



**Agricultural Advisory Committee Meeting
AGENDA**

Thursday, April 10, 2025, 10:00 AM

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

We acknowledge with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of ḱíçəý (Katzie) First Nation who were stewards of this land since time immemorial.

Pages

1. CALL TO ORDER

2. LATE ITEMS

3. APPROVAL OF AGENDA

Approval of the April 10, 2025 Agricultural Advisory Committee meeting agenda.

4. ADOPTION OF MINUTES

3

Approval of the March 6, 2025 Agricultural Advisory Committee meeting minutes.

5. NEW BUSINESS

5.1 Roundtable of Introductions

Staff & Committee members to participate in a roundtable of introductions.

5.2 Roles & Responsibilities of a Committee Member

Staff to provide a presentation on the roles and responsibilities of a committee member.

5.3 Ditch Maintenance Program Update

C. Reimer, Manager of Operations to provide a verbal update on the City's ditch maintenance program.

5.4 Development Variance Permit Application for 17612 Ford Rd Detour

9

A. Dominelli, Planner, to present an application for a development variance permit to vary the minimum lot area and maximum gross floor area for a home-based business at 17612 Ford Rd Detour (PID: 012-021-067).

Recommended Motion:

THAT the Agricultural Advisory Committee:

- A. Recommends that Council issue Development Variance Permit No.

2025-002 to vary the minimum lot area and maximum gross floor area for a home-based business at 17612 Ford Rd Detour; OR

B. Other.

5.5 Farmer's Market Nutrition Coupon Program 15

Staff to share the request for a letter of support for the Farmer's Market Nutrition Coupon Program.

5.6 Farmers Market Vendor Participation - Fraser North Farmers Market Society & Pitt Meadows Farmers Market 16

M. Baski, S. Ferrer and S. Daskis, to lead the discussion on the Farmers Market and Pitt Meadows vendors.

5.7 AAC Application Tracker 17

M. Baski, Manager of Agriculture and Environment, to provide an update on the Application Tracker.

5.8 AAC Action Items 18

M. Baski, Manager of Agriculture and Environment, to provide an update on the Action Item Tracker.

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

March 6, 2025, 10:00 a.m.

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Voting Members: J. Bachmann
H. Bitter
T. Hopcott
S. Howkins
L. Kemper
D. Kosicki
T. Vader

Council Liaisons: Councillor Manion
Councillor Meachen (Alternate)

Regrets: A. Aquilini
D. Bondar, BC Ministry of Agriculture and Food (Non-Voting Member)
W. Jack

Ex-Officio: Mayor MacDonald

Staff: K. Barchard, Corporate Officer
M. Baski, Manager of Agriculture and Environment (Chair)
Mike Pym, Environmental Planner
P. Ward, Director of Planning & Development

Recording Clerk: T. McCaw, Administrative Services Supervisor

1. CALL TO ORDER

M. Baski, Manager of Agriculture and Environment, acknowledged with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of ᑭᓴᓴᓴ (Katzie) First Nation who were stewards of this land since time immemorial.

The meeting was called to order at 10:01 AM.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent amongst the committee to approve the March 6, 2025 Agricultural Advisory Committee agenda.

4. ADOPTION OF MINUTES

There was general consent amongst the Committee to approve the minutes from the February 13, 2025 Agricultural Advisory Committee meeting as circulated.

5. NEW BUSINESS**5.1 Access to Grocery Stores**

M. Baski, Manager of Agriculture & Environment, led the Committee in a discussion on barriers to local producers accessing retailers. Some of the highlights included:

- High level summary of the Up Vertical Farms news segment which shared their difficulties in gaining access to large chain grocery stores;
- Breaking down barriers to accessing produce buyers in large retail grocery stores and promoting stocking shelves with local produce;
- Reminder to the community to support local farmers and encourage large grocery stores to buy local from smaller farms;
- Tariff's and the opportunity for Canada to regain power over their commodities; and
- Commodity groups export 80% of produce they grow.

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

- Comments were made around the increased level of risk by large grocery stores using local growers;
- Suggestions were made for direct store delivery during the peak season which would provide best quality, in season produce, that is sourced locally;
- Recommendations that the City begin promoting shopping from local farms and working with retailers to promote locally grown produce;
- Suggestions that the City meet with retailers promoting local farms;
- Questions were raised around whether the City has teamed up with Buy BC, BC Food and Beverage or the BC Food Hub (Staff confirmed current initiatives with the Chamber of Commerce and Buy BC in addition to social media posts, and a press release next week promoting an online local business directory promoting shopping local);
- A comment was made that the large chain stores will begin to feel pressure if people start shopping directly at local farms intentionally purchasing Canadian products which will strengthen food security;
- Dairy farmers are feeling the risks and pressures of tariffs;
- Regulations in Canada, the restrictions for local growers, and the importance of breaking down interprovincial trade barriers were discussed;
- Capital Gains Tax and increasing Canadian processing capabilities were discussed;
- A suggestion was made for the City's Communications department to amplify local growers on a regular basis; and
- It was suggested that regulations be relaxed for processing in the Agricultural Land Reserve.

