



CITY OF PITT MEADOWS
Agricultural Advisory Committee Meeting
AGENDA

Thursday, February 15, 2024, 10:00 AM

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

The Agricultural Advisory Committee acknowledges that we meet on the traditional territory of the ǰíćǰý (Katzie) First Nation.

| | Pages |
|--|-------|
| 1. <u>CALL TO ORDER</u> | |
| 2. <u>LATE ITEMS</u> | |
| 3. <u>APPROVAL OF AGENDA</u> | |
| Approval of the February 15, 2024 Agricultural Advisory Committee meeting agenda. | |
| 4. <u>ADOPTION OF MINUTES</u> | 3 |
| Approval of the November 9, 2023 Agricultural Advisory Committee meeting minutes. | |
| 5. <u>NEW BUSINESS</u> | |
| 5.1 Water Licensing and Water Shortage Discussion | |
| Discussion on the water licensing backlog and potential resolutions for predicted water shortages for agriculture. J. Shrimmer, and E. Elsliger, from the Ministry of Water, Land and Resource Stewardship and D. Bondar and T. Despault, from the Ministry of Agriculture and Food will be in attendance. | |
| 5.2 Draft 2024 Union of British Columbia Municipalities (UBCM) Resolutions | 21 |
| M. Baski, Project Manager, Planning, to provide an overview of the draft 2024 UBCM resolutions. | |
| 5.3 Introduction to the Urban Forest Strategy | |
| M. Baski, Project Manager, Planning, to provide an introduction to the Urban Forest Strategy. | |

5.4 AAC Application Tracker 27

M. Baski, Project Manager, Planning, to provide an update on the AAC Application Tracker.

5.5 AAC Action Items 29

M. Baski, Project Manager, Planning, to provide an update on the AAC Action Item Tracker.

5.6 2024 AAC Calendar 30

Review and confirmation of the 2024 Committee meeting dates and discussion on a proposed change to the April meeting date.

6. ROUNDTABLE

7. ADJOURNMENT

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

November 9, 2023, 10:00 a.m.

Video Conference

Voting Members: J. Bachmann
T. Hopcott
S. Howkins
L. Kemper
D. Kosicki
P. Robinson
T. Vader

Council Liaison: Councillor M. Manion
Councillor B. Meachen (Alternate)

Guests: Paul Pryce, Director of Policy, BC Agricultural Council (BCAC)
Alexis Coutu-Marcotte, Ministry of Agriculture and Food
Jeff Weightman, Ministry of Agriculture and Food

Staff: M. Baski, Project Manager, Agriculture and Environment (Chair)
C. O'Byrne, Manager of Planning

Regrets: H. Bitter
W. Jack
W. Wisselink
J. Parmar

Recording Clerk: R. Costa, Legislative Services Clerk II

1. **CALL TO ORDER**

M. Baski, Project Manager, Agriculture and Environment, acknowledged that the meeting was held on the traditional territory of the ǫícǎý (Katzie) First Nation.

The meeting was called to order at 10:03 a.m.

2. **LATE ITEMS**

None.

3. **APPROVAL OF AGENDA**

There was general consent amongst the committee to approve the November 9th, 2023 Agricultural Advisory Committee agenda.

4. **ADOPTION OF MINUTES**

M. Baski, Project Manager, Agriculture and Environment, presented the Committee with a recommended amendment to the minutes of the October 12th, 2023, Agricultural Advisory Committee meeting.

There was general consent amongst the Committee to amend the minutes of the October 12, 2023 Agricultural Advisory Committee related to item 5.1 Water Licensing.

Motion A made under Item 5.1 to read as:

- A. “Request the City of Pitt Meadows, Ridge Meadows local MLA office, Ministry of Agriculture and Food, **Ministry of Water, Land and Resource Stewardship** and the BC Agriculture Council are made aware that some farmers have been waiting for eight (+) years for water licensing approval, putting the viability of farming into question; and”

5. **NEW BUSINESS**

5.1 BC Agricultural Council (BCAC) Presentation

P. Pryce, Director of Policy, BC Agricultural Council, presented an overview of and engaged in a discussion on the BC Agricultural Council Initiatives, forming a part of the minutes as **Attachment 1**.

