



**CITY OF PITT MEADOWS
ENGAGEMENT & PRIORITIES COMMITTEE
AGENDA**

Tuesday, April 8, 2025, 7:00 p.m.

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 q̓içəy̓ (Katzie) First Nation who were stewards of this land since time immemorial.

**A LINK TO THIS MEETING'S PROCEEDINGS WILL BE AVAILABLE AT
<https://www.pittmeadows.ca/councilmeetingagendasandminutes> AND WILL BE AVAILABLE AS A RECORDED
ARCHIVE THE NEXT BUSINESS DAY.**

Pages

A. CALL TO ORDER

B. LATE ITEMS

C. APPROVAL OF AGENDA

Recommended Motion:

THAT the agenda for the April 8, 2025 Engagement & Priorities Committee Meeting be approved.

D. ADOPTION OF MINUTES

Recommended Motion:

THAT the Minutes of the following Engagement & Priorities Committee Meeting be approved as circulated:

D.1 October 22, 2024 Engagement & Priorities Committee Meeting

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E. COMMITTEE MINUTES AND REPORTS

Recommended Motion:

THAT the Committee receive for information:

E.1 Community Support and Accessibility Committee Minutes, November 25, 2024

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E.2 Parks, Recreation & Culture Committee DRAFT Minutes, January 23, 2025

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E.3	Community Service Awards Task Force Minutes, January 30, 2025	17
E.4	Economic Development Advisory Committee Minutes, February 6, 2025	18
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E.6	Agriculture Advisory Committee Minutes, February 13, 2025	28
E.7	Community Support & Accessibility Committee DRAFT Minutes, February 24, 2025	36
E.8	Agriculture Advisory Committee DRAFT Minutes, March 6, 2025	44

F. CURRENT PRIORITIES

F.1 Tourism Development

Staff and guest speakers to share information on current initiatives that support local tourism.

F.2 Proposed Zoning Bylaw Amendments Related to Uses of Agricultural Land 50

Patrick Ward, Director of Planning & Development, to seek Council’s feedback on proposed amendments to the Zoning Bylaw related to residential uses of agricultural land, in order to implement the objectives of the Agricultural Viability Strategy and the Official Community Plan.

Recommended Motion:

THAT the Committee:

- A. Receive for information the report titled “Proposed Zoning Bylaw Amendments Related to Uses of Agricultural Land”, as presented at the April 8, 2025 Engagement and Priorities Committee Meeting; OR
- B. Other.

G. ADJOURNMENT



Minutes of the Engagement & Priorities Committee of Pitt Meadows

October 22, 2024, 7:00 p.m.

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Elected Officials: Mayor N. MacDonald
Councillor T. Elke
Councillor A. Evans
Councillor M. Hayes
Councillor M. Manion* [by video conference]
Councillor B. Meachen
Councillor G. O'Connell

Guests: C. Garratt, Pinna Sustainability
R. Reimann, Pinna Sustainability

Staff: M. Roberts, Chief Administrative Officer
K. Barchard, Corporate Officer
T. Barr, Deputy Corporate Officer
M. Baski, Manager of Agriculture & Environment
P. Ward, Director of Planning & Development

A. **CALL TO ORDER**

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

Mayor MacDonald acknowledged with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of i   (Katzie) First Nation who were stewards of this land since time immemorial.

B. **LATE ITEMS**

There were no late items.

C. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the October 22, 2024, Engagement and Priorities Committee Meeting be approved.

CARRIED

D. ADOPTION OF MINUTES

*Councillor Manion joined the meeting at 7:07 p.m.

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

D.1 July 16, 2024 Engagement and Priorities Committee Meeting

CARRIED

E. COMMITTEE MINUTES AND REPORTS

It was **MOVED** and **SECONDED** THAT the Committee receive for information:

E.1 Economic Development Advisory Committee [EDAC] Minutes, July 11, 2024

E.2 DRAFT Active Transportation Advisory Committee [ATAC] Minutes, July 22, 2024

E.3 DRAFT Agricultural Advisory Committee [AAC] Minutes, September 12, 2024

E.4 DRAFT Economic Development Advisory Committee [EDAC] Minutes, October 3, 2024

The Chair invited members of the public to engage in two way dialogue.