5.2 Preliminary Findings for the Agricultural Survey

M. Baski, Manager of Agriculture & Environment, presented an overview of preliminary findings on the recently distributed agricultural survey. Some of the highlights included:

- Survey was open for over a month;
- 425 rural property owners received surveys through the mail;
- 48 surveys were received;
- Staff are currently working through the survey results and will be analyzing data and providing a presentation to Council on the results; and
- Staff shared preliminary findings with the Committee.

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

- A suggestion was made that future surveys be mailed out to residents with their Tax Notice;
- Discussions were held around the Pitt Meadows Farmers Market and the barriers for local farmers to get involved in selling their local produce;
- A question was raised around who to contact about farmable land on smaller acreages (A suggestion was made to reach out to the Young Agrarians who often take on projects like this); and
- Emergency Preparedness Training was discussed which one member attended noting a multi-day/multi-town access permit could be issued for farmers in the event of an emergency.

5.3 2025-2026 Work Plan

M. Baski, Manager of Agriculture & Environment, provided an overview of the 2025-2026 AAC Work Plan which included:

- A breakdown of monthly meeting topics; and
- Committee members were encouraged to provide thoughts and feedback on ideas for monthly meeting topics

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

- Comments were made supporting the addition of agriculture as a part of the curriculum in School District 42;
- Irrigation and flood gates/flood boxes were discussed to support access to water;
- A comment was made that the preliminary survey results were misleading by noting there were few problems with irrigation in the community;
- Water levels in the ditches were discussed;

**L. Kemper exited the meeting at 11:28 AM*

- Regulatory barriers that impact accessing water in the community for our farmers was discussed;
- Water for food security was discussed noting trouble for farmers with no access to water in the summer heat; and
- A need for a processing food hub was discussed for the community.

** L. Kemper rejoined the meeting at 11:30 AM*

5.4 AAC Action Item Tracker

M. Baski, Manager of Agriculture & Environment, provided an update on the Action Item Tracker and the Work Plan for 2025-2026 together in item 5.3.

5.5 AAC Application Tracker

M. Baski, Manager of Agriculture & Environment, there were no new updates provided update on the Application Tracker attached in today's agenda.

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. The Committee participated in a roundtable discussion

there were no formal motions or recommendations put forward. Items regarding staff action and takeaways have been added to the Action Item Tracker.

7. ADJOURNMENT

The meeting was adjourned at 12:04 PM.

*The next **Agricultural Advisory Committee** meeting is scheduled for **April 10, 2025** at **10:00 AM.***

Certified as correct:

Tatiana McCaw, Administrative
Services Supervisor

DRAFT



Staff Report to Agricultural Advisory Committee

Planning and Development

FILE: 08-3090-20/25-02

REPORT DATE: March 17, 2025 **MEETING DATE:** April 10, 2025

TO: Agricultural Advisory Committee

FROM: Allison Dominelli, Planner

SUBJECT: Development Variance Permit Application for 17612 Ford Rd Detour

RECOMMENDATION(S):

THAT the Agricultural Advisory Committee:

- A. Supports the issuance of Development Variance Permit No. 2025-002 to vary the minimum lot area and maximum gross floor area for a home-based business at 17612 Ford Rd Detour; OR
- B. Other.

PURPOSE

To present an application for a development variance permit to vary the minimum lot area and maximum gross floor area for a home-based business at 17612 Ford Rd Detour (PID: 012-021-067).

Information Report Decision Report Direction Report

DISCUSSION

Background:

The property owner and resident of 17612 Ford Rd Detour (see Figure 1) has been operating an aluminum fabricating and blacksmith home-based business under a Temporary Use Permit first issued by the City in 2017. At that time, the scope of the business did not qualify it as a home-based business under the regulations in the City’s Zoning Bylaw; therefore, temporary use permits were issued to permit the business to operate. Temporary use permits are granted for a maximum three-year term and require re-application after that period.



Figure 1: Property Location

In 2024, the home-based business regulations were updated and modernized, and now the business qualifies as a home-based business, except for two parts: minimum lot area and maximum gross floor area. This development variance permit application was submitted to vary those two regulations, to permit the business to continue operating without requiring continual renewal of temporary use permits.

ABCO Railings, the business, operates out of an accessory building on the property, where extruded aluminum is cut, products are fabricated, and then installed off-site. The business also offers custom fabrication and repairs for farm equipment, and has one additional full-time and one part-time employee.

The property is 4,047 m² (1 acre) in size. It contains a single-family dwelling and associated residential accessory buildings, one of which is used by the home-based business (see Figure 2).



Figure 2: Site Plan

Relevant Policy, Bylaw or Legislation:

While the property is located in the Agricultural Land Reserve (ALR), the Agricultural Land Commission (ALC) regulations do not apply to it as the lot is less than two acres in size and was in existence prior to 1972, when the ALR was created.

The Official Community Plan (OCP) designation of the subject property is Agricultural. The OCP encourages agricultural uses in areas designated for agriculture while supporting appropriate opportunities for home-based businesses.

The Zoning Bylaw regulates home-based businesses with the intent to provide economic opportunities for small businesses while maintaining the surrounding character of a neighbourhood.

