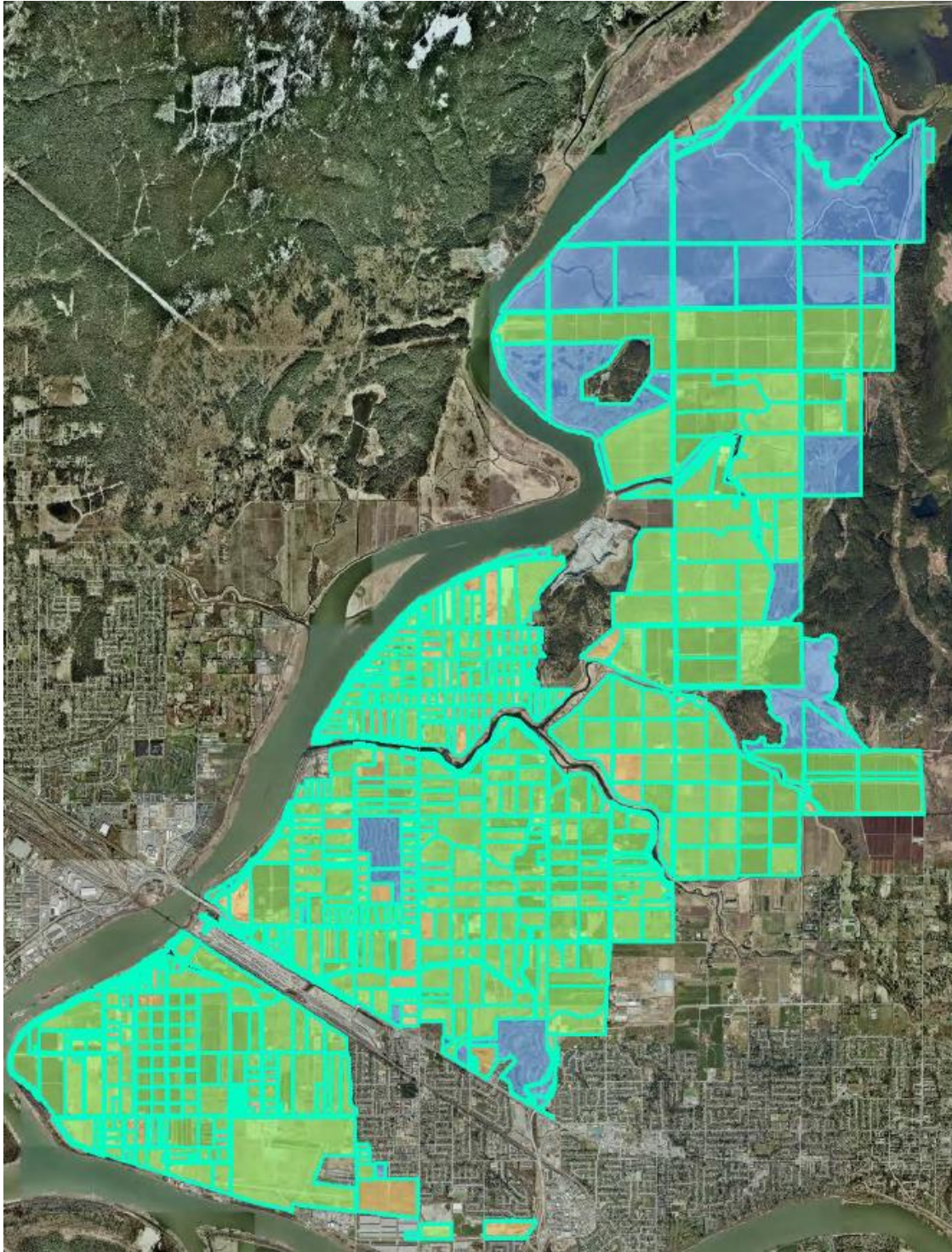


Figure 2. ALR parcels in Pitt Meadows (Source: 2016 Metro Vancouver ALU)

Legend:

- Green: Currently used for farming
- Yellow: Available for farming
- Blue: Unavailable for farming

2.3 Farm Characteristics

2.3.1 Number of Farms and Farmed Parcels

According to the Census of Agriculture, the number of commercial farm operations decreased in Pitt Meadows from 163 in 2011 to 140 in 2021. This decrease may be influenced by the change in the census definition of “agricultural operation” as the 2021 definition only includes farms that produce agricultural products and report revenues or expenses for tax purposes to the CRA, narrowing the census scope to business-oriented agricultural operations.

2.3.2 Size and Types of Farms

The land in Pitt Meadows supports a wide diversity of farms ranging from under 10 acres to over 760 acres (Table 2). However, farms are on the small side in comparison to the rest of BC, nearly half (43%) of farms in Pitt Meadows are under 10 acres, compared to 32% of farms across BC sizing under 10 acres. Furthermore, 86% of farms in Pitt Meadows are under 70 acres, compared to 65% of farms across BC being under 70 acres. Only 14% of farms are over 70 acres in Pitt Meadows.

Table 2. Farms classified by total farm area in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

	2011		2016		2021	
	# of farms	% of farms	# of farms	% of farms	# of farms	% of farms
Total Number of Farms	163	100%	133	100%	140	100%
Under 10 acres	64	39.0%	48	36.0%	60	43.0%
10 - 69 acres	69	42.0%	61	46.0%	60	43.0%
70 – 129 acres	8	5.0%	6	4.5%	5	3.5%
130 – 179 acres	5	3.0%	4	3.0%	4	3.0%
180 – 239 acres	5	3.0%	2	1.5%	4	3.0%
240 – 399 acres	3	2.0%	6	4.5%	5	3.5%
400 – 559 acres	5	3.0%	4	3.0%	1	<1%
560 – 759 acres	1	1.0%	1	<1%	0	<1%
760 acres and over	3	2.0%	1	<1%	1	<1%

Census data indicates that the most common types of farm operations in the community are fruit and tree nut operations (73) (Table 3). Fruit production is followed by hay (16) and nursery tree operations (15). The City has few other types of farms, including dairy (7), horse and equine (6), and chicken egg production (3).

Table 3. Select farm types in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

	2011 (163 Farms Total)	2016 (133 Farms Total)	2021 (140 Farms Total)
Fruit and tree nut	73	75	73
Hay	17	11	16
Nursery tree	15	10	15
Dairy cattle	8	6	7
Horse and equine	17	6	6
Floriculture	9	6	3
Beef cattle ranching	9	2	3
Chicken egg production	0	3	3
Corn	0	2	3
Apiculture	2	5	2
Vegetable	3	3	1

A closer look at livestock trends in Pitt Meadows between 2011 and 2021 (Table 4) shows that the number of farms reporting cattle and calves has reduced from 21 to 14, though the number of cattle in the City have increased by about 600 head over the decade, indicating an intensification of the livestock industry. Bee colonies and the number of farms keeping chickens and hens have remained steady (Table 4). The number of farms reporting horses have reduced from 21 to 10, and the number of horses have reduced by 50%. This is likely linked to the change in “agricultural operation” definition, as many horse and equine farms are hobby based and do not generate income.

Table 4. Livestock Trends in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

Types of Animals	2011			2016			2021		
	# of farms	# of animals	Average per farm	# of farms	# of animals	Average per farm	# of farms	# of animals	Average per farm
Horses & Ponies	28	256	9	12	211	18	10	102	10
Cattle & calves	21	2,184	104	11	2,125	193	14	2,728	195
Hens & Chickens	14	805	57	11	464	42	15	x	x
Bee Colonies	10	6,074	607	14	11,114	793	9	10,521	1,169

Note 1. x within the table indicates the number has been suppressed by Stats Canada for privacy reasons.

Of the crops produced in the region, the fruits, berries and nuts category is the most common, with 2,210 ha (5,461 acres) spread over 83 farms (Table 5). The noted decrease in most crop categories is likely somewhat attributable to the change in Statistics Canada’s definition of an “agricultural operation” definition.

Table 5. Most common crops in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

Crops produced	2011		2016		2021	
	# of farms	ha (acres)	# of farms	ha (acres)	# of farms	ha (acres)
Tame hay & fodder	37	816 (2,016)	19	558 (1,379)	27	556 (1,374)
Alfalfa	3	25 (62)	4	36 (89)	3	x
Field vegetables	6	9 (22)	7	20 (49)	10	x
Potatoes	2	x	1	x	3	x
Fruits, berries & nuts	80	2,800 (6,919)	80	2,572 (6,355)	83	2,210 (5,461)
Corn	7	100 (247)	9	129 (319)	9	x
Nursery	15	478 (1,181)	6	x	9	121 (299)
Sod	1	x	1	x	1	89 (220)

Note 2. x within the table indicates the number has been suppressed by Stats Canada for privacy reasons.

A deeper look at fruit production in Pitt Meadows reveals that a majority of production is happening in the blueberry (1,335 ha, 3,299 acres) and cranberry (861 ha, 2,128 acres) sectors (Table 6). Other fruits are produced in Pitt Meadows, such as fruit trees and grapes, however the number of producers and hectares in production are suppressed by Statistics Canada due to privacy protection.

Table 6. Fruit production in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

Fruit Produced	2011		2016		2021	
	# of farms	ha (acres)	# of farms	ha (acres)	# of farms	ha (acres)
Cranberries	14	x	12	942 (2,328)	8	861 (2,128)
Blueberries	71	1,768 (4,369)	68	1,612 (3,983)	74	1,335 (3,299)
Pears	1	x	0	0	5	x
Apples	1	x	0	0	6	x
Raspberries	1	x	2	x	2	x
Grapes	0	0	2	x	3	x
Plums & prunes	0	0	3	1 (2.5)	4	x
Cherries	1	x	1	x	2	x

Note 3. x within the table indicates the number has been suppressed by Stats Canada for privacy reasons.

Pitt Meadows also has 14 reported greenhouse operations, 10 of which produce flowers or potted plants, 7 produce vegetables, and 1 producing other crops (some greenhouses produce more than one crop) (Table 7). In 2021, the amount of greenhouses under production (m²) have been suppressed by Statistics Canada.

Table 7. Greenhouse production in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

Greenhouse Production	2011		2016		2021	
	# of farms	m ² (acres)	# of farms	m ² (acres)	# of farms	m ² (acres)
Total	17	284,368 (70)	12	169,760 (42)	14	x
Flowers	11	102,770 (25)	7	x	10	x
Vegetables	7	x	4	x	7	x
Other	2	x	1	x	1	x

Note 4. 'x' within the table indicates the number has been suppressed by Stats Canada for privacy reasons.

The Metro Vancouver 2016 ALUI data provides a slightly more in depth understanding of the crops being produced in Pitt Meadows as the ALUI is a visual survey of fields and does not rely on self-reporting, nor have restrictions on the definition of a farm. Table 8 provides the 2016 ALUI findings.

Table 8. Crop production in Pitt Meadows (Source: 2016 Metro Vancouver ALUI)

Crop	Number of Parcels	ha (acres)
Berries	312	2,584.6 (6,386.5)
Forage	146	651.7 (1,610.3)
Nursery & Tree Plantation	59	179.7 (444.0)
Pasture	80	146.4 (361.7)
Glass Greenhouse	24	32.0 (79.1)
Poly Greenhouse	33	11.3 (27.9)
Turf	4	10.7 (26.4)
Nut Trees	2	5.9 (14.6)
Vegetables	11	3.3 (8.2)
Floriculture	9	1.7 (4.2)
Fruit Trees	2	1.1 (2.7)

2.3.3 Vertical Agriculture

Vertical agriculture is increasing in popularity across Canada, and within Pitt Meadows. Vertical agriculture is a means of producing food in a controlled, indoor environment which reduces the geographic footprint of agricultural fields and is less reliant on natural factors such as weather, soil conditions, climate and

daylight hours. Pitt Meadows, as the time of writing, is home to two vertical farming operations, Up Vertical Farms Ltd.³ is producing leafy greens and lettuce in an industrial-style warehouse. CubicFarms⁴, which opened in 2020, is a vertical farming operation that also sells growing chambers to other producers.

2.3.4 Farm Practices

From 2011 to 2021, there has been a slow but steady increase in farms with shelterbelts or windbreaks (Table 9). Other practices are suppressed in the 2021 data due to low numbers, however, the practice of winter cover cropping increased from 10 to 14 farms between 2011 and 2016, while rotational grazing and winter grazing decreased.

Table 9. Land practices in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

Land Practice	Number of farms		
	2011	2016	2021
Rotational grazing	17	6	x
In-field winter grazing	10	5	x
Windbreaks or shelterbelts	10	16	19
Plowing down green crops	9	6	8
Winter cover crops	10	14	x

Note 5. 'x' within the table indicates the number has been suppressed by Stats Canada for privacy reasons.

The number of farms engaging in the use of inputs such as commercial fertilizers, herbicides and insecticides have remained fairly steady since 2011, though the areas involved for all three have decreased (Table 10).

Table 10. Agricultural inputs in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

Inputs	2011		2016		2021	
	# of farms	ha (acres)	# of farms	ha (acres)	# of farms	ha (acres)
Commercial fertilizer	72	3,151 (7,786)	66	3,257 (8,048)	67	2,442 (6,034)
Manure or compost incorporated in soil	19	60 (148)	14	89 (220)	19	312 (771)
Manure or compost not incorporated in soil	16	92 (227)	11	x	11	x
Herbicides	56	2,853 (7,050)	61	2,673 (6,605)	55	1,889 (4,668)
Insecticides	48	2,042 (5,046)	51	2,524 (6,237)	45	1,934 (4,779)

Note 6. 'x' within the table indicates the number has been suppressed by Stats Canada for privacy reasons.

Farms in Pitt Meadows have adopted modest technology applications, such as slow-release fertilizers, soil sample testing and variable rate input application (Table 11). More expensive and specialized technologies

³ [Up Vertical Farms](#). Accessed 2023.

⁴ [Our Company](#). Cubic Farm. Accessed June 2023.

such as drones and some robotic equipment have slower rates of adoption, likely due to the level of investment required.

Table 11. On-farm technology adoption in Pitt Meadows (Source: Agriculture Census 2011, 2016, 2021)

	2021
Technology	# of farms
Variable rate input application	23
Drones	4
Soil sample tests	43
Slow-release fertilizers	46
Robotic greenhouse equipment	2
Fully robotic milkers	x

Note 7. 'x' within the table indicates the number has been suppressed by Stats Canada for privacy reasons.

2.3.5 Farm Labour and Succession

In terms of labour, in 2021, 35 farms in Pitt Meadows reported providing year-round full-time work, 17 reported year-round part-time work and 31 farms reported hiring part time seasonal/temporary basis. The total number of farming jobs provided between all three levels of employment decreased significantly from 1,638 in 2016 to 692 in 2021 (Table 12). It is possible that this shift in 2021 reflected temporary labour foreign worker restrictions that arose from the COVID-19 pandemic.

Table 12. Farm labour in Pitt Meadows (Source: Census of Agriculture 2016, 2021)

Labour Types	2016		2021	
	Farms reporting	Total employees	Farms reporting	Total employees
Year-round full time	31	301	35	238
Year-round part time	18	153	17	67
Seasonal/ Temporary	47	1,184	31	387
Total		1,638		692

There are 215 farm operators in Pitt Meadows, 72 of which are the sole operators on their farms. The sector is majority male (130) with only 80 female operators. The average age of farmers in Pitt Meadows has been steadily increasing since 2011, reported as 58.2 in 2021 (Table 13). Despite this, only 28 of 140 farms (20%) reported having a written succession plan in place.

Table 13. Farm demographics in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

	2011	2016	2021
Total number of operators	255	195	215
Farms with one operator	80	75	72
Number of farm operators on farms with two or more operators	185	120	145 (68 farms)
Male operators	175	130	130
Female operators	85	65	80
Average age	54.7	57.4	58.2
Farms with written succession plans	x	17	28

Note 8. 'x' within the table indicates the number has been suppressed by Stats Canada for privacy reasons.

2.3.6 Farmland Tenure

In Pitt Meadows, 85% of land being farmed is owned while only 15% is being leased from private owners. Though total farmed area has decreased by 2,286 ha since 2011, the ratio of owned to leased land has remained steady (Table 14). The decrease in farm area being reported is likely associated with the change in farm definition on the agriculture census.

Table 14. Land tenure in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

	2011		2016		2021	
	ha	%	ha	%	ha	%
Total farm area reporting	6,275	100%	4,785	100%	3,989	100%
Area owned	5,214	83%	3,995	84%	3,390	85%
Rented or leased from others	886	14%	754	16%	587	15%
Other	188	3%	0	0%	0	0%

2.4 Farm Profitability

Producers in the region must offset income with costs for land, labour, chemical and fertilizer inputs and fuel. Farmers in most of BC have difficulty producing sufficient income to offset losses due to climate-related disasters, wildlife-related crop impacts (e.g. migratory birds), trespassing, and invasive species. Furthermore, the cost of farm labour, equipment, and other farm inputs (seeds, feed, soil amendments, etc.) continue to rise. The situation in the Lower Mainland is no different. Most farmers need financial assistance (through loans or grants) in order to scale up their production and often one family member must work off the farm. Farm profitability is difficult to measure or to estimate. The following proxies can be used:

- Farm capital and assets
- Gross margin of farm operations
- Average farm receipts per farm
- Net revenue margin

2.4.1 Farm Capital and Assets

Total farm capital includes land and buildings, livestock and poultry, farm machinery, and farm equipment. While the total farm capital in Pitt Meadows decreased from 2011 to 2021, the average per farm has increased from \$5.7 million to \$6.1 million (Table 15). Furthermore, total capital and average capital per farm in livestock and poultry has risen from 2011 to 2021, indicating a rise in the number or value of farm animals.

Table 15. Farm capital of in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

	2011 (million \$)		2016 (million \$)		2021 (million \$)	
	Total	Average per farm	Total	Average per farm	Total	Average per farm
Total farm capital	929.2 (163 farms)	5.7	714.1 (133 farms)	5.4	854.6 (140 farms)	6.1
Land & buildings (owned)	764.9 (152 farms)	5.0	564.6 (125 farms)	4.5	627.4 (132 farms)	4.7
Machinery & equipment	29.8 (163 farms)	0.2	28.7 (133 farms)	0.2	27.4 (124 farms)	0.2
Livestock & poultry	4.7 (59 farms)	<0.1	8.7 (45 farms)	0.2	9.3 (42 farms)	0.2

2.4.2 Gross Margin of Farm Operations

From 2016 to 2021, gross margin of farm operations decreased from 16.2% to 11.7% (Table 16). This decrease was largely due to a significant increase in operating expenses within the same timeframe. A modest decrease in gross margin was a consistent trend across the province which saw gross margin on agricultural operations go from 15.3% in 2016 to 12.3% in 2021.⁵

Table 16. Gross Margin of Farm Operations in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

Year	Gross farm receipts (\$)	Total operating expenses (\$)	Gross margin
2011	83,597,741	77,348,844	7.5 %
2016	81,308,215	68,126,690	16.2 %
2021	97,504,507	86,133,541	11.7%

2.4.3 Farm Receipts and Net Revenue

Farm revenue can be calculated on an average per farm basis using Census of Agriculture data. The average farm revenue increased by \$85,121 from 2016 to 2021 (Table 17). Note that in 2021, 16 farms reported \$0 farm revenues. It is unclear why some farms were reporting no revenues but this could reflect challenges in income related to the COVID-19 pandemic.

Table 17. Gross Farm Receipts in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

Year	# of farms	Gross farm receipts (\$)	Average per farm (\$)
2011	163	83,597,741	512,869
2016	133	81,308,215	611,339
2021	140	97,504,507	696,460

⁵ Census of Agriculture for British Columbia. 2016 & 2021.

2.4.4 Farm Revenue by Category

Only 28% of farms in Pitt Meadows generated above \$500,000 in operating revenue in 2021, while 72% of farms generate under \$500,000 (Table 18). Of the 22 farms which reported under \$10,000 in revenue, 16 reported \$0 in 2021. As noted above, it is unclear why some farms were reporting no revenue in 2021 but this could reflect challenges in income related to the COVID-19 pandemic.

Table 18. Total Operating Revenue in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

Operating Revenue by \$ Category	2011 (163 farms)	2016 (133 farms)	2021 (140 farms)
Under \$10,000	52	30	22 (16/22 reporting \$0)
\$10,000 – \$24,999	19	20	25
\$25,000 - \$49,999	19	13	14
\$50,000 - \$99,000	16	17	18
\$100,000 – \$249,999	18	18	14
\$250,000 – \$499,999	12	10	8
\$500,000 - \$999,999	8	4	6
\$1,000,000 - \$1,999,999	8	10	7
\$2,000,000 and over	11	11	10

3.0 Agriculture and Water

3.1 Water and Climate Change

With rising median temperatures and changes in precipitation patterns, Pitt Meadows and the entire Metro Vancouver region can expect increased pressure on freshwater resources, creating a seasonal strain on crop and livestock water needs.

Despite the challenges of applying broad climate models, some general projections are anticipated in BC between now and 2050. For the Greater Vancouver area, climate projections from the Pacific Climate Impact Consortium⁶ suggest significant increases in median temperature as early as the 2050s, overall reduced snowfall in winters with increased precipitation as rain, and an extension of the productive season through increased growing degree days⁷ and frost-free days. Table 19 offers a more in-depth look at the current projections, which are likely to impact agricultural water demand.

Increasing median temperatures and changing hydrological systems, such as reduced rainfall in summer months and reduced snowpack through the winter, have a two-fold impact on agricultural system. Higher temperatures increase evapotranspiration in crops, leading to a need for increased irrigation at times when water is often in lowest supply. Changing hydrological systems means more precipitation falls as rain in the

⁶ Pacific Climate Impacts Consortium. [Plan2Adapt tool](#). Accessed June 2023.

⁷ [Growing Degree Days](#) (GDD) are used to estimate the growth and development of plants and insects during the growing season. The basic concept is that development will only occur if the temperature exceeds a minimum base temperature.

spring, which can lead to flooding and erosion, while times of drought are expected to increase through the summer and fall months.

Table 19. Climate Projections for Greater Vancouver Area, 2020, 2050 and 2080 (Source: Pacific Climate Impacts Consortium)

		2020 change from 1961-1990 baseline		2050 change from 1961-1990 baseline		2080 change from 1961-1990 baseline	
Characteristic	Season	Range	Median	Range	Median	Range	Median
Median Temperature	Annual	+1.2°C to +2.1°C	+1.6°C	+2.0°C to +4.2°C	+3.0°C	+3.5°C to +6.5°C	+4.8°C
Precipitation	Annual	-4.9% to +1.4.0%	-2.0%	-4.2% to +2.5%	+0.23%	-2.9% to +10%	+4.9%
	Summer	-30% to +0.38%	-12%	-40% to +0.95%	-15%	-56% to -4.5%	-25%
	Winter	-4.5% to +7.3%	+0.22%	-3.3% to +6.6%	+0.13%	+2.4% to +17%	+7.1%
Snowfall	Winter	-68% to -42%	-56%	-83% to -67%	-77%	-93% to -77%	-89%
	Spring	-63% to -13%	-36%	-87% to -29%	-69%	-97% to -49%	-87%
Growing Degree Days	Annual	+289 to +568 degree days	+436 degree days	+562 to +1180 degree days	+818 degree days	+954 to +1940 degree days	+1380 degree days

3.2 Drainage and Irrigation

In Pitt Meadows, some producers are using the municipal water supply (treated potable water) for irrigation needs, while others draw from the internal ditch network. Some producers have obtained (or applied for) Provincial water licenses to permit this diversion, while others may still be operating without a licence. BC Ministry of Forests (FOR), which administers water licencing, indicates that there are a number of agricultural users within Pitt Meadows that do not currently hold water licences.

The 2011 Pitt Meadows ALUI is the most recent assessment of irrigation specific to Pitt Meadows and, while somewhat out of date, offers insight into water use. The 2011 ALUI documented all irrigation uses occurring within the ALR and on parcels of land with Farm Tax Status outside the ALR. Data regarding land use activities was then used to summarize water use for agriculture in Pitt Meadows. Table 20 outlines the findings regarding irrigation from the 2011 ALUI.

Table 20. Main crop types and irrigation systems in Pitt Meadows (Source: Pitt Meadows ALUI 2011)

Cultivated Field Crop	Irrigation system in use (ha)			Total area irrigated ha (acres)	% of crop area irrigated
	Sprinkler	Giant gun	Trickle		
Berries	948	4	1,345	2,297 (5,676)	93%
Nursery tree and plantation	66	-	-	66 (163)	32%
Forage and pasture	-	19	-	19 (47)	2%
Turf	10	-	-	10 (25)	100%
Vegetables	<1	-	1	2 (5)	100%
Other	<1	-	-	<1	<1%
Total field crop area irrigated	1,027	23	1,346	2,397 (5,923)	67%
Greenhouse	Flood and trickle irrigation			36 (89)	100%

The 2011, the Pitt Meadows ALUI found that 67% of cultivated fields were irrigated, with trickle irrigation systems being the most widely used (38%) followed by sprinkler systems (29%) (Table 21).

Table 21. Irrigation types on cultivated fields in Pitt Meadows (Source: Pitt Meadows ALUI 2011)

Irrigation type	Percent of cultivated fields
Trickle	38%
Sprinkler	29%
Giant gun	<1%
Not irrigated	33%

There are some clear differences in the way that the Census data (Table 22, below) and the ALUI data (Tables 20 and 21) are compiled, which can lead to discrepancies when some indicators are compared. For example, the ALUI surveyor may see irrigation equipment on the field, and the farmer may not report the equipment as it is not being used at the time of the Census. According to the 2021 Census of Agriculture, only 42 farms reported using irrigation, to a total of 1,931 ha. The drop in area being irrigated and the dip in number of farms irrigating may be due to the change in definition of Census Farm or in the irrigation needs that shift from year to year.

Table 22. Number of farms irrigating in Pitt Meadows (Source: Census of Agriculture 2011, 2016, 2021)

	# of Farms	Ha (acres)
2011	57	2,486 (6,143)
2016	59	2,495 (6,165)
2021	42	1,931 (4,771)

4.0 Value-Add and Agricultural Support Services

The local agricultural system is connected through value-added opportunities such as processing, storage, distribution, and retail channels. Agricultural support services can also include farm equipment dealers, government extension officers, and industry associations, which can all assist in maximizing the ability for individual farming operations to succeed. These are summarized within the Pitt Meadows context below.

4.1 Meat Processing

Each link in the local meat supply chain is vital - a local abattoir allows farmers to get their animals processed in a timely manner and cut and wrap shops (butchers) allow farmers to sell their products in cuts and portions that are tailored to the appropriate market. While there may never be one simple solution for something as complex as the meat sector, some relatively small investments in local infrastructure can provide enhanced income streams for area farmers and employment opportunities for area residents.

In 2007, the province amended meat processing regulations such that licensing and certification was more stringent and involved additional administrative oversight. These changes, along with other challenges in the industry such as the Bovine Spongiform Encephalopathy (mad cow disease) crisis, resulted in more than 300 abattoirs closing throughout BC over the last 15 years. In 2021, the BC government updated the meat processing licensing system with new “Abattoir”, “Farmgate Plus” and “Farmgate” licenses. The “Abattoir” license allows for slaughtering of an unlimited number of animals (own and custom for other producers) with sales to retail or direct to customer. However additional restrictions related to the ALR may apply. “Farmgate Plus” allows for slaughter of one’s own animals and limited custom slaughter for other producers with sales to the retail market or direct-to-customer. The “Farmgate” licenses only allow for slaughter of one’s own animals and are restricted to direct-to-consumer sales. Further meat processing, including cut and wrap requires a Food Premises Permit obtained from a health authority for all levels of licensing. There are currently several Abattoir licenses in and around Pitt Meadows. The following is a list of those facilities at the time of publication within the region:

- Hopcott Farms Ltd, Pitt Meadows – *Cattle (and soon to take on sheep)*
- Meadow Valley Meats, Pitt Meadows – *Cattle*
- 0802981 B.C. Ltd, Langley – *Chicken (slaughter only)*
- Sumas Mountain Farm, Abbotsford – *Cattle, hog, chicken, duck, geese, sheep, turkey*
- AGM Beef Farm Ltd, Surrey - *Cattle, sheep/lamb/goat, llama/ alpaca*
- Fraser Valley Specialty Poultry, Chilliwack - *Chicken, duck, geese, turkey*
- Johnston Packers Ltd, Chilliwack – *Bison, cattle, hogs, llama/alpaca, water buffalo, sheep*
- Las Palomas Farms, Chilliwack - *Chicken duck, turkey (slaughter only)*
- Scott’s Meats, Agassiz - *Cattle*

4.2 Berry Processing

Aggregation, packing, and processing (such as freezing) of berries occurs both on farm and can be outsourced to larger systems off-farm. Some producers have their own processing out-buildings on their farms where they clean, sort and package products for the local market. Many blueberry producers send their freshly harvested crops to larger-scale operators, such as West Coast Blueberry Farms, who can also pack cranberries and other fruits as per customer request.⁸ Other major packing operators and processors

⁸ [About Us](#). West Coast Blueberry Farms. Accessed June 2023.

in Pitt Meadows include Pacific Canadian Fruit Packers (Robinson Brothers Food Group), Golden Eagles Farm (Aquilini Group), and TwinBerry.

Over 95% of cranberries produced in BC, including those produced in Pitt Meadows, leave the province and are shipped to the USA to be used in Ocean Spray products such as cranberry juice and Craisins. Ocean Spray is a grower-owned cooperative and includes cranberry growers from BC, with a major packhouse based in Delta, BC.⁹

4.3 Distribution and Sales

Pitt Meadows is uniquely positioned with easy access to local, national, and international distribution routes via rail and highway. The agri-food sector in Pitt Meadows relies on highways and secondary roads for connectivity to local, regional, and provincial sales markets. Highway 7 (Lougheed Highway) is the main transportation artery running through the City, which connects Pitt Meadows to Coquitlam and Vancouver to the west and communities north of the Fraser to the east. Highway 1 (Trans-Canada Highway) is accessible directly south of the Fraser River via Highway 7B (Mary Hill Bypass) and Golden Ears Way, providing access to Vancouver and the rest of the nation to the east. Furthermore, Pitt Meadows is only 30 km from the Canada-USA border, and 50 km from the west coast, offering access to shipping ports and international markets. This allows producers in Pitt Meadows to gain access to a variety of markets. With an increasing population, some of Pitt Meadows’ rural roads are experiencing a higher degree of wear and tear, detracting from their ability to perform their original function, as transportation networks for the agriculture sector.¹⁰

According to the 2021 Census of Agriculture, 32 (23%) farms in Pitt Meadows are selling direct to consumers through a variety of channels. These include unprocessed and value-added products, being sold via farm gate stands and farmers markets (Table 23). Additionally, the 2021 Census found that 13 farms reported that direct sales to consumers accounted for 100% of their operating revenues and 8 farms reported that direct sales accounted for 50-99% of their revenues, suggesting that although only 23% of farms in Pitt Meadows are selling direct to customers, those direct sales are significant for their gross income.

Table 23. Producers in Pitt Meadows selling direct to consumers (Source: Census of Agriculture 2016, 2021)

Farms Selling Direct to Consumers	Number of Farms	
	2016	2021
Sales of Unprocessed Agricultural Products	36	32
<i>Using Farm Gate, Stands, Kiosks, U-pick</i>	34	28
<i>Using Farmers' Markets</i>	4	x
Sales of Value-added Products	2	4

Note 9. 'x' within the table indicates the number has been suppressed by Stats Canada for privacy reasons.

In 2022, the Pitt Meadows Farmers’ Market began, creating opportunity for producers to sell their products locally. At the time of writing, this market is attended mostly by producers outside of Pitt Meadows. In addition to the Pitt Meadows Farmers’ Market, there are several markets operating in adjacent communities, which may be accessible to local producers. Table 24 summarizes the farmers markets that operate in Pitt Meadows and directly neighbouring communities.

⁹ [FAQ](#). BC Cranberries. Accessed June 2023.

¹⁰ [Transportation Master Plan Summary Report](#). City of Pitt Meadows. 2014.

Table 24. Summary of farmers markets in and around Pitt Meadows (Source: Fraser North Farmers Market Society)

Market	Location	Season	Days
Pitt Meadows Farmers Market	Pitt Meadows	June - September	Tuesdays 15:00 – 19:00
Coquitlam Farmers Market	Coquitlam	May – October	Sundays 9:00 – 13:00
Port Coquitlam Farmers’ Market	Port Coquitlam	June - September	Thursdays 15:00 – 19:00
Fort Langley Village Farmers Market	Fort Langley	April - December	Saturdays 9:00 – 15:00
Haney Farmers Market	Maple Ridge	May - October	Saturdays 9:00 – 14:00

ENGAGEMENT SUMMARY REPORT – ROUND 1

PITT MEADOWS AGRICULTURAL PLAN UPDATE

July 2023

Developed by:



In association with



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Acronyms

AAC	Agricultural Advisory Committee
AF	Ministry of Agriculture and Food
ALC	Agricultural Land Commission
IAP2	International Association for Public Participation
KFN	ᑭᓴᓴᑦ (Katzie) First Nation

1.0 Introduction

An Agricultural Plan update is most effectively developed in relation to a thoughtful engagement strategy including all interested and affected individuals and organizations. Particularly at the early stages, farmer, community, and rights-holder engagement provides opportunities to:

- Gather information about their values and priorities with respect to agriculture, from different viewpoints and perspectives;
- Share with, and learn from, those involved about the issues and concerns around maintaining a viable, sustainable, and resilient farming community; and
- Establish consensus regarding the values and goals that will shape the goals and objectives of the Agricultural Plan.