The following members of the community participated in the public engagement opportunity.

Joe Bachmann, Pitt Meadows - regarding the AAC Minutes of September 12, 2024 specific to the backflow device topic and a request to the City to fund the implementation of the backflow device program. Joe then spoke to the advocacy work being done by the farming community in opposition of the backflow device program.

Will Jack, Pitt Meadows - regarding the AAC Minutes of September 12, 2024 and that the farming community felt disregarded by the City and requested that the City consider

implementing a 'check valve' in place of backflow at a reduced cost to those affected by the backflow device program.

The question was then called on the main motion and it was:

CARRIED

F. CURRENT PRIORITIES

F.1 Climate Action Strategy Update and Working Session

Michelle Baski, Manager of Agriculture & Environment, introduced the topic and guests Cariad Garratt, Principal, and Rodrigo Reimann, Associate, with Pinna Sustainability who presented an overview of the Climate Action Strategy.

Highlights of the presentation included:

- Overview of project timeline;
- Local climate projections; and
- Review of findings to date.

Committee members participated in a roundtable discussion sharing the following feedback:

- Clarification of green house gas ["GHG"] stats and what impacts the road and rail project contribute to the emissions results;
- The need for Federal regulations required to reduce rail emissions;
- The agriculture community and air quality [specific to burn permits];
- Concern how development of the CP Logistics Park would impact the GHG forecast; and
- Request for consideration of increased rail activity to be included in forecasted projections.

Cariad continued the presentation and spoke to six key focus areas for the Climate Action Strategy.

Committee members participated in a roundtable discussion sharing feedback related to:

1. Transportation and Mobility;
2. Buildings and Water Use;

3. Public Infrastructure and Corporate Responsibility;
4. Ecosystems and Greenspaces;
5. Health and Emergency Management; and
6. Local Economy and Agriculture.

Following the presentation, the Chair invited members of the public to engage in two way dialogue.

The following member of the community participated in the public engagement opportunity:

Peter Jongbloed, Pitt Meadows - regarding importance of mitigating GHG, continued promotion of active transportation, and the need to implement a tree protection bylaw.

Michelle Baski closed the presentation and shared anticipated next steps to develop a draft strategy for Council's consideration.

It was **MOVED** and **SECONDED** THAT the Committee:

- A. Receive for information the report titled "Climate Action Strategy Update" as presented at the October 22, 2024 EPC Meeting.

CARRIED

G. ADJOURNMENT

The meeting was adjourned 8:55 p.m.

Signed and certified as correct:

Nicole MacDonald, Mayor

Kate Barchard, Corporate Officer

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 & Accessibility Committee Meeting

November 25, 2024, 10:30 AM

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

- Voting Members: J. Armstrong, Fraser Valley Regional Library
Councillor Hayes
Councillor O'Connell (Chair)
M. Perretta, Ridge Meadows Seniors Society
K. Rogge, Maple Ridge Pitt Meadows Community Services
A. Sanchez, Fraser Health
K. Sullivan, School District No. 42
- Regrets: E. Crowdis, Maple Ridge, Pitt Meadows and Katzie Seniors Network
M. Robson, Friends in Need Food Bank
C. Shearme, Community Network - Maple Ridge, Pitt Meadows & Katzie First Nation
- Staff: J. Kloosterboer, Emergency Program Manager
D. Parr, Senior Planner II
P. Ward, Director of Planning & Development
- Recording Clerk: R. Costa, Legislative Services Clerk

1. CALL TO ORDER

Councillor O'Connell acknowledged with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of ąiǰǰǰ (Katzie) First Nation who were stewards of this land since time immemorial.

The meeting was called to order at 10:40 a.m.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent amongst the Committee to approve the November 25, 2024, Community Support & Accessibility Committee agenda.

4. ADOPTION OF MINUTES

There was general consent amongst the Committee to approve the minutes from the October 28, 2024, Community Support & Accessibility Committee meeting as amended.