Analysis:

This small business has been operating at this location since 2017, and the City has not received any complaints. The Fire Department recently inspected the business and noted no concerns. Aside from the two aspects of lot size and floor area, it now qualifies as a home-based business under the recently updated Zoning Bylaw regulations. The applicant has confirmed that the business complies with all other regulations pertaining to home-based businesses (see Table 1).

Table 1: Compliance with Zoning Bylaw Home-based Business Regulations for Rural Properties

Category	Rural	Subject Business
(a) Type of dwelling unit, building, or zone	Rural residential, agricultural	✓
(b) Minimum lot area	8,093 m ²	4,047 m ²
(c) Location of home-based business	Within the principal dwelling unit or one accessory building	✓
(d) Deliveries and loading	Must be accommodated on the lot	✓
(e) Maximum number of clients/visitors	Two at any given time	✓
(f) Exterior storage, exterior manufacturing, and/or exterior conducting of business	Not permitted. All exterior doors, including garage doors, must remain closed while the home-based business is being operated	✓
(g) Employee restrictions	Two people other than principal residents of the dwelling unit are permitted as employees of the home-based business	✓
(h) Display	No stock in trade is permitted for display, except for articles produced on site	✓

(i) Maximum Gross Floor Area	100 m ²	168 m ²
(j) Vehicles and parking	In addition to the off-street parking requirements in Table 7.1, any vehicle used by the home-based business must be parked on the lot associated with the home-based business, to a maximum of four per lot; one of which is permitted as a commercial vehicle with a maximum weight of 4,600 kg.	✓
(k) Prohibited uses	Section 5.3.2	✓
(l) Child-care program	Permitted if outdoor play area provided. Exempt from maximum gross floor area limit.	n/a
(m) Hours of operation	7am to 9pm	✓

The intent of the regulations for minimum lot size and maximum gross floor area for rural home-based businesses is to minimize any potential impacts from a home-based business to surrounding agricultural land and rural residents. In this case, the subject business has been operating at this location since 2017, no complaints have been received, and the impact on surrounding agricultural land is expected to remain minimal. The business operates inside an accessory building on the property. Clients only attend the site in rare circumstances, so the amount of traffic through farmland generated by the business is limited to the business operator driving to installation sites or meeting with clients, and the two employees.

If approved, a development variance permit will enable the home-based business to continue operating without requiring continual renewal of temporary use permits. The permit is proposed to be issued for the benefit of the applicant only and will expire if the business ceases to operate. A new development variance permit will be required if the business proposes to expand or operate outside the current parameters.

Given that the business has been operating for several years without any complaints, and the potential for negative impacts on surrounding farmland is minimal, it is recommended that the development variance permit be supported.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No

SIGN-OFFS

Written by:

Allison Dominelli,
Planner

Reviewed by:

Colin O'Byrne,
Manager of Planning

ATTACHMENT(S):

- A. Letter of Intent

ABCO Railings Ltd
Unit 4 11550 Kingston St
Maple Ridge, BC
V2X 9J8

February 26, 2025

City of Pitt Meadows
12007 Harris Road
Pitt Meadows, BC
V3Y 2B5

To Whom It May Concern:

As per your request for a letter of intent, first I would like to thank you for your consideration to continue my operation of my business.

Currently I have been operating my 1800 sq ft shop on my property at 17612 Ford Road Detour; hours are Monday to Friday 8 am to 4:30 pm. I currently employ one fabricator in the shop and one part-time secretary in the office. Parking and loading is minimal. My work is railing fabrication. All work is completed inside where extruded aluminum is cut, fabricated and installed on site. I do custom metal fabrication such as planter boxes, chimney caps, etc. An example of my custom work can be found in the council room of the Pitt Meadows City Hall. The aluminum frame that holds the lights was fabricated by ABCO Railings. I also do repairs for boats and miscellaneous items. There is no excessive noise or odor in regard to aluminum fabrication.

Being in business for 36 years, I have built a good clientele. The majority of my work for my customers is fabricated in the shop, then onsite installation. Very few customers come to my shop unless it is for a custom fabrication.

My business proposal is to continue operating at 17612 Ford Road Detour, Pitt Meadows. I will do the exact same as I have been doing the last 8 years, aluminum railings, repairs on farm equipment and miscellaneous steel fabrications in the surrounding area.

Sincerely,

FIPPA s.22

Robert Heinze



February 7, 2025

Dear Mayor Nicole MacDonald and Council,

We're excited to share great news about **Pitt Meadows** and the impact of the BC Farmers' Market Nutrition Coupon Program in 2024. This cherished initiative is making a meaningful difference in your community, just as it is in nearly 100 other communities across the province. Thanks to funding from the Province of British Columbia, the BC Association of Farmers' Markets has proudly delivered this program for over a decade.

In Pitt Meadows

During the 2024 season, **Family Education and Support Centre, Fraser Health Authority- Nurse-Family Partnership Program, Fraser Health Authority- Population and Public Health and Fraser River Indigenous Society** played a vital role in providing lower-income pregnant people, families with children, and seniors/elders with nutrition coupons. With these coupons they purchased fresh, local foods — including fruits, vegetables, cheese, eggs, nuts, fish, meat, herbs, and honey— directly from BC farmers at your local farmer's market.

These local residents redeemed **\$3,081** with local farmers at the **Pitt Meadows Farmers Market**.