**Joe Bachmann joined the meeting at 10:09 a.m.*

The Committee participated in a roundtable discussion, including the following main themes:

- Clarification was provided to outline the BCAC’s outlook on water licensing; concerns were raised in regards to the current water licensing

requirements and whether changing the ministry responsible for water licensing, or applying for a water licence, will create a significant difference.

- A discussion was held in regards to how British Columbia is more advanced with water sustainability in agriculture in comparison to other provinces.
- It was noted that water sustainability is one of the top priorities for the BCAC; concerns were raised regarding whether BCAC can support the current need for water sustainability.
- The viability of farming in Pitt Meadows relies on water sustainability; it was expressed that agriculture across the province was negatively impacted this past summer due to the lack of water.
- A question was raised on the current agricultural tourism annual regulations. A follow-up question was raised regarding the BCAC's feedback on the farm status threshold.

**Cllr. Meachen left the meeting at 10:57 a.m.*

**Cllr. Meachen returned to the meeting at 10:58 a.m.*

5.2 Draft Agricultural Plan

M. Baski, Project Manager, Agriculture and Environment, presented an update and engaged in a discussion on the revisions made to the draft Agricultural Plan, forming a part of the minutes as **Attachment 2**.

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

- Concerns were raised in regards to vacant farmland in Pitt Meadows.
- A discussion was had in regards to the possible risks of vacant farmland (i.e. lack of food security, possibility of invasive species).
- A suggestion was made to incorporate a hybrid model of the proposed "Vacant Crop Tax" to include delayed penalties.
- A request was made to amend the draft Agricultural Plan to strike out 'Progressive Tax Rebates based on Agricultural Production' and replace with 'Vacant Crop Tax'.

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

- A. Endorse the draft Agricultural Plan as presented at the November 9, 2023, Agricultural Advisory Committee;
- B. Support the proposed revisions to the draft Agricultural Plan to strike out 'Progressive Tax Rebates based on Agricultural Production' and replace with 'Vacant Crop Tax'; AND
- C. Direct Staff to present the revised Draft Agricultural Plan at the November 21, 2023, Engagement and Priorities Committee Meeting.

CARRIED

5.3 AAC Application Tracker

M. Baski, Project Manager, Agriculture and Environment, 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.

5.4 AAC Action Items

M. Baski, Project Manager, Agriculture and Environment, provided an update on the AAC Action Item Tracker.

**Phil Robinson left the meeting at 11:30 a.m.*

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

6. ROUNDTABLE

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

**Cllr. Meachen left the meeting at 11:43 a.m.*

7. ADJOURNMENT

The meeting was adjourned at 11:53 a.m.

The next ***Agricultural Advisory Committee*** meeting is scheduled for ***February 15th, 2024*** at ***10:00 AM***.

Certified as correct:

Rachel Costa, Recording Clerk

DRAFT



Presentation to
City of Pitt Meadows—
Agricultural Advisory
Committee

November 9, 2023



Our Membership

Represents **96%** of provincial farm gate sales.

- BC **Blueberry** Council
- BC **Broiler Hatching Egg** Producers' Assoc.
- BC **Cattlemen's** Association
- BC **Cherry** Association
- BC **Chicken** Growers' Association
- BC **Cranberry** Growers' Association
- BC **Dairy** Association
- BC **Egg** Producers' Association
- BC **Fruit** Growers' Association
- BC **Grain** Producers' Association
- BC **Grap growers'** Association
- BC **Greenhouse** Growers' Association
- BC **Haskap** Association
- BC **Hazelnut** Growers' Association
- BC **Honey** Producers' Association
- BC **Landscape & Nursery** Association
- BC **Pork** Producers' Association
- BC **Potato & Vegetable** Growers' Association
- BC **Poultry** Association
- BC **Strawberry** Growers Association
- BC **Turkey** Association
- BC **Wine Grape** Council
- Fraser Valley **Pea and Bush Bean** Growers' Association
- Horse** Council British Columbia
- Organic** BC
- Peace Region **Forage Seed** Association
- Raspberry** Industry Development Council
- United **Flower** Growers' Co-Op



Agriculture Day – October 24th





CLIMATE CHANGE & ENVIRONMENT

Agriculture is vulnerable to changes in climate conditions and even small shifts can have significant consequences for food production, the livelihoods of farmers, and the future of the sector in B.C.



ACCESS TO LABOUR

Access to labour is essential for food security and the success of the Canadian agriculture sector.