5. NEW BUSINESS

5.1 City of Pitt Meadows Accessibility Plan Draft Survey

D. Parr, Planner II, provided an overview of the Draft Accessibility Plan Survey and Accessibility Action Framework.

The Committee participated in a roundtable discussion, which includes some of the following highlights:

- A recommendation was made to adjust the wording of survey question D-2, as the question could have potential to skew the survey results if a person without a disability was answering questions meant for someone with a disability;
- It was recommended to add 'none', 'visually impaired' and 'hearing impaired' options for question A-6;
- It was noted that individuals with cognitive or intellectual disabilities may face difficulties with completing the survey;
- A discussion was held in regards to intersections and crosswalks in Pitt Meadows, and whether they accommodate individuals with hearing or visual impairments (i.e. speaking crosswalks to help with visually impaired individuals);
- A discussion was held in regards to benches, along with the potential challenges of adding benches;
- The Accessibility Plan Survey (digital and hardcopy) is anticipated to become available in early 2025;
- A suggestion was made to provide members of other Committees within the City to assist with widespread distribution;

- A recommendation was made to approach the School District to request the survey availability and related information be made available to families within the district's newsletters; and
- A suggestion was made to create posters in addition to the digital campaign.

5.2 Updates from Community Outreach Agencies

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

J. Armstrong, Fraser Valley Regional Library, provided an updated to the Committee. Some of the highlights included:

- Internal online workshops and courses, such as 'Dementia 101', are being coordinated amongst FVRL staff. These workshops coach staff on how to work with customers with dementia, including how to best serve individuals with dementia and understand their needs; and
- Current upgrades are being executed, which includes using artificial intelligence (AI) to translate and/or simplify language for instructions on how to use something (i.e. simple instructions on how to download an e-book).

M. Perretta, Ridge Meadows Seniors Society, provided an update to the Committee. Some of the highlights included:

- The Ridge Meadows Senior's Society is working on the launch of the Santa's helping Seniors Project. This project includes wish-list tags found on the Christmas Trees inside London Drugs, Maple Ridge. Volunteers will pick up the purchased wish-list items, sort them, and provide upwards of 250 gift bags to seniors within the Maple Ridge/Pitt Meadows community; and
- February 22nd will be the annual senior's education day at the Maple Ridge Seniors Centre. An anticipated 250 seniors will be in attendance.

K. Sullivan, School District No. 42, provided an update to the Committee. Some of the highlights included:

- The School District recently re-elected their Chair, Elaine Yamamoto and Vice Chair, Kim Dumore;

- School District No. 42 has the second largest first-year apprentice trade training programs, which includes program opportunities for those who don't follow typical academic programs. The trades programs include but not limited to, Electrician, Hairstylist and Metal Fabricator; and
- Kindergarten registration begins in January 2025.

K. Rogge, Maple Ridge-Pitt Meadows Community Services, provided an update to the Committee. Some of the highlights included:

- The 21st annual silent auction took place on November 23rd;
- The Maple Ridge-Pitt Meadows Community Services Seniors Christmas Luncheon will be held on December 11th;
- Various fundraisers took place with great turnout. Fundraisers include:
 - The Illuminate Gala raised \$31,000 that was donated to Ridge Meadows Foundry;
 - The Wild Wild West Pub Night for Alisa's Wish Ambassadors raised just over \$2,000; and
 - The Cytheria Fundraiser, Give Her Wings event raised just over \$17,000 for the Transition House Society.

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

- A new version of the regional 'Active Transportation to School' infographic was created by Vancouver Coastal Health and Translink, was shared amongst the Committee and forms part of the original minutes as **Attachment 1**.

J. Kloosterboer, Emergency Program Manager, provided an update to the Committee. One of the highlights included:

- The Emergency Support Services team continues training and planning for emergencies.

Councillor O’Connell provided an update to the Committee. One of the highlights included:

- The Friends in Need Food Bank will be working with the Pitt Meadows Fire and Rescue Service to hold the Firefighters for Families in Pitt Meadows on December 14th to collect food bank donations.

5.3 Updated 2025 Committee Calendar

There was general consent amongst the Committee to approve the updated 2025 Community Support & Accessibility Committee calendar as circulated.

6. ADJOURNMENT

The meeting was adjourned at 11:07 a.m.