In the **Pitt Meadows and Maple Ridge** area over **326** lower-income households benefited from better access to local, fresh foods while connecting to their community. This program is addressing nutrition needs, affordability and food security for those who participate.

At the same time, local farmers received an economic boost, helping them sustain and grow their farms, strengthening our local and regional food system, and contributing to a healthier, more connected community.

How You Can Help

We currently do not have funding secured for the 2025 program season and beyond. We are asking for your support to secure ongoing funding for this valuable program. A letter to the BC Minister of Health, The Honourable Josie Osborne, would go a long way in demonstrating the importance of continued and expanded funding investment for the BC Farmers' Market Nutrition Coupon Program.

We are eager to continue this meaningful work with your community in 2025 and in the future.

With gratitude,

Heather O'Hara
BCAFM Executive Director

Wylie Bystedt
Chair, BCAFME Board of Directors

BC Association of Farmers' Markets

Page 15 of 26
208 - 1089 West Broadway Vancouver, BC V6H 1E5
604-734-9797 | bcfarmersmarket.org | bcfarmersmarkettrail.com

Pitt Meadows Farmers Market - stats

2022 estimated sales - Farm	2023 estimated sales - Farm	2024 estimated sales - Farm
\$21,494	\$35,414	\$28,622

2022 estimated sales - all vendors	2023 estimated sales - all vendors total	2024 estimated sales - all vendors total
\$85,937	\$117,040	\$114,898

2022 estimated attendance	2023 estimated attendance	2024 estimated attendance
10,972	13,670	14,012

2022 Nutrition Coupon Program (NCP)	2023 NCP	2024 NCP
\$1,131	\$2,721	\$3,081

Pitt Meadows Farmers Market
Vendors from Pitt Meadows
(2024-2025)

Farm vendors:

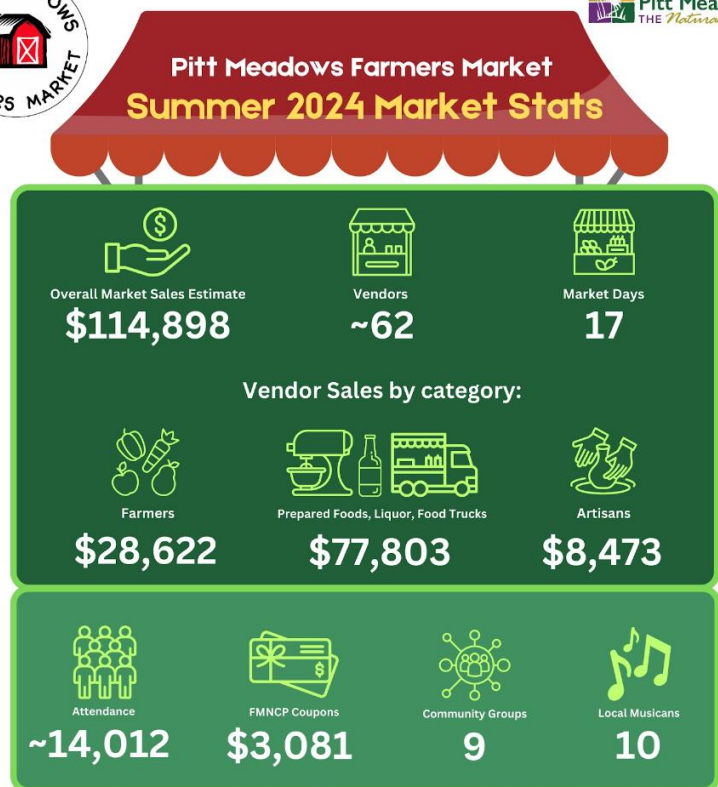
- Detour Farms
- Sunshine Meadows Farms
- Thiara Blueberry Farms
- Groovy Sprouts

Eat on Site/Prepared Foods vendors:

- The Banana Bike
- Jars by Jodi
- Wilbur & Sebastians

Artisan vendors:

- Crochet by Ella (youth vendor)