WATER MANAGEMENT

Water is the cornerstone of agriculture. B.C. farmers and ranchers recognize the importance of protecting this precious resource and ensuring a safe, reliable water source for our food system.



FARM BUSINESS

Innovation, taxation, on-farm programs, and succession planning are a few of the critical pieces farmers need in order for their business to be sustainable.



LAND USE

Protecting farmland is vital to the future success and sustainability of B.C. agriculture. Without land, it will be difficult to ensure access to safe, affordable food for British Columbians.



AGRICULTURE EDUCATION & AWARENESS

Growing the community's understanding of agriculture in B.C. is a priority for the sector. BCAC and its members share information on how food and plants are grown and raised in B.C., reducing the communication gap between producers and consumers.

BC FARM TAX STATUS



Support Goal 1.1 of Pitt Meadows' Agricultural Viability Strategy

- **Revenue thresholds last updated in 1993**
- **Revenues as low as \$2,500 needed**
- **Called for government to review**



AGRI-TOURISM

Support Goal 3.1 of Pitt Meadows' Agricultural Viability Strategy

- Calling for government-industry review of ALR Regulation
- Expansion of filming in the ALR beyond Langley pilot

WATER SECURITY AND MANAGEMENT

Support Goal 2 of Pitt Meadows' Agricultural Viability Strategy

Ideas for Consideration (Goal 2)

- Dedicated reserves of water for agricultural use
 - Envisioned in Living Water Smart BC
 - Important for the future Watershed Security Strategy
- Provincial funding for on-farm water storage
 - \$20 million over three years to the Agricultural Water Infrastructure Program
 - First year over-subscribed within weeks

BENEFICIAL MANAGEMENT PRACTICES





Ideas for Consideration (Goal 4.3)

- Several challenges with BMP funding
 - Cost shares are often too low (30-50%)
 - Narrow application windows
 - First come, first serve
 - Online-only advertisement
 - No single-window for funding opportunities (On-Farm Climate Action Fund, Agricultural Climate Solutions etc).
- Goal 3.4 (Farmers' Institute) could help



Farmers are on the frontlines of climate change





Emergency Management and Climate Readiness

Disaster Financial Assistance

- Farm eligibility status
- Clarifying eligible expenses
- Increasing the cap on compensation
- Building back better

Emergency Operations Centres

- Dedicated seat for agriculture

Temporary Entry Permit

- Not all municipalities have one
- Challenges moving between jurisdictions
- Need to pre-qualify (and train?) producers

Emergency Preparedness Training Program

- Currently under consideration
- Could prepare producers for EOC roles



Other Issues

Cost of Production

- Insurance tax exemption
- Carbon tax exemptions
- Critical Farm Input Strategy (Federal)

Access to Labour

- On-arrival MSP coverage for TFWs
- Apprenticeship programs
- Additional seats for apprenticeships
- Streamlined TFW housing approvals

Regenerative Agriculture

- Carbon offset credit protocol

Succession Planning

- Expanded support for succession planning (Goal 3.4)
- Farmland trust– charitable status (Federal)



THANK YOU!

**City of Pitt Meadows—
Agricultural Advisory Committee**

November 9, 2023

Questions?

Agricultural Viability Strategy Revisions

Agricultural Advisory Committee Meeting
November 9th, 2023



Purpose:

1. Review incorporated revisions to the Agricultural Viability Strategy (the Strategy).
2. Request endorsement of the Strategy to present to Council.



Revisions based on AAC notes:

Section 2.2 Crop and Livestock Production

- Over the last 50 years, there has been a gradual shift in the character of farming in Pitt Meadows, from one that was dairy-focused to one that is now berry-focused. (p.2)

Table 1 Irrigation

- This includes reviewing the *Administering Internal Drainage Facilities* policy. (p.8)



Revisions based on AAC notes:

Strategy 1.1

- Advocate to BC Assessment for opportunities to better match tax rates with farmland production activities (e.g., higher BC Farm Tax Status minimum thresholds; changes to the application of the school tax on inactive farmland; ***progressive tax rebates based on agricultural production***), to help prevent land speculation. (p.15)

Strategy 2.1

- Advocate to Provincial and Federal government agencies to provide the City and the agricultural community with resources to improve drainage infrastructure, ***ditch cross-sections***, maintenance, and upgrades. (p.17)