*The next **Community Support & Accessibility Committee** meeting is scheduled for **February 24, 2025, at 10:30 a.m.***

Certified as correct:

Rachel Costa, Legislative Services 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

January 23, 2025, 3:00 PM

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Voting Members:

L. Bissett
M. Carpenter
R. Harmston
S. Williams*
L. Woolley

Regrets:

Councillor Elke
H. Campbell
D. Chamberlain, Director of Parks, Recreation & Culture
S. Sweet

Council Liaisons:

Councillor Evans (Alternate)

Staff:

C. McDowell, Manager of Recreation & Culture (Chair)
A. Messner, Manager of Parks

Recording Clerk:

T. McCaw, Administrative Services Supervisor

1. CALL TO ORDER

C. McDowell, Manager of Recreation, & Culture, acknowledged with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of ḡíćǎý (Katzie) First Nation who were stewards of this land since time immemorial.

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

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent amongst the Committee to approve the January 23, 2025 Parks, Recreation and Culture Advisory Committee agenda.

4. ADOPTION OF MINUTES

There was general consent amongst the Committee to approve the minutes from the September 26, 2024 Parks, Recreation and Culture Advisory Committee meeting as circulated.

5. NEW BUSINESS

5.1 Lions Fun Park Playground Replacement Project Update

A. Messner, Manager of Parks, presented a brief verbal update on the Lion's Fun Park playground replacement project, some of the highlights included:

- Rubber surfacing throughout the park;
- Water fountain, park benches, a picnic table, and shade covering to be installed;
- Access to park will include grade improvements from Harris Road;
- Park will be accessible for those with mobility devices; and
- Playground will be shifting and moving more towards the pedestrian path.

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

- Committee members shared support for the design presented.

5.2 General Parks Update

A. Messner, Manager of Parks, provided a brief verbal update on the Parks department, some of the highlights included:

- The official grand opening event for the newly installed disk golf course at Bonson Park will be held on May 8th from 10 AM -12 PM;
- BC Hydro Re-Greening Tree Planting Grant was received from BC Hydro, trees will be planted at Bonson Park with the funds received;
- Grand opening of the Rose Grabenhorst Garden will be in the late spring/early summer which includes a place of remembrance; and
- The detailed design for the Pitt Meadows Athletic Park are underway with hopes for ground breaking near the end of 2025.

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

- Questions were raised around local volunteering opportunities (Staff confirmed that volunteering opportunities can be found directly through the City's website:
<https://app.betterimpact.com/PublicOrganization/f45c6f6d-3ea8-422b-9e47-ed3df8acca99/1>)
- The suggestion was made for the addition of a ride on Pitt Meadows Day which would take participants throughout Pitt Meadows on various trails connecting to the Athletic Park; and
- A suggestion was made to add miniature libraries to various City parks perhaps to be built by the Makers Workshop summer program.

5.3 General Recreation & Culture Updates

C. McDowell, Manager of Recreation & Culture, provided brief verbal update on the Recreation & Culture department, some of the highlights included:

- The Recreation Winter Guide is out which includes programming until March;
- Family Youth Lounge drop-in program now available and free for families on Sundays 3-7pm;
- Fitness Centre has 10% off memberships for the month of January;
- Family Day and Easter Day events were discussed;
- City is looking for an operator for the concession building at Harris Road Park;
- Community Service Awards luncheon took place on January 15th; award recipients were to be recognized at Council on Tuesday Jan 28th;
- The Art Gallery has seen a 43% increase in walk-in visits since moving to South Bonson Community Centre, and
- Pitt Meadows Day and some of the event details were mentioned which will be taking place on June 7th.

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

- A suggestion was made to move the registration for the Easter event to online instead of in person;
- A recommendation was made to connect with Pitt Meadows Secondary School to see if students would be interested in operating the concession at Harris Road Park for volunteer hours;
- The question was raised around whether another large art show at South Bonson Community Centre was going to be scheduled (Staff confirmed, nothing has been scheduled as of now); and
- The Committee made a few suggestions for potential bands for Pitt Meadows Day.

**S. Williams exited the meeting at 3:42 PM*

**A. Evans exited the meeting at 3:55 PM*

5.4 Committee Check-in

C. McDowell, Manager of Recreation & Culture and A. Messner, Manager of Parks, encouraged an open discussion on committee membership on the PRC.