Innovative, broad, and inclusive engagement will help to instil greater confidence in decision-making for Council, especially in regard to policy development. Residents, particularly those involved in the process, will have a greater understanding of how decisions are made at the local government level. Finally, innovative, broad, and inclusive engagement will produce a strategy that is more relevant and meaningful to a greater number of people and organizations.

The following section presents the Engagement Framework that was used to guide engagement and is followed by a summary of the engagement activities and results from the Agricultural Plan update. Table 1 presents the first round of engagement activities, the timeline, and status of completion. Anticipated activities for the second round of engagement are outlined in the final section of this report.

Table 1 Engagement Activities for the Pitt Meadows Agricultural Plan Update

Engagement Activity	Timeline	Status
Round 1 Engagement		
1. Interviews	May - June 2023	Complete
2. Agriculture and Agri-food Survey	Mid May – June 2023	Complete
3. Community Survey	Mid-May – June 2023	Complete
4. Pitt Meadows Day Event	June 3 rd , 2023	Complete
5. Farmers’ Market Attendance	June 13 th , 2023	Complete
6. Agriculture and Agri-food Open House	June 15 th , 2023	Complete
7. Public Open House – Recreation Centre	June 22 nd , 2023	Complete
8. Creation of Engagement Results Infographic	July 2023	In progress

2.0 Engagement Framework

2.1 Engagement Objectives

Updating the Agricultural Plan (the Plan) involves comprehensive engagement with key players and interested and affected individuals and organizations who are impacted by, and involved in, the agriculture and food sector. Engagement activities aid the project team in understanding the local context, including assets, gaps, opportunities and challenges facing the sector and those within it. The consultant team follows a high standard related to engagement which is guided by the International Association for Public Participation (IAP2) engagement goals and spectrum. The following IAP2 goals guided the public engagement activities in Pitt Meadows:

- **Inform:** To provide balanced and objective information to assist the community in understanding the problems, alternatives, opportunities, and/or solutions facing agriculture and the food sector in Pitt Meadows; and
- **Consult:** To obtain feedback and input from the community on analysis, alternatives, and/or decision through the planning process.

2.2 Engagement Values

The project was guided by the Council-endorsed Civic Engagement Policy and Framework:

- **Consider all audiences.** Review who will be affected by the Plan, including farmers, residents, businesses, interest groups, rights-holders, and interested and affected individuals, and local organizations, and use engagement approaches that best meet their needs.
- **Open and honest.** Adhere to transparency in decision-making and a commitment to sharing information, data and other materials without undue process, particularly when information is readily available, to assist with establishing trust and credibility.
- **Informative.** Present information clearly, outlining the need and benefits of the project or process, as well as the considerations being reviewed, such as potential challenges, the implications for various decisions and the costs involved.
- **Linked to strategy.** Ensure messages include linkages to Strategic Plan and/or Official Community Plan to demonstrate purpose and provide context for why work is being done, as well as how it supports progress towards the goals and vision for the community.
- **Timely.** Engage residents and other interested and affected individuals and organizations early in processes and prior to key decision-making points.
- **Responsive and accessible.** Respond quickly to requests for information, presentations or other enquiries with relevant information to answer questions and address issues or concerns.
- **Proactive.** Inform the community early and in advance of requests for information – not waiting until the community demands updates – including more proactive communication on completed projects, success stories, plans for the future and achievements that benefit residents as well as consistent messaging related to the City’s role, services, and Strategic Plan.
- **Engaging.** Integrate community engagement with processes to improve community consultation, build relationships with residents and local organizations and support ongoing community engagement to promote meaningful conversations, highlight special projects, events and activities and create platforms for sharing ideas and concerns.

2.3 Anticipated Engagement Outcomes

The following are anticipated outcomes from engagement during the project’s process:

- Work with City of Pitt Meadows staff and local media to notify the public on ways to become involved in the process and obtain media coverage by issuing press releases and social media content at key points in the process.
- Engage the agriculture and agri-food community in identifying existing food and agriculture assets, gaps, challenges, and opportunities.
- Identify champions who will support the planning process and the implementation of the Plan.
- Provide elected officials with a clear, rational set of recommendations for decision-making.
- Gain support and acceptance across Pitt Meadows for the Plan and its implementation.

3.0 Engagement Activities and Results

3.1 ic (Katzie) First Nation

The Agricultural Plan presents opportunities for the City of Pitt Meadows to collaborate with the ic (Katzie) First Nation (KFN) on projects and initiatives that support traditional food and medicine practices, economic development opportunities. The City of Pitt Meadows extended communication with the KFN regarding the Agricultural Plan update and the consulting team held space for input from KFN members, staff, Chief and Council. To date, there has been no formal or informal response from the KFN regarding the Agricultural Plan. However, the City and the consulting team will continue to make efforts to provide opportunities for communication and collaboration. The City of Pitt Meadows can develop an Agricultural Plan that prioritizes working with the KFN to develop policies and actions that may assist in supporting traditional practices, ensuring food sovereignty and agricultural economic opportunities.

3.2 Agricultural Advisory Committee

Members of the Agricultural Advisory Committee (AAC) were key in the engagement process. City of Pitt Meadows staff provided an update regarding the Agricultural Plan at the February and May 2023 AAC meetings and individual members were contacted and invited to participate in interviews regarding the Plan. AAC members were also asked to identify other interested and affected individuals that may be amenable to being interviewed. The AAC is made up of representatives in the Pitt Meadows agriculture sector as presented in Table 2.

Table 2 Pitt Meadows AAC Members

Member Name	Role
Dan Kosicki	Meadows Landscape Supply
Hank Bitter	Cranberry farmer
Jag Parmar	Blueberry Farmer

Joe Bachmann	Dairy Farmer
Lynn Kemper	Cranberry Farmer
Sandy Howkins	Specimen Tree Nursery
Philip Robinson	Cranberry Farmer
Teressa Vader	Hobby Farmer
Travis Hopcott	Beef and Cranberry Farmer
William Jack	Hay Farmer
Wayne Wisselink	Dairy Farmer
Mike Manion	Council Liaison
Bob Meachen	Council Liaison

3.3 Interviews

One-on-one phone interviews with targeted individuals in the agriculture and agri-food sector were conducted to gather critical information and insights for the Plan. The questions sought to develop an understanding of the following core elements:

- Identify key issues and challenges for the local agriculture sector
- Uncover any gaps in policy, regulations and/or support from the City of Pitt Meadows
- What, with respect to the agriculture sector, is working well in Pitt Meadows
- How the local government can support the sector

To date, a total of 7 interviews have been conducted.

The interview results were aggregated and separated into key themes that arose. Table 3 provides a summary of the issues and opportunities that were mentioned by at least one interviewee.

Note: some topics were mentioned more than once by a single interviewee, which is why the number of mentions may exceed the total number of interviews.

Table 3 Issues and Opportunities mentioned during the interviews

Issue/Challenge	Number of Times Mentioned
Diking and drainage	9
Regulations	8
Wildlife/invasive species/pests	5
Traffic and roads	5
Land prices	5
Urban development	4

Under-utilized agricultural lands	4
Edge issues: urban/rural complaints	3
Labour	2
Opportunity	Number of Times Mentioned
Collaboration	7
Farmers Market enhancements	6
Agri-tourism	3
Proximity to large markets	3
Agri-tech	3
Enhanced road signage	2
Local food processing	2

Examples of comments from interviews include:

- Difficult to attract local farms to the farmers market.
- Cost of land is making it impossible to expand operations – it is out of proportion to what can be achieved through farming.
- Concerns about drainage and diking system being managed to accommodate salmon – if salmon are introduced, this has implications for farmers (required setbacks, irrigation restrictions, etc.).
- Would like to see vertical farming sector expand, but not on viable farmland so that land remains available for soil-based agriculture.
- More processing facilities and cold/freezer storage within the industrial areas would improve the viability of farm businesses.
- Animal rights activists are resulting in farmers feeling more anxious about opening their doors to the public.
- Traffic along Dewdney Trunk Road is getting dangerous for farm vehicles.
- It is difficult to find young people who want to work on farms – need to rely on foreign labour.
- Sloughs need to be more regularly cleaned as there are a lot of invasive species.
- With new subdivisions being built around farmland, there is more foot traffic, bikers, hikers, and speeding vehicles.
- Use of ditches are as important for drainage as they are for irrigation.

3.3 Open Houses

Four opportunities for the public to provide feedback on the project took place during Round 1 of engagement:

- June 3 at Pitt Meadows Day
- June 13 at the Pitt Meadows Farmers’ Market
- June 15 at Hopcott Farms Store
- June 22 at the Pitt Meadows Family Recreation Centre

These open houses served as the main conduit in seeking ideas from the local community on how to strengthen farming and local community food security. They were also used to gather information to inform the Plan’s vision and key themes, issues, gaps, and opportunities within the context of the City’s agri-food sector. At each event, a City of Pitt Meadows staff member was present, and a member of the consulting team was present at the Farmers’ Market on June 13 and at Hopcott Farms Store on June 15.

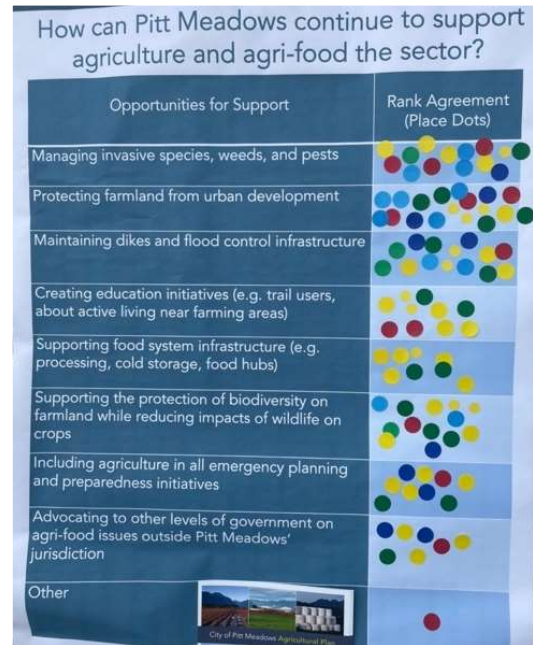


Figure 1 Interactive board at the Farmers' Market

At all events, a booth was set up with information boards about the project and several boards were interactive, where the public could place stickers if they agreed with statements presented (Figure 1). Feedback from the public was also obtained through discussion with the staff member/consultant and the public was encouraged to fill out the online survey.



Figure 2 Open house at Hopcott Farms store

The following feedback and key themes were received during the open houses:

- The top three agriculture and agri-food sector strengths in the community are:
 1. Support for local food
 2. Good soil and growing conditions
 3. Historic farm knowledge and multi-generational farm families

- The top three challenges facing Pitt Meadows' agriculture and agri-food sector are:
 1. Urban growth pressures
 2. Climate change and natural hazards
 3. Labour and farm worker housing
- Additional challenges identified included:
 - High land values
 - Conflicts between agriculture and surrounding non-farm uses
 - Increasing costs of inputs
 - Fuel and transportation
 - Bureaucracy / regulations

The public ranked the opportunities for Pitt Meadows to continue supporting the agriculture and agri-food sector, as follows:

1. Protecting farmland from urban development
2. Maintaining dikes and flood control infrastructure
3. Managing invasive species, weeds, and pests
4. Supporting the protection of biodiversity on farmland while reducing impacts of wildlife on crops
5. Creating education initiatives (e.g., trail users, about living or recreating near active farmland)
6. Including agriculture in all emergency planning and preparedness initiatives
7. Supporting food system infrastructure (e.g., processing, cold storage, food hubs)
8. Advocating to other levels of government on agri-food issues outside of Pitt Meadows' jurisdiction



Figure 3 Booth set-up at Pitt Meadows Day

3.4 Surveys

3.4.1 Agriculture and Agri-food Survey Results

A survey was developed to target those involved in the local agriculture and agri-food sector, such as farmers, food processors, retailers, and organizations. The objective of the survey was to obtain feedback on which issues are relevant and/or emerging. The survey questions were framed under the context of actions which are within the City’s jurisdiction. The survey was distributed online through the “Have Your Say” platform and was promoted through a mailout of postcards to producers. Links to the survey were also disseminated through local social media, websites, and newspapers. The survey was open from May 29 to June 29, 2023.

Characteristics of the Respondents

The agriculture and agri-food survey received 48 responses, with approximately 88% being owners or workers on a farm (Figure 4). Others were involved with agri-food related organizations or were leasing land to farmers. The majority of respondents have been involved in the agriculture and agri-foods sector for over 20 years (Figure 5).

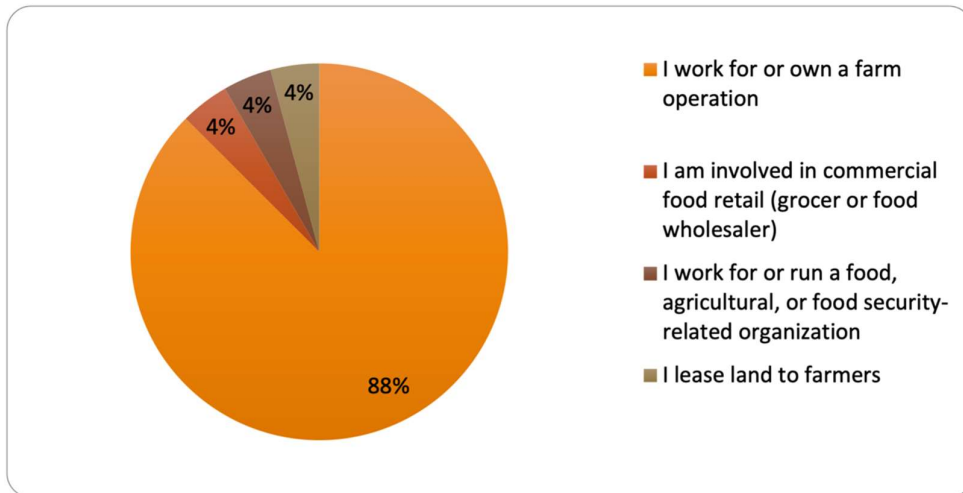


Figure 4 Respondents' involvement in Pitt Meadows' agriculture and agri-food sector

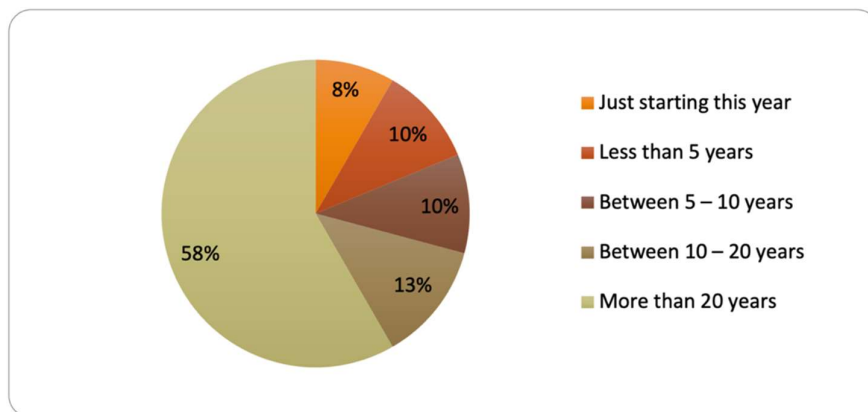


Figure 5 Length of time respondents have been involved in Pitt Meadows' agriculture and agri-food sector

Producers who responded to the survey are involved in a wide diversity of agricultural activities, with hay and forage and blueberries being the most common (Figure 6). Fruit trees, micro greens and silage for dairy cows were some activities included in “other”.

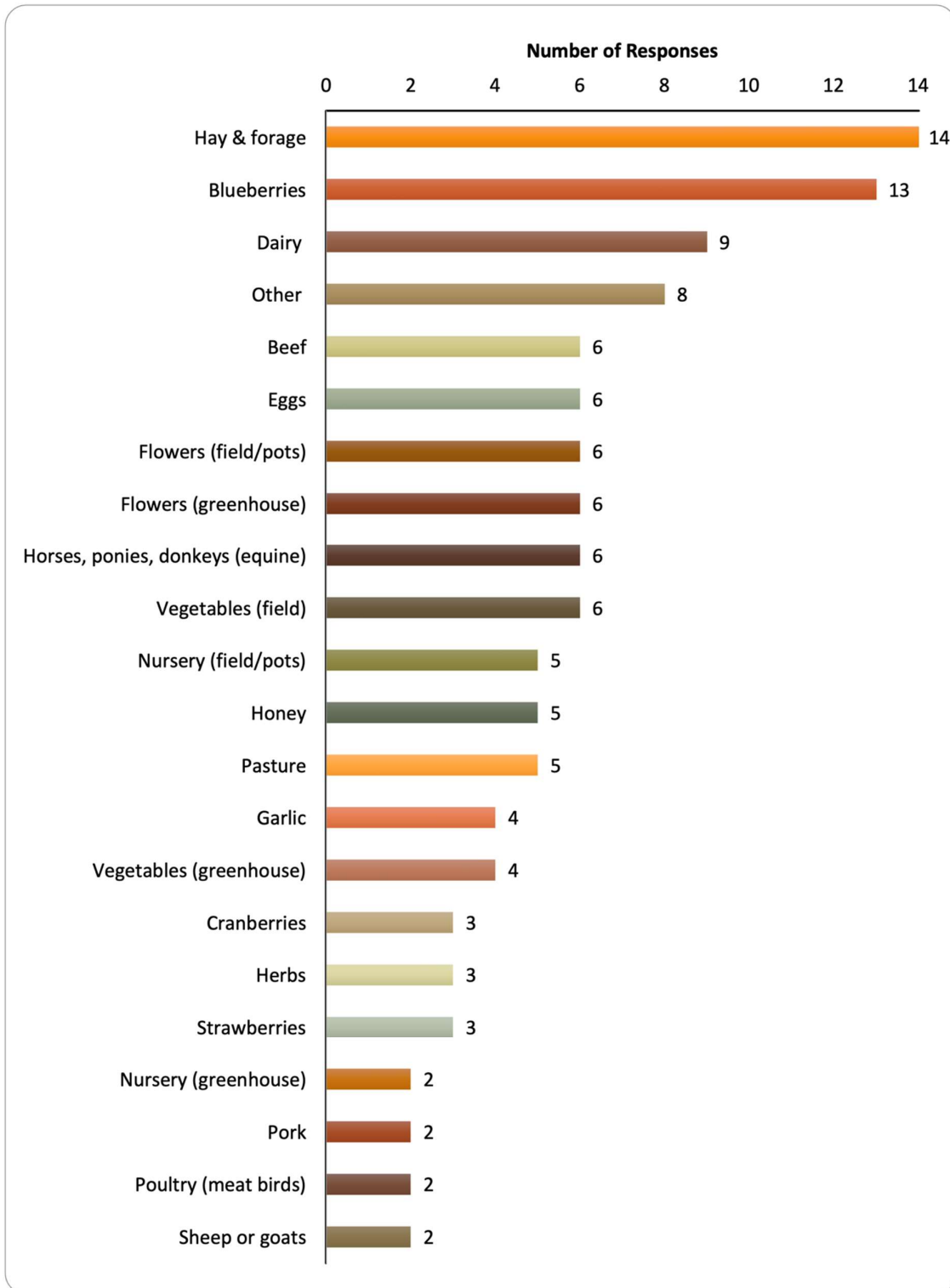


Figure 6 Agricultural activities respondents are involved in

Opportunities for sector growth and support

The top three opportunities for growing the agriculture and agri-food sector identified in Pitt Meadows were (Figure 7):

1. Greater awareness amongst the public about opportunities to support the local sector;
2. Support for business continuity; and
3. Reinforcing supply chains and ensure key inputs can be accessed.

Investing in local food processing, and exploring agri-tech opportunities were also of interest. Those who responded “other” include opportunities such as: educating the public about labour/careers in agriculture, ensuring farmland is in production, and enabling on-farm housing to facilitate farm succession.

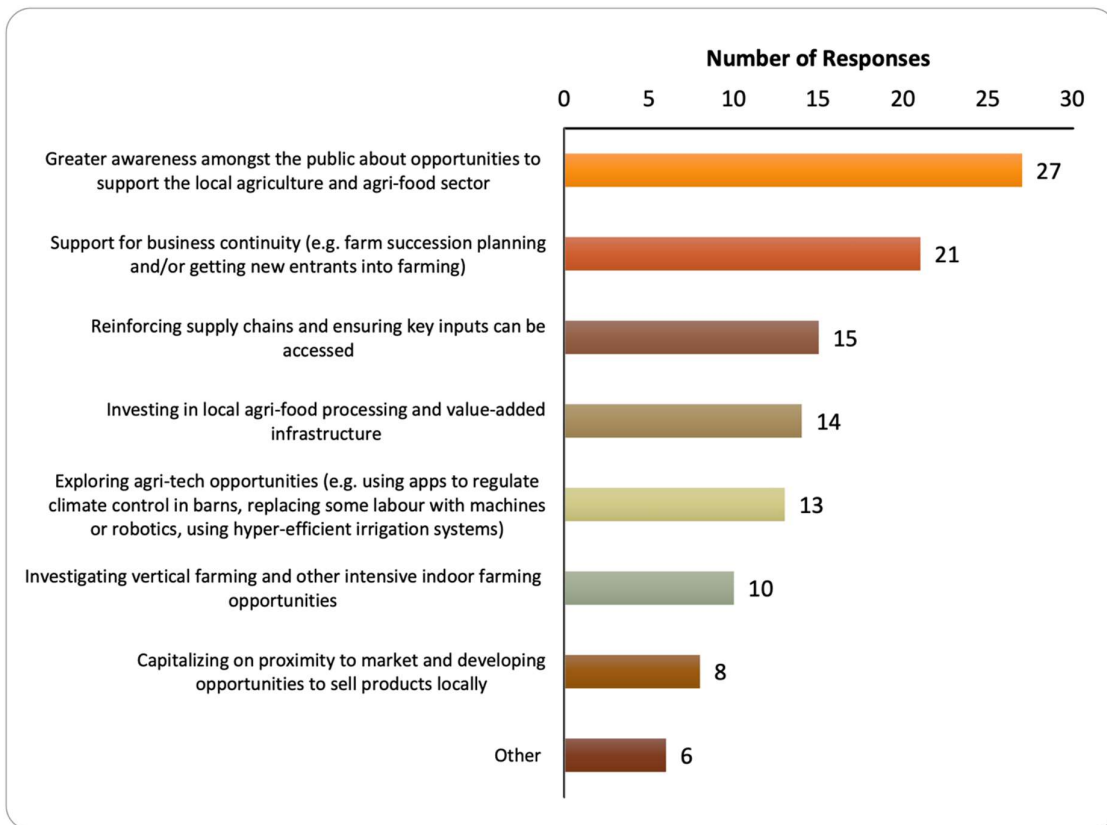


Figure 7 Opportunities for growing the agriculture and agri-food sector in Pitt Meadows

The three most important activities identified for the City of Pitt Meadows to support the agriculture and agri-food sector are (Figure 8):

1. Maintaining dikes and flood control infrastructure, facilitating the use of ditch water for irrigation;
2. Implementing policies and bylaws to protect farmland for farming (e.g., restricting size of homes on ALR lands, reducing truck storage); and
3. Providing more information about living near active farming areas (e.g., minimizing conflicts between recreational/trail users and farming areas).

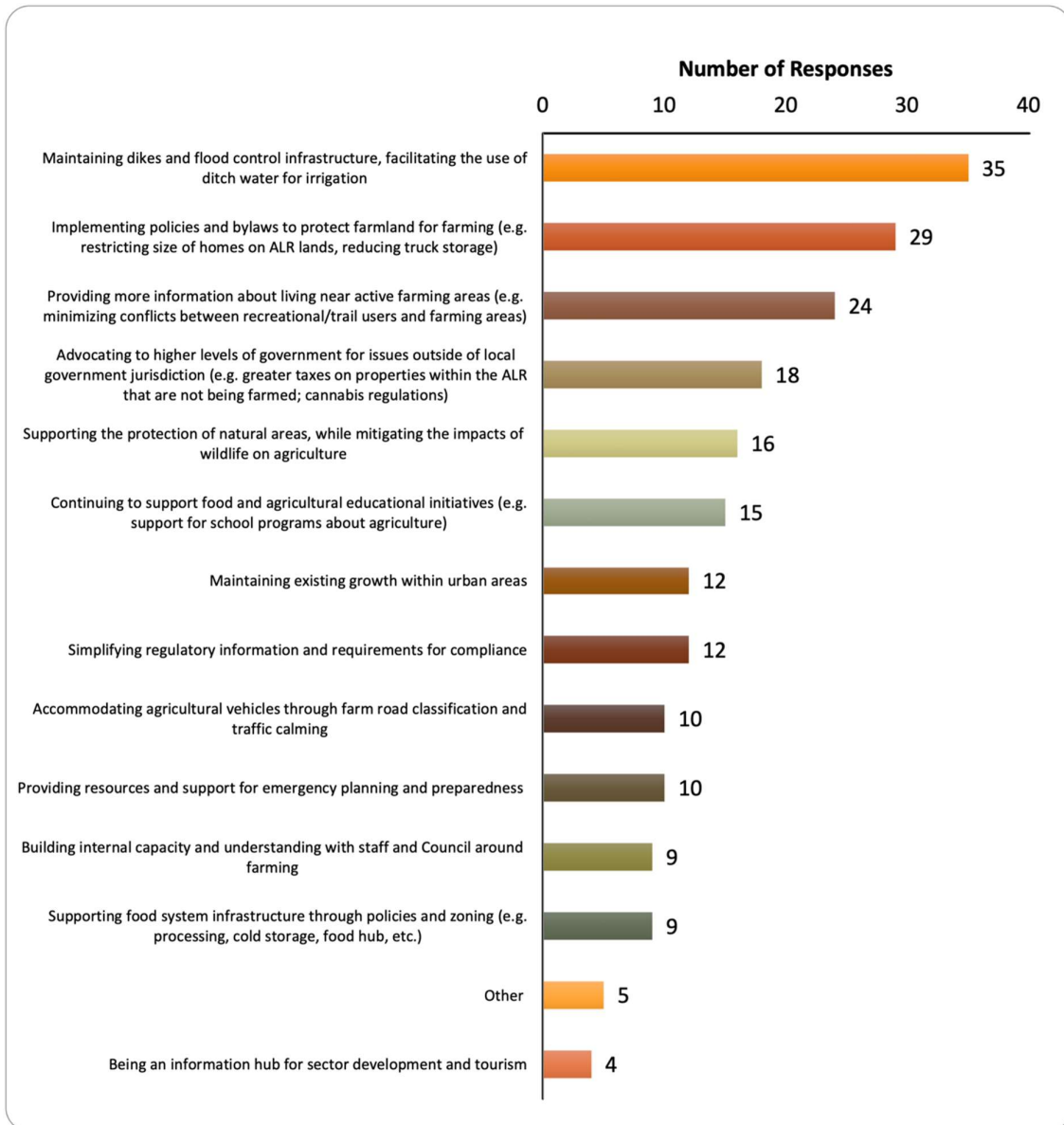


Figure 8 Ways in which the City of Pitt Meadows can continue to be a supportive agriculture and agri-food sector partner

The top three responses for how the public can support the sector were:

1. Buying food directly from farmers;
2. Respecting agricultural vehicles on the roadways; and
3. Respecting farms while and while using trails adjacent to farmland.

Support for agricultural stewardship

Over half (52%) of agricultural survey respondents indicated that they would support the collection of an annual fee from residential properties to develop a fund to support ecosystem restoration and maintenance on farmland (Figure 9). Approximately 32% would not support a fee. Of the 16% who responded “other” some indicated that ecosystem restoration should not be at the expense of producing food, and others responded that they would need more information on how the money would be spent, to ensure it was spent effectively.

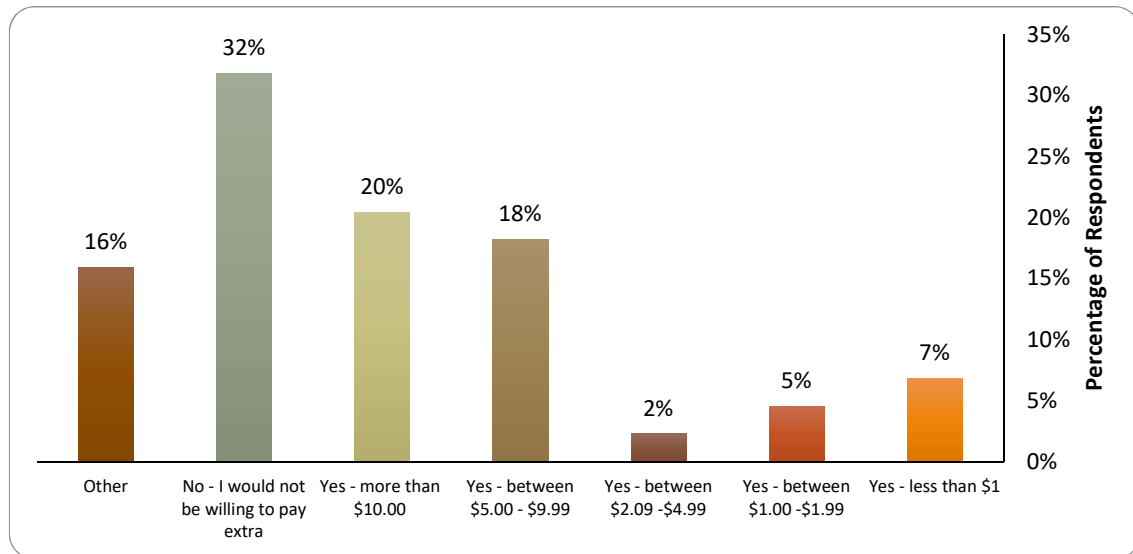


Figure 9 Agriculture and Agri-Food Respondents' support for collecting a fee from residential properties to develop a fund to support ecosystem restoration and maintenance on farmland

Important topics for a successful Pitt Meadows' agriculture and agri-food sector

An open-ended question was asked of the respondents about what the most important topics are related to Pitt Meadows' agriculture and agri-food sector. The following topics were mentioned most often from the 34 responses received for this question:

1. **Protection and preservation of farmland:** Many comments expressed concerns about preserving farmland and preventing urban encroachment or industrial/commercial development on agricultural land. There is a desire to maintain the agricultural nature of the community and ensure that the land is used for farming and food production.
2. **Regulatory challenges:** Concerns were raised about the challenges faced by local farmers, including increasing government regulations, bylaws, and permitting. There is a call for less bureaucracy and more support for farmers, particularly in terms of succession planning and ensuring the viability and profitability of farming for future generations.
3. **Traffic and infrastructure:** Some comments mentioned the need for improved infrastructure, such as control of ditch levels for drainage and irrigation, as well as addressing traffic issues and ensuring the safety of farm vehicles on the roads.

4. **Local food production and food security:** Several comments emphasized the importance of locally sustainable food production and the need to support local farmers to ensure local food security. There is a desire for accessible markets, such as farmers' markets and local grocery stores that sell local products.
5. **Local economy and job creation:** The creation of local jobs and supporting the local economy through initiatives like farm-to-table programs and encouraging the growth of local businesses are mentioned as important issues.
6. **Environmental conservation and biodiversity:** Preservation of biodiversity and the natural environment is mentioned, highlighting the importance of protecting the land, wetlands, and maintaining a healthy living environment for workers.

Future of Pitt Meadows' agriculture and agri-food sector

There were 34 answers to the question "In your ideal world, what does agriculture in Pitt Meadows look like in 10 years – what might it add to the richness and resilience of the community?" The ideas brought forth most often included:

1. Protecting and preserving farmland;
2. Economic viability and support for farmers;
3. Local food production, accessibility and food security;
4. Improved transportation and infrastructure;
5. Environmental sustainability; and
6. Community engagement and awareness of the sector.

Other Comments

Other comments received from the agriculture and agri-food survey included the following:

Road Safety and Infrastructure

- Install more signs to raise awareness and promote respectful behavior towards farm vehicles on the road.
- Review road safety measures for farm vehicles, particularly in areas experiencing increased commuter and truck traffic.
- Support improvements to flood gates and pump stations to manage water levels in ditches during droughts and heavy rainfall.

ALR and Farmland Protection

- Maintain the integrity of the ALR and oppose the development of housing and commercial properties on fertile land.
- Advocate for higher farm tax thresholds and stricter enforcement of ALR rules.
- Oppose the removal of land from the ALR and the construction of large houses on farmland.
- Address the need for easier housing options for farm families.

Use of Farmland

- Concerns about the negative impact of the cannabis industry on farmland and the need to prevent non-agricultural operations on prime agricultural land.

- Encourage estate properties on ALR land to be used for farming purposes (e.g. can lease out land to farmers) and discourage the construction of large homes or storage of recreational vehicles.
- Seek community input and address concerns regarding unused farmland, waste and plastic container cleanup, and the protection of land for farming.
- Prioritize food production.
- Recognize the potential opportunities for crop variety and the importance of the horticulture industry.
- Support the development of financial incentives and options to encourage the use of unused farmland.

3.4.2 Community Survey Results

A survey was developed for the public to gauge interest and levels of support for local agriculture, identify areas of urban/rural tension, and canvas questions regarding community food security. The survey was distributed online through the “Have Your Say” platform and was promoted through local social media, websites and newspapers. The survey was open from May 29 to June 29, 2023.