Revisions based on AAC notes:

Strategy 3.1

- Review the suitability of instigating initiatives that consider the amount and type of agri-tourism activities that are of interest to Pitt Meadows producers and ***aligned with the Economic Development Strategy***. Opportunities may include: creating an online interactive food map, a self-guided farm circle tour, U-Picks, and others. (p.21)
- Ensure that at least one member of the AAC is cross-appointed to the Economic Development Advisory Committee. (p.21)



Revisions based on AAC notes:

Strategy 3.3

- This may include advocating to the federal government for changes to the capital gains tax policy regarding flexibility in the sale of farm assets to family members. (p.22)

Strategy 4.2

- Reviewing and updating the emergency plan for livestock in Pitt Meadows, ***including registration with the BC Premises ID program*** and consideration of local livestock producer needs and trailer capacity in the event of an evacuation. (p.24)
- Discussing how to measure and account for the needs of seasonal farmworkers and their safety during an emergency. (p.24)



Revisions based on MV notes:

Section 3.3 Partnerships and Collaboration

- Collaboration with First Nations is particularly important around the topic of *food sovereignty* and the conservation, use, and management of water. (p.10)

Strategy 2.3

- Advocate to TransLink to update the Transport 2050 Plan to acknowledge and better manage the impacts of commuter/increased population traffic around agricultural lands (p.19)



Revisions based on MAF notes:

Section 4.2

- Maintaining drainage and irrigation infrastructure, while encouraging responsible water use on farms through *increasing irrigation efficiency* and on-farm water retention and storage; and (p.14)

Strategy 5.1

- Encouraging urban residents and businesses to understand and appreciate local agriculture. This could include signage and/or videos about littering regulations on trails adjacent to farmland; the need to keep dogs leashed to prevent harassment of livestock (*or providing support to fencing trails*); the *Right to Farm Act*; and the need to reduce speeds along rural roads to respect farm equipment. (p.27)



Revisions based on MAF notes:

Strategy 5.2

- Be receptive to any renewed community interests in keeping urban hens, *while balancing the agricultural community's concerns regarding their role in spreading Avian Flu* . Monitor permitted uses in non-agricultural zones to allow "urban agriculture" as a permitted use in non-agriculture zones such as Rural Residential (RR). Use best practices from other jurisdictions to inform bylaw development on urban agriculture. *(also moved from Strat. 1.2) (p.28)*



Support for endorsement?

- *Whereas the draft report titled "Grown in Pitt Meadows: Our Agricultural Viability Strategy" will still be reviewed by Council, the AAC supports the draft Strategy, as presented at its October 12, 2023 meeting, with the revisions presented at its November 9, 2023 meeting.*



BACKGROUND

Proposed UBCM Resolution: Minimum Requirements for Farm Classification

Proposed Resolution:

WHEREAS the *Classification of Land as a Farm Regulation* establishes minimum gross income requirements for farm operations to be classified as Farm under the *Assessment Act*, that were last increased in 1993;

AND WHEREAS farm property tax reform that confers tax benefits to farm operations would help to encourage farming and support local food security;

THEREFORE BE IT RESOLVED that UBCM call upon the Province of BC to amend the *Classification of Land as a Farm Regulation* to increase the income thresholds to achieve Farm classification, to a single minimum gross farm income of \$7,000;

AND BE IT FURTHER RESOLVED that UBCM call upon the Province of BC to review the income thresholds at least every five years.

The City of Pitt Meadows' recently-completed Agricultural Viability Strategy identifies farm property tax reform, including updates to the income thresholds, as a key action for stimulating a productive agricultural land base. Currently, under the [Classification of Land as a Farm Regulation](#), to be classified as farm under the Assessment Act, the gross annual value of the farm operation must be at least:

- \$2 500, if the area of land is between 0.8 ha and 4 ha;
- \$2 500 plus 5% of the farmland value of the land farmed in excess of 4 ha; or
- \$10 000, if the total area of the land is less than 0.8 ha.