AAC APPLICATION TRACKER

DATE	APPLICATION	COMMITTEE RECOMMENDATION	COUNCIL STATUS	ALC STATUS
February 13, 2025	Non-Adhering Residential Use Application – 12770 McTavish Road	<p>It was MOVED and SECONDED THAT the Agricultural Advisory Committee:</p> <p>A. Recommends that Council forwards to the ALC the Non-Adhering Residential Use application for 12770 McTavish Rd subject to no further subdivision of the property.</p> <p style="text-align: right;">CARRIED</p>	Scheduled to be considered by Council on April 15.	
2025				
October 10, 2024	Non-Farm Use Application – 19100 Old Dewdney Trunk Road	<p>It was MOVED and SECONDED THAT the Agricultural Advisory Committee:</p> <p>A. Recommends that Council forward to the ALC the non-farm use application for 19100 Old Dewdney Trunk Road to use 0.5 hectares of the subject property for recreational vehicle storage on a temporary basis.</p> <p style="text-align: right;">CARRIED</p>	Council forwarded the application to the ALC on Dec. 3, 2025 with no comments.	Currently under review.
June 27, 2024	ALC Non-farm Use Application for 17607 and 17890 Ford Rd Detour	<p>It was MOVED and SECONDED THAT the Agricultural Advisory Committee:</p> <p>A. Recommends that Council forwards to the Agricultural Land Commission with a recommendation of support, the Non-Farm Use Application for 17607 and 17890 Ford Rd Detour to use the site for a soil mixing and screening operation.</p> <p style="text-align: right;">CARRIED</p>	Council approved the application to move forward to the ALC on Oct.8, 2024.	Conditionally approved by the ALC on March 21, 2025
June 27, 2024	Non-Adhering Residential Use Application for 19731 Richardson Rd	<p>It was MOVED and SECONDED THAT the Agricultural Advisory Committee:</p> <p>A. Recommends that Council forwards to the Agricultural Land Commission the Non-Adhering Residential Use application for additional farm worker housing at 19731 Richardson Rd, with a recommendation of support; AND</p> <p>B. Recommends that Council supports an amendment to the Zoning Bylaw to permit greater than 40 workers at 19731 Richardson Rd, if the Non- Adhering Residential Use application is approved by the Agricultural Land Commission for additional farm worker housing.</p> <p style="text-align: right;">CARRIED</p>	Council forwarded the application to the ALC on July 24, 2024.	Approved by the ALC on August 26, 2024.

Strategy	Actions Taken	AAC Input/Work Plan Items	Implementation Status
<p>1.1 Advocate to other levels of government for policies and regulations that support and stimulate productive stewardship of the agricultural land base.</p> <ul style="list-style-type: none"> • 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; a vacant crop tax), to help prevent land speculation. • Advocate to the ALC and AF for increased provincial resources to support enforcement of provincial regulations in the ALR, including the administration of the ALC Act. • Advocate to Federal and Provincial agencies to streamline processing requirements to obtain temporary farm workers and to construct temporary farmworker housing. • Advocate to Federal and Provincial agencies that any loss of farmland for infrastructure projects (e.g., rail, roads, other) must provide benefits to the wider agricultural community. 	<p>The City submitted three resolutions to the Union of BC Municipalities (UBCM) that call upon the Government of British Columbia to reform the farm property tax system in 2024. All three resolutions were also endorsed by the Lower Mainland Local Government Association in May 2024.</p> <p>The City submitted a resolution to the UBCM for increased provincial funding for agriculture.</p> <p>The City convened an inter-municipal Agricultural Round Table on Nov.27, 2024, to discuss common challenges and opportunities between Lower Mainland municipalities with large amounts of agricultural land.</p>	<p>The AAC reviewed and provided feedback on the 2024 UBCM resolutions.</p> <p>The AAC reviewed and provided feedback on the 2025 UBCM resolution.</p>	<p>In progress</p>
<p>2.1 Provide safe and reliable drainage infrastructure for farming. This includes advocacy to provincial and federal levels of government.</p> <ul style="list-style-type: none"> • 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>The City, in partnership with a local farm, is piloting the use of benthic barrier in the drainage network to control parrot's feather (an invasive aquatic plant).</p> <p>Invasive Species Management Plan underway in 2025.</p> <p>Pump station upgrades in progress.</p>	<p>Member of the AAC volunteered private property location to trial benthic barrier treatment.</p> <p>AAC to review draft plan when available. (October/November 2025)</p> <p>AAC to receive update on pump station upgrades. (3Q2025)</p>	<p>In progress</p>

<p>2.2 Develop an agricultural water study to assess the capacity of the City's drainage system to support irrigation water for agricultural activities.</p> <ul style="list-style-type: none"> • Advocate to Provincial and Federal government agencies for opportunities for the City to be able to undertake measures to support irrigation for farmers. For example: managing water levels within the ditch system without becoming an irrigation district. • Advocate to the WLRS regarding the need to simplify, streamline, and hasten the water licensing program for agricultural users, as well as consider the feasibility of an Agricultural Water Reserve. • Seek clarity from the Province regarding how the various provincial water use regulations interact with one another and can be reasonably adhered to. • Conduct a city-wide water study that measures and estimates irrigation and other water needs for agriculture in a detailed and seasonal manner, now and into the future, under the lens of climate change and within the context of the current ditch drainage system. This should include an Agricultural Water Demand Model analysis to examine the current and future water needs of agricultural producers and processors, as well as specific consideration of the benefits, trade-offs and impacts of the City potentially becoming an irrigation district. This data analysis could be achieved in tandem 	<p>With the support of a \$100,000 grant from the Investment Agriculture Foundation of BC, the City is undertaking a comprehensive study to assess the irrigation needs of the local agriculture sector and identify feasible irrigation sources.</p> <p>City to provide update to AAC on ditching program (April 2025).</p>	<p>Members of the AAC were requested to suggest potential test well-drilling locations to assess groundwater.</p> <p>AAC to review updated ditching program. (April 2025) AAC to receive update on drainage/irrigation study. (May 2025)</p>	<p>In progress</p>
<p>3.1 Promote agri-tourism and marketing.</p> <ul style="list-style-type: none"> • Seek alignment and collaboration with the Maple Ridge agricultural community to complete a review of the True North Fraser brand and determine opportunities to revive this collaborative marketing initiative. • 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. • Ensure that at least one member of the AAC is cross-appointed to the Economic Development Advisory Committee. 	<p>The City is exploring potential partnership opportunities to promote agri-tourism activities; have partnered with other municipalities for Destination BC funding to become a member of the Route 7 Co-op.</p> <p>Exploring the idea of a Blueberry Festival with the EDAC.</p>	<p>Met with member of the AAC's marketing representative to discuss potential marketing strategies.</p>	<p>In progress</p>