The community survey received 75 responses. Approximately 60% of the respondents were female and around half (48%) were between the ages of 30-50.

Attitudes around and engagement with the local food system

Community respondents indicated that they buy local products at the farmers market, grocery stores, and directly from producers. It is common for people to cook and garden (Figure 10). Over 60% of respondents indicated that they purchase local food often, or on a weekly basis (Figure 11).

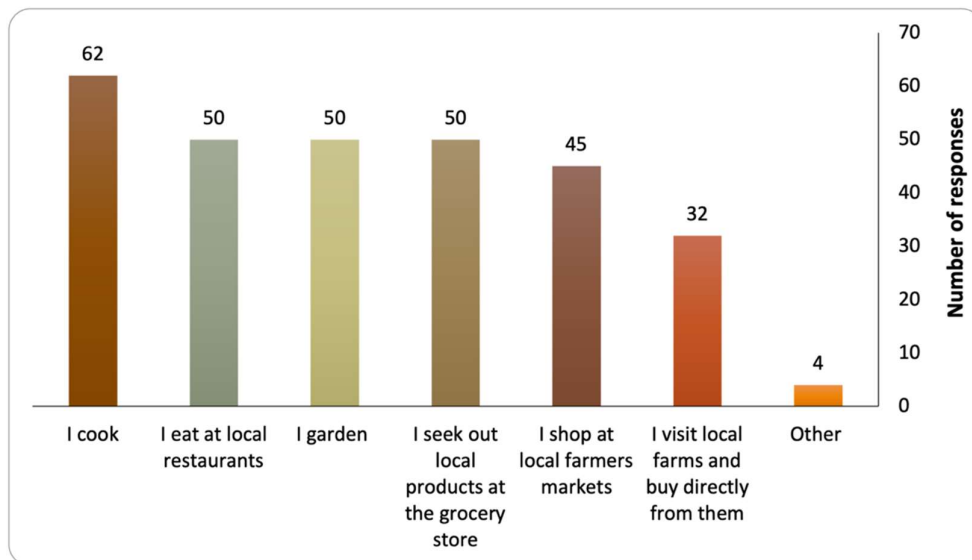


Figure 10 Relationship to the food system

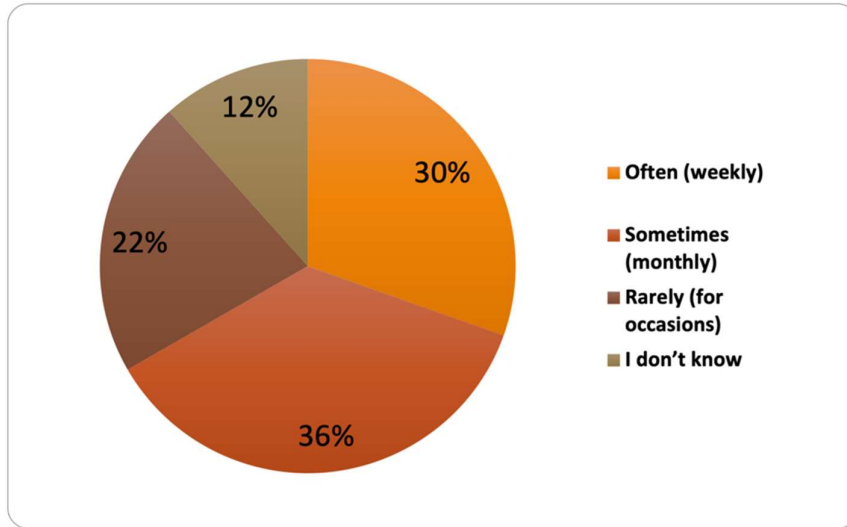


Figure 11 Frequency of purchasing local foods

Respondents indicated that they would be encouraged to purchase local more often if local foods were more convenient to purchase, more affordable and if there were more processed local foods available (Figure 12). The public would find the following information useful in encouraging more local food purchases:

1. Resources about finding local foods (e.g., maps);
2. Information about the farms and farmers producing foods; and
3. Information about the health and environmental benefits of local food products.

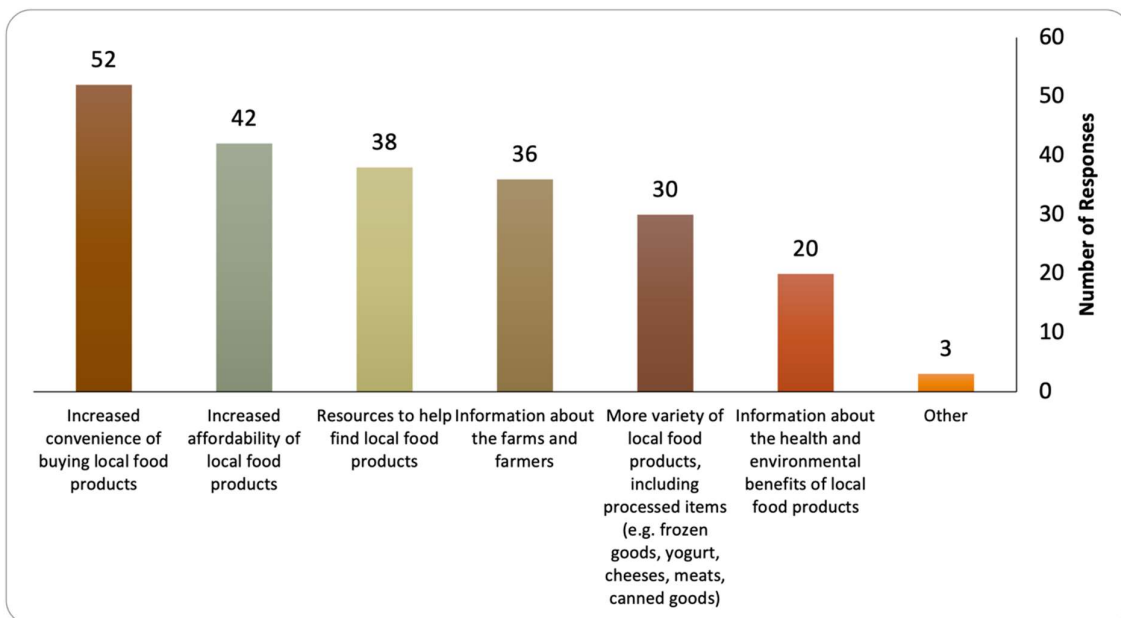


Figure 12 Actions for encouraging more local food purchases

Benefits and drawbacks of living near active farms

Respondents see value in living near active farms. Top benefits respondents see from active farming in Pitt Meadows include access to fresh produce, agriculture’s contribution to the local economy, the connection to nature and views, and community food security (Figure 13). Some of those who responded “other” indicated that farming areas have lower populations and there is less crime. In addition, a high number of survey respondents (88%) say they use the recreational dikes located adjacent to agricultural areas for activities such as biking, walking, or running (Figure 14).

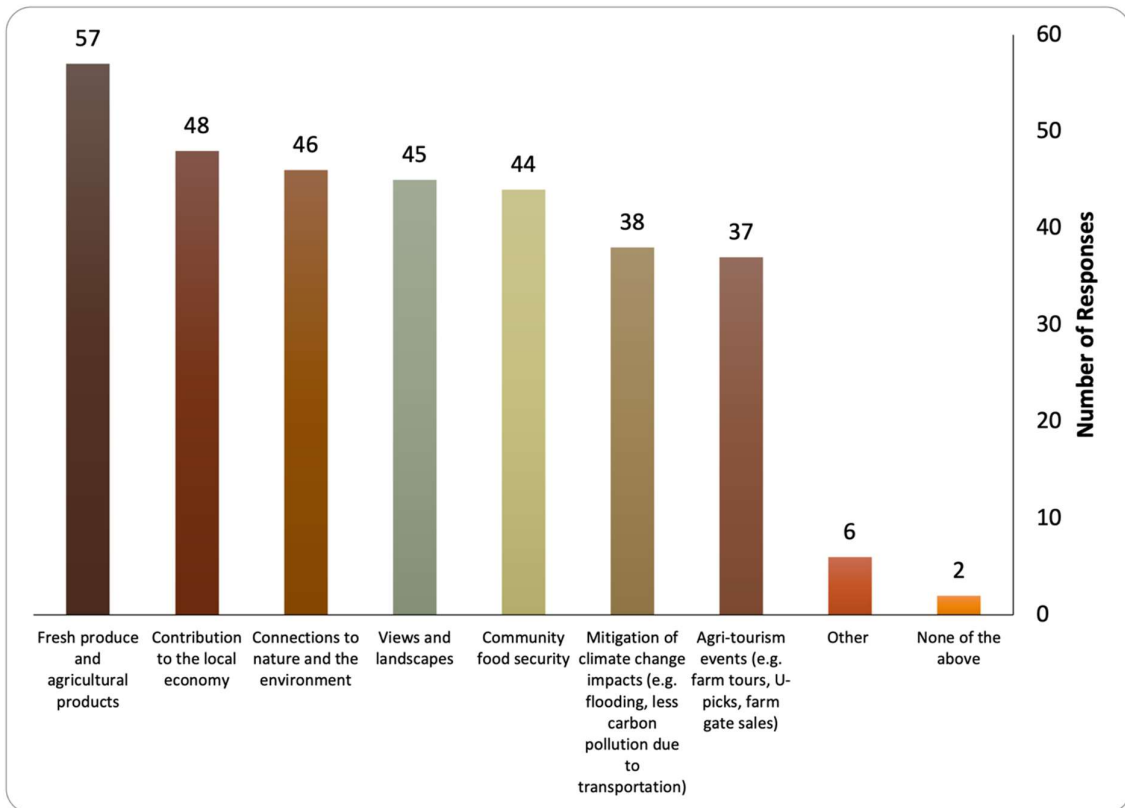


Figure 13 Benefits of living near active farms

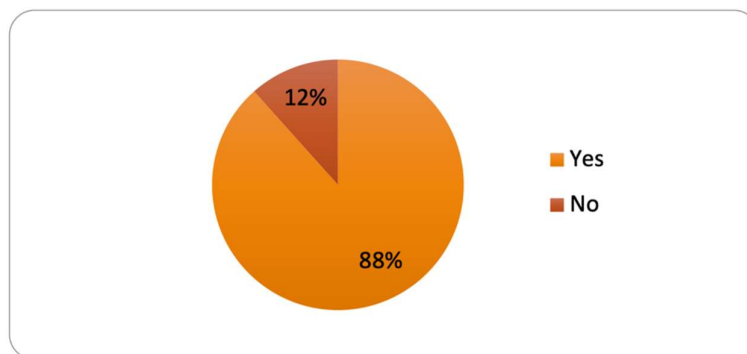


Figure 14 Percentage of respondents who use dikes adjacent to agricultural lands for recreation

Pitt Meadows’ residents are interested in engaging with the agriculture and agri-food sector in a variety of ways (Figure 15). The top activities are:

1. Purchasing foods directly from the farm or though u-pick;
2. Visiting a local winery, brewery, cidery or other farm-based drinking establishment; and
3. Attending farm tours.

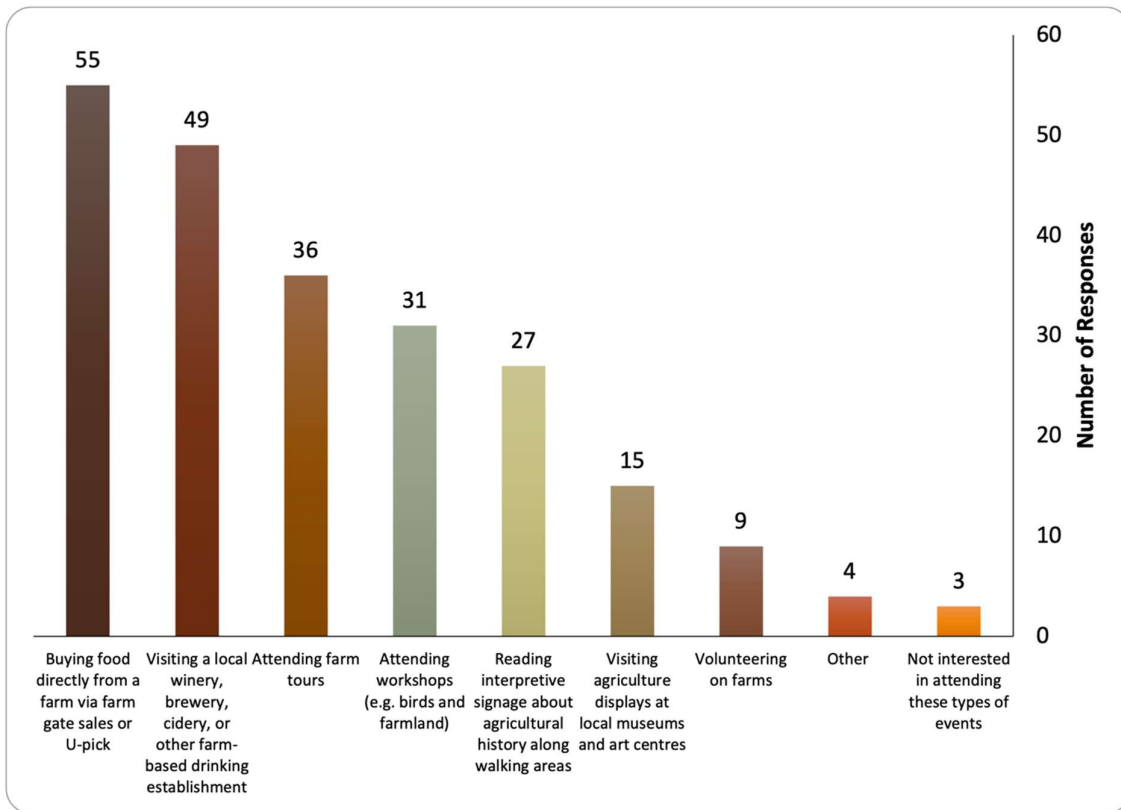


Figure 15 Types of agricultural activities that are of interest to respondents

Over 80% of respondents experience no negative impacts of living near farmland. The other 20% indicated they experience some negative impacts including: spraying of crops, odour, noise, increase in industrial use of the landscape, and farm vehicles on the road.

Support for agricultural stewardship

The majority of respondents (71%) would be willing to pay a fee from residential properties to develop a fund to support ecosystem restoration and maintenance on farmland (Figure 16). Nearly half (48%) would be willing to pay over \$5.00/year towards this fund. This indicates residents understand the agricultural land is currently and can be stewarded to protect habitat and support ecosystem services, and that these benefits contribute to their quality of life (Figure 13). Those who responded “other” indicated that they would need more information on how the money would be spent, to ensure it was spent effectively, and to ensure the primary use of farmland is for food production.

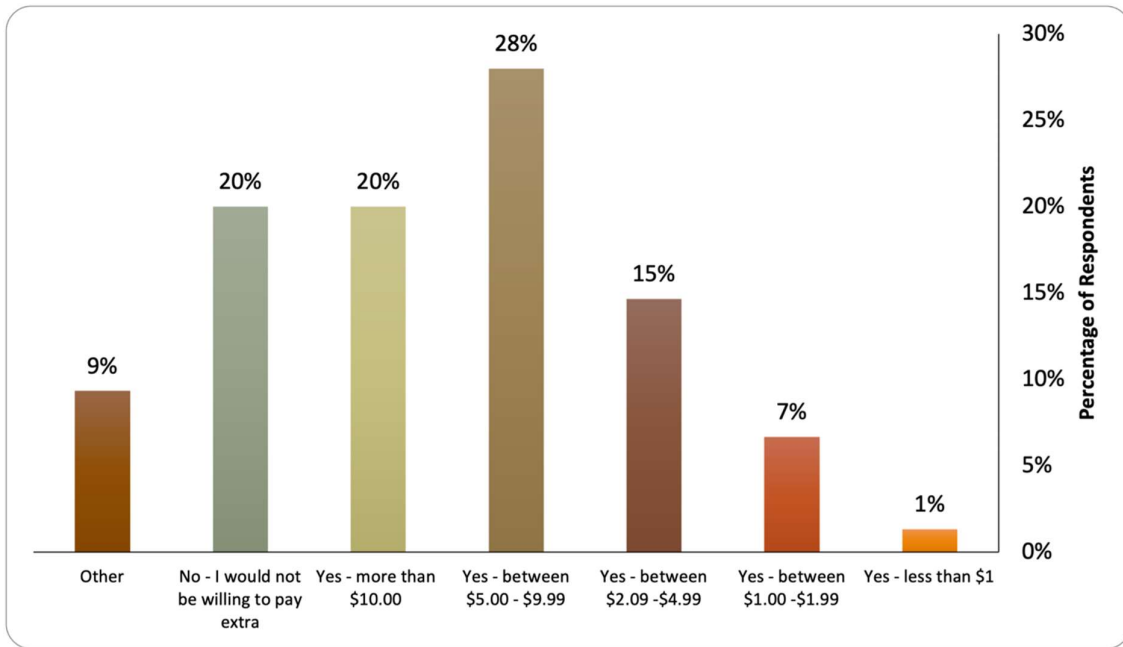


Figure 16 Community Member Respondents' support for collecting a fee from residential properties to develop a fund to support ecosystem restoration and maintenance on farmland

Attitudes towards the City of Pitt Meadows as a sector partner

Respondents support a range of activities for the City of Pitt Meadows to continue being a partner in the agriculture and agri-food sector (Figure 17). The three most important activities identified were:

1. Implementing policies and bylaws to protect farmland for farming (e.g., restricting size of homes on ALR lands, reducing truck storage);
2. Maintaining dikes and flood control infrastructure, facilitating the use of ditch water for irrigation; and
3. Supporting the protection of natural areas, while mitigating the impacts of wildlife on agriculture.

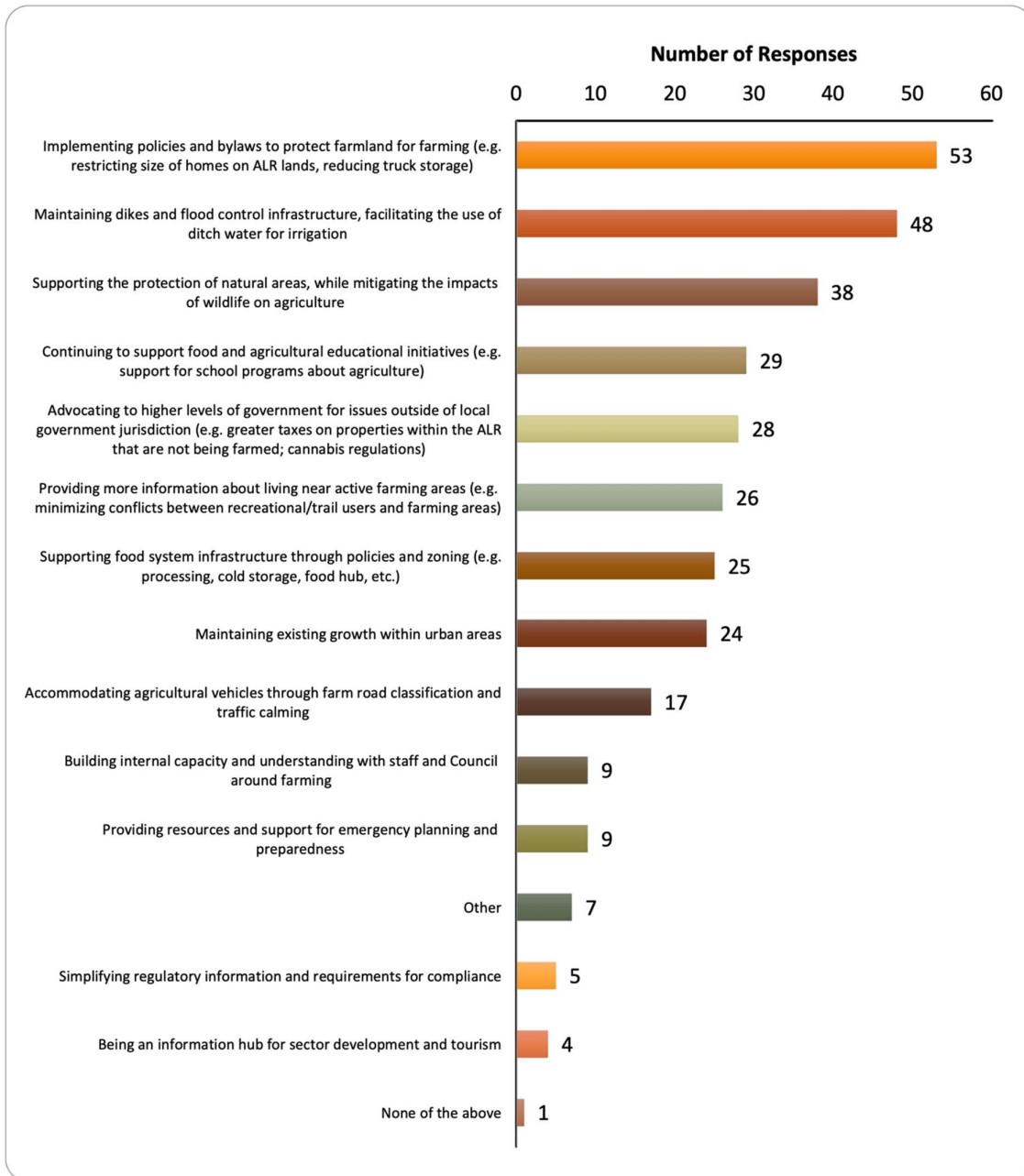


Figure 17 Ways in which the City of Pitt Meadows can continue to be a partner in the agriculture and agri-food sector

Future of Pitt Meadows agriculture in 10 years

There were 53 answers to the question “In your ideal world, what does agriculture in Pitt Meadows look like in 10 years – what might it add to the richness and resilience of the community?” More than half of the respondents (59%) want to ensure that farmland is protected (i.e., not converted to industrial or residential uses) and used to its full potential for food production. Over a third of respondents (35%) want to see an increase in the availability and diversity of local food in 10 years, with local food being accessible at the farm gate, and clearly identified in grocery stores. Other comments included the continued use of recreation on the dikes and ensuring agricultural practices steward the environment and contribute to climate change mitigate.

4.0 Next Steps – Round 2 Engagement

The results of the Round 1 of engagement, along with the background research and policy analysis, will inform the development of the draft Agricultural Plan Update document. The draft update will be completed by the end of the summer, after which Round 2 of engagement will begin. Table 4 outlines the engagement activities that will occur during the Round 2 of engagement from September to December 2023.

Table 4 Activities anticipated for Round 2 of engagement

Round 2 Engagement	Timeline
1. Presentation of Draft Plan to AAC and External Review	Late Sept- Oct 2023
2. Online Feedback and Open House	October 2023
3. Draft Plan Presentation to Staff and Council	Late October – November 2023
4. Creation of Agricultural Plan Infographic	Early December 2023
5. Presentation of Final Agricultural Plan Update	Early December 2023

4.1 Presentation of Draft Plan to AAC and External Review

The draft Agricultural Plan will be presented to the AAC for comment at a meeting in the fall of 2023. At this point in the project timeline, the consultants recommend also submitting the draft Plan to the Agricultural Land Commission (ALC), Ministry of Agriculture and Food (AF), and other organizations for external review.

4.2 Online Feedback and Open Houses

Input from the local farming community, rights-holders, and general public about the draft Agriculture Plan Update will be gathered through an online feedback process. The draft Plan may be posted through “Have Your Say” with an opportunity for the public to provide feedback through submission of an online comment form. This secondary forum for feedback will ensure that as many voices are heard, regardless of their ability to attend in-person events.

The open house will be geared towards presenting the draft Agricultural Plan Update to interested and affected individuals and gather feedback to be incorporated into a final draft of the Plan.

4.3 Presentation to Staff and Council

The consultants will present the draft Agricultural Plan Update to staff. Additionally, the consultants will support Pitt Meadows staff in preparing to present the draft Plan to Council. The feedback from these presentations will guide the development of the final draft of the Agricultural Plan Update.

Agriculture and Agri-Food Sector Survey - Agricultural Plan

SURVEY RESPONSE REPORT

29 May 2023 - 29 June 2023

PROJECT NAME:

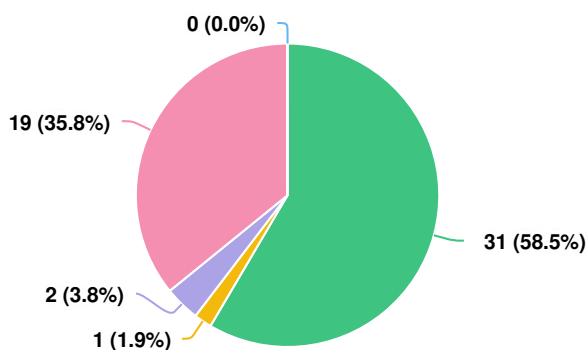
Agricultural Plan Update

Note: Five surveys from the Agriculture and Agri-Food Sector should be included in the Community Member Survey, so 48 Agriculture and Agri-Food Sector Surveys were submitted, but five Community Member Surveys are incorporated into this data.



SURVEY QUESTIONS

Q1 Please select the option which best describes you

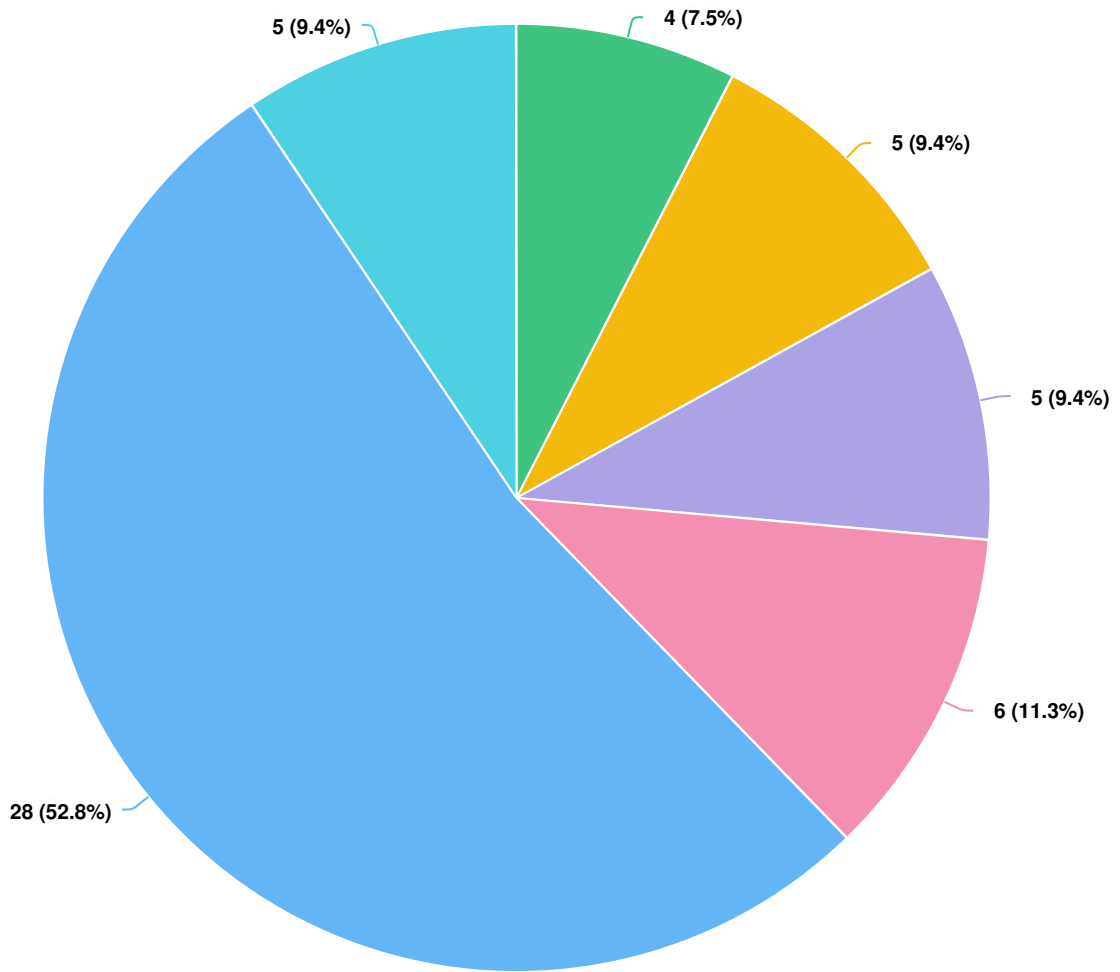


Question options

- I work for or own a farm operation
- I am involved in commercial food retail (grocer or food wholesaler)
- I work for or run a food, agricultural, or food security-related organization
- Other (please specify)
- I work for or own an agri-food processing business

Optional question (53 response(s), 1 skipped)
Question type: Radio Button Question

Q2 | How long have you been involved in the agriculture and agri-food sector in Pitt Meadows?

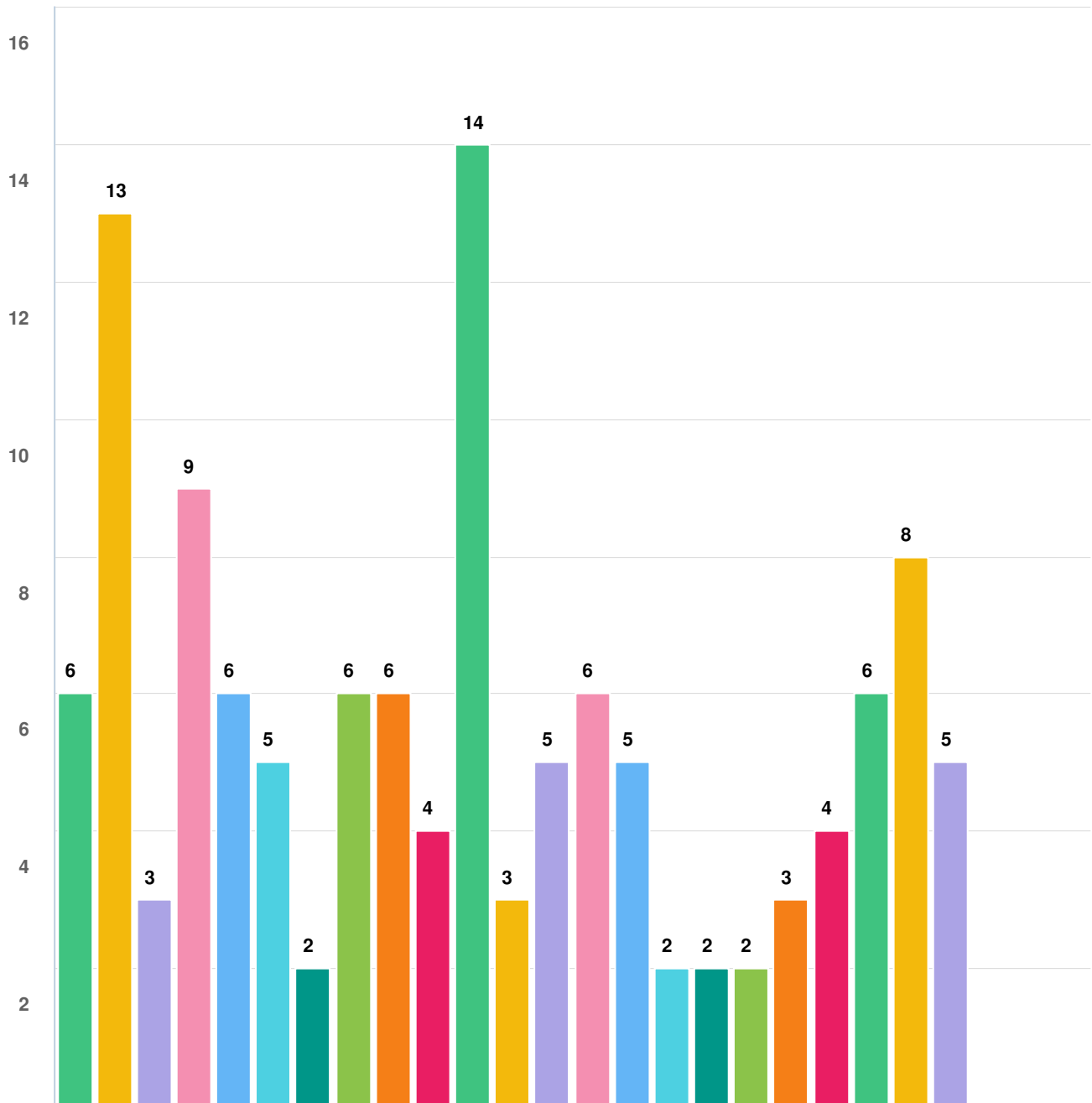


Question options

- Just starting this year
- Less than 5 years
- Between 5 – 10 years
- Between 10 – 20 years
- More than 20 years
- Not applicable to me

Optional question (53 response(s), 1 skipped)
Question type: Radio Button Question

Q3 Which of the following best describes your farm operation or commodity? Select all that apply.