The 2015 Metro Vancouver report on [Farm Tax Class Income Threshold Investigation](#) investigated whether the income thresholds to qualify for BC Assessment's Farm class status warrant adjustment to ensure that farmers and the public interest are benefitting from the policy to support the longterm viability of agriculture. The following are excerpts from that report:

"Across Canada, and indeed across the world, different jurisdictions use various measuring sticks and associated incentives for farmers. It is worth noting that BC has one of the lowest income thresholds both within Canada and abroad. These include:

- *Ontario sets farm property taxes at 25% of the municipal residential rate, but gross farm income must be at least \$7,000 as reported to the CRA for income tax purposes.*

- Quebec offers a rebate system: 50-77% off the residential rate, depending on the level of farm sales (77% if more than \$10,000). They also use a maximum assessed value for school taxes on farmland.
- Saskatchewan has a system that excludes farm residences and farm buildings from property taxes. Assessment values range from 50% (rangeland) to 70% (cropland) of agricultural market value.
- Alberta's Department of Agriculture and Forestry notes that a minimum of \$10,000 gross annual farm production income is required to obtain farm status.

Raising the threshold will discourage those who are using farmland primarily for lifestyle reasons and are obtaining Farm class status for solely the tax benefit. It will help ensure that the tax benefit is offered only to hobby and commercial farming operations.

A single, higher threshold was also a recommendation from the 2009 BC Farmland Assessment Panel report. That report recommended changing the threshold to \$3,500 for all farm sizes. It is now 6 years later, and it is worthwhile revisiting an increase in the Farm class threshold. It may also be appropriate to use inflation as a starting point for validating the threshold level, which was previously undertaken in 1995. At today's dollar values, the thresholds used in 1974 and 1993 would be between \$3,500 and \$7,500 when adjusted for inflation.

The 2016 Metro Vancouver White Paper on [Encouraging Agricultural Production Through Farm Property Tax Reform in Metro Vancouver](#) also informed the proposed resolution on the Minimum Requirements for Farm Classification. The following is an excerpt from that White Paper:

"One of the main reasons for changing the threshold is to encourage more actively farmed land either through leasing agricultural land to farmers or by encouraging more investments in farming to increase income levels. In addition, removing the \$10,000 income threshold for properties less than 2 acres could encourage new farms on small lots near urban areas."

BACKGROUND

Proposed UBCM Resolution: School Tax Exemption

Proposed Resolution:

WHEREAS the *School Act* exempts 50% of the assessed value of a parcel of land in the Agricultural Land Reserve (ALR) from school taxation if the land is vacant and unused, or used only for a residential purpose;

AND WHEREAS to encourage farming in the ALR to ensure local food security, school tax exemptions should only apply to ALR land that is being used for a farm purpose;

THEREFORE BE IT RESOLVED that UBCM call upon the Province of BC to amend the *School Act* to remove the 50% school tax exemption for vacant and unused land, and residential purpose land in the ALR.

The City of Pitt Meadows' recently-completed Agricultural Viability Strategy identifies farm property tax reform, including changes to the school tax exemption, as a key action for stimulating a productive agricultural land base. This resolution on the school tax exemption was informed by the background information in the 2016 Metro Vancouver White Paper on [Encouraging Agricultural Production Through Farm Property Tax Reform in Metro Vancouver](#). The following are excerpts from that White Paper:

"The policy option under consideration is to eliminate the 50% school tax exemption for properties classed as "Residential" in the ALR. This change would ensure that residential uses of land are treated equitably throughout the region, whether in or outside the ALR. Removing the exemption is also justifiable because these residential properties are not farming or leasing their land and therefore are not providing the public benefits recognized for farms."

"The school tax exemption is an inequitable property tax policy as the main beneficiaries of the policy are residential landowners in the ALR who are not farming. Reforming this policy would provide a financial incentive to farm or lease agricultural land, as farm class would be required to receive the school tax exemption. Land classified as farm should retain the benefit because it supports active farming and the cost to society for providing this exemption to farmers is small. The elimination of residential classification from the School Act (Section 130) requires a change in provincial legislation, and would automatically apply to other agency fees defined under the Act."

The BC Chamber of Commerce also recommends reforming the school tax exemption to apply strictly to land classified as farm (refer to [Using Property Tax Reform to Support](#)

[Agriculture Production](#)). The following is an excerpt from the BC Chamber of Commerce policy:

“All land in the ALR, regardless of classification, receives a 50% exemption on School taxes. The 50% exemption also includes other taxes in Metro Vancouver such as TransLink, Hospitals, etc. An analysis completed by Metro Vancouver found that properties not used for farming accounted for 84% of the total amount of school tax exemptions for the region, despite accounting for only 59% of parcels. In particular, small properties (under two acres), not necessarily subject to ALR restrictions, received school tax exemptions.”