<p>3.2 Explore opportunities for increasing agricultural processing within the community.</p> <ul style="list-style-type: none"> • Review other municipal Food Hub Feasibility Assessments and consider developing one for Pitt Meadows, and/or lending support for a North Fraser Food Hub initiative to move forward. • Meet with berry producers to discuss opportunities. This could involve: <ul style="list-style-type: none"> - Convening members of the berry sector to develop a road map towards long-term viability of berry production in Pitt Meadows and Maple Ridge with the objective of identifying specific gaps in processing and storage resources. -Exploring the needs versus existing capacity for berry processing and storage infrastructure in the community, considering international and domestic market opportunities for the fresh and frozen berries. -Conducting a site suitability analysis to encourage new facilities and infrastructure for food processing, distribution and storage to be developed within Pitt Meadows, with priority to business parks and mixed-employment areas. -Conducting a co-operative governance feasibility assessment for the Pitt Meadows and Maple Ridge berry sector. The assessment would provide recommendations on the benefits and/or drawbacks of instigating a co-operative model for investing in processing, storage, and marketing. 	<p>The City requested Darren Stott of Greenchain Consulting to provide presentation on increasing processing for smaller scale food producers on October 10, 2024.</p> <p>City attended RidgeMeadows Food Security Forum on Nov.14, 2024; AAC was invited to attend as well.</p>	<p>AAC received presentation and reviewed historical food hub reports for Pitt Meadows (sent out 2013 feasibility reports to AAC on Oct.17, 2024).</p>	<p>In progress</p>
--	--	--	--------------------

<p>4.1 Engage with producers to create a shared understanding of how farms can become more resilient to climate change.</p> <ul style="list-style-type: none"> • Ensure that the agriculture and agri-food sector is included during the development of local climate change planning initiatives and strategies. This could include identifying climate change hazards, risks, impacts, mitigation, and adaptation measures specific to the agriculture and agri-food sectors and devoting a specific section to agriculture within a future Climate Action Plan. • Support the adoption of regenerative agricultural practices and agritech (the use of technology to optimize production, profitability, or environmental sustainability) to sequester carbon and offset emissions (may include improving soil health by cover cropping, low-impact harvesting, composting, anaerobic digestion, heat capture, methane capture, etc.). • Provide educational resources on funding available for increasing on-farm water storage capacity to help manage drought seasons and potential changes in crops that are more resilient to climate change. • Encourage fuel switching and electrification to reduce emissions from the agricultural sector (could be promoted through grant-funded demonstration projects). • Work with industry and farmers to develop practices and techniques to help the agricultural sector be a part of the climate change solution, while improving productivity for the long-term. 	<p>The City has promoted provincial workshops related to drought response and water licencing. The City is currently developing a Climate Action Strategy (CAS).</p> <p>City had BCWLRS attend AAC meeting in February 2024 to review water licencing process.</p>	<p>AAC to review draft CAS when it's available. (April/May 2025)</p> <p>Potential for pilot project?</p>	<p>In progress</p>
<p>4.2 Ensure agriculture is considered in emergency preparedness and planning.</p> <ul style="list-style-type: none"> • Work with the farming community to identify emergency preparedness opportunities in the agricultural areas. This could include: <ul style="list-style-type: none"> -Reviewing and collaborating with the AAC to include a producer perspective when updating the local emergency response plans. -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. -Promoting the use of "buddy farm" systems particularly for larger farms such as dairy operations, so that producers are paired up to assist one another during emergencies. -Explore training opportunities for emergency response. -Discussing how to measure and account for the needs of seasonal farmworkers and their safety during an emergency. 	<p>City requested Ministry of Agriculture Emergency Management Response to present to the AAC on June 27, 2024. Also had presentation from City Emergency Program Manager on the City's Emergency Operation Centre. Forwarded Livestock Evacuation Plan to Emergency Program Manager for review.</p> <p>City staff and member of AAC and local resident attended BCAC Agriculture Coordinator training session on October 21, 2024.</p>	<p>Future Agriculture Coordinator training to be offered in the fall of 2025.</p> <p>Emergency Program Manager to meet up with AAC members for input on evacuation plan.</p>	<p>In progress</p>