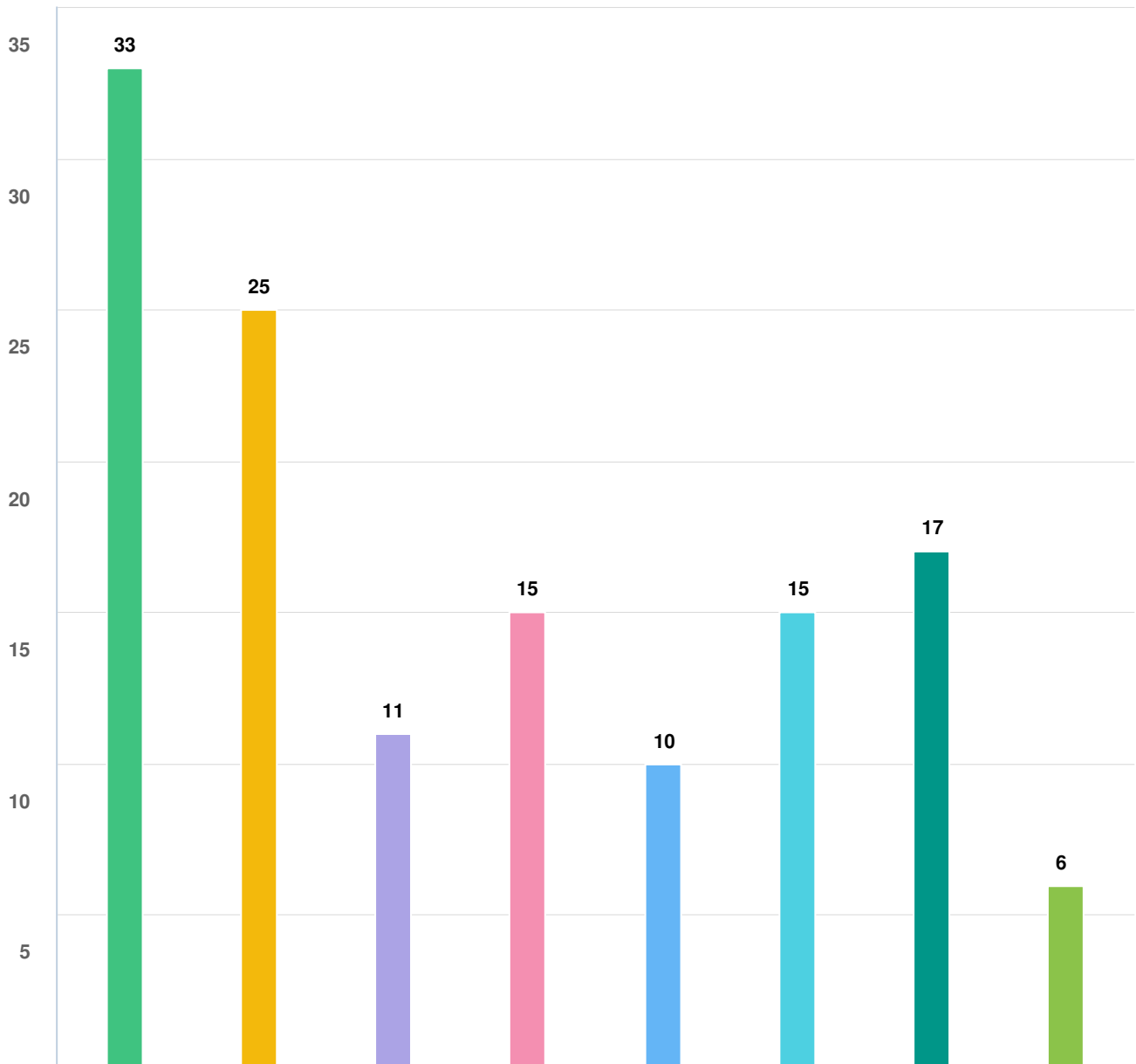
Question options

- Beef ● Blueberries ● Cranberries ● Dairy ● Eggs ● Nursery (field/pots) ● Nursery (greenhouse)
- Flowers (field/pots) ● Flowers (greenhouse) ● Garlic ● Hay & forage ● Herbs ● Honey
- Horses, ponies, donkeys (equine) ● Pasture ● Pork ● Poultry (meat birds) ● Sheep or goats
- Strawberries ● Vegetables (greenhouse) ● Vegetables (field) ● Does not apply to me ● Other (please specify)
- Cannabis ● Indoor fruit or vegetables (vertical farm) ● Mushrooms

Optional question (53 response(s), 1 skipped)

Question type: Checkbox Question

Q4 In your opinion, what are the top opportunities for growing the agri-food sector in Pitt Meadows?



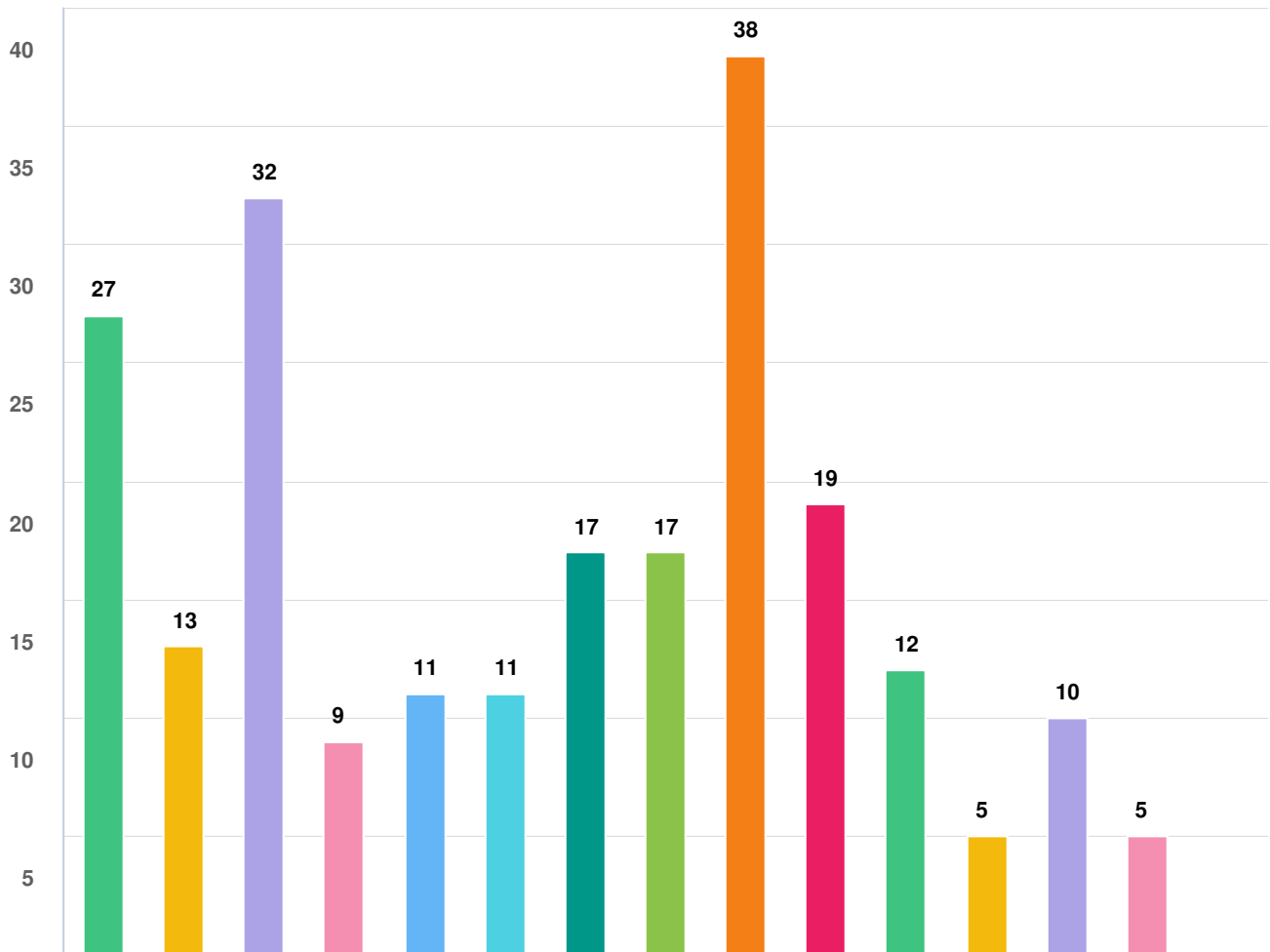
Question options

- Greater awareness amongst the public about opportunities to support the local agriculture and agri-food sector
- Support for business continuity (e.g. farm succession planning and/or getting new entrants into farming)
- Reinforcing supply chains and ensuring key inputs can be accessed
- Investing in local agri-food processing and value-added infrastructure
- Exploring agri-tech opportunities (e.g. using apps to regulate climate control in barns, replacing some labour with machines or robotics, using hyper-efficient irrigation systems)
- Investigating vertical farming and other intensive indoor farming opportunities
- Capitalizing on proximity to market and developing opportunities to sell products locally
- Other (please specify)

Optional question (52 response(s), 2 skipped)

Question type: Checkbox Question

Q5 What are the most important ways the City of Pitt Meadows can continue to be a supportive agriculture and agri-food sector partner? Choose your top 5.



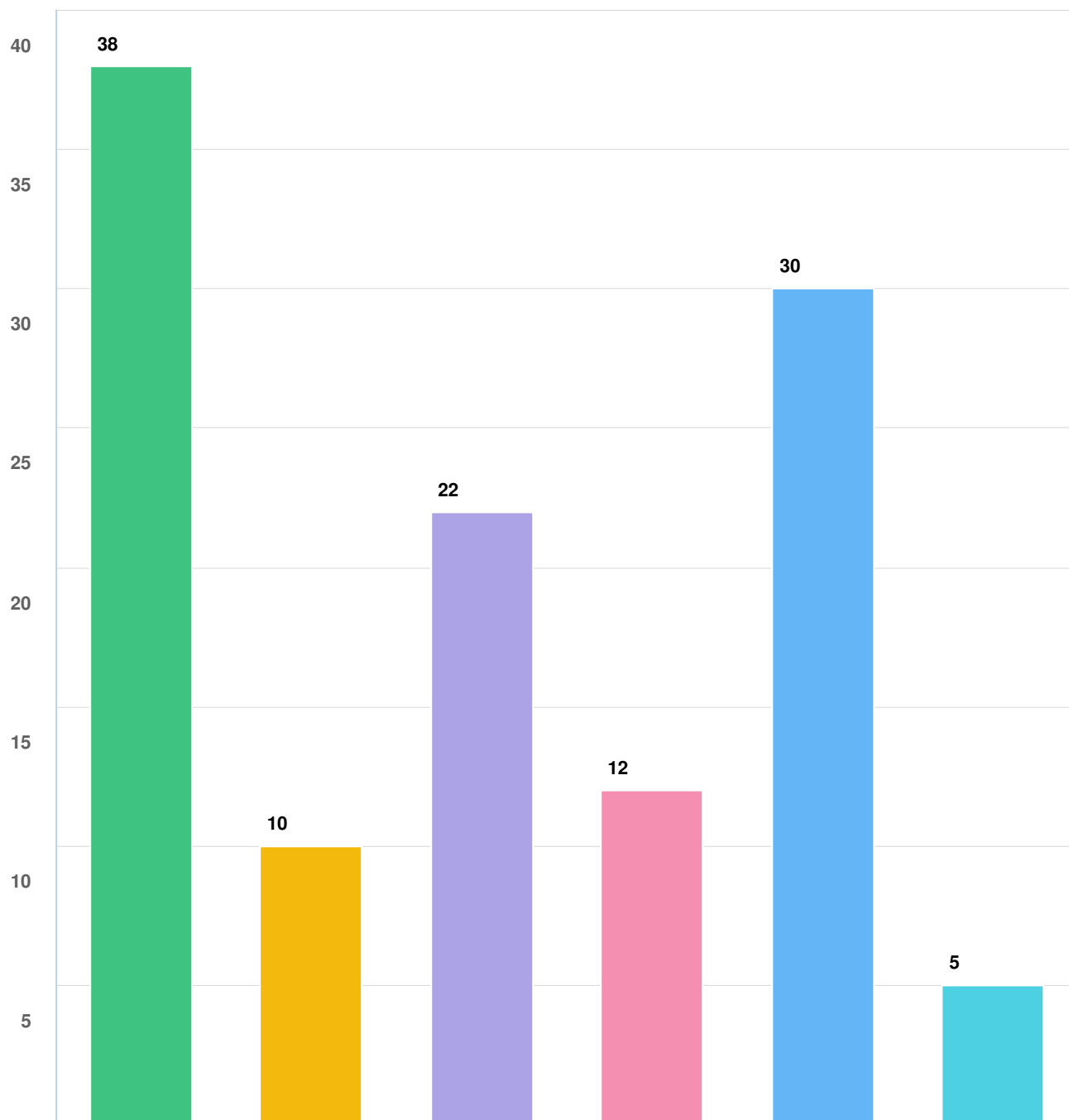
Question options

- Providing more information about living near active farming areas (e.g. minimizing conflicts between recreational/trail users and farming areas)
- Maintaining existing growth within urban areas
- Implementing policies and bylaws to protect farmland for farming (e.g. restricting size of homes on ALR lands, reducing truck storage)
- Building internal capacity and understanding with staff and Council around farming
- Accommodating agricultural vehicles through farm road classification and traffic calming
- Supporting food system infrastructure through policies and zoning (e.g. processing, cold storage, food hub, etc.)
- Supporting the protection of natural areas, while mitigating the impacts of wildlife on agriculture
- Continuing to support food and agricultural educational initiatives (e.g. support for school programs about agriculture)
- Maintaining dikes and flood control infrastructure, facilitating the use of ditch water for irrigation
- Advocating to higher levels of government for issues outside of local government jurisdiction (e.g. greater taxes on properties within the ALR that are not being farmed; cannabis regulations)
- Simplifying regulatory information and requirements for compliance
- Being an information hub for sector development and tourism
- Providing resources and support for emergency planning and preparedness
- Other (please specify)
- None of the above

Optional question (53 response(s), 1 skipped)

Question type: Checkbox Question

Q6 What can the public do to support the local agriculture and agri-food sector?

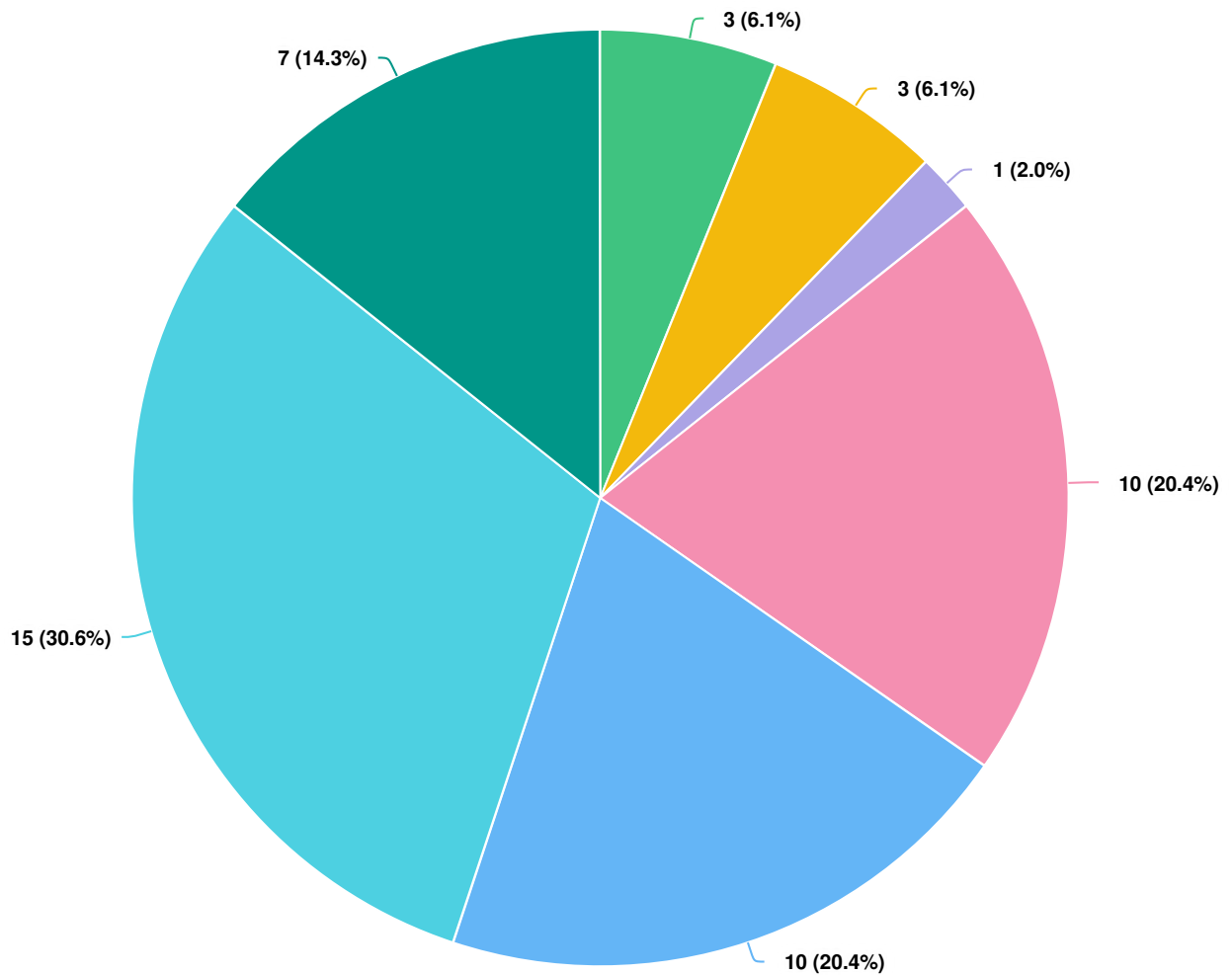


Question options

- Buy food directly from farmers (e.g. farmers markets, U-pick, online ordering)
- Support densification of housing within urban areas
- Be respectful and aware while using trails adjacent to farms
- Consider working on a local farm (or encourage family members to do so)
- Be patient when farm vehicles are on roadways
- Other (please specify)

Optional question (50 response(s), 4 skipped)
 Question type: *Checkbox Question*

Q7 | Natural areas on agricultural land can be stewarded to protect habitat and support ecosystem services. Would you be in support of the City of Pitt Meadows collecting a fee or levy from residential properties to develop a fund to support ecosystem ...



Question options

- Yes - about the cost of a stamp per year (< \$1.00/year)
- Yes - about the cost of a cup of coffee per year (\$1.00 - < \$2.00/year)
- Yes - about the cost of 2L of milk per year (\$2.00 - < \$5.00/year)
- Yes - about the cost of lunch per year (\$5.00 - < \$10.00/year)
- Yes - more than \$10.00 per year
- No - I would not be willing to pay extra
- Other (please specify)

Optional question (49 response(s), 5 skipped)
 Question type: Radio Button Question

Q8 | What about Pitt Meadows' agriculture and agri-food sector is most important to you?

Screen Name Redacted

5/29/2023 11:08 AM

Education for local schools and potentially establish a green certificate programs for the high school or co-op with farmers, kids/teens need to learn the different industry options available in agriculture considering 78% of Pitt Meadows is farm land

Screen Name Redacted

5/30/2023 04:41 AM

Keep our farmland, wetlands

Screen Name Redacted

5/31/2023 07:24 AM

To Maintain what we have.

Screen Name Redacted

6/03/2023 05:08 PM

Keeping farm land farmable, not creating monster homes or secondary suites that only become estate homes that end up being resold in relative short periods of time rather than farm businesses that can be in this community for generations.

Screen Name Redacted

6/05/2023 02:58 PM

The security of knowing that we have land that can be used to produce food for humans and animals is very important to me. Seeing the crops in the fields and the animals grazing is not only beautiful but very reassuring and connects me to the natural world - we all have to eat! Pitt Meadows has some of the best growing soil in the Lower Mainland and it's really important to me that we protect that from urban encroachment, land speculations and "country estate" housing.

Screen Name Redacted

6/06/2023 09:40 AM

I am concerned as I age that my children and grandchildren will not be able to afford to retain the family farm. And it will be sold to a multi corporation.

Screen Name Redacted

6/06/2023 10:44 AM

keep it Agriculture - not Industrial or Commercial

Screen Name Redacted

6/07/2023 04:25 PM

Agricultural land needs to be used to create the food products we eat (not just the raw material) the high cost of food is driven by high cost of industrial land. We need to convert accessible farmland close to transportation into agri industrial zoning.

Screen Name Redacted

6/07/2023 04:27 PM

creates local work/jobs able to shop local

Screen Name Redacted

6/07/2023 04:40 PM

Keeping the farm land and not letting it get destroyed by CPR

Screen Name Redacted

6/07/2023 10:24 PM

Providing clean locally sustainable food for our city, and surrounding areas.

Screen Name Redacted

6/08/2023 01:00 AM

Preservation of the land and bio-diversity in crops to support Mother Nature

Screen Name Redacted

6/08/2023 10:29 PM

A program that helps support local farmers by providing accessibility to local buyers such as farmers market, local grocery stores.

Screen Name Redacted

6/09/2023 01:29 AM

Healthy living of the people.

Screen Name Redacted

6/09/2023 10:05 PM

Protection of farmland from developers so that there is a future for agriculture.

Screen Name Redacted

6/11/2023 11:17 AM

It is important to us to be able to move our equipment around the area safely. Traffic has increased significantly over the past 15 years. There seems to be no patience among daily commuters as we repeatedly see them run stop signs to get in front of tractors. Also we would like to see better control of the ditch levels to be used for drainage and irrigation.

Screen Name Redacted

6/12/2023 09:52 AM

This area has great assets for high intensity farming that continue to be held back by all levels of government...No Farmers No food...No food processing NO FOOD.

Screen Name Redacted

6/12/2023 03:38 PM

Less Government!! We have been farming in Pitt Meadows for over 100 years. It continues to get more difficult every year to farm, with more government bylaws and more regulations. Every level of government Federal, Provincial, and Municipal tell us what we can and can't do, and how we should farm. They do all this with no farming background, just a computer and a degree that says it should be.

Screen Name Redacted

6/13/2023 10:05 PM

2 percent of the people in the world feed 98 percent of the world. We need to have the support of everyone to continue to keep everyone

feed. I believe it is very important to protect the dairy sector in Pitt Meadows as we are down to the few farmer on the block of McKechnie, Old Dewdney and Sharpe Road. Yes the farms are larger now and we need more grass lands to feed our livestock, so trying to keep our grass lands in production and for farmers who use the feed locally for their livestock.

Screen Name Redacted

6/14/2023 11:44 AM

keeping zoning for farmland

Screen Name Redacted

6/14/2023 01:20 PM

Shopping local and having clean fresh food. Supporting growers that are in their own municipality's. knowing what is going into your food.

Screen Name Redacted

6/14/2023 06:16 PM

Keeping the land as ALR and ensuring no farms are affected from CP rail and other services

Screen Name Redacted

6/16/2023 12:02 AM

Grow local shop local farm to table.

Screen Name Redacted

6/16/2023 09:24 AM

Ensuring we have profitable farms to supply local food.

Screen Name Redacted

6/19/2023 12:02 PM

To provide dairy products locally, within the lower mainland and BC. By supplying locally, it would help cut down on the cost of transport around the world along with green house gases

Screen Name Redacted

6/19/2023 12:14 PM

The Nurseries that grow and supply the Horticulture Market with trees, shrubs, plants , flowers and turfgrass.

Screen Name Redacted

6/19/2023 01:46 PM

That's it maintained, grows with technology but maintains a healthy living environment for all workers.

Screen Name Redacted

6/20/2023 08:47 AM

Less red tape, not more.

Screen Name Redacted

6/21/2023 09:52 PM

Encouraging organic farming, respect for light agriculture. Encourage community gardens.

Screen Name Redacted

Local food security. Buy local.

6/22/2023 12:42 AM

Screen Name Redacted

That it be preserved for future generations

6/23/2023 02:25 PM

Screen Name Redacted

Being able to buy as much as possible locally produced food

6/24/2023 09:49 AM

Screen Name Redacted

I feel We all should conscious of buying local food and encouraging the growth of these businesses to support the stability of our food supply.

6/24/2023 10:48 PM

Screen Name Redacted

Blueberry industry is all but dead you need to figer out what that land will do now !

6/24/2023 11:09 PM

Screen Name Redacted

Food security and Pitt Meadows being for the farmers by allowing them to burn brush

6/25/2023 01:58 AM

Screen Name Redacted

Keeping the local ditches clean Get on with the underpass, not having it is a major detriment to the city and long over due

6/27/2023 05:43 PM

Screen Name Redacted

Being able to buy direct from the farm.

6/28/2023 10:11 AM

Screen Name Redacted

Most important to me are the concerns about our local families continuing to farm. With all the bureaucracy, costs and time commitments associated with farming, these serious factors are limiting the next generation's (succession planning) consideration to farm, which opens the doors to corporations buying local farms and taking over.

6/28/2023 10:38 AM

Screen Name Redacted

Support from this current Council! More signage on roadways to clarify this is a Farm vehicle area on Old Dewdney there is just one sign in our area. The Dump trucks on this road have created real problems for farm vehicles, motorist alike & cyclists. They are speeding, splashing gravel on their turns & causing (visual- cant see to cross) accidents in the tight ditch intetsections.

6/29/2023 09:41 AM

Optional question (39 response(s), 15 skipped)

Question type: Essay Question

Q9 | In your ideal world, what does agriculture in Pitt Meadows look like in 10 years – what might it add to the richness and resilience of the community?

Screen Name Redacted
5/29/2023 11:08 AM

Keeping north Pitt Meadows reserved for farm land and being able to source food locally from farmers

Screen Name Redacted
5/30/2023 04:41 AM

More natural look Keep the tree No cutting tree residential

Screen Name Redacted
5/31/2023 07:24 AM

The more diverse a community is, the better! I hope 10 years from now we still see the same farms that currently are operating, hopefully with new ones added to it.

Screen Name Redacted
5/31/2023 09:16 PM

Better transportation in and out of Pitt Meadows. Improved bike lanes along Ford Road.

Screen Name Redacted
6/03/2023 05:08 PM

if keeping agriculture for the long term in Pitt Meadows farming must become a priority for agriculture land and not a estate home or subsidized home to collect farm taxes and run non farm related businesses on the property.

Screen Name Redacted
6/05/2023 02:58 PM

In 10 years I hope that agriculture in Pitt Meadow is thriving at or above the level it is currently. I hope that new farmers are entering the agriculture industry and those on ALR properties are encouraged to become hobby farmers to support the industry through awareness, purchasing farming supplies, food, livestock, etc.). I hope that in 10 years everyone knows a farmer in Pitt Meadows either through meeting and talking to them or through highlights in the local newspaper, Agriculture Advisory Committee, Council or other. I would love to see strict regulations preventing excessive housing and development (including land speculation) on smaller acreages. I would love to see more awareness and pride within the “non-farming” community of Pitt Meadows so that they know what is being grown and produced in their community so they can support it through purchasing, or just sharing and being aware of the challenges of agriculture and how they can help (i.e. not complain about the smell of manure, respect slow moving vehicles, understand water is important for crops, not lawns, etc

Screen Name Redacted
6/06/2023 09:40 AM

I hope it looks similiar, with people respectful of farm equipment on the roads. I find on MacNeil road its a racetrack with golfers speeding

to get to the local golf clubs.

Screen Name Redacted

6/06/2023 10:44 AM

Not ideal, already in the process - reality - farm properties with MEGA MANSIONS, some like Hotels.

Screen Name Redacted

6/07/2023 04:25 PM

IF food processors have available agri industrial zoning for large scale processing, they will buy all the raw materials they need locally. We have no food processors left

Screen Name Redacted

6/07/2023 04:27 PM

see answer to 8. above

Screen Name Redacted

6/07/2023 04:40 PM

Same as it is now

Screen Name Redacted

6/07/2023 10:24 PM

Protecting the existing agricultural land and assisting it to flourish and grow

Screen Name Redacted

6/08/2023 01:00 AM

Shut down the cp expansion!!! That would preserve valuable farmland that they want to destroy

Screen Name Redacted

6/08/2023 10:29 PM

We would have local meat, vegetables and fruits etc accessible to all residents. Supporting a regenerative farming structure and supporting those farmers with grant initiatives etc.

Screen Name Redacted

6/09/2023 01:29 AM

It is mostly depends on City plans and decisions.

Screen Name Redacted

6/09/2023 10:05 PM

Diversity of products, farm gate sales, farm market sales

Screen Name Redacted

6/11/2023 11:17 AM

Lets just hope there is still farming as urban sprawl is choking us out.

Screen Name Redacted

6/12/2023 09:52 AM

Optimizing the north side of the highway to allow this community to become a whole community. We need to move beyond the past to become a community where people can live,recreate,work and eat all in this part of the world we call home.We have moved beyond just being a bedroom community for those communities around us.

Screen Name Redacted

6/12/2023 03:38 PM

Work Safe-SPCA-CFIA-Stats Canada-Pro Action-DairyTrace-NFACC-AgriAssurance Program-Fish and Wildlife- PEDA-BCPID-any many more programs would be history. People would stop complaining about farmers with their mouth full.

Screen Name Redacted

6/13/2023 10:05 PM

With CPR taking so many acres out of our agricultural production and more people buying farm land and not seeing the importance of keeping it farmed , I fear Pitt Meadows is losing its farming richness. I see blueberry farms left unfarmed, trees planted in AG land and then left because a the trees weren't sold when they were a smaller size so now that land is unfarmable. Time to make our agriculture land owners accountable. I know there are farmers willing to farm your land.

Screen Name Redacted

6/14/2023 11:44 AM

area still zoned for farmland but in some cases allowing additional buildings if part of a property isn't useful for farming, it may be useful for a second home (size conscious) for upcoming generations

Screen Name Redacted

6/14/2023 01:20 PM

with the way things are going no one will be able to afford to farm in 10 years unless they inherit the farm.

Screen Name Redacted

6/14/2023 06:16 PM

More or the same amount of farmland

Screen Name Redacted

6/16/2023 12:02 AM

Permanent farm market year round. Access to local produce/products for local families

Screen Name Redacted

6/16/2023 09:24 AM

I would like to see our current monoculture (berries) be replaced by many edible crops,more food processing facilities to basically fill local consumer food needs.

Screen Name Redacted

6/19/2023 12:02 PM

Hopefully it would be more affordable. With the cost of land going up along with the prices of fuel, fertilizer and seed it is becoming near impossible to make it work in the lower mainland.

Screen Name Redacted

6/19/2023 12:14 PM

Food production will be more in demand from local producers and these will be grow in greenhouses and vertical houses. (not so much in open fields) High Tech Computerized facilities.

Screen Name Redacted
6/19/2023 01:46 PM

More citizens having gardens or Quail in backyards within city Limits.
Teaching self sufficiency will foster appreciation.

Screen Name Redacted
6/20/2023 08:47 AM

Properties being left fallow and overgrown should have their taxes increased substantially, and increased every year if not farmed. I see smaller plots of land being used for vertical farming.

Screen Name Redacted
6/21/2023 09:52 PM

Strong respect for ALR

Screen Name Redacted
6/22/2023 12:42 AM

Keep farm land for farming. Protect ALR land.

Screen Name Redacted
6/23/2023 02:25 PM

Would be able to support our community and have local farm markets

Screen Name Redacted
6/24/2023 09:49 AM

More vertical farming given climate change issues. This will greatly reduced need for pesticides thereby helping to protect wildlife and reduce human exoosure/cancer risk

Screen Name Redacted
6/24/2023 10:48 PM

Ideally it would be great if Pitt Meadows residences had a regular opportunities to buy local. Whether that means more opportunities for farmer to sell direct to public from roadside or more opportunities to sell direct in our community.

Screen Name Redacted
6/25/2023 01:58 AM

In 10 years all of the brush should be cleared and Pitt Meadows be using its land at full potential

Screen Name Redacted
6/27/2023 03:47 PM

All of the farmers I know feel it is just a matter of time and agriculture in Pitt Meadows will be gone. Land values ,parking none farm vehicles ,the feel good part of living in the countryside and the high cost of farm inputs spell the end of farming.To many people want the land for none ag purposes.They will pay the higher taxes.Look around PM and you will see what our councils have allowed.Cheers

Screen Name Redacted
6/27/2023 05:43 PM

I think more flexibility on possible revenue streams, agro-tourism and accommodation , ie harvest host.

Screen Name Redacted
6/28/2023 10:11 AM

Larger natural growth area around boundary of farming fields.

Screen Name Redacted

6/29/2023 09:41 AM

It should be a priority to this Council...keep it going at all costs. As the old saying goes "no farms no food".

Optional question (39 response(s), 15 skipped)

Question type: Essay Question

Q10 | Do you have any other comments about the Agricultural Plan?

Screen Name Redacted

5/30/2023 04:41 AM

No

Screen Name Redacted

5/31/2023 07:24 AM

More signs to be respectful of farm vehicles on the road. Preferably one at every road entering Pitt Meadows where farm vehicles are known to travel.

Screen Name Redacted

6/03/2023 05:08 PM

lobby increasing the farm tax status to a much higher dollar level. Currently is 2500 dollars it should go much higher. Lobby for more ALR rule enforcement. Metro Vancouver increasingly is downloading rules and regulations onto farms and feel that there is disconnect between the city and where farming is occurring.