BACKGROUND

Proposed UBCM Resolution: Unfarmed Land Tax

Proposed Resolution:

WHEREAS the purpose of the Agricultural Land Reserve (ALR) is to preserve much-needed land for farming to ensure local food security, and not real estate speculation;

AND WHEREAS speculation in the ALR can lead to increased land values and the underutilization of ALR land for farming;

THEREFORE BE IT RESOLVED that UBCM call upon the Province of BC to establish a targeted unfarmed land tax, to discourage speculation and encourage farming in the ALR.

The City of Pitt Meadows' recently-completed Agricultural Viability Strategy identifies farm property tax reform, including a targeted tax on unfarmed land, as a key action for stimulating a productive agricultural land base. In order to try to prevent valuable farmland from falling into the hands of speculators and developers, the proposed Unfarmed Land Tax is intended to be similar to the Speculation and Vacancy Tax introduced by the Province in 2018, to try to discourage housing speculation and people from leaving homes vacant in designated areas of BC.

The proposed Unfarmed Land Tax would tax land that is within the ALR that could be farmed, but that is not being farmed due to land speculation. It is intended to encourage farming in the ALR by providing a financial incentive to farm the land or lease it for farming.

The [2022 Farm Credit Canada Farmland Values Report](#) states that *"the average cultivated farmland values in British Columbia increased by 8.0% in 2022. This followed an 18.1% increase in 2021 and an 8.0% increase in 2020. British Columbia is the only province to have recorded a single digit increase at 8.0%, but it is also a market where land values on a per-acre basis are the highest on average. Increasing demand and limited supply contributed to higher values throughout the province. Farmland near urban areas or within commuting distance saw increased competition for hobby farming, rural residences or investments."* The land values are particularly high in the South Coast, Vancouver Island, and Okanagan regions.

This increase in land cost makes it nearly impossible for new, young farmers to enter the farming sector. Leasing land is now necessary to farm, as farmers are getting priced out of the market; however, farmers are less likely to invest in infrastructure and equipment

for leased land due to the uncertainty. Additionally, some land owners speculate that by not leasing the land for farming, they will be able to prove that the land is not viable for farming, in order to try to exclude it from the ALR and redevelop it for urban uses in the future.