<p>4.3 Explore opportunities to encourage or incentivize the restoration and/or maintenance of ecological services on farmland to mitigate climate change impacts.</p> <ul style="list-style-type: none"> • Meet with Metro Vancouver staff to discuss a possible regional approach to PES, using financial incentives for the protection, improvement, and/or enhancement of ecological services on farmland (such as the initiation of a conservation fund or environmental levy). • Support opportunities for addressing waterfowl, beavers and other wildlife impacts on crop yields, such as communication and planning efforts between producers and local groups such as Delta Farmland and Wildlife Trust (DFWT), Birds Canada, Ducks Unlimited, and the Federal Environment and Climate Change Canada's Canadian Wildlife Service. As a first step, invite DFWT to provide resources to the agricultural community for managing wildlife conflicts on farmland. 	<p>The City is engaging in region-wide discussions and planning initiatives about opportunities to maintain and restore ecological services on farmland.</p> <p>Delta Farmland & Wildlife Trust presented to the AAC on September 2023, on a number of stewardship programs throughout the region. Metro Vancouver is also exploring a program for payment for ecosystem services provided on agricultural lands.</p>	<p>AAC to review Metro Van program when it becomes available.</p> <p>Potential for pilot project (with properties identified through survey)?</p>	<p>In progress</p>
<p>1.2 Update the OCP and Zoning Bylaw to support and strengthen agriculture.</p> <ul style="list-style-type: none"> • Include, highlight, and strengthen policy statements and bylaws to discourage non-farm uses in the ALR particularly around issues such as non-agricultural vehicle parking and soil deposit and removal. • Combine multiple agricultural zones for ease of use and clarity around different uses, minimum parcel sizes, and densities. • Prepare Zoning Bylaw updates for Council to consider for farm home plate maximums that are aligned with (or more restrictive than) AF home plate guidelines, including maximum lot line setbacks for residential uses in the ALR. • Ensure consistency in terminology across the Zoning Bylaw, OCP, and other local government planning documents for definitions that are also used in provincial policies and regulations. (Examples include: agriculture, farm operation, intensive farming, watercourse, agri-tech, vertical farming, and processing zones.) • Review best practices on agricultural buildings as outlined by the ALC and other municipalities, such as the City of Richmond, and consider updating Pitt Meadows policies to align with these best practices. 	<p>City staff presented proposed revisions to the Zoning Bylaw to simplify regulations and make them consistent with ALC regulations to the AAC in February 2025.</p>	<p>AAC received information and provided input; to review information further as it becomes available. (September/October 2025)</p>	<p>In progress</p>

<p>3.3 Support farm operators and labourers in mental health and well-being, networking, and succession planning.</p> <ul style="list-style-type: none"> • Provide resources for mental health support for farmers on the City website. • Work with the agricultural sector to consider reviving the Pitt Meadows Farmers Institute, possibly in conjunction with the Maple Ridge agricultural community. The structure of this group would allow for producers to connect to one another as through a supportive community group, and the group could play an advocacy role to various levels of government. • Work with organizations, such as the Young Agrarians, to facilitate land-linking and succession planning for those who have farmland but are not farming, or those that are planning to wind down their farming career, with those who are wanting to start farming. 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 extended family members. 	<p>The Ridge-Meadows Farmers Institute has recently been re-initiated, which will help farmers to connect with one another, and could support advocacy to various levels of government.</p> <p>Applied for funding for community workshop through the DoMore Ag Foundation in 2024, but not successful.</p> <p>Attended virtual session and offered location for viewing on Jun 26-27th, 2024 (Talk Ask Listen webinar for Small Farms) to the AAC and other local municipalities.</p> <p>Applied for funding for community workshop through the DoMore Ag Foundation for 2025. Awaiting approval.</p>	<p>AAC and Ridge-Meadows Farmers Institute cross-over potential for funding requests/advocacy efforts.</p> <p>AAC/Farmers Institute to receive presentation on succession planning? (September/October/November 2025)</p> <p>AAC/Farmers Institute to receive information on mental health? (November 2025)</p>	<p>In progress</p>
<p>4.4 Control invasive species and noxious plants and pests.</p> <ul style="list-style-type: none"> • Develop an Invasive Species Management Plan, which will involve: <ul style="list-style-type: none"> -Collaborating with ᑄ ᑖ ᑦᑦ (Katzie) First Nation to explore potential areas and species to prioritize. -Providing resources to rural residents about managing and disposing of invasive species, including the provincially-mandated removal of noxious weeds. -Developing and/or distributing educational materials regarding ditch maintenance, shading opportunities, and other best practices. • Provide invasive/noxious species etiquette signage along the trails in agricultural areas. • Actively manage and remove invasive species on City-owned lands. • Provide resources to producers on disposing of invasive species on their farms. 	<p>Invasive Species Management Plan is underway.</p> <p>Had CFIA come to the AAC on April 25, 2024, to present on the Japanese Beetle.</p>	<p>AAC to review draft plan when available. (September/October 2025)</p> <p>Reach out to green waste facilities for JB training?</p>	<p>In progress</p>

<p>5.1 Improve public understanding and knowledge of agriculture and food systems in Pitt Meadows.</p> <ul style="list-style-type: none"> • Promote awareness and support for agriculture and local foods by: <ul style="list-style-type: none"> -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 off trails); the Right to Farm Act; and the need to reduce speeds along rural roads to respect farm equipment. -Developing signage to be placed along agricultural fields to identify crops being produced and along local trails and greenways in order to reduce conflicts between trail users and agricultural operations. • Explore product branding and identification for local products at retail outlets to inform consumers. • Provide informational resources to existing residents in the rural areas of Pitt Meadows to convey the value and importance of agriculture in their community and how to be a good neighbour to agricultural operations. This could include developing a map of local farm-gate sales, providing profiles of local farmers on the Pitt Meadows agriculture webpage through videos, and hosting farm tours for the public. • Explore incentives to encourage farmers to create aesthetically-pleasing operations. This could include enhancements or decorations to farm buildings, placement of heritage farming equipment, edge plantings, or artistic displays. 	<p>Had presentation from FarmFolk CityFolk on opportunities for collaboration, on November 14, 2024.</p> <p>Media updates on agricultural items (ongoing).</p>	<p>AAC received presentation on sustainable food systems. Potential for collaboration?</p>	<p>In progress</p>
---	--	--	--------------------