Screen Name Redacted

6/05/2023 02:58 PM

The Cannabis "boom" was maddening and saddening to witness - particularly the "pass the buck" mentality that the City of Pitt Meadows had when contacted by residents. Despite the jurisdiction being elsewhere (Federal, provincial) I feel that the City should have taken a more active approach whether through lobbying or informing residents so that they could lobby, as now we have a # of defunct, delict and degraded properties that were caught up in the "cannabis boom". The City should take a good, hard look at it's policies to insure that these types of operations that could (and should) be set-up on industrial land be prevented from setting up on prime, agriculture land. The new UP vertical farm is a similar story - it's fully contained and does not require prime, agriculture land to run. It's concrete with artificial lighting (the greenhouse is blacked out) so has no place on farmland. All estate properties that are on ALR should be encouraged (either carrot or the stick) to use the land as it was intended to be used. Not to build huge homes, park expensive toys like boats, RV's, etc. or leave the land fallow. I know it's a tough situation as all of the 5 acres lots make the economics difficult to make a profit from farming. However, if the City and/or ALR don't come up with a solution or program the speculation and development is going to continue especially as current farmers age out and new entrant farmers are

priced out of the market. Old Dewdney and Harris Road in all directions should be reviewed again to ensure that farm vehicles can move safely given the drastic increase in commuter traffic as well as gravel truck, B-Train trucks in the area. It is being used as a Bypass through Maple Ridge and Pitt Meadows and the volume of traffic is very high and drivers are not heeding the signage for no passing in certain areas as well as respecting slow-moving farm vehicles.

Screen Name Redacted

6/06/2023 09:40 AM

Its always a good ideal to have input from the community,

Screen Name Redacted

6/06/2023 10:44 AM

Tell some acreage owners to clean up their junk & plastic containers.

Screen Name Redacted

6/07/2023 04:25 PM

We need immediate action, we are about to have a lot of unused farmland in Pitt Meadows, it is a shame, we have a huge customer base at our door step

Screen Name Redacted

6/07/2023 04:40 PM

Protect the land for farming

Screen Name Redacted

6/08/2023 01:00 AM

Stop developing fertile land to turn it into housing and commerce

Screen Name Redacted

6/08/2023 10:29 PM

I'm not currently aware of the cities agricultural plans so I can't really comment.

Screen Name Redacted

6/09/2023 01:29 AM

Wish you full success in your improvement plans.

Screen Name Redacted

6/09/2023 10:05 PM

Rural properties that are not currently farmed or partially farmed but have been left in natural state and provide habitat for birds, mammals, insects should get a tax reduction / credit.

Screen Name Redacted

6/11/2023 11:17 AM

We pay a large ditch levy on our taxes so there should be no reason to implement water licencing when we have two rivers surrounding our community. Some improvements to the flood gates and pump stations would help increase ditch water levels during droughts and decrease ditch levels rapidly during high rain falls.

Screen Name Redacted

6/13/2023 10:05 PM

Make the production of food a priority, more people who move in means we need to produce more food. Support the safety of farmers on the road, they all have families who are waiting for them to come home safe. There are many on the road who think speed to get to their destination is more important than following a tractor for five minutes of their life, and keeping everyone safe.

Screen Name Redacted

6/14/2023 11:44 AM

not at the moment, continuing to learn

Screen Name Redacted

6/14/2023 01:20 PM

I think if a farmer is farming their land they should be able to park recreational vehicles on their land to offset a bad crop. It should be inspected and permitted to make sure its not a eye sore and done properly.

Screen Name Redacted

6/16/2023 12:02 AM

Stop removing land from ALR. Stop allowing mega houses on farm land.

Screen Name Redacted

6/16/2023 09:24 AM

Perfect timing as their is a lot of flux in the system now with blueberries under disease pressure and climate change delivering great crop variety opportunities.

Screen Name Redacted

6/19/2023 12:14 PM

Don't just focus on Food production and staff need to realize the Horticulture Industry is huge here similar to Holland and provides many many trades / technician jobs.

Screen Name Redacted

6/19/2023 01:46 PM

I really love our Pitt Meadows. The air is clean, garbage is picked up and I really want to keep it the Natural Place as much as possible while still growing. Pitt meadows should buy the land for 18 million that is being sold. Make it a community garden.

Screen Name Redacted

6/20/2023 08:47 AM

True farmers just want to farm. Don't make it more difficult!

Screen Name Redacted

6/22/2023 12:42 AM

Keep Pitt Meadows The Natural Place. Stop development on ALR

Screen Name Redacted

6/24/2023 09:49 AM

Need more options/financial incentives to encourage farmland not being used to be at least hayed

Screen Name Redacted

6/24/2023 11:09 PM

City need to make it easier to house farm families. As it is now its a joke

Screen Name Redacted

6/25/2023 01:58 AM

No

Screen Name Redacted

6/27/2023 05:43 PM

The BIG one, need bike lanes on agricultural area roadways, no truck routes through agricultural area, most roads too narrow for both. How about another CO-OP to serve the agricultural community, greatly missed, I blame it on CP and Port Vancouver for being a bully to the city

Screen Name Redacted

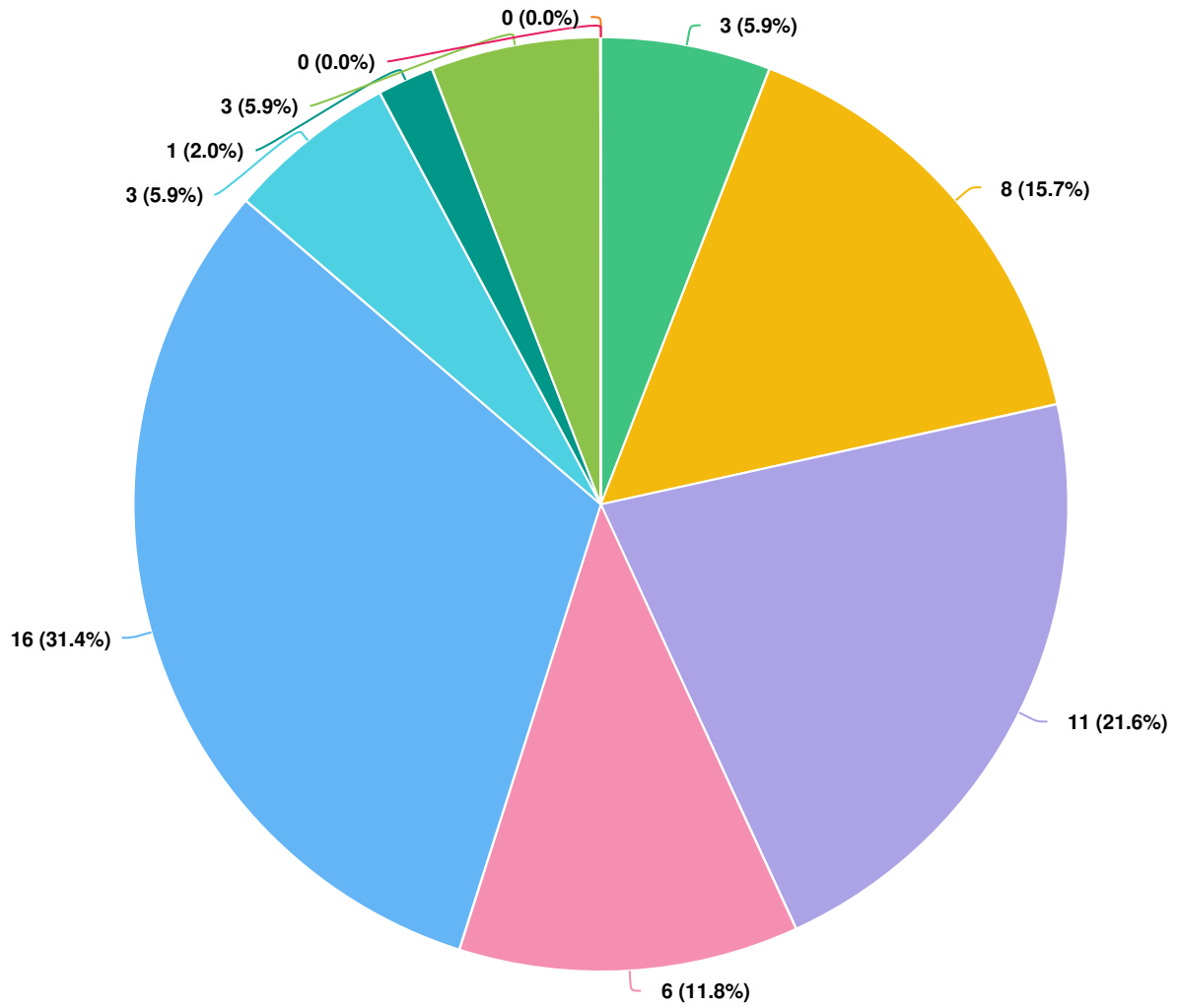
6/29/2023 09:41 AM

It is appalling that this Council & previous Council has allowed Monster homes on prime farm land, I know of many who built & sold with in 5 years. Thank goodness we have some protection of the Agriculture laws set up by our Provincial Government.

Optional question (27 response(s), 27 skipped)

Question type: Essay Question

Q11 (Optional) What age group do you fall within?

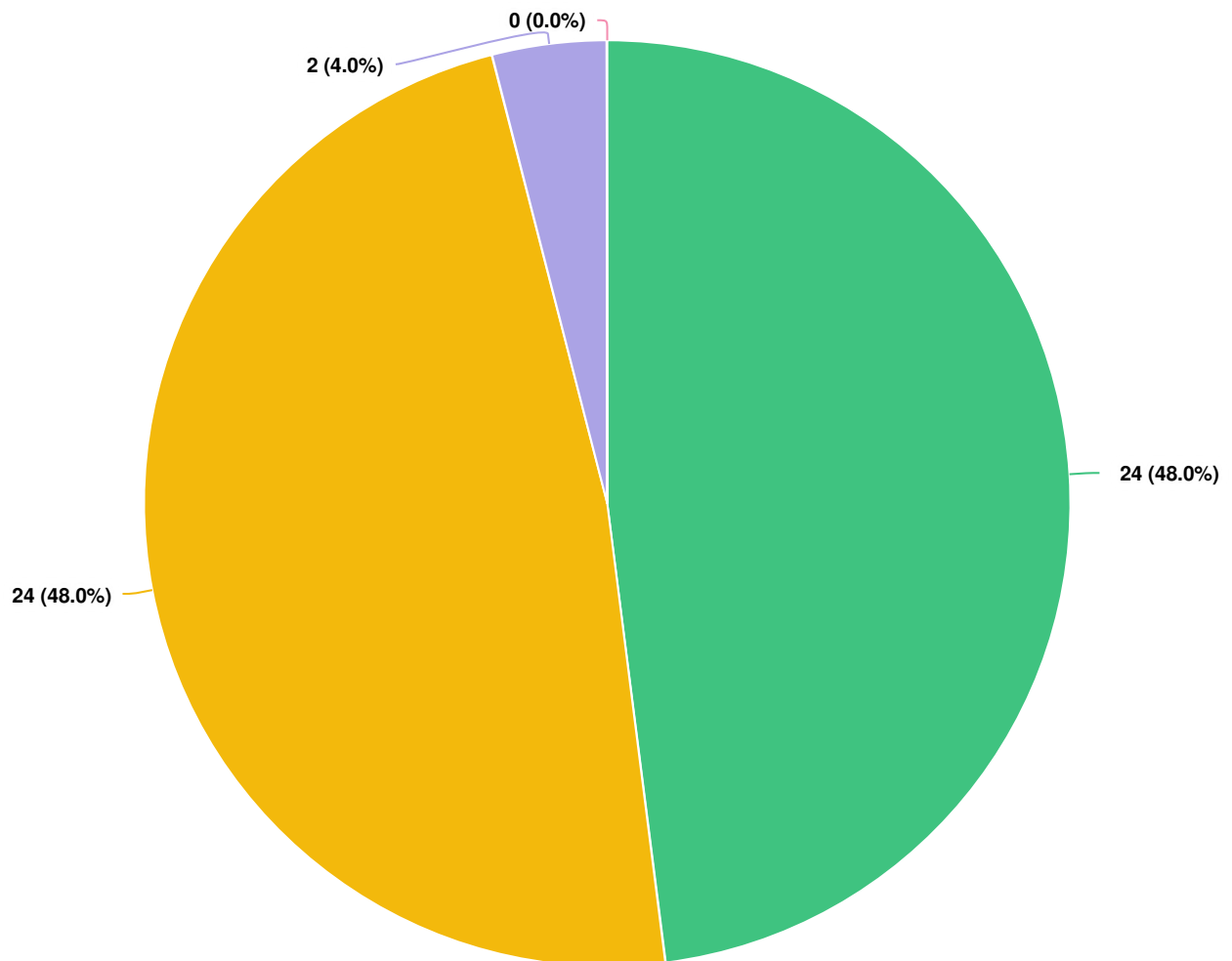


Question options

- 20 - 29
- 30 - 39
- 40 - 49
- 50 - 59
- 60 - 69
- 70 - 79
- 80 - 89
- Rather not say
- 19 or under
- 90 or over

Optional question (51 response(s), 3 skipped)
Question type: Radio Button Question

Q12 (Optional) What is your gender?

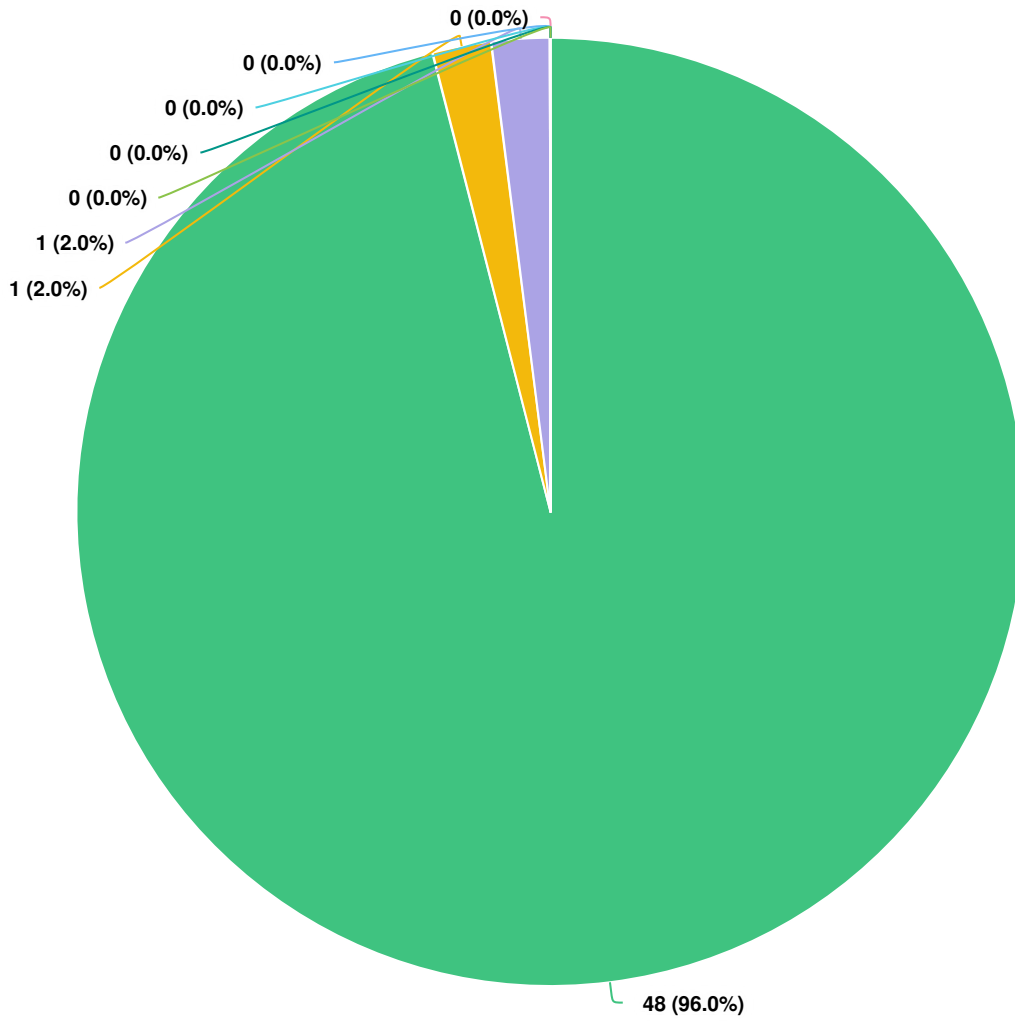


Question options

● Male ● Female ● Prefer not to answer ● Non-binary

Optional question (50 response(s), 4 skipped)
Question type: Radio Button Question

Q13 (Optional) What language is most spoken at your home?

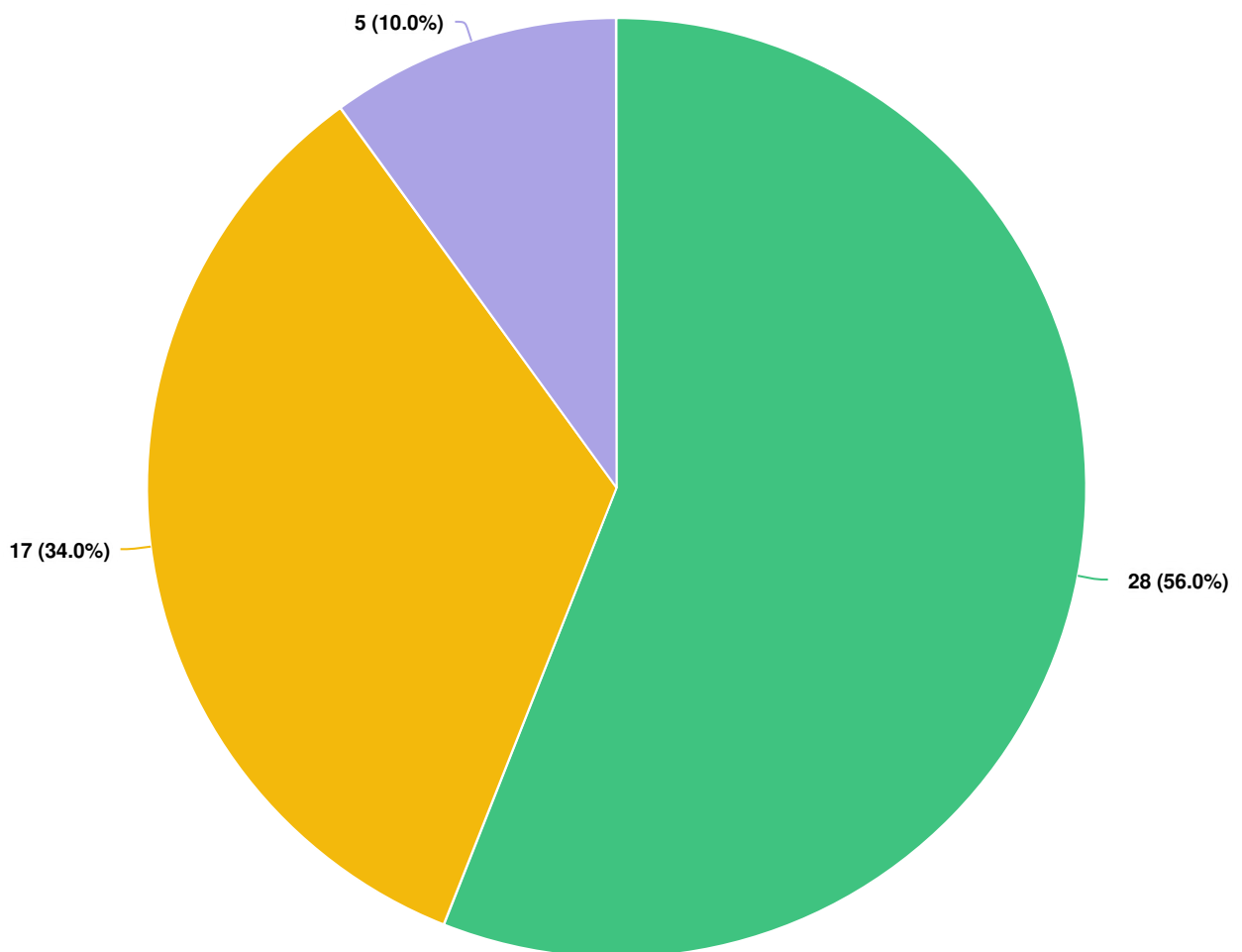


Question options

- English
- Prefer not to answer
- Other (please specify)
- French
- Punjabi
- Tagalog
- Mandarin
- Spanish

Optional question (50 response(s), 4 skipped)
Question type: Radio Button Question

Q14 (Optional) Are there children in your household?



Question options

- Yes
- No
- Prefer not to say

Optional question (50 response(s), 4 skipped)
Question type: Radio Button Question

Community Member Survey - Agricultural Plan

SURVEY RESPONSE REPORT

29 May 2023 - 29 June 2023

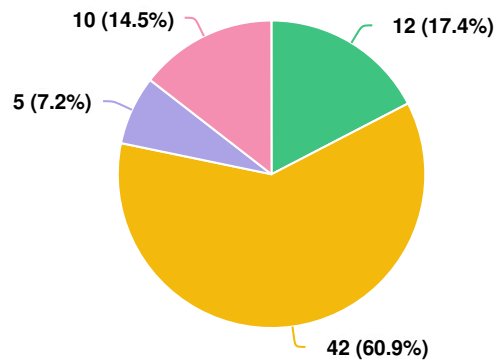
PROJECT NAME:

Agricultural Plan Update

Note: Five surveys from the Agriculture and Agri-Food Sector should be included in the Community Member Survey, so 75 Community Member Surveys were submitted, but five are not incorporated into this data.

SURVEY QUESTIONS

Q1 | Would you characterize your neighbourhood as:



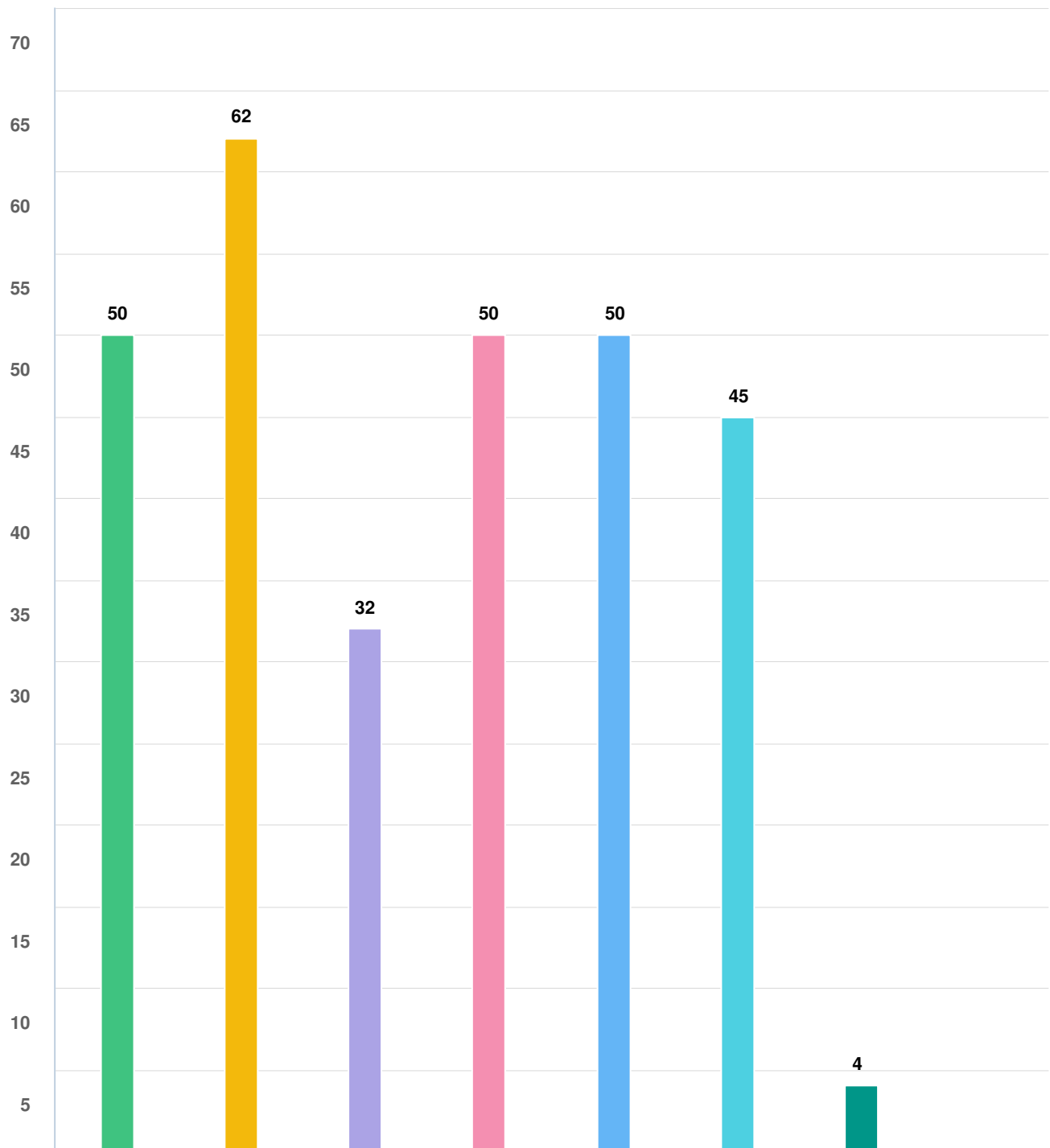
Question options

- Urban (e.g. walkable to amenities, residential buildings with multiple units)
- Suburban (e.g. some amenities are nearby, residences are mostly single-family units)
- Rural (e.g. large lots or acreages, some hobby farming)
- Agricultural (e.g. surrounded by active commercial farm operations)

Optional question (69 response(s), 1 skipped)

Question type: Radio Button Question

Q2 What is your relationship with the local agriculture and agri-food sector? Select all that apply.



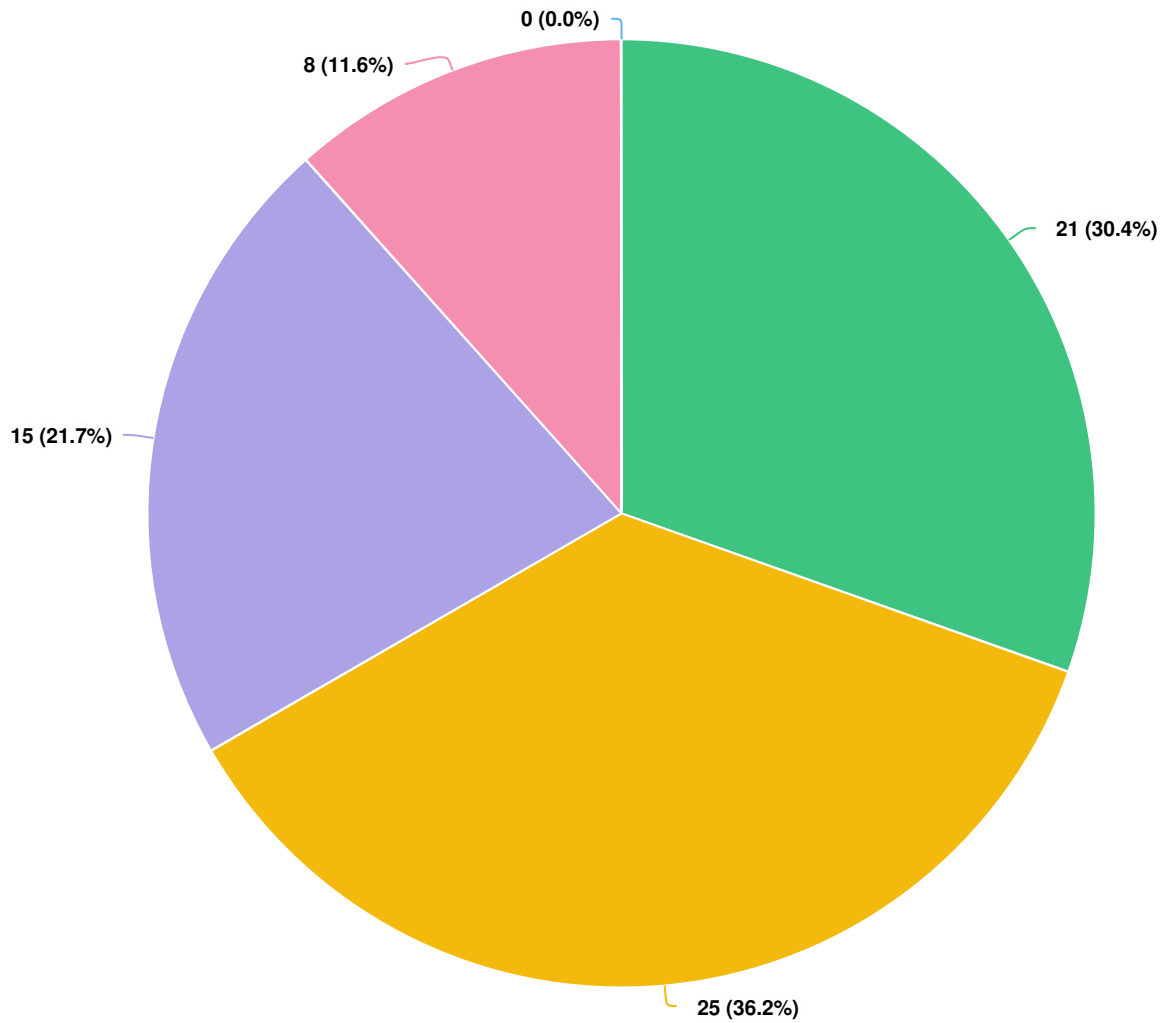
Question options

- I garden
- I cook
- I visit local farms and buy directly from them
- I seek out local products at the grocery store
- I eat at local restaurants
- I shop at local farmers markets
- Other (please specify)
- None of the above

Optional question (69 response(s), 1 skipped)

Question type: Checkbox Question

Q3 How often do you purchase locally (Pitt Meadows) grown vegetables, berries, fruit, meat, cheese or other products?

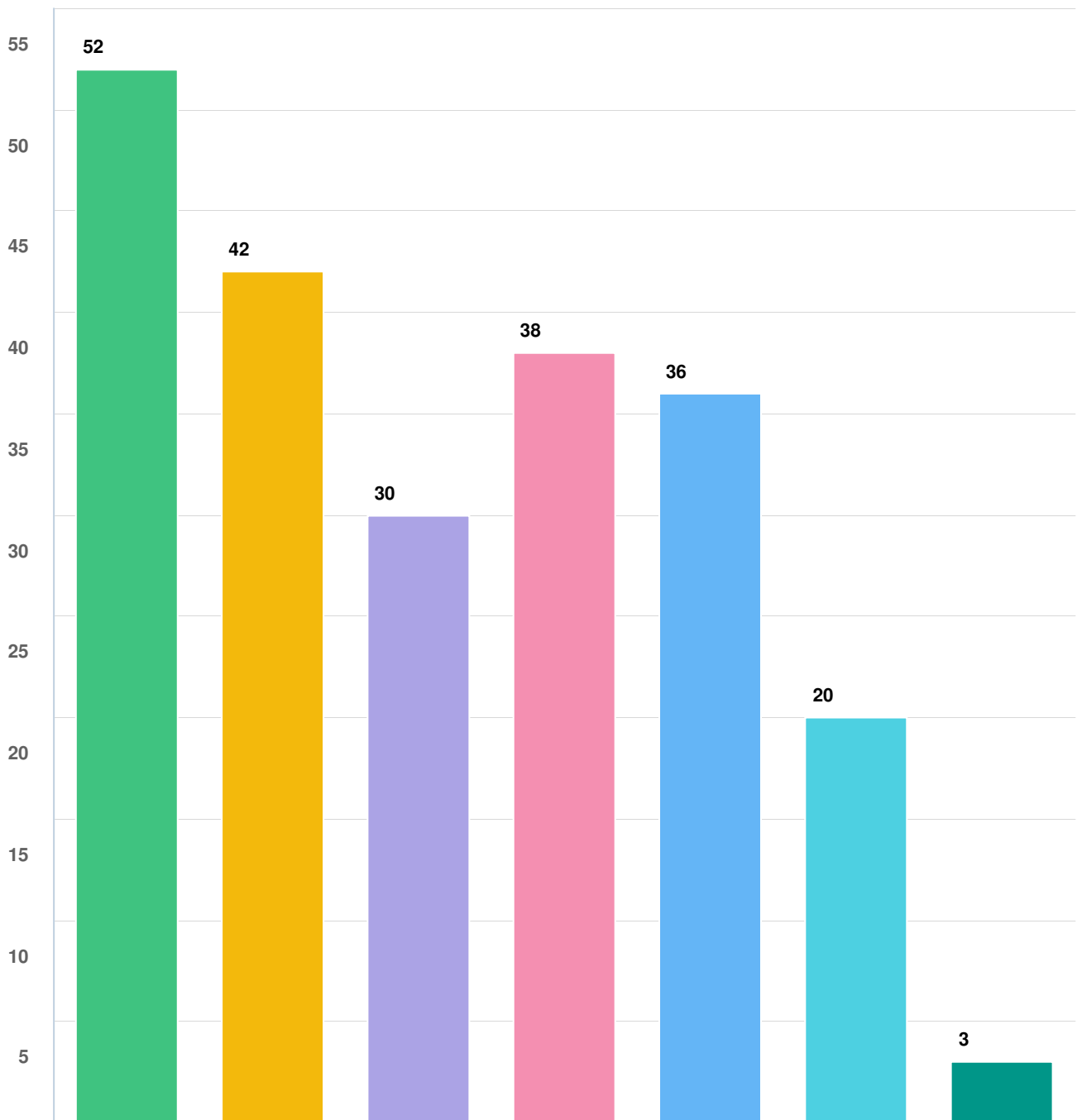


Question options

- Often (weekly)
- Sometimes (monthly)
- Rarely (for occasions)
- I don't know
- Never

Optional question (69 response(s), 1 skipped)
Question type: Radio Button Question

Q4 What would encourage you to purchase more local food products? Select all that apply.