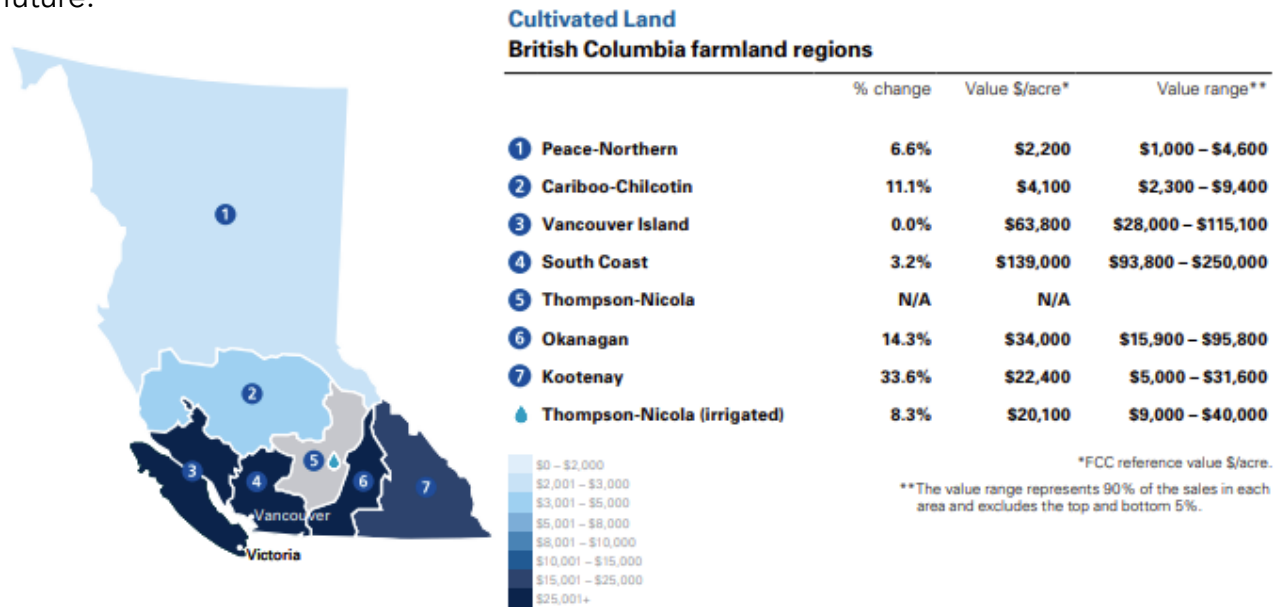


Figure 1 – BC Cultivated Land Value/Acre

Similarly, the BC Fruit Grower’s Association and the BC Tree Fruit Sector conducted an [ALR Review](#) in 2018, recommending an ALR luxury tax that would be applied to Non-residents on ALR land, that would be higher than the property tax on a similar large homes in an urban area, to prevent residential development in the ALR.

As recently reported in the media (see November 29, 2023 issue of [Country Life in BC](#)), an anti-speculation tax, or tax on unused farmland, is being considered by the Province and is supported by BC Young Farmers.

AAC APPLICATION TRACKER

| <u>DATE</u> | <u>APPLICATION</u> | <u>COMMITTEE RECOMMENDATION</u> | <u>COUNCIL STATUS</u> | <u>ALC STATUS</u> |
|--------------------|--|---|--|-------------------|
| September 14, 2023 | Soil Permit Application – 19675 Meadow Gardens Way | <i>No recommendations were made by the Committee as quorum was not achieved.</i> | Discussion notes from September 14, 2023, AAC meeting will be brought to council as part of the application package; | |
| April 13, 2023 | Fill Deposit Application – 13991 Harris Road | It was MOVED and SECONDED THAT the Agricultural Advisory Committee: <ul style="list-style-type: none"> • Supports the fill deposit application to import structural and preload fill for the construction of a Single Family Dwelling at 13991 Harris Road. <p style="text-align: right;">CARRIED - J. Bachmann voted in opposition.</p> | Approved by Council on May 2, 2023. | n/a |
| 2023 | | | | |
| November 10, 2022 | Rezoning Application - 11898 Baynes Road | It was MOVED and SECONDED THAT the Agricultural Advisory Committee: A. Recommends that Council approve the zoning text amendment application for the property at 11898 Baynes Road to permit construction of a 90 m ² additional residence. <p style="text-align: right;">CARRIED Opposed - J. Bachmann</p> | Approved by Council on March 28, 2023. | N/A |
| June 9, 2022 | Development Variance Permit - 18389 Ford Road | It was MOVED and SECONDED THAT the Agricultural Advisory Committee: A. Supports the application to reduce the minimum required setback for a new kennel to be located in an existing agricultural building at 18389 Ford Road. <p style="text-align: right;">CARRIED.</p> | Approved for issuance by Council on July 12, 2022. | N/A |