<p>5.2 Support food system literacy throughout the community.</p> <ul style="list-style-type: none"> • Assess food assets in the community with a view of improving the overall state of community food security levels and identifying recommendations for reducing household food insecurity. • Explore opportunities to develop relationships and learning opportunities among School District 42, post-secondary institutions, and the agricultural community. This could involve assisting schools with obtaining Farm-to-School BC and Agriculture in the Classroom grants through letters of recommendation, or an indication of matching or in-kind support. This could be done with a revived Pitt Meadows Farmers Institute and may include advocacy to expand on agricultural curriculum. • Identify potential sites for new/expanded community gardens for growing food within the urban environment. • 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. • Integrate Pitt Meadows food and agriculture into existing community events (e.g., local catering, information booth, handouts, quick surveys, guest speakers) at events like Pitt Meadows Day, and add an agricultural lens to other holiday events. 	<p>Working on educational signage along the dikes with Transport Canada.</p>	<p>AAC to provide content for signage. (April/May/June 2025)</p> <p>Invite Ag in the Classroom for presentation?</p>	<p>In progress</p>
<p>1.3 Maintain and update Development Permit Area 5 (Farmland Protection).</p> <ul style="list-style-type: none"> • Monitor the newly adopted Development Permit Area (DPA) #5 (for the Protection of Farming) to determine if entire properties abutting the ALR boundary should be designated as part of the DPA, rather than the current setback within them, in order to provide more solid protections for agriculture in the long-term. 	<p>Monitoring to determine if entire properties abutting the ALR boundary should be designated as part of the DPA, rather than the current setback, in order to provide more protection in the long-term.</p>	<p>To be reviewed by the AAC once observations/data can be summarized.</p>	<p>Not started</p>

<p>2.3 Plan for future development and improvements of rural roads with consideration for needs of agricultural users and to reduce conflicts.</p> <ul style="list-style-type: none"> • Measure and monitor the effects of commuters and population growth on rural traffic congestion. • Advocate for traffic improvements and supporting projects that divert traffic away from rural areas. • Advocate to TransLink to update the Transport 2050 Plan to acknowledge and better manage the impacts of commuter/increased population traffic around agricultural lands. • Improve safety of rural roads by increasing signage to communicate safe shared road use, vehicle priority, speed limits (specifically on Old Dewdney Trunk Road) and parking restrictions. • Engage with the agricultural community to understand the needs of agricultural users in order to prioritize best management practices for rural roads. 	<p>City has installed additional signage in rural areas for yielding to farm equipment. Reviewing Ag survey information for potential problem areas.</p> <p>City will be reviewing the Subdivision and Development Services Bylaw for road cross-sections (in 2025).</p> <p>City will be updating the Transportation Master Plan with associated road designations (in 2027).</p> <p>City will be evaluating future traffic calming of Old Dewdney Trunk Road once the North Lougheed connector is in place.</p>	<p>Updates to follow</p>	<p>Complete</p> <p>In progress</p> <p>Not started</p> <p>Not started</p>
<p>3.4 Support local food procurement.</p> <ul style="list-style-type: none"> • Develop and adopt a local food procurement policy for City of Pitt Meadows events and meetings. • Explore locations for a permanent year-round Farmers’ Market. 	<p>City met with local producer on Feb.21, 2025 to review what regulations or issues need to be improved to help with local food distribution with retailers.</p>	<p>To be reviewed by the AAC for potential action items? Potential opportunity for education of consumers? Opportunities to improve BuyBC program or advocacy work? (March 2025)</p>	<p>In progress</p>
<p>4.5 Develop solutions for on-farm agricultural wastes.</p> <ul style="list-style-type: none"> • Seek opportunities to dispose of agricultural waste products (organic and non-organic) within the municipality and/or in partnerships with nearby municipalities and Metro Vancouver. Examples could include: <ul style="list-style-type: none"> -Exploring opportunities for a biofuel or waste-to-energy facility that provides a benefit to farmers by treating agricultural waste while providing heat and power to residents and businesses. -Exploring an agricultural plastics recycling/disposal pilot program with an organization such as Clean Farms. -Promoting on-farm composting of green waste using AF guidebooks. -Exploring the potential to have a mobile chipper that provides free or low-cost on farm wood waste management for farms (e.g., to dispose of waste materials from land clearing, crop pruning, or other wood waste). -Exploring ways to offer incentives to farmers dispose of plastics, hazardous materials, equipment (e.g., clean up days). • Ensure that the municipal landfill continues to accept ditch-cleaning materials (e.g., sediment and green waste). 	<p>Could use survey contact information for potential pilot project?</p>	<p>Development of potential pilot project? (June 2025?)</p>	<p>Not started</p>