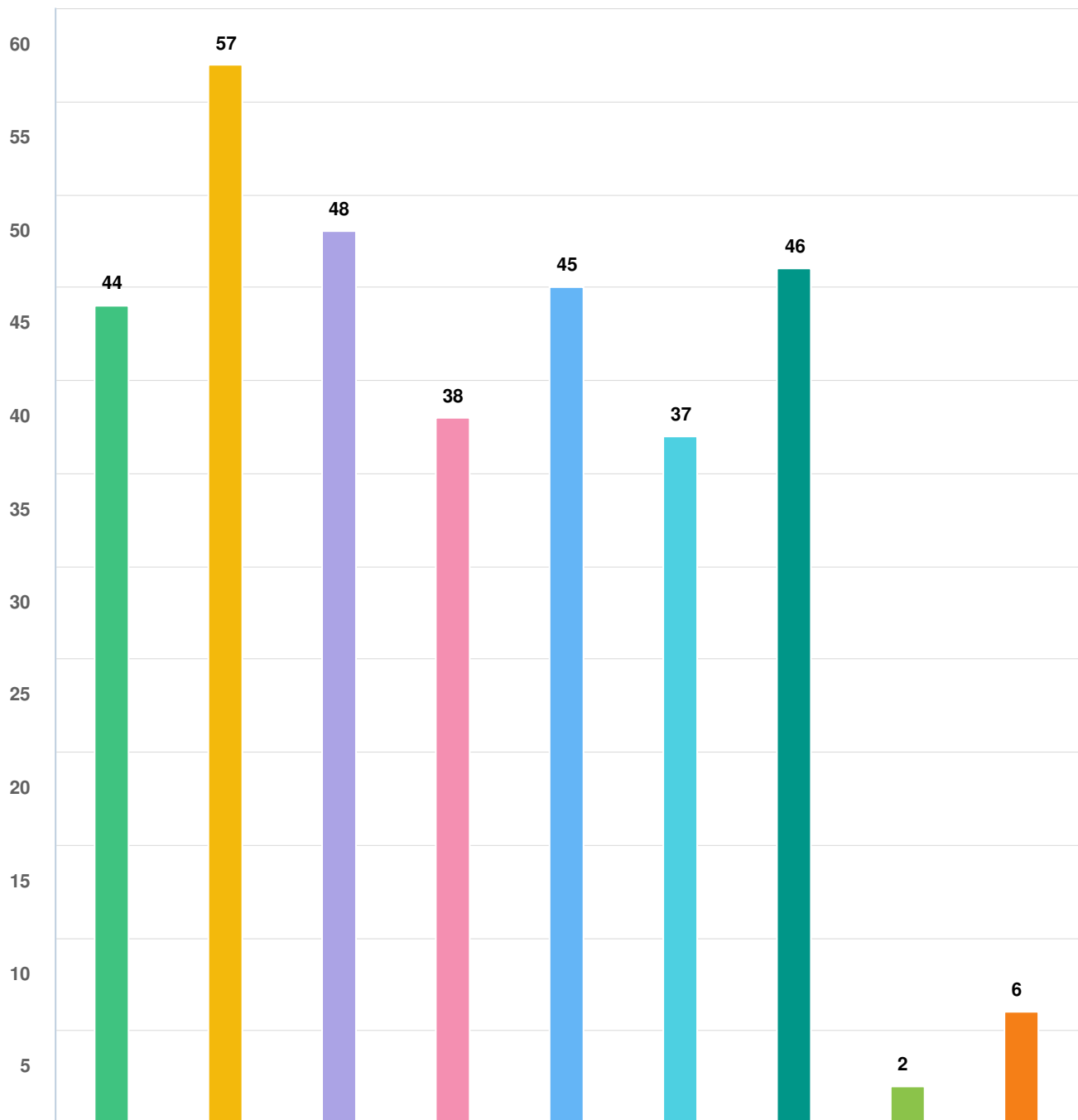


Question options

- Increased convenience of buying local food products
- Increased affordability of local food products
- More variety of local food products, including processed items (e.g. frozen goods, yogurt, cheeses, meats, canned goods)
- Resources to help find local food products
- Information about the farms and farmers
- Information about the health and environmental benefits of local food products
- Other (please specify)

Optional question (69 response(s), 1 skipped)
 Question type: Checkbox Question

Q5 In your opinion, what are the benefits of living near actively farmed lands? Select all that apply.



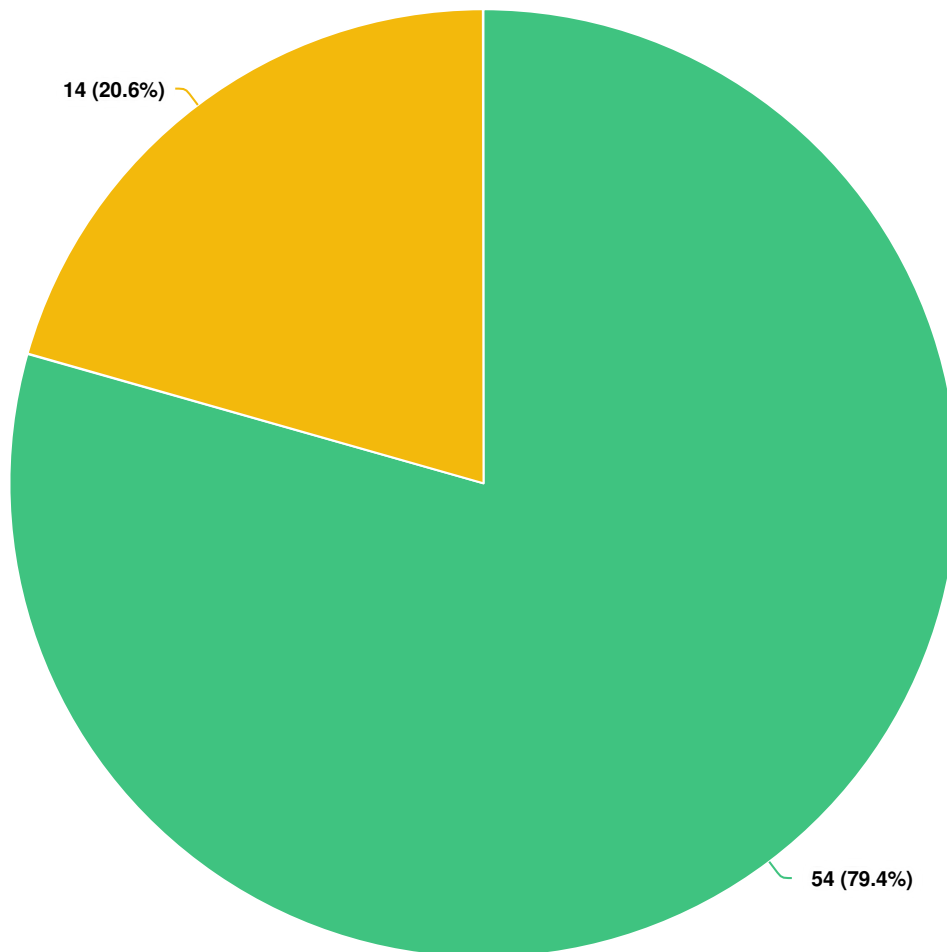
Question options

- Community food security
- Fresh produce and agricultural products
- Contribution to the local economy
- Mitigation of climate change impacts (e.g. flooding, less carbon pollution due to transportation)
- Views and landscapes
- Agri-tourism events (e.g. farm tours, U-picks, farm gate sales)
- Connections to nature and the environment
- None of the above
- Other (please specify)

Optional question (69 response(s), 1 skipped)

Question type: Checkbox Question

Q6 Have you experienced any negative impacts of living near farmland in Pitt Meadows?

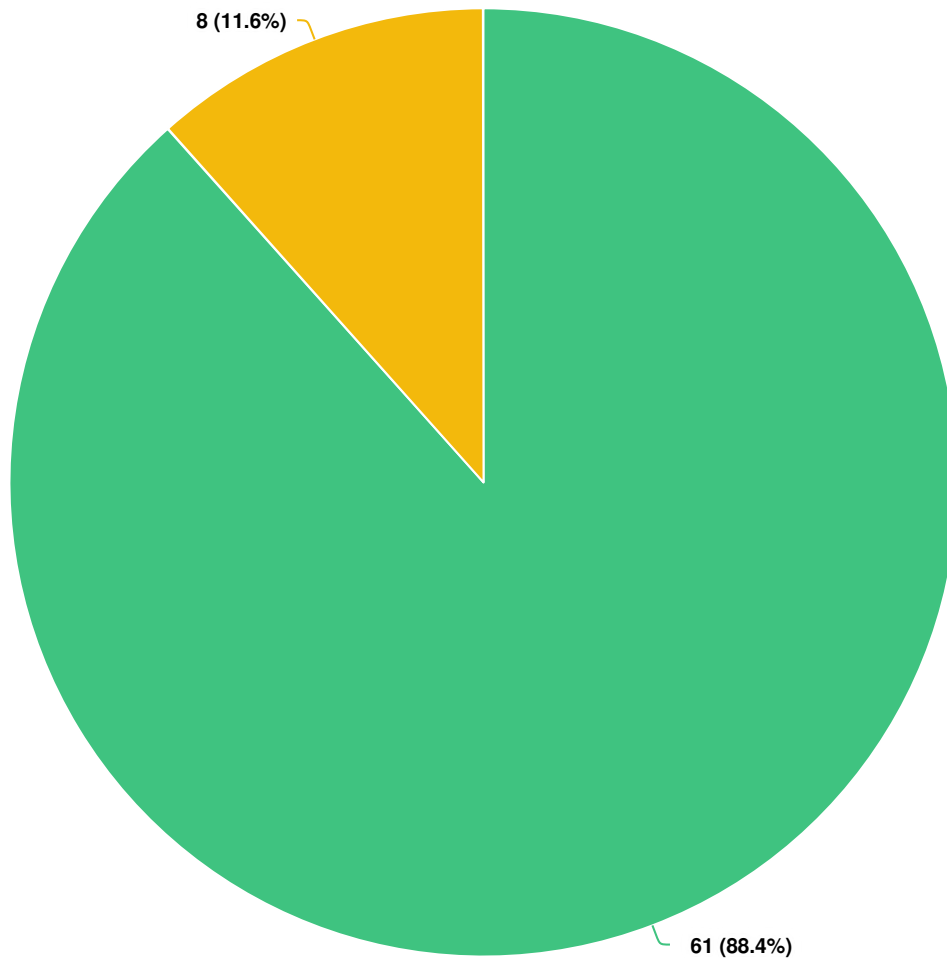


Question options

- No
- Yes (please specify)

*Optional question (68 response(s), 2 skipped)
Question type: Radio Button Question*

Q7 | Do you use any of the recreational dikes located adjacent to agricultural areas (e.g. for biking, walking, running)?

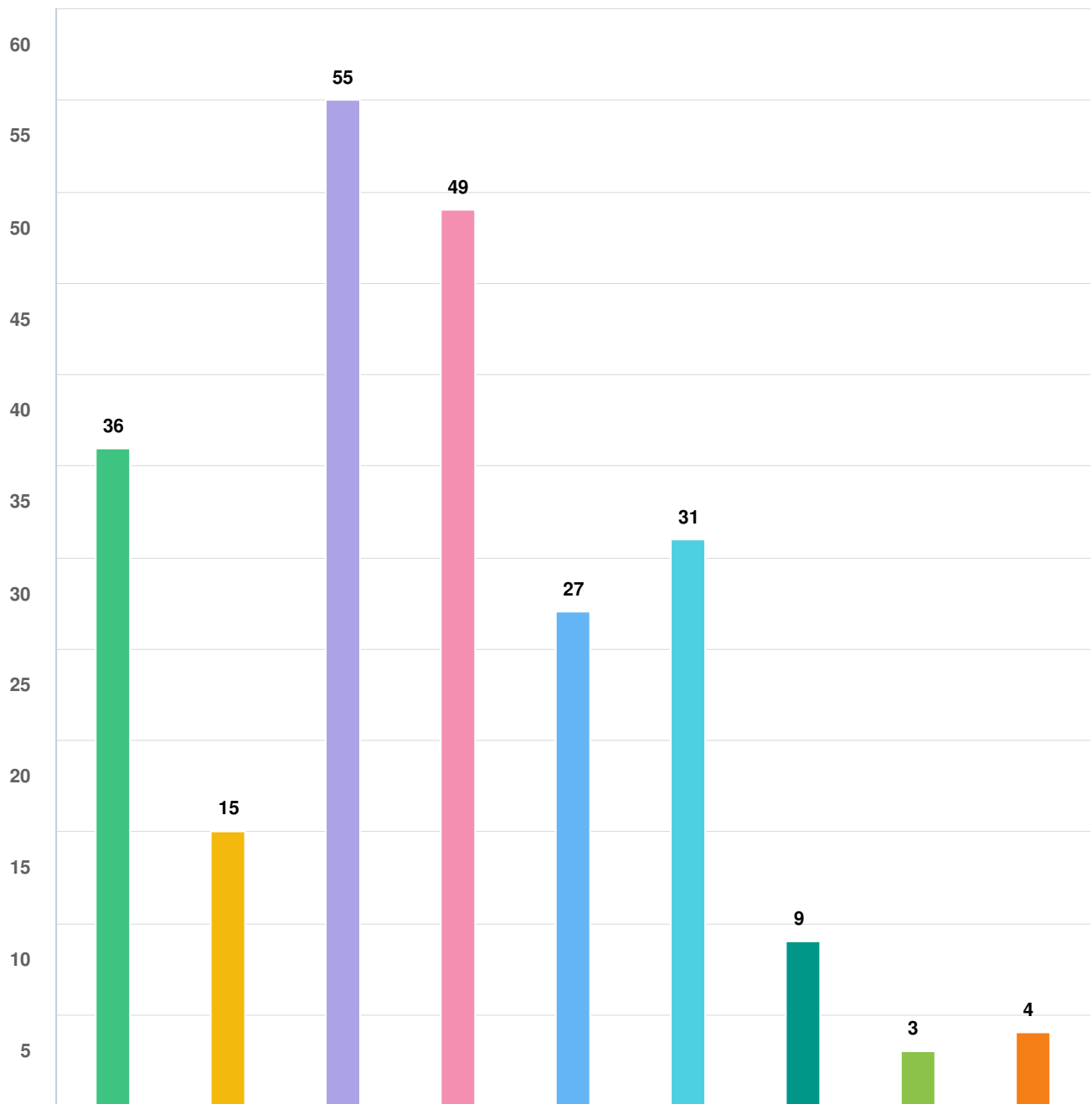


Question options

- Yes
- No

Optional question (69 response(s), 1 skipped)
Question type: Radio Button Question

Q8 What type of local agricultural activities interest you? Select all that apply.

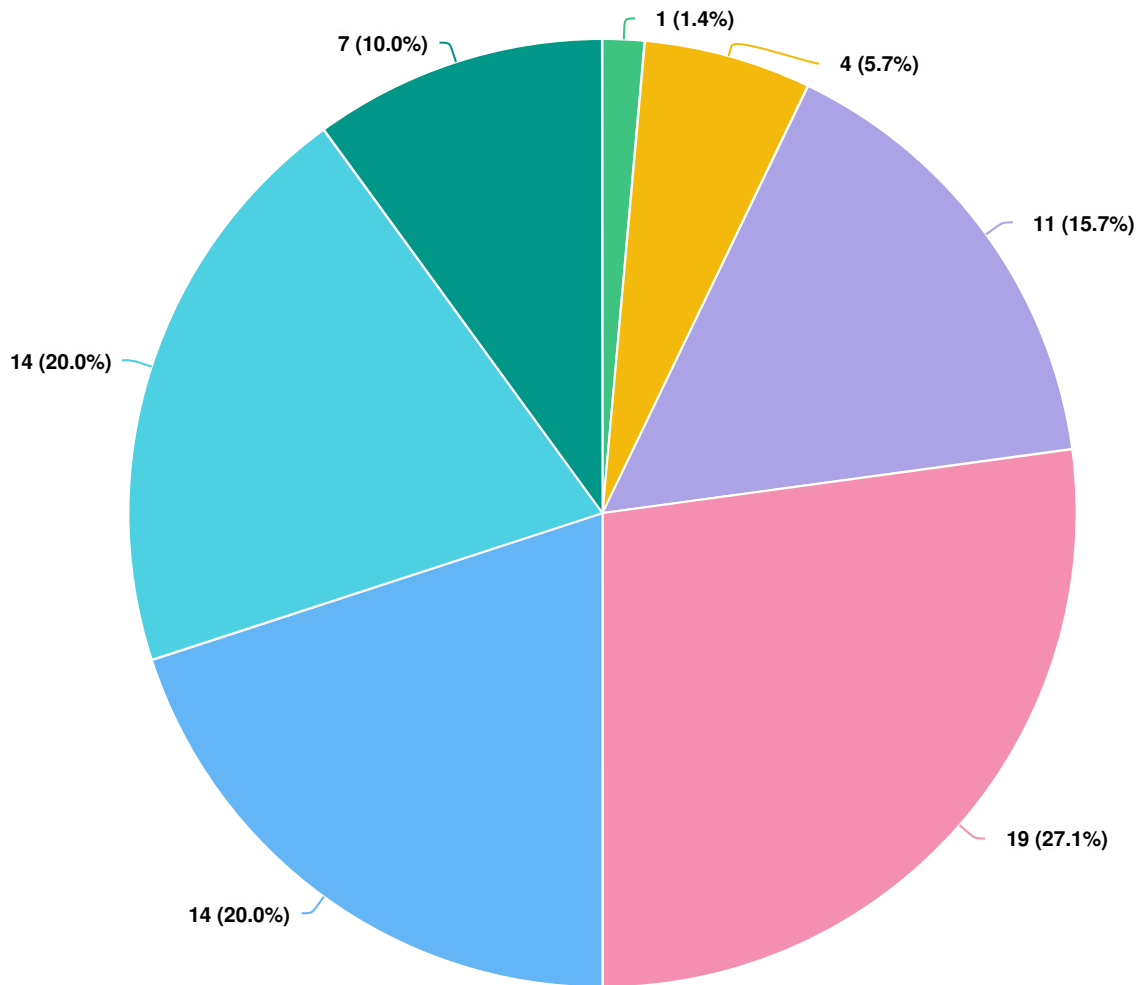


Question options

- Attending farm tours ● Visiting agriculture displays at local museums and art centres
- Buying food directly from a farm via farm gate sales or U-pick
- Visiting a local winery, brewery, cidery, or other farm-based drinking establishment
- Reading interpretive signage about agricultural history along walking areas ● Attending workshops (e.g. birds and farmland)
- Volunteering on farms ● Not interested in attending these types of events ● Other (please specify)

Optional question (69 response(s), 1 skipped)
 Question type: Checkbox Question

Q9 | Natural areas on agricultural land can be stewarded to protect habitat and support ecosystem services. Would you be in support of the City of Pitt Meadows collecting a fee or levy from residential properties to develop a fund to support ecosystem ...



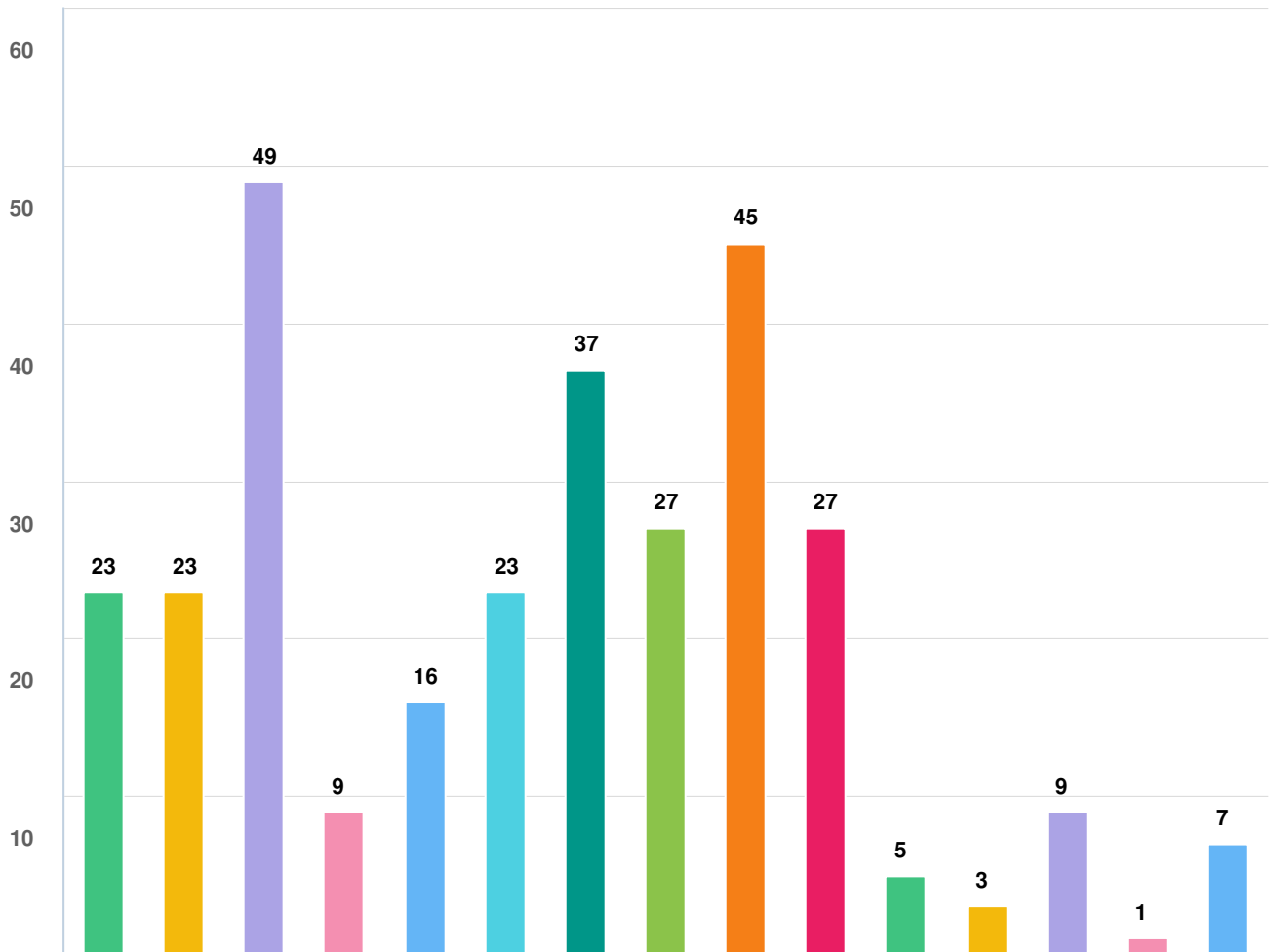
Question options

- Yes - about the cost of a stamp per year (< \$1.00/year)
- Yes - about the cost of a cup of coffee per year (\$1.00 - < \$2.00/year)
- Yes - about the cost of 2L of milk per year (\$2.00 - < \$5.00/year)
- Yes - about the cost of lunch per year (\$5.00 - < \$10.00/year)
- Yes - more than \$10.00 per year
- No - I would not be willing to pay extra
- Other (please specify)

Optional question (70 response(s), 0 skipped)

Question type: Radio Button Question

Q10 | What are the most important ways the City of Pitt Meadows can continue to be a supportive agriculture and agri-food sector partner? Choose your top 5.



Question options

- Providing more information about living near active farming areas (e.g. minimizing conflicts between recreational/trail users and farming areas)
- Maintaining existing growth within urban areas
- Implementing policies and bylaws to protect farmland for farming (e.g. restricting size of homes on ALR lands, reducing truck storage)
- Building internal capacity and understanding with staff and Council around farming
- Accommodating agricultural vehicles through farm road classification and traffic calming
- Supporting food system infrastructure through policies and zoning (e.g. processing, cold storage, food hub, etc.)
- Supporting the protection of natural areas, while mitigating the impacts of wildlife on agriculture
- Continuing to support food and agricultural educational initiatives (e.g. support for school programs about agriculture)
- Maintaining dikes and flood control infrastructure, facilitating the use of ditch water for irrigation
- Advocating to higher levels of government for issues outside of local government jurisdiction (e.g. greater taxes on properties within the ALR that are not being farmed; cannabis regulations)
- Simplifying regulatory information and requirements for compliance
- Being an information hub for sector development and tourism
- Providing resources and support for emergency planning and preparedness
- None of the above
- Other (please specify)

Optional question (70 response(s), 0 skipped)

Question type: Checkbox Question

Q11 | In your ideal world, what does agriculture in Pitt Meadows look like in 10 years – what might it add to the richness and resilience of the community?

Screen Name Redacted

5/29/2023 11:18 AM

Protect the farm lands

Screen Name Redacted

5/29/2023 03:01 PM

More food availability, maintaining the farm land, views, and land.

Screen Name Redacted

5/29/2023 03:21 PM

More diversity in agricultural crops/products. More actual farming on ALR properties and continued protection of the ALR.

Screen Name Redacted

5/29/2023 04:47 PM

More food options

Screen Name Redacted

5/29/2023 09:48 PM

I'd like to see a much more decentralized society where people support their local businesses, farmers and communities and are not restricted by cost or lack of access/knowledge. I think farmers are experts in their field and could do with less government interference making it harder and more costly for them to farm.

Screen Name Redacted

5/29/2023 10:40 PM

More integration with the community through farm to table dining, unique dining/drinking experiences at farms. More diversity of crops to purchase directly from the farms. The farmland is beautiful and could provide such a unique and picturesque setting for dining and culinary tourism. Would be amazing to have a few wineries in our community!

Screen Name Redacted

5/29/2023 10:51 PM

- prefer it not being eroded - imagine it will be big houses and warehouses

Screen Name Redacted

5/30/2023 04:47 AM

Keep our Agricultural land Do not decrease the Agricultural land use

Screen Name Redacted

5/31/2023 09:45 PM

Less housing and commercial properties much more farmland used to grow local food products

Screen Name Redacted

6/02/2023 03:09 PM

Hopefully local food is more accessible, right now there are so many people who want to support our local farmers but either cant afford it

or don't know where to start.

Screen Name Redacted

6/03/2023 07:01 PM

Tons of farming without any big box stores

Screen Name Redacted

6/05/2023 06:56 AM

Preserve farmland, less housing/warehouse density, keep the beautiful walking/biking trails we now have access to.

Screen Name Redacted

6/05/2023 08:50 AM

Use of technology to reduce ecological impact on climate change. Engagement with the Pitt Meadows community to increased awareness and action on need for local food sources for food security, enhanced enjoyment of food, reduction of Transportation GHGs, etc.

Screen Name Redacted

6/05/2023 12:19 PM

Better drainage for farmers, solid ALR boundary that doesn't change, Pitt Meadows will grow in the town centre but not outwards.

Screen Name Redacted

6/05/2023 08:48 PM

no empty pot operations

Screen Name Redacted

6/06/2023 12:29 PM

Population control and fewer immigrants

Screen Name Redacted

6/07/2023 01:22 PM

the ideal world would be about the same as it is now. unfortunately with the current federal & provincial government and the housing rules, a good chunk of the land will be gone and turned into housing.

Screen Name Redacted

6/07/2023 02:38 PM

Less industry, more farming

Screen Name Redacted

6/07/2023 11:22 PM

Intense farming of high value crops

Screen Name Redacted

6/08/2023 10:39 AM

I would be curious to know how much our 80% farmland produces food, milk, berries etc to our community and other local communities. This information is rarely shared. Sell this community on why 80% of our land should remain in the ALR. How much value are these farms bringing to the Lower Mainland? From an urbanite, the City could repurpose so much of this land to help grow, develop, and build our tax base up. We need to pull more land out of the ALR, build homes, build multi-residential townhomes and condos and modernize this

community that is living and operating in the 1900's.

Screen Name Redacted

6/10/2023 03:33 PM

Keeping the current ALR's boundaries where it is, no reduction. Build up in urban areas.

Screen Name Redacted

6/11/2023 01:31 AM

i would hope there would be more farm gate sales opportunities.

Screen Name Redacted

6/11/2023 11:28 AM

The rock quarry shut down, less truck and transfers in the area would help calm down traffic in the agricultural area. Less development of commercial ventures on agricultural land.

Screen Name Redacted

6/12/2023 06:11 PM

Small/medium sized farms would still exist. Landowners wouldn't have to grow Xmas trees to keep their designation. There would be a market (of some sort) for them to sell seasonal food directly to the public. Farm gate? Food hub? (Mitchell's Farm in Saanich has a huge barn/market filled with fresh local produce).

Screen Name Redacted

6/13/2023 12:48 PM

I don't think anymore rezoning of any farmlands or protected lands should happen. I don't think anymore physical changes should occur let's keep Pitt meadows the small farm community I know everyone loves!

Screen Name Redacted

6/13/2023 01:43 PM

Easy access to local food (maybe even a delivery service for milk and eggs), protected farmland, year round Farmers Market (something similar to Squamish)

Screen Name Redacted

6/13/2023 06:03 PM

Need more

Screen Name Redacted

6/13/2023 08:57 PM

As self sustaining as possible

Screen Name Redacted

6/14/2023 07:37 AM

More and easily accessible farm to table

Screen Name Redacted

6/14/2023 08:02 AM

doing well i hope. maybe it will inspire some neat products from local ingredients

<p>Screen Name Redacted 6/14/2023 08:06 AM</p>	<p>Having a Pitt meadows local section at the local grocer for everything that is grown in our town. All in one place.</p>
<p>Screen Name Redacted 6/15/2023 05:44 PM</p>	<p>More farm gate sales, options for farmers to make \$ from non farm use like weddings, bistros, agri tourism, corn mazes, tulip/ sunflower festivals. Why drive to chilliwack or La Conner to connect with the land and spend tourist dollars outside of Pitt Meadows.</p>
<p>Screen Name Redacted 6/16/2023 10:40 AM</p>	<p>In an ideal world, the second largest light industrial park would NOT be in Pitt Meadows. We need to do all we can to minimize the impacts of that catastrophic decision. Raise the taxes of those buildings to offset the damage they have and will continue to have on our environment - flood mitigation, animal relocation support, etc.</p>
<p>Screen Name Redacted 6/21/2023 07:08 PM</p>	<p>Locals having access to local produce supporting local farmers. Limit the trucking of gravel etc... to graveyards only. Make quarry keep rock dust down by spraying more often? Also, farmers can travel more safely if trucking is done at night.</p>
<p>Screen Name Redacted 6/21/2023 10:55 PM</p>	<p>More varied farming in different capacities, ie vertical farming. Local market with partnership between local farmers to sell their goods.</p>
<p>Screen Name Redacted 6/22/2023 06:30 AM</p>	<p>In ten years it would be great to see the ALR still intact.</p>
<p>Screen Name Redacted 6/22/2023 08:58 AM</p>	<p>Put a stop to industrial building in Pitt Meadows, keep us The Natural Place</p>
<p>Screen Name Redacted 6/22/2023 11:06 AM</p>	<p>Please stop building over it. Protect our natural place.</p>
<p>Screen Name Redacted 6/22/2023 12:36 PM</p>	<p>Would love to know if and attend the farms to</p>
<p>Screen Name Redacted 6/23/2023 03:11 PM</p>	<p>More walkable and bikeable. More local farmers markets and small business and cafes. More accessibility to farms. No more Amazon expansion. Thats ruining your environment, address that at first.</p>
<p>Screen Name Redacted 6/24/2023 09:42 AM</p>	<p>-Not taking away or rezoning any more ALR land north of loughheed. - Have grown in Pitt Meadows stickers on food so I can see what was</p>

grown here when I'm in a grocery store - publish a map of u-pick and buy on farm sites, so I can go directly to different farms to buy produce

Screen Name Redacted

6/25/2023 07:39 AM

I have been saying it above...let us get to the farmers. They can come to us, via farmers markets, but we want and need to go see them too, actively. Not everyone can access a vehicle, so provide slow options for the vast majority of citizens who do not drive or don't want to always drive. Or maybe even an occasional shuttle, on top of active transport options.

Screen Name Redacted

6/25/2023 09:19 PM

please don't rezone any more land that can be used for farming for non agricultural purposes.

Screen Name Redacted

6/26/2023 10:33 PM

More shops like LFM and Hopcotts in different areas of the community with local produce, fruits, meats, honeys, wines, etc., through the seasons. Placed in areas so we can walk to them and buy local. More farmers markets. Maps that show where the farms are and what they grow. Not necessarily to visit, but to have a sense of how many there are. Less urban sprawl and more green areas, especially community gardens. There are community gardens throughout PM, both in the ALR and in more urban areas - PM really is "The Natural Place".

Screen Name Redacted

6/27/2023 05:31 PM

No additional land has been removed from the ALR and the North Lougheed ALR conditional exclusion approval has been reversed. The vast majority of the ALR properties are being actively farmed. Any new homes on ALR land are restricted in size and situated so as to not restrict the agricultural potential of the property. Natural areas around farm properties along ditches and sloughs provide excellent habitat for native species.

Screen Name Redacted

6/27/2023 10:56 PM

I hope it doesn't change much- the agricultural land should stay as is and should be farmed - if purchase not to be farmed - heavy restrictions on what is allowed on that land. Or higher taxes since it is not being used for farming.

Screen Name Redacted

6/27/2023 11:03 PM

More local shops, land maintained, specific townhome/home built in non ARL land

Screen Name Redacted

It will not be a sea of blueberries, but a diverse and sustainable

6/29/2023 12:17 PM

landscape that fosters and biodiversity and other ecosystem benefits through the use of regenerative farming practices. Local residents will have access to a range of locally grown crops produced with environmental sensitivity, and opportunities to meet and purchase directly from local farmers.