AAC APPLICATION TRACKER

| DATE | APPLICATION | COMMITTEE RECOMMENDATION | COUNCIL STATUS | ALC STATUS |
|----------------|---|---|---|--|
| June 9, 2022 | Fill Deposit Application – 19394 Fenton Road | <p>It was MOVED and SECONDED THAT the Agricultural Advisory Committee:</p> <p>A. Supports the fill deposit application to import structural and preload fill for the construction of a single family dwelling at 19394 Fenton Road.</p> <p style="text-align: right;">CARRIED.</p> <p>Voted in Opposition - M. Manion, P. Robinson and J. Bachmann.</p> | Council approved the application on June 6 th , 2023 | n/a |
| May 12, 2022 | Non-Adhering Residential Use Permit – 13000 Harris Road | <p>It was MOVED and SECONDED THAT the Agricultural Advisory Committee:</p> <p>A. Supports the non-adhering residential use application for 13000 Harris Road, to construct housing for 40 migrant farm workers; AND</p> <p>B. the fill deposit application to import structural and preload fill for the construction of a migrant farm-worker housing structure.</p> | Council approved the application to move forward to the ALC on June 21, 2022. | ALC Decision June 21, 2023. Permanent building not permitted, but temporary foreign worker housing is permitted in a temporary building only and subject to ALC siting approval first, covenant confirming use, and \$24,000 security deposit. |
| May 12, 2022 | Fill Permit Application – 13000 Harris Road | <p>It was MOVED and SECONDED THAT the Agricultural Advisory Committee:</p> <p>A. Supports the non-adhering residential use application for 13000 Harris Road, to construct housing for 40 migrant farm workers; AND</p> <p>B. the fill deposit application to import structural and preload fill for the construction of a migrant farm-worker housing structure.</p> | Council approved the application to move forward to the ALC on June 21, 2022. | ALC Decision June 21, 2023. Permanent building not permitted, but temporary foreign worker housing is permitted in a temporary building only and subject to ALC siting approval first, covenant confirming use, and \$24,000 security deposit. |
| April 14, 2022 | Development Variance Permit – 19880 Richardson Road | <p>It was MOVED and SECONDED THAT the Agricultural Advisory Committee:</p> <p>. Supports the issuance of Development Variance Permit No. 2022-001 to reduce the minimum required setback to a watercourse for an agricultural building at 19880 Richardson Road from 15m to 11.46 metres.</p> | Not scheduled yet | |
| March 10, 2022 | Non Farm Use Application – 13634 Harris Road | <p>It was MOVED and SECONDED THAT the Agricultural Advisory Committee:</p> <p>A. Supports the Non-farm Use Application for 13634 Harris Rd with an alternative mechanism to protect agricultural land should the Co-op cease to operate.</p> <p>A.</p> | Council approved the application to move forward to the ALC on April 1, 2022. | Refused by the ALC Nov. 15, 22 |

Agricultural Advisory Committee - Action Item Tracker

| <u>Meeting Date:</u> | <u>Action Item:</u> | <u>Status:</u> | <u>Assigned To:</u> |
|----------------------|--|--|----------------------|
| <u>12-Oct-23</u> | Invite BCAC to AAC to discuss advocacy efforts on water issues throughout the Province. | Complete. | M.Baski |
| | Request the City of Pitt Meadows, Ridge Meadows local MLA office, Ministry of Agriculture and Food, Ministry of Forests and the BC Agriculture Council are made aware that some farmers have been waiting for eight (+) years for water licensing approval, putting the viability of farming into question; and request representation from the aforementioned parties to address this issue, in person at an Agricultural Advisory Committee meeting within a three-month timeframe | Representatives from MAF and WLRS attending February 2024 meeting. | M.Baski |
| | | | |
| <u>18-May-23</u> | Staff to provide members with the traffic counts on Old Dewdney Trunk Road | In process; recent data is not available. | M. Baski/A.Seed |
| | Staff to invite Emergency Management staff to the next AAC to discuss concerns related to the freshet and the evacuation plan. | Deferred; have requested to attend April 2024 meeting. | C. O'Byrne |
| | | | |
| <u>13-Apr-23</u> | Concerns with use of fill on agricultural properties and costs of fill disposal to be shared with Metro Vancouver via the Metro Vancouver Agricultural Committee; | In process | T. Hopcott |
| | Emergency Management to come speak on a future agenda of the AAC regarding freshet planning. | Deferred; have requested to attend April 2024 meeting. | Emergency Management |
| <u>09-Jun-22</u> | Recommendations or potential solutions brought forward to the AAC in response to the 2018 Pitt Meadows Flood Hazard Risk Assessment Report completed by ISL Engineering. | In process | Engineering Dept. |
| | | | |
| <u>13-Jan-22</u> | AAC members requested an update from CP on mitigating agricultural impacts if this project proceeds vs. how it was managed during their previous projects. | Staff will provide update once available | |
| <u>09-Sep-21</u> | Planning staff to review with the Pitt Meadows Fire Department the burn permit process including recommendations to streamline the application process and issuance of these permits reporting back to the AAC. | Review complete. Fire Chief has been unable to attend recent AAC meetings. | Planning Dept. |



2024

Committee Calendar

January

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | 31 | | | |

February

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| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | | |

March

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| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | | | | | | |

April

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May

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| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
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June

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July

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August

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September

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October

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November

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December

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| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | |

 Agricultural Advisory Committee (AAC) 10:00 AM

* all committee meetings are tentative until the meeting agenda is posted online

 UBCM – September 16-20
 SD. 42 Spring Break March 18 - 28
 LGMA Conference – June 11 - 13
 FCM Convention – June 6 - 9
 Statutory Holiday - City Hall Closed