Optional question (48 response(s), 22 skipped)

Question type: Essay Question

Q12 | Do you have any other comments about the Agricultural Plan?

Screen Name Redacted

5/29/2023 03:01 PM

I hope the land remains ALR, and to omit any development of more buildings, industrial and commercial buildings.

Screen Name Redacted

5/29/2023 09:48 PM

Smaller government is better government

Screen Name Redacted

5/29/2023 10:51 PM

pitt meadows used to be a pretty place it's an utter eyesore two lane road as well with dirt and debris our city is simply gross

Screen Name Redacted

5/30/2023 04:47 AM

Keep our natural nature intact We are growing but if we must limitvtgat growth to protect our environment and Agricultural land and nature

Screen Name Redacted

5/31/2023 09:45 PM

Less building, keep Pitt Meadows and Maple Ridge growth small. They are rural communities

Screen Name Redacted

6/05/2023 08:50 AM

My wish would be a GHG reduction plan. this would start with a baseline measurement. I wish that the city would support this financially as well. That would show innovative leadership!

Screen Name Redacted

6/07/2023 01:22 PM

yes, don't raise taxes too much for risk of private landowners being forced to sell to corporations like saskatchewan right now.

Screen Name Redacted

6/07/2023 02:38 PM

Educate the farmers about the over spraying of pesticides onto their neighbours properties. Encourage younger people to get into farming.

Screen Name Redacted

the local farmers market sometimes has more vendors selling other

6/11/2023 01:31 AM

than "real farmers" produce.. " i.e. jewellery clothing...it takes a lot of effort to get product to a market..farmers should pay less or nothing to sell their produce

Screen Name Redacted

6/11/2023 11:28 AM

Any future roads planned should be kept on the outskirts of any agricultural land and not cut right through the middle of it.

Screen Name Redacted

6/12/2023 12:43 PM

The development of our city need to attract more people to come and stay, but the limited urban area restricts the amount of available accommodation for new comers. I think we need to enlarge the urban area by transforming some of the farm land to residential land to give spaces for people coming.

Screen Name Redacted

6/13/2023 12:48 PM

I believe that tearing out our fam land near osprey for commercial buildings should be profitable enough for the city and taxes should not be increased to home owners when these businesses have now taken more of the beauty of Pitt Meadows. And the Agricultural plan should be more education and more protection

Screen Name Redacted

6/13/2023 12:59 PM

Specific questions were avoided in the survey such as those about pesticide use. This survey is used to distract residents from the fact that the City does not want to deal with environmental issues and climate change. This is what your survey should be about!! Contaminated drainage ditch water is not a source of irrigation for farmers. It results in contaminated produce. Long term, climate will change availability and access of drainage ditches for irrigation.

Screen Name Redacted

6/13/2023 06:03 PM

No

Screen Name Redacted

6/14/2023 08:02 AM

i think protecting farmland and our natural areas from major urban development is a big one for me.

Screen Name Redacted

6/15/2023 05:44 PM

Long overdue. ALC, while needed, has lost sight of its mandate. It only protects the land with little regard to protecting the farmers.

Screen Name Redacted

6/16/2023 10:40 AM

determine who we are as a city - what are our priorities - then put our time, effort, and money there. Are we an agricultural community (I hope so, but we haven't demonstrated that in the last few years, so I am actually looking to move - been here for 16 years). If we are, then let's demonstrate that vision and prioritize accordingly.

Screen Name Redacted

6/21/2023 07:08 PM

Do not allow any ALR land to be re zoned ever!!

Screen Name Redacted

6/21/2023 10:55 PM

I've lived in Pitt Meadows and west MR for over 20 years and driving through PM there always seems to be the same farmland that appears unused. I'd love to know why! An online hub with info on specific farmlands like what they grow or why they are not producing would be helpful to increase understanding between locals and farmers.

Screen Name Redacted

6/22/2023 11:06 AM

Please support and grow.

Screen Name Redacted

6/22/2023 12:36 PM

More knowledge of the farms and whether the food is gmo and whether pesticides are used.

Screen Name Redacted

6/24/2023 09:42 AM

Stop the development plans north of lougheed. No connector road, no Harris left turn lanes, no more homes. Preserve North of lougheed as a farm only zone.

Screen Name Redacted

6/25/2023 07:39 AM

I am thrilled you are asking. I have daily reminders how we have failed the farmer, so looking forward to proactive changes.

Screen Name Redacted

6/27/2023 05:31 PM

There should be emphasis on protecting existing natural areas and encouraging creation of new natural areas. Water from ditches should be used for irrigation when it is available to conserve drinking water. There should be policies to discourage the creation of estate homes on ALR land by restricting the size and placement of homes.

Screen Name Redacted

6/27/2023 10:56 PM

Support the agricultural land. Pitt Meadows is such a unique and lovely community that is quickly changing for the worst. Would be nice to figure out how to keep it this way.

Screen Name Redacted

6/29/2023 12:17 PM

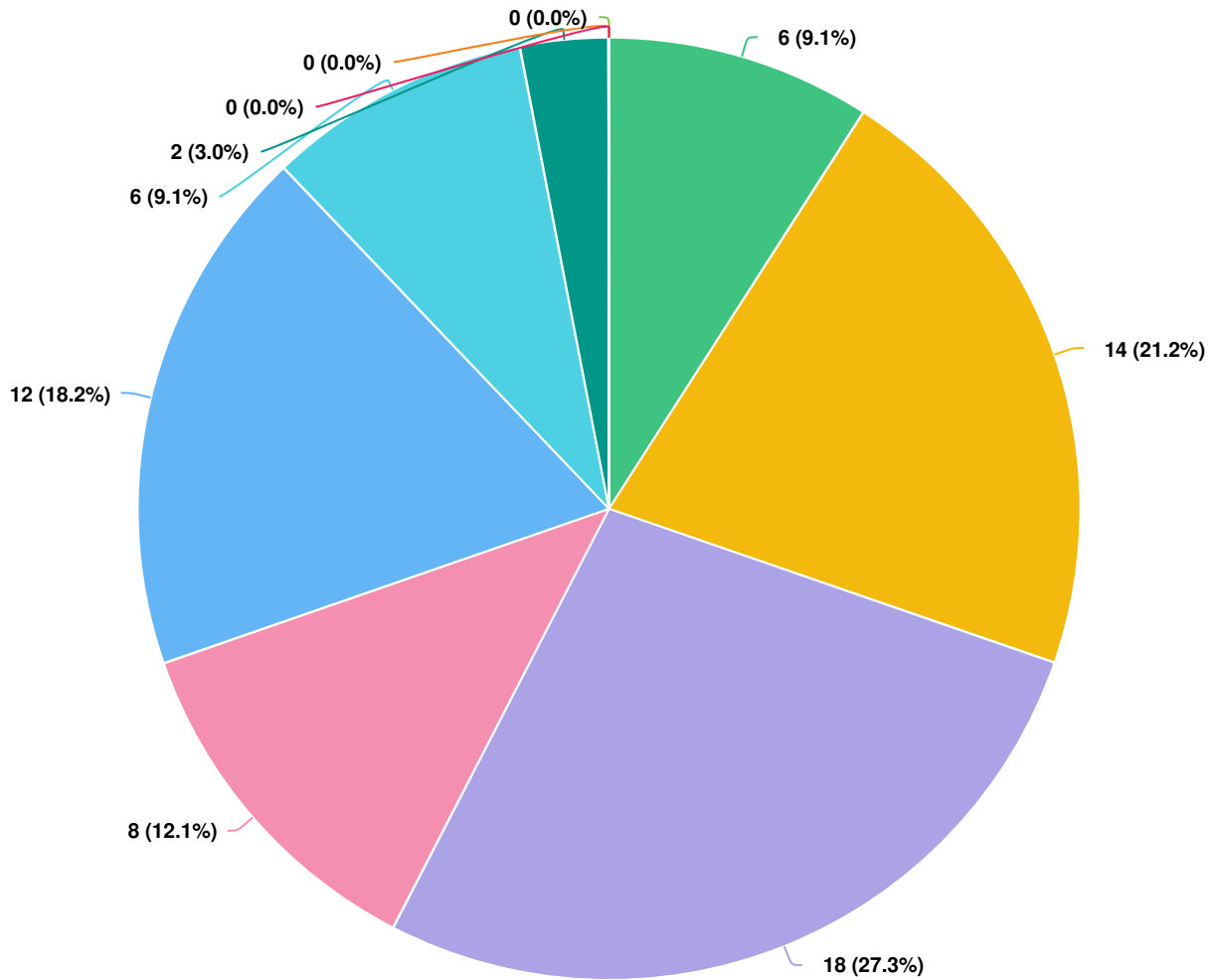
Please think about the ways in which the agricultural sector can contribute to our climate goals, through emissions reductions, and carbon drawdown from restored soils, wetlands/bogs, hedgerows and riparian zones. The agri-food sector has a large carbon footprint (<https://www.nature.com/articles/s43016-021-00225-9>). But there are also many ways to reduce it, via regenerative farming practices. Pitt

Meadows should become a leader in this area.

Optional question (26 response(s), 44 skipped)

Question type: Essay Question

Q13 (Optional) What age group do you fall within?

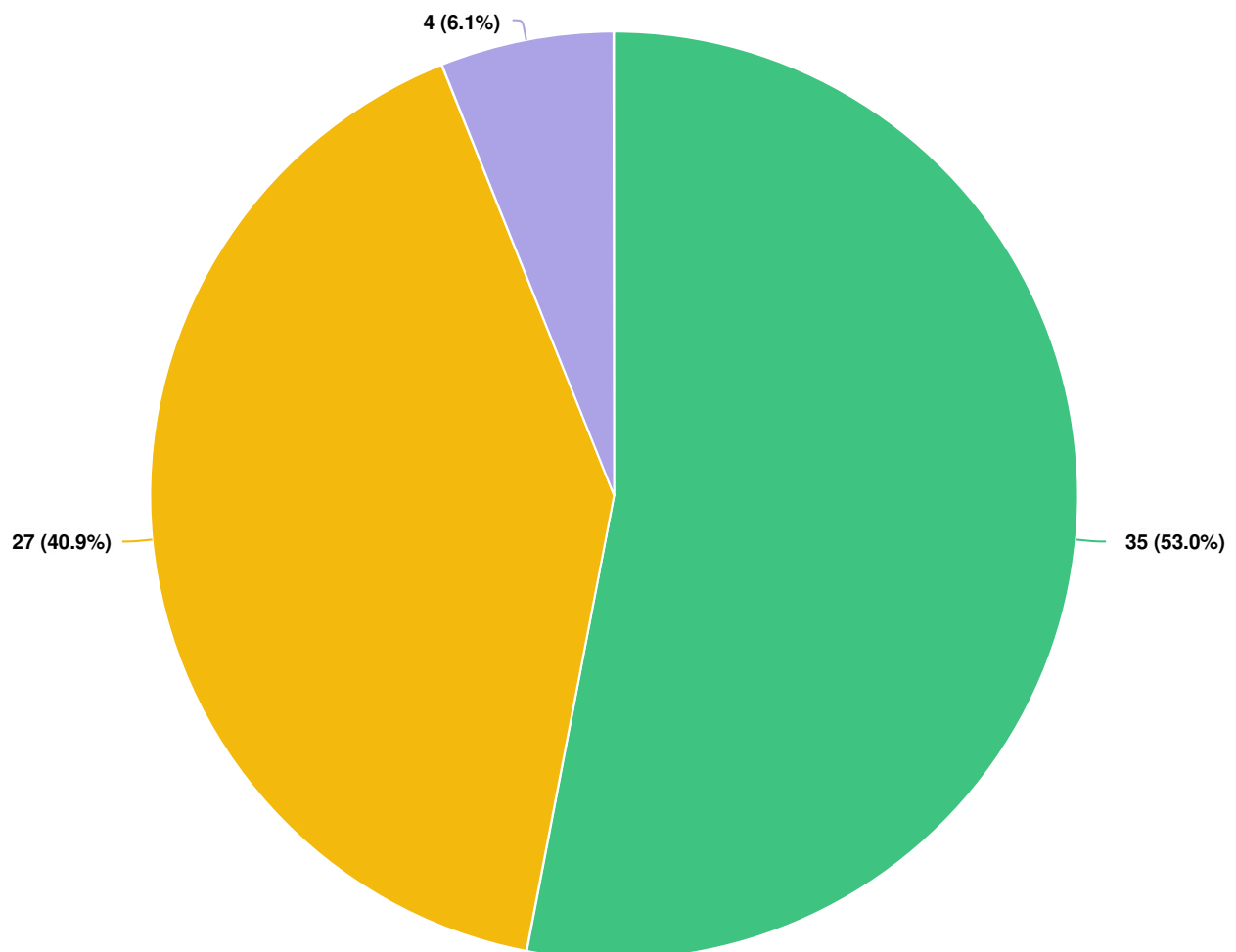


Question options

- 20 - 29
- 30 - 39
- 40 - 49
- 50 - 59
- 60 - 69
- 70 - 79
- Rather not say
- 19 or under
- 80 - 89
- 90 or over

Optional question (66 response(s), 4 skipped)
Question type: Radio Button Question

Q14 (Optional) Are there children in your household?

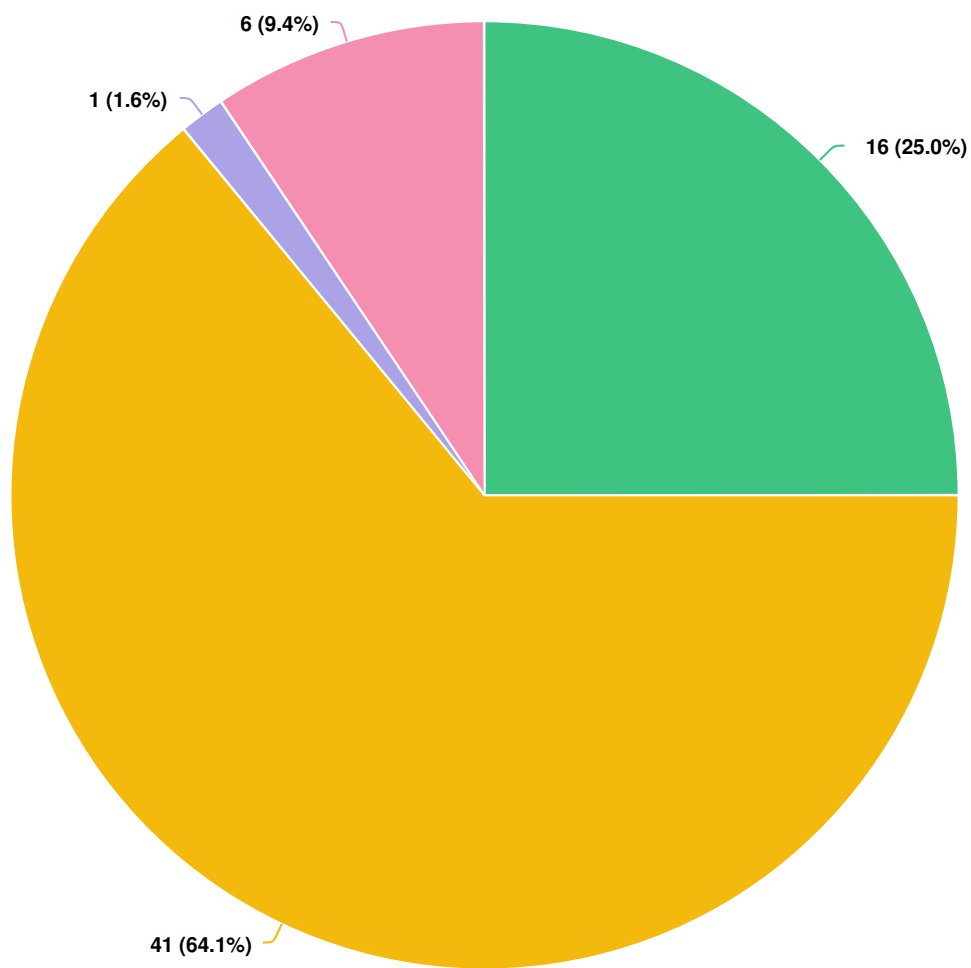


Question options

- Yes
- No
- Prefer not to say

Optional question (66 response(s), 4 skipped)
Question type: Radio Button Question

Q15 (Optional) What is your gender?

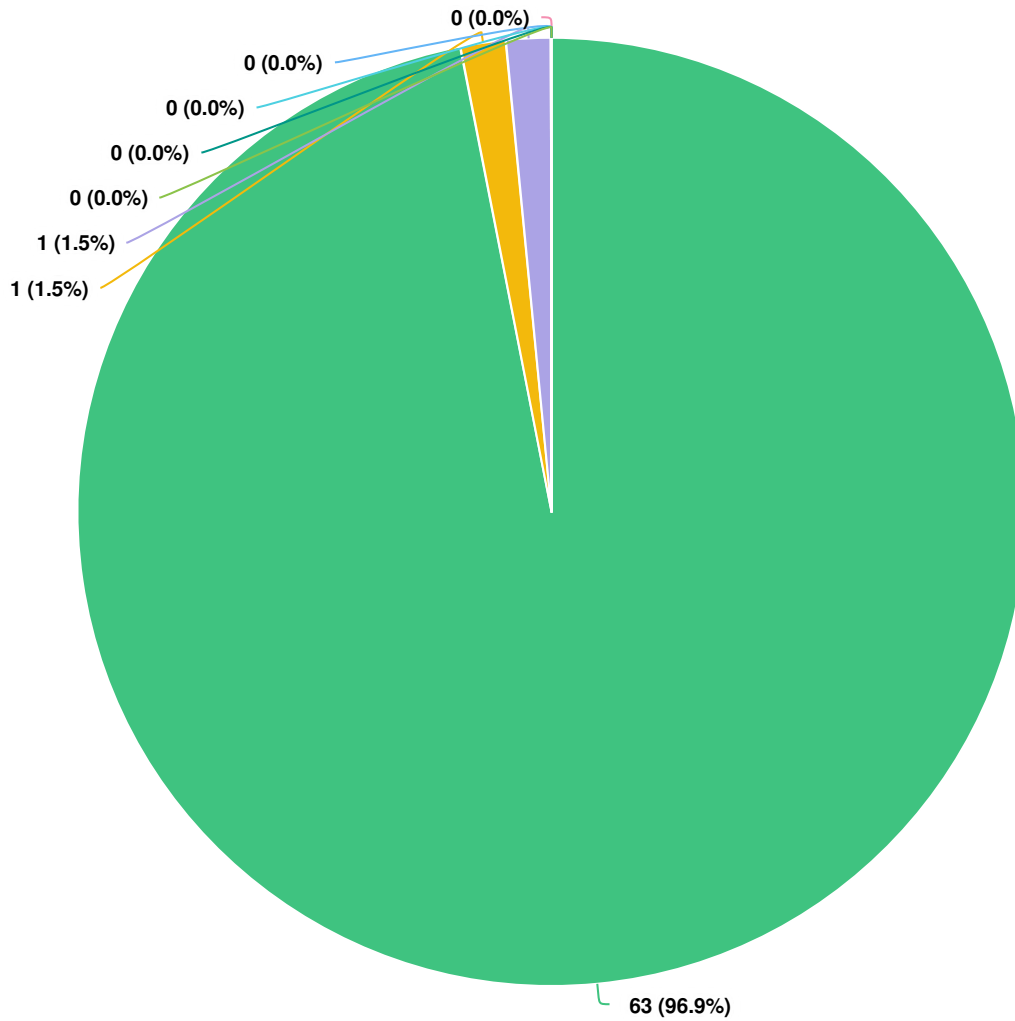


Question options

- Male
- Female
- Non-binary
- Prefer not to answer

Optional question (64 response(s), 6 skipped)
Question type: Radio Button Question

Q16 | (Optional) What language is most spoken at your home?



Question options

- English
- Prefer not to answer
- Other (please specify)
- French
- Punjabi
- Tagalog
- Mandarin
- Spanish

*Optional question (65 response(s), 5 skipped)
Question type: Radio Button Question*



Staff Report to Council

Engineering & Operations

FILE: 11-5225-01/23

REPORT DATE: July 10, 2023 **MEETING DATE:** July 18, 2023

TO: Mayor and Council

FROM: Samantha Maki, Director of Engineering & Operations

SUBJECT: Kennedy Rd Pump Station Upgrades Project - DMAF Grant Application

ACTING CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Council:

- A. Support the modifications to the Kennedy Rd Pump Station Upgrades Project as outlined in the July 10, 2023 Staff Report; AND
 - B. Endorse Staff’s submission of a grant application to Canada’s Disaster Mitigation and Adaptation Fund to invest in the Kennedy Rd Pump Station Upgrades Project; OR
 - C. Other.
-

PURPOSE

Provide an overview of the Kennedy Rd Pump Station Upgrades Project, including the modifications in scope and seek endorsement from Council for submission of the grant application to Canada’s Disaster Mitigation and Adaptation Fund (DMAF).

Information Report Decision Report Direction Report

DISCUSSION

Background:

The replacement of the conventional pumps and installation of debris screens at the Kennedy Rd Pump Station has been identified in the City’s capital plan for many years. The scope of work and the possibility of fish-friendly infrastructure has been a topic of interest.

The existing pumps are well beyond their service life and at risk of failure. The pumps are critical for the movement of water out of the City’s internal drainage network, to prevent flooding and significant economical and social losses.

Following feedback from environmental groups and discussion with  (Katzie) First Nation, a short feasibility study was undertaken in 2021 to identify the different options for pump replacement, considering impacts, costs, maintenance and operations. Six options were identified, which ranged for conventional pumps with annual manual fish salvage (\$45k/year), to a mix of pump types and configurations, to a new pump station (\$8.5M+). The option to have at least 3 conventional pumps with higher capacity (25% more), and one fish bypass pump was then selected for further consideration, which would also impact the design/placement of the automated debris screens.

Analysis:

Further review and discussion with suppliers and review of other Cities infrastructure was undertaken. There is a high-level concept developed for this project and an estimated Class D cost of \$3.8M was established. The specifics and configuration of the pumps, fish bypass and automated debris screens would be further refined through the preliminary and detailed design of the project.

In order to cover the cost difference between the planned project budget and the new estimate, the City was monitoring for available grant opportunities. The Disaster Mitigation and Adaptation Fund is supported by the federal government in their commitment to increase resiliency of communities that are impacted by natural disasters triggered by climate change. The City is hoping to be successful with this current intake, which closes July 19, 2023.

Drafting of the grant application is ongoing, with assistance from ISL Engineering. If successful, the federal government could fund up to 40% of the project costs, resulting in a grant of over \$1.5M.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
- Community Spirit & Wellbeing Corporate Pride Public Safety
- Not Applicable

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
- Emergent issue / will require deferral of other priority(ies)
- Other

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
- Other

The Kennedy Rd Pump Station – Pump Replacement and Debris Screens has already been planned for and approved as part of the City’s Capital Plan, with design budgeted for 2023 and construction in 2024, for a total of \$2.3M. The additional scope of the fish bypass and increase in construction costs is intended to be covered by the grant, if successful. The estimated cost of the project is now approximately \$3.8M, including a 30% contingency. If the City is unsuccessful in obtaining the grant, the scope of work would need to be re-evaluated and/or reduced, other grants may be sought (if available), or the project would need to be referred to future business planning for additional budget.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

KATZIE FIRST NATION CONSIDERATIONS

- Referral Yes No Other

Consultation with q̄ic̄əȳ (Katzie) First Nation has been ongoing for this project for a few years and with the previously provided feedback, a feasibility study assessing various scope options was undertaken in 2021 and ultimately the fish bypass option was selected for further exploration. KFN is aware of the City’s intention to apply for the DMAF grant. Further consultation and dialogue is planned as the project progresses through the preliminary and detailed design.

SIGN-OFFS

Written by:

Samantha Maki,
 Director of Engineering & Operations

Reviewed by:

Cheryl Harding,
 Director of Financial Services

ATTACHMENT(S):

None.



FILE: 3360-20-2022-05

REPORT DATE: July 05, 2023 **MEETING DATE:** July 18, 2023
TO: Mayor and Council
FROM: Patrick Ward, Director of Planning and Development
SUBJECT: Rezoning Application at 725 – 19800 Lougheed Highway

ACTING CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

Sam Maki

RECOMMENDATION(S):

THAT Council:

- A. Grant third reading to Zoning Amendment Bylaw No. 2936, 2023 to permit a cannabis retail store at 725 – 19800 Lougheed Highway; OR
- B. Other.

PURPOSE

Following a public hearing, Council to consider granting third reading to Zoning Amendment Bylaw No. 2936, 2023, to permit a cannabis retail store at 725 – 19800 Lougheed Hwy (PID: 026-397-218).

- Information Report Decision Report Direction Report

DISCUSSION

Background:

This application is a Zoning Bylaw text amendment to permit a retail cannabis store at 725 – 19800 Lougheed Hwy. First and second reading for this application were granted on May 30, 2023, and a public hearing was held on June 20, 2023.

Relevant Policy, Bylaw or Legislation:

The recently adopted Council Policy C108 Cannabis Retail Stores outlines the process for cannabis

retail stores to be able to operate in the City, and provides a framework to evaluate these applications.

The City's Zoning Bylaw currently prohibits the retail sales of cannabis in all zones. This application is for a site specific text amendment to permit cannabis retail sales at the subject location only.

If this rezoning application is approved, the applicant will also require a cannabis retail store licence issued by the Provincial Liquor and Cannabis Regulation Branch.

Analysis:

A public hearing for the application was held on June 20, 2023. Twenty-five written submissions were received in advance of the public hearing, both in support and in opposition. At the public hearing, the only speaker was the applicant.

The main concerns identified were in relation to proximity to the child care centre located in the same shopping centre. It is noted that the child care centre is located on the opposite side of the shopping centre parking lot as the proposed retail cannabis store (431 m away), and the proposed retail cannabis store is not visible from the child care centre entrance. While the Cannabis Retail Stores Policy does not specify a minimum distance between cannabis retail uses and child care uses, it is noted that the 431 m exceeds the Policy's guideline of a 200 m distance from schools, playgrounds, and sports fields. As such, the proposed location for the retail cannabis store appears to meet the Policy's general guideline regarding separation from places frequented by children and youth, including child care uses.

Submissions received in support of the application noted the successful business experience of the applicant and the desire to have this type of retail service in Pitt Meadows, so that residents do not have to travel outside of the community to access cannabis.

Next Steps:

As the proposal complies with the evaluation criteria in Council Policy C108 Cannabis Retail Stores, it is recommended that Council grant third reading to this application. If third reading is granted, it is anticipated that the City will receive a referral from the Liquor and Cannabis Regulation Branch (LCRB) of the applicant's licence application. At that time, staff will return to Council for consideration of fourth reading to adopt the rezoning bylaw, and request for a licence recommendation in the form of a formal Council resolution to provide to the LCRB.

In addition, prior to final approval of the bylaw, approval from Ministry of Transportation and Infrastructure is required (for zoning amendments within 800 m of a Lougheed Hwy intersection).

Ultimately, the LCRB will determine whether to issue the licence or not, based on their review and evaluation process and Council's recommendation. If the licence is issued, the applicant will then apply for a business licence from the City.

If this rezoning application is not approved, then the LCRB will be notified that the City does not support this licence, and the application will be cancelled by the LCRB.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
 Community Spirit & Wellbeing Corporate Pride Public Safety
 Not Applicable

Business Vitality. Cultivate a vibrant and diverse economy where local businesses prosper by attracting visitors and businesses.

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
 Emergent issue / will require deferral of other priority(ies)
 Other

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
 Other

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

First and second readings were granted on May 30, 2023. A public hearing was held on June 20, 2023.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No Other

SIGN-OFFS

Written by:

Allison Dominelli,
Senior Development Services Technician

Reviewed by:

Colin O'Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Zoning Amendment Bylaw No. 2936, 2023

CITY OF PITT MEADOWS
ZONING TEXT AMENDMENT BYLAW
No. 2936, 2023

A bylaw to amend applicable sections of the City of Pitt Meadows Zoning Bylaw No. 2505, 2011

WHEREAS it is deemed expedient to amend the City of Pitt Meadows Zoning Bylaw No. 2505, 2011;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Zoning Amendment Bylaw No. 2936, 2023".
2. The City of Pitt Meadows Zoning Bylaw No. 2505, 2011 is amended as follows:

Part 11 [Commercial] – Section 11.1 C-1 Highway Commercial Section is amended by adding to section 11.1.9 [Site Specific Provisions] the following new subsection:

- (a) In the case of Lot A except: Part Subdivided by Plan BCP18702; District Lots 223 and 224 Group 1 NWD Plan BCP 18701, *retail* sales of *cannabis* is permitted as a principal use in unit 725.

READ a FIRST and SECOND time on May 30, 2023.

PUBLIC HEARING held on June 20, 2023.

READ a THIRD time on [DATE].

MINISTERIAL APPROVAL received on [DATE].

ADOPTED on [DATE].

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer



Staff Report to Council

Planning and Development

FILE: 3360-20-2021-03

REPORT DATE: July 05, 2023 **MEETING DATE:** July 18, 2023

TO: Mayor and Council

FROM: Patrick Ward, Director of Planning and Development

SUBJECT: Rezoning Application for 12357 189A St.

ACTING CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

Sam Marki

RECOMMENDATION(S):

THAT Council:

- A. Grant third reading to Zoning Amendment Bylaw No. 2905, 2021 to rezone the property at 12357 189A St. from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential); AND
- B. Require the following condition be fulfilled prior to adoption of Zoning Amendment Bylaw No. 2905, 2021:
 - 1. Payment of \$4,500 as a Residential Community Amenity Contribution as offered by the developer; OR
- C. Other.

PURPOSE

Following a public hearing, Council to consider granting third reading to Zoning Amendment Bylaw No. 2905, 2021 to rezone the property at 12357 189A St. (PID: 007-349-653) from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential) zone in order to subdivide the property into two lots.

Information Report Decision Report Direction Report

DISCUSSION

Background:

Legal Description: Lot 1 Section 36 Block 6 North Range 1 East New Westminster District Plan 74354

Civic Address: 12357 189A St.

Area: 1,014 m² (10,915 ft²)

OCP: Residential – Low Density (up to 30 units per ha).
Development Permit Area No. 9 Ground-oriented Residential

Zoning: Medium Lot Residential (R-1)

This application is to rezone the property from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential) for the purposes of subdividing the property into two lots.

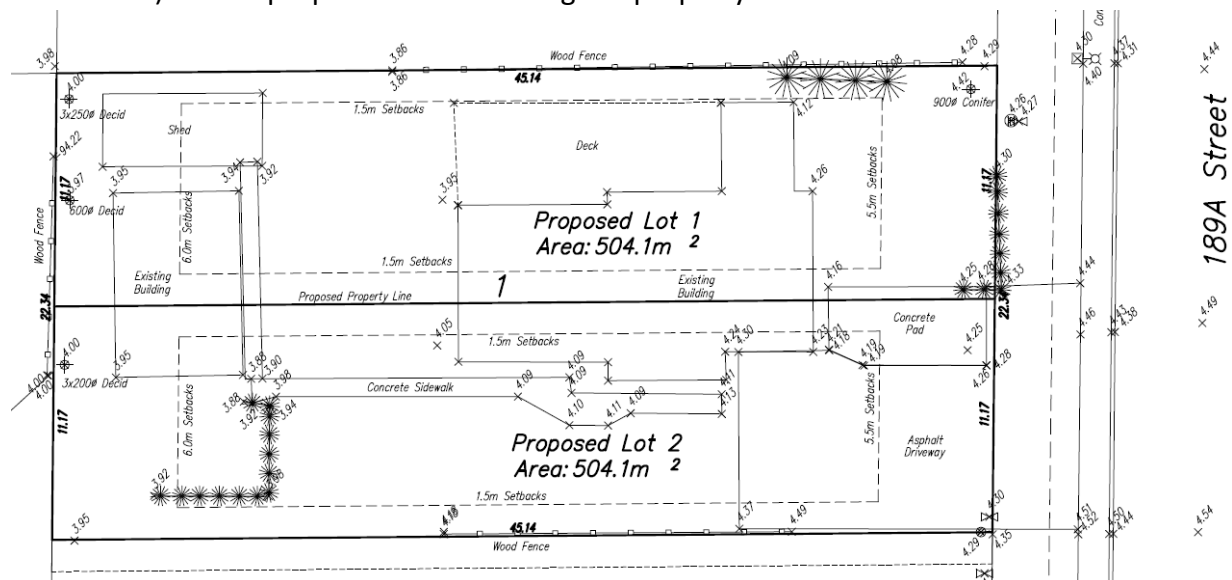


Figure 1: Proposed subdivision plan

First and second reading to the subject Zoning Amendment Bylaw were granted on January 11, 2022. A public hearing was held on June 6, 2023.

Relevant Policy, Bylaw or Legislation:

The Official Community Plan designates this property as Residential – Low Density, which permits “low-density residential use in a variety of forms, ranging from single-, two- and three-family housing to townhouses at a density of up to 30 units per net hectare.” This application complies with this designation.

Before final subdivision approval, a development permit for ground-oriented residential development will be required. This development permit will address the form and character outlined in the Development Permit Area (DPA) No. 9 – Ground-oriented Residential. The intent

of this DPA is to ensure infill housing is compatible with surrounding residential building massing, style, character, open space and streetscape. With the 2022 OCP update, guidelines are now included in this DPA for electric vehicle charging for each dwelling unit, replacing the need for the EV charging restrictive covenant that was recommended as a condition of approval in the first and second reading report. Approval for this type of development permit (i.e., proposals with fewer than five units) is delegated to staff.

Analysis:

A public hearing for the application was held on June 6, 2023. No written submissions were received and there were no speakers.

It is recommended that a condition of final approval include payment of the \$4,500 community amenity contribution, as offered by the developer. Approval from the Ministry of Transportation and Infrastructure will also be required prior to final reading of the Bylaw (for zoning amendments within 800 m of the Harris Rd and Loughheed Hwy intersection).

An arborist report was provided prior to the public hearing, and no trees were recommended for retention. As part of the development permit process, one new tree in each of the front and back yards will be required.

If approved, each lot can be built out with one single family dwelling, subject to minimum flood construction level requirements. Secondary suites are not permitted in the R-2 zone.

If this application is not approved, the property will remain zoned as R-1 (Medium Lot Residential). Under the R-1 zoning, one single family dwelling with either a secondary or garden suite is permitted.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
- Community Spirit & Wellbeing Corporate Pride Public Safety
- Not Applicable

Housing Diversity – Encourage diversity in housing types to foster an inclusive, affordable, multi-generational community.

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
 - Emergent issue / will require deferral of other priority(ies)
 - Other
-

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
 Other

There are no financial implications associated with this report. If the application is approved, the City will receive a \$4,500 community amenity contribution.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

First and second readings were granted on January 11, 2022. A public hearing was held on June 6, 2023.

KATZIE FIRST NATION CONSIDERATIONS

- Referral Yes No Other
-

SIGN-OFFS

Written by:

Allison Dominelli,
Senior Development Services Technician

Reviewed by:

Colin O’Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Zoning Amendment Bylaw No. 2905, 2021

CITY OF PITT MEADOWS
ZONING AMENDMENT BYLAW No. 2905, 2021

A bylaw to amend applicable sections of Zoning Bylaw No. 2505, 2011

WHEREAS it is deemed expedient to amend the City of Pitt Meadows Zoning Bylaw No. 2505, 2011;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Zoning Amendment Bylaw 2905, 2021".
2. The Zoning Bylaw No. 2505, 2011, including Schedule A (Zoning Map), is amended as follows:

a) The parcel of land legally described as:

PID: 007-349-653

Lot 1 Section 36 Block 6 North Range 1 East New Westminster District
Plan 74354

as shown boldly outlined and shaded in Attachment 1, which forms part
of this bylaw, is hereby rezoned to Small Lot Residential (R2) Zone.

READ a FIRST and SECOND time on January 11, 2022.

PUBLIC HEARING held on June 6, 2023.

READ a THIRD time on [DATE].

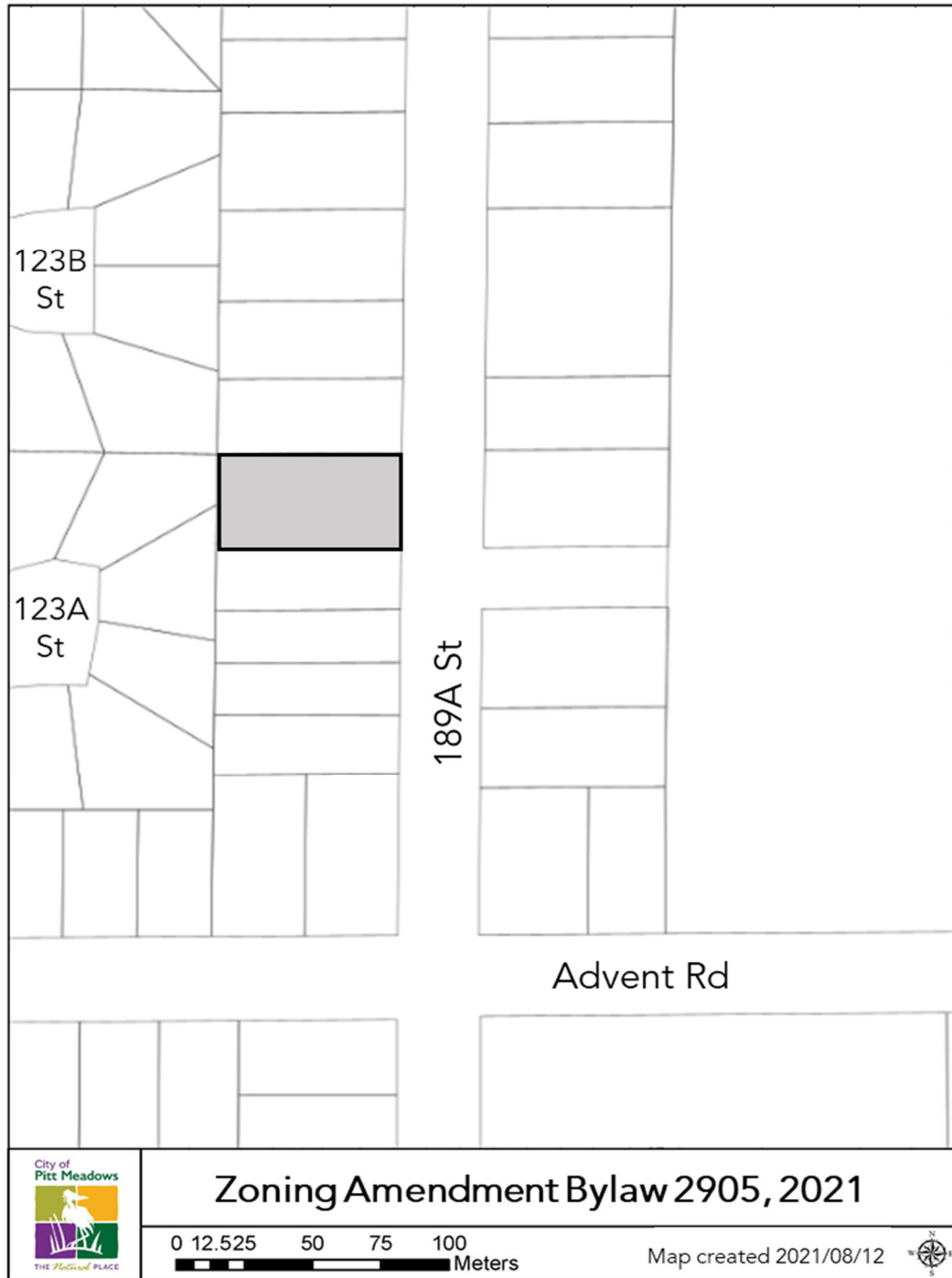
MINISTERIAL APPROVAL received on [DATE].

ADOPTED on [DATE].

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer

Attachment 1



Staff Report to Council

Parks, Recreation and Culture

FILE: 09-3900-30/23

REPORT DATE: July 13, 2023 **MEETING DATE:** July 18, 2023
TO: Mayor and Council
FROM: Andy Messner, Manager of Parks
SUBJECT: Parks and Community Facilities Regulations Bylaw

ACTING CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Grant first, second and third readings to the Parks and Community Facilities Regulations Bylaw No. 2954, 2023; AND
 - B. Grant first, second and third readings to the Bylaw Notice Enforcement Bylaw Amendment No. 2959, 2023; OR
 - C. Other.
-

PURPOSE

To replace the Parks and Community Facilities Regulations Bylaw No. 2651, 2014 and reflect the changes of use over the past several years, including the special event permitting process, use of electric bikes on shared pathways, and other housekeeping items.

Information Report Decision Report Direction Report

DISCUSSION

Background:

The Parks and Community Facilities Regulations Bylaw has not been updated since 2014, and requires updates as the use of Parks has changed over the past several years. The main changes

to the Bylaw are to inform the public of expectations for use of electric bikes and to expand the list of prohibited items to include the use of illicit drugs, and other housekeeping items.

Relevant Policy, Bylaw or Legislation:

The Bylaw Notice Enforcement Bylaw No. 2439, 2009 lists the Parks and Community Facilities Bylaw and associated fines. To ensure alignment with the new Bylaw, an Enforcement Bylaw amendment has also been included. The changes are general housekeeping items, including renumbering of the applicable bylaw sections and increasing a few of the fines that are associated with public health or safety (15.2h, 15.2j and 15.2l).

Analysis:

1. Motor Assisted Cycle

As the popularity of motor assisted cycles (electric bikes) continues to rise, it's becoming increasingly important to ensure that shared pathways are safe and accessible for all users. With the many benefits of motor assisted cycles, from their environmentally-friendly nature to their convenience, it's no surprise that more and more people are choosing to use them. However, as with any new technology, there are also potential risks and challenges that need to be addressed.

By implementing the changes outlined below, the City can promote responsible use of motor assisted cycle while also helping to ensure that everyone can enjoy public spaces. This is especially important as more people turn to outdoor activities and public spaces as a way to stay active and healthy.

Based on a review of best practices from other municipalities, it is recommended that the following provisions to help regulate motor assisted cycle be added the Parks and Community Facilities Regulations Bylaw:

Motor Assisted Cycles are permitted on designated shared pathways subject to the following regulations:

- a) always yield to pedestrians and slow down or stop when approaching pedestrians.
- b) be equipped with a bell or horn to warn pedestrians of their approach;
- c) operate at a safe speed, taking into consideration the conditions and other users; and
- d) operate in a safe and responsible manner and users must obey all traffic laws and regulations, including those related to the use of a cycle.

Overall, the revised Bylaw is a necessary step to ensure that motor assisted cycles can be used safely and responsibly in shared public spaces where designated. It's an important consideration for any community looking to adapt to the changing transportation landscape and help to ensure that everyone can enjoy the benefits of motor assisted cycles while limiting the negative impacts on public safety or accessibility.

2. Illicit Drugs in Parks, Facilities, Trails and Dikes

Earlier this year the BC government was granted an exemption by Health Canada from the Controlled Drugs and Substances Act to decriminalize the possession of certain illegal drugs. This is one of the approaches by the provincial government to address the ongoing toxic poisoning crisis. This exemption does not apply on the premises of K-12 schools and licensed child care facilities.

The current Bylaw prohibits the use of alcohol and cannabis in Parks, Facilities, Trails and Dikes where a special events permit is not in place, and staff are recommending that any substance found in the Controlled Drugs and Substance Act (SC 1996, c. 19) be added to the list of prohibited items. This change aims to further enhance public safety and maintain a conducive environment in these public spaces.

To ensure the comprehensive implementation of this proposed change, the RCMP was consulted. The RCMP's involvement in the decision-making process is vital as they bring their law enforcement expertise to address any potential criminal activities or public disturbances related to the use of controlled substances in parks.

Furthermore, it is worth highlighting that the proposed prohibitions are not limited to this community. Neighbouring cities have also recognized the importance of regulating the use of alcohol, cannabis, and controlled substances in public spaces. Consequently, some are reviewing and/or implementing similar measures to ensure the safety of their park users. An example of this is the City of Port Coquitlam.

3. Housekeeping Items

The proposed housekeeping amendments are as follows:

1. Use of the updated Bylaw template;
2. Updated language to reflect staff titles and roles within in the City;
3. Updates to the definitions to ensure all community facilities are captured;
4. Better align with other City Bylaws; and
5. Removal of the Special Event Permit Application attachment.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Corporate Pride
 Community Spirit & Wellbeing Infrastructure Public Safety
 Not Applicable
-

WORKPLAN IMPLICATIONS

- Already accounted for in department work plan / no adjustments required
 - Emergent issue / will require deferral of other priority(ies)
 - Other
-

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
- Other

There are no financial impacts from this report.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

KATZIE FIRST NATION CONSIDERATIONS

- Referral Yes No
-

SIGN-OFFS

Written by:

Andy Messner,
Manager of Parks

Reviewed by:

Diane Chamberlain,
Director of Parks, Recreation & Culture

ATTACHMENT(S):

- A. Parks and Community Facilities Regulations Bylaw No. 2954, 2023
- B. Bylaw Notice Enforcement Amendment Bylaw No. 2959, 2023

CITY OF PITT MEADOWS
PARKS AND COMMUNITY FACILITIES REGULATIONS
Bylaw No. 2954, 2023

A Bylaw to establish regulations governing the use of parks and community facilities on property owned or held by the City of Pitt Meadows for recreation or community uses.

WHEREAS Section 8 of the Community Charter provides that Council may, by bylaw, regulate, prohibit and impose requirements in relation to municipal services and public places;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. Citation/Title

- 1.1 This Bylaw may be cited as the "Parks and Community Facilities Regulations Bylaw".

2. Severability & References

- 2.1 A decision by a court that any part of this bylaw is illegal, void, or unenforceable severs that part from this bylaw and is not to affect the balance of this bylaw.
- 2.2 A reference to any statute, regulation, bylaw or other enactment refers to that enactment as it may be amended or replaced from time to time.

3. Repeal

- 3.1 City of Pitt Meadows Parks and Community Facilities Regulations Bylaw No. 2651, 2014, and its amendments, are repealed.

4. Definitions

- 4.1 In this bylaw:
- a) **"Bylaw Enforcement Officer"** means any individual employed by the City of Pitt Meadows who is tasked with enforcing the City's bylaws. This definition encompasses members of the RCMP who are authorized to carry out such duties.

- b) **"City"** means the City of Pitt Meadows.
- c) **"Community Facilities"** means a building, recreation facility or other land improvement, including, but not limited to, community centres, art gallery, swimming pools, arenas, sports fields, ball diamonds, and other facilities located in a Park or on any other land which the City owns or controls by means of a lease, license or other legal instrument, that is intended for athletic, social, recreational or cultural use by members of the community and the general public.
- d) **"Contaminant"** means any substance, whether gaseous, liquid or solid, whether dissolved or suspended, that;
 - I. injures or is capable of injuring the health or safety of a person;
 - II. injures or is capable of injuring property or any life form;
 - III. causes or is capable of causing material physical discomfort to a person; or
 - IV. damages or is capable of damaging the environment.
- e) **"Council"** means the Council of the City of Pitt Meadows.
- f) **"Designated Shared Pathway"** means a two-way off-street pathway designated by posted notice for shared use by cyclists, pedestrians and other active users.
- g) **"Dog Owner"** owner means a person who has care, custody or control of the dog, except that, where the person is an individual under the age of 18 years, his or her custodial parent or legal guardian is deemed to be the person responsible.
- h) **"Director"** means a representative of the City that has been assigned responsibility for the management and operation of City Parks and Community Facilities, or their designate as appointed from time to time.
- i) **"Loiter"** means to stand or wait around in or about or near the vicinity of a Community Facility without apparent purpose or reason.
- j) **"Motor Assisted Cycle"** has the meaning set out in the *Motor Vehicle Act* and regulations under that Act.
- k) **"Natural Park Feature"** means a tree, shrub, herb, flower, grass, turf or plant of any kind and all soil, sand, silt, gravel, rock, mineral, wood, fallen timber or other natural material within a Park or Trail.
- l) **"On-Site Refuse"** refers to all refuse, garbage, food remains, and other waste generated by individuals who are using a Park or Community facility while they are present within the Park or Community Facility. This

- includes items such as plastic chairs and tables and any other objects that are left by visitors.
- m) **"Organized Activity"** means any activity which is pre-planned, involves a group larger than a single family unit and which limits general public access to a portion of the Park or Community Facility or any activity that involves instruction or training.
 - n) **"Organized Sport"** means any game or sport which is played by three or more persons who play and/or practice together regularly as a team in a league or association.
 - o) **"Park"** means any publicly accessible outdoor area that is designated for recreational, social, or athletic purposes. This includes, but is not limited to, public parks, playgrounds, driveways, boulevards, beaches, playfields, linear parks, dikes, and hiking, biking, and riding trails and other land owned, leased, licensed, or otherwise controlled by the City.
 - p) **"Peace officer"** means a person employed by the City, acting as a Local Assistant to the Fire Commissioner as defined under the Fire Services Act, and all persons as defined in this bylaw as a Bylaw Enforcement Officer.
 - q) **"Posted Notice"** means a sign or written notice that has been posted or affixed to a wall, post, or notice board within a Park or Community Facility. It can also include notices that have been disseminated through other means such as brochures, maps, social media platforms, newspaper, or other media outlets that are relevant to the Park or Community Facility.
 - r) **"Special Event"** means any organized event or activity that takes place within a Park or Community Facility, and which is intended to attract participants or spectators. This can include, but is not limited to, Organized Sports, festivals, sports events, competitions, tournaments, neighbourhood celebrations, dog shows, or any other animal-related events, but does not include private or invitation-only events. The definition also encompasses other events that may not be explicitly listed but are considered as Special Events as per the discretion of the local authority.
 - s) **"Special Event Permit"** means a license issued for the use of Parks or Community Facilities or portion thereof in which the general public is encouraged to participate.
 - t) **"Trail"** means a designated footpath or pathway that provides pedestrian access within a City Park or on City land. It may include natural trails, paved or unpaved paths, and any other designated routes that are intended for use by pedestrians.

5. Delegation of Authority

5.1 The Director is hereby authorized to:

- a) grant or refuse any request for a Special Event Permit for the conduct of any Organized Sport, Special Event, organized activity, or any other activity which under the provisions of this bylaw requires a Special Event Permit;
- b) establish rules for behaviour and conduct in Parks and Community Facilities, provided that such rules are not inconsistent with this bylaw or other regulations; and
- c) enforce the consequences of violating rules established for behaviour and conduct in Parks and Community Facilities.

6. General Regulations

6.1 A person will adhere to the rules set forth within this bylaw except where otherwise directed by

- a) a Peace Officer;
- b) a Bylaw Enforcement Officer;
- c) a person authorized by a Peace Officer to direct traffic; or
- d) the Director.

7. Hours of Public Use of Parks and Community Facilities

7.1 No person will enter upon or remain within a Park or Community Facility for any purpose whatsoever during the hours when the Park is closed as indicated by a sign or Posted Notice or where no hours are posted, between 10:00 p.m. and 6:00 a.m. except:

- a) a person or organization who has a concession or lease granted by the City for a specified purpose;
- b) a person or organization holding a facility contract that allows hosted guests outside these hours;
- c) a private house guest of a resident-caretaker employed or contracted by the City;
- d) as authorized by City personnel; or
- e) emergency services such as fire, ambulance and RCMP.

8. Special Event Permits

- 8.1 No person, organization, or group will:
- a) use a Park or any portion of a Park for a purpose other than a general public use; or
 - b) conduct or hold an Organized Sport, Organized Activity, Special Event, or any other activity within a Park or Community Facility unless that person has obtained a valid Special Event Permit authorizing them to do so, or has a booking contract for the Park or Community Facility for a private event.
- 8.2 The Director:
- a) is responsible for issuing Special Event Permits;
 - b) may place restrictions and limits on an Organized Sport, Organized activity, Special Event or ancillary activity authorized by a Special Event Permit, as deemed necessary or desirable by the Director;
 - c) may require a person, organization, or group to whom a Special Event Permit is issued to acquire and maintain insurance in an amount and form satisfactory to the Director;
 - d) is not obligated to issue a Special Event Permit; and
 - e) may amend, suspend, revoke or refuse to issue a Special Event Permit to any person, group, or organization who has contravened the provisions of any previous Special Event Permit issued to that person, group, or organization, or contravened the provisions of this bylaw or any other enactment.
- 8.3 Special Event Permits will be in a form prescribed by the Director.

9. Preservation of Natural Features

- 9.1 No person will cut down or prune any vegetation in a Park or Trail without the express and prior authorization of the Director, and then only in strict accordance with such authorization in order to protect the health of the Park's natural environment.
- 9.2 No person will remove, destroy, damage, deface, break, or tamper with any Natural Park Feature, or any building, structure, fence, bench, sign, road, Trail or any facility, equipment, material or thing within a Park or Community Facility without the express and prior authorization of the Director, and then only in strict accordance with such authorization.

- 9.3 No person will foul or pollute, or otherwise introduce any contaminant on the land, or into any natural stream, creek, ditch, or pond, or any man-made water feature, fountain, or pond within a Park or Community Facility.

10. Animals

- 10.1 No person will ride or walk a horse on any part of a Park or Community Facility except on Trails and other areas specifically designated for horse riding as indicated by signs, Posted Notice, or under a Special Event Permit.
- 10.2 No dog owner will allow their dog on a playing field, sport surface, playground or other designated park area where dogs are not allowed, as indicated by Posted Notice, in order to prevent any damage to the facilities and protect the safety of Park visitors.
- 10.3 Subject to section 10.4, a dog owner will keep their dog on a leash secured to their person in all Parks to ensure the safety of Park visitors and to protect the Park's Natural Features.
- 10.4 Despite section 10.3, dog owners may allow their dogs to be off-leash in designated off-leash or leash-optional areas of Parks, as indicated by Posted Notice, to allow for responsible dog owners to exercise and socialize their pets in a designated area without disturbing other Park visitors.

11. Fireworks, Pyrotechnics and Fires

- 11.1 No person will discharge any fireworks in a Park or Community Facility without a valid permit issued in strict accordance with requirements established by the City of Pitt Meadows Fireworks and Pyrotechnics Bylaw No. 2673, 2015 in order to prevent any fire hazards and ensure the safety of park visitors.
- 11.2 No person will burn wood in a Park or Community Facility.
- 11.3 A person is allowed a cooking fire under the following conditions:
- a) The fire must be contained within a barbecue;
 - b) The fire must have a surface area not greater than one (1) meter` in diameter;
 - c) The fire must have natural gas, propane, electricity or charcoal as its fuel source; and

- d) There can be no fire restrictions in place at the time of the fire that would ban such activity.

12. Litter

- 12.1 No person will deposit litter anywhere within a Park or Community Facility except in waste receptacles provided for such purposes by the City in order to maintain the cleanliness of the Park and prevent any harm to the environment.
- 12.2 No person will carry, transport or deposit litter of any kind whatsoever into, or upon, a Park or Community Facility, or deposit the same into waste receptacles provided by the City for on-site refuse, except for on-site refuse that is generated within the Park. This includes household garbage, construction materials, hazardous waste, and any other material that is not generated within the Park.

13. Motor Assisted Cycle

- 13.1 No person will use or operate a Motor Assisted Cycle unless that person and the Motor Assisted Cycle are in compliance with the *Motor Vehicle Act* and regulations of that Act.
- 13.2 No person will use or operate a Motor Assisted Cycle in a Park except on a Designated Shared Pathway.
- 13.3 A person operating a cycle or Motor Assisted Cycle on a Designated Shared Pathway must:
 - a) always yield to pedestrians and slow down or stop when approaching pedestrians.
 - b) be equipped with a bell or horn to warn pedestrians of their approach;
 - c) operate at a safe speed, taking into consideration the conditions and other users; and
 - d) operate in a safe and responsible manner and users must obey all traffic laws and regulations, including those related to the use of a cycle.

14. Commercial and Other Services or Activities

- 14.1 No person, group, or organization will sell, exchange, barter, expose, or display for sale, any food, refreshments, goods, materials, or services whatsoever, nor will they conduct any business or commercial activity in a Park or Community Facility, without a Special Event Permit.
- 14.2 The Director must not issue a permit for a business or commercial activity in a Park or Community Facility unless they have determined that the business or commercial activity is in compliance with all applicable laws and regulations, and is consistent with the City's current policies and standards for commercial activities in public spaces.
- 14.3 No person, group, or organization will post, affix, deliver, paint, publish or distribute any notice, advertisement, sign, placard, or handout of any kind whatsoever in a Park or Community Facility except on information boards or digital displays provided expressly for that purpose unless that person has the prior express written authorization of the Director.
- 14.4 No person, group, or organization will operate or station any motor vehicle displaying advertising or equipped with a public address system in a Park or Community Facility for the purpose of advertising, promoting, demonstrating, or attracting attention unless such activities are specifically authorized by a valid Special Event Permit and are in compliance with all applicable laws and regulations.

15. Behaviour and Conduct

- 15.1 Every person, group and organization within a Park or Community Facility will comply with all Federal and Provincial statutes, City bylaws, regulations, enactments and policies, including all signs and Posted Notices.
- 15.2 No person, group, or organization will:
 - a) behave in a disorderly, dangerous or offensive manner in a Park or Community Facility;
 - b) possess or consume alcohol, cannabis or any substance found in the Controlled Drugs and Substances Act (SC 1996, c. 19) in a Park or Community Facility unless such activity is specifically authorized by a valid Special Event Permit;
 - c) engage in activities involving high-speed projectiles, including golf, paintball, airsoft, or drone flying, in a Park or Community Facility unless such activity is specifically authorized by a valid Special Event Permit

Permit;

- d) camp in a Park or Community Facility unless such activity is specifically authorized by a valid Special Event Permit, and then only in the designated area;
- e) build any structure in a Park or Community Facility unless such activity is specifically authorized by a valid Special Event Permit, and the activity complies with all City bylaws, permits, requirements, and regulations;
- f) obstruct or interfere with the free use or enjoyment of the Park or Community Facility by any other person;
- g) enter or bathe in any body of water in a Park or Community Facility without swim attire and in designated areas;
- h) use any device in a Park or Community Facility that, in the opinion of the Director, constitutes a hazard to any person using the Park or Community Facility;
- i) interfere with or obstruct any employee or caretaker of the City in the performance of their duties;
- j) use or operate any device in such a manner as to disturb the enjoyment of the Park or Community Facility by other persons;
- k) loiter in or around a Park or Community Facility without lawful excuse, the proof of which lies upon them;
- l) ignite any substance for smoking or burning within 10 meters of a Park, Community Facility, playing field, sports field/court, or children's playground, unless authorized by a valid Special Event Permit, and then only in the designated area.

16. Loss of Access Rights

16.1 If the Director, a Peace Officer, or a Bylaw Enforcement Officer determine that an individual, group, or organization is violating any provision of this bylaw within a Park or Community Facility, the following actions may be taken:

- a) request for identification, including name and address, of the individual, group or organization in question;
- b) requirement to vacate the Park or Community Facility;
- c) upon receiving a banning notice forfeit their right to access a Park or Community Facility for the period of time stipulated in the notice; and

- d) be required to comply with conditions related to that person's, group's or organizations future use of Park.

16.2 A person who is directed to leave a Park or Community Facility by the Director, a Peace Officer, or a Bylaw Enforcement Officer must:

- a) immediately vacate the Park or Community Facility; and
- b) not enter the Park or Community Facility again except with prior approval by the Director, a Peace Officer or a Bylaw Enforcement Officer.

17. Offences and Penalties

17.1 Any person, group, or organization who violates any provision of this bylaw or fails to do anything required to be done by this bylaw, commits an offence under this bylaw and is subject to the imposition of any and all penalties or remedies available to the City pursuant to this bylaw or other applicable bylaws or legislation, and will be subject to the following penalties:

- a) A fine of no less than \$100.00 and no more than the maximum penalty allowed by the Offence Act; and
- b) In the case of a continuing offence, each day the offence continues constitutes a separate offence.

READ a FIRST, SECOND and THIRD time on [DATE].

ADOPTED on [DATE].

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer

CITY OF PITT MEADOWS
BYLAW NOTICE ENFORCEMENT AMENDMENT
Bylaw No. 2959, 2023

A bylaw to amend a portion of City of Pitt Meadows Bylaw Notice Enforcement
 Bylaw No. 2439, 2009

WHEREAS it is deemed expedient to amend City of Pitt Meadows Bylaw Notice Enforcement Bylaw No. 2439, 2009;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Bylaw Notice Enforcement Amendment Bylaw No. 2959, 2023".
2. Schedule A of the City of Pitt Meadows Bylaw Notice Enforcement Bylaw No. 2439, 2009 is amended by deleting the table in relation to the Parks and Community Facilities Regulation in its entirety and replacing with the following:

Parks and Community Facilities Regulation Bylaw No. 2954, 2023

DESCRIPTION	SECTION NO. IN BYLAW	FULL PENALTY IN \$	COMPLIANCE AGREEMENT DISCOUNT
Unauthorized use of park outside permitted hours	7.1	100	n/a
Unauthorized use of a park or carry on any unauthorized business	8.1	200	n/a
Cut or prune any vegetation without authorization	9.1	500	n/a
Remove, destroy, damage, deface, break or tamper with any natural park feature or any building, structure, fence, bench, sign, road, trail or any facility, equipment, material or thing	9.2	500	n/a
Foul or pollute or otherwise introduce any contaminant	9.3	500	n/a
Ride or walk a horse on any part of a park or community facility except in posted designated areas	10.1	150	n/a

Dog(s) on playing fields, sport surfaces or play grounds	10.2	200	n/a
Discharge any fireworks without a valid permit	11.1	200	n/a
Start any unauthorized fire	11.2	200	n/a
Deposit any on-site refuse	12.1	100	n/a
Deposit any off-site refuse	12.2	300	n/a
Sell/exchange, barter, expose, display for sale any food/refreshments goods/materials or service	14.1	200	n/a
No person shall post, affix, deliver, paint, publish or distribute any notice, advertisement, sign, placard or handouts	14.3	200	n/a
Operate or station any motor vehicle displaying advertising or equipped with a public address system without a permit	14.4	200	n/a
Fail to obey regulations	15.1	200	n/a
Disorderly or offensive conduct	15.2a)	500	n/a
Possess or consume liquor, cannabis, or other prohibited substance without a permit	15.2b)	500	n/a
Unauthorized use of high speed projectiles	15.2c)	300	n/a
Camp overnight unless authorized	15.2d)	100	n/a
Build or cause to be built any unauthorized structure	15.2e)	300	n/a
Obstruct the free use of a park or facility	15.2f)	200	n/a
No bathing attire	15.2g)	150	n/a
Use a device which constitutes a hazard	15.2h)	300	n/a
Interfere with or obstruct any employee of the City	15.2i)	300	n/a

Use or operate any device that disturbs other persons	15.2j)	200	n/a
Loiter in or around a Community Facility	15.2k)	200	n/a
No smoking	15.2l)	300	n/a

READ a FIRST, SECOND, and THIRD time on [DATE].

ADOPTED on [DATE].

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer

Strategic Priorities Quarterly Report

July - September (Q3) 2023

PRIORITY	OPERATIONAL STRATEGIES
<p>Principled Governance</p> <ul style="list-style-type: none"> • First Nations Relationship • Meaningful Engagement • Regional Partnerships • Fiscal Stewardship & Accountability • Environmental/Climate Stewardship 	<ul style="list-style-type: none"> • ᑭᓴᓐᑭ (Katie) First Nation Service Agreements / Secondary Access MOU • Flood Management • Post-Secondary Needs Assessment
<p><i>Council Advocacy</i></p>	<ul style="list-style-type: none"> • <i>Road & Rail Improvements Project – Underpass</i> • <i>UBCM Minister Meetings</i> • <i>Alouette River Clean Up</i> • <i>Secondary School Replacement</i> • <i>Lougheed Corridor Transportation Upgrades</i> • <i>CP Logistics Park Opposition</i> • <i>Golden Ears Roundabout Infrastructure Improvements (TransLink)</i> • <i>KFN Secondary Access (province and TransLink)</i> • <i>CP Rail Corridor Emissions Standards</i> • <i>CP Noise & Vibration Existing Exceedances</i>
<p>Balanced Economic Prosperity</p> <ul style="list-style-type: none"> • Agriculture • Business Vitality • Airport • Affordability 	<ol style="list-style-type: none"> 1. Golden Ears Business Park 3 & 4 2. Economic Development Strategy Review & Update 3. Agricultural Plan
<p>Community Spirit & Wellbeing</p> <ul style="list-style-type: none"> • Pride & Spirit • Active Wellness • Natural Environment • Housing Diversity • Recreation 	<ol style="list-style-type: none"> 1. CP Logistics Park Opposition Strategy 2. Trail Signage 3. Metro Vancouver Affordable Housing Project 4. Pop Up Art Gallery 5. Housing Needs Initiatives Next Steps 6. Environmental Inventory Management Strategy Implementation 7. Accessibility Committee 8. Canada Day Event 9. Truth & Reconciliation Walk
<p>Infrastructure</p> <ul style="list-style-type: none"> • Investments • Transportation • Active Transportation 	<ol style="list-style-type: none"> 1. Airport Way Sound Attenuation Wall 2. Active Transportation Network Review 3. Airport Way Widening & Improvements 4. Culvert Condition Assessment

- Facilities
 - Preparedness
- [Infrastructure cont.]

5. Harris Park Washroom Facility Project
6. Art Gallery Relocation
7. Pitt Meadows Athletic Park Project
8. Harris Road Park Project
9. Rose Grabenhorst Garden Project
10. Mitchell Park Playground Installation
11. North Commons Park Playground Installation
12. Aquatics Feasibility Study
13. Council Chamber and Meadows Room AV Upgrade

Corporate Pride

- Employee Excellence
- Corporate Culture
- Service Excellence
- Resources
- Desirable Employee

1. IT Cyber-Security Recommendations Implementation
2. Equity, Diversity & Inclusion (EDI)
3. Microsoft 365 Road Mapping Project
4. Asset Management Plan Update
5. DCC Review
6. 2024 Budget & Business Planning
7. Collective Bargaining

Public Safety

- Police
- Fire
- Emergency Preparedness
- Bylaws
- Regulatory

1. Onboarding of Deputy Chief, 1 Firefighter & 1 Training Officer
2. Transition to 24 Hour Firefighter Coverage
3. PoCo Mutual Aid Agreement
4. Police Detachment Construction Project
5. Transition to Independent RCMP Detachment (Admin Support)
6. Parks Bylaw Update
7. Transition to 7 day/week Bylaw Coverage
8. Kenneling Services
9. De-Escalation Bylaw Officer Training