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

- Overall positive feedback and support was given for the functions of committee and staff overall. They felt it was an approachable, inclusive group with a good cross section of interests.
- Suggestions were made to host school tours at Rose Grabenhorst Garden as well as basket weaving and other work with Katzie First Nation and their programming.

5.5 2025 Committee Recruitment Campaign & Membership Expiration

T. McCaw, Administrative Services Supervisor, provided a verbal update on the 2025 Committee Recruitment Campaign highlighting applications will be accepted online or in person at City Hall from January 27th - February 23rd with openings on seven (7) different City committees.

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 formal motions or recommendations put forward.

7. **ADJOURNMENT**

The meeting was adjourned at 4:17 PM

*The next **Parks, Recreation & Culture Advisory Committee** meeting is scheduled for
April 17, 2025 at 3:00 PM.*

Certified as correct:

Tatiana McCaw, Administrative
Services Supervisor

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



Minutes of the Community Service Awards Task Force

**January 30, 2025, 3:00 PM
Video Conference**

Voting Members: H. Campbell - SD 42
G. Conn

Council Liaisons: M. Bakstad
L. Bissett
K. Sullivan - SD 42 (Alternate)

Staff: C. McDowell, Manager of Recreation & Culture (Chair)

Recording Clerk: T. McCaw, Administrative Services Supervisor

1. CALL TO ORDER

C. McDowell, Manager of Recreation & Culture, called the meeting to order at 3:00 PM.
In the absence of quorum, the meeting was adjourned at 3:15 PM.

The next **Community Service Awards Task Force** meeting is tentatively scheduled for
October 16, 2025 at 3:00 PM.

Certified as correct:

Tatiana McCaw

Tatiana McCaw, Administrative
Services Supervisor

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

February 6, 2025, 2:00 PM

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

- Voting Members:
- C. Ameli
 - R. Baldiconza*
 - K. Bathurst
 - R. D'Souza
 - P. Gordon
 - C. Hamm*
 - T. Hopcott
 - J. Kok, RM Chamber of Commerce Representative
 - S. Robinson*
- Council Liaisons:
- Councillor Evans
 - Councillor Meachen (Alternate)
- Regrets:
- L. Hall
 - A. Jaschke
 - K. Marion
- Guests:
- J. Hientz – Executive Director, Fraser North Farmers Market Society
 - P. Price – Executive Director, BC Blueberry Council
 - E. Rodriguez – Marketing & Public Relations Manager, BC Blueberry Council
- Staff:
- C. O'Byrne, Manager of Planning (Chair)
- Recording Clerk:
- T. McCaw, Administrative Services Supervisor
-

1. CALL TO ORDER

C. O'Byrne, Manager of Planning, acknowledged with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of ᑕᐱᑖᑕᐱᑦ (Katzie) First Nation who were stewards of this land since time immemorial.

The meeting was called to order at 2:04 PM.

2. LATE ITEMS

5.3 - Buy Local Promotional Idea

5.4 - Local Agricultural/Economic Matters

3. APPROVAL OF AGENDA

There was general consent amongst the Committee to approve the February 6, 2025 Economic Development Advisory Committee agenda as amended.

4. ADOPTION OF MINUTES

There was general consent amongst the Committee to approve the minutes from the October 3, 2024 Economic Development Advisory Committee as amended.

C. Ameli - added into Regrets column for Oct. 3rd meeting.

**R. Baldiconza joined the meeting at 2:07 pm.*

5. NEW BUSINESS

5.1 Blueberry Festival

Economic Development Advisory Committee members and invited guests P. Price, Executive Director, BC Blueberry Council [BCBC], E. Rodriguez, Marketing and Public Relations Manager [BCBC], and J. Hientz – Executive Director, Fraser North Farmers Market Society [FNFMS] discussed the level of interest in a local Blueberry Festival and whether there are community members or organizations that would be interested in organizing and coordinating the event.

Some of the highlights included:

- Support was given by the BCBC & the FNFMS for the idea of hosting a Blueberry Festival in Pitt Meadows;
- BC Blueberry Council noted their ability to provide supporting materials and contact information for packers, distributors and growers for this event; and

- Comments and details were shared around Berry Fest in Abbotsford and ways to host a Blueberry Festival in Pitt Meadows.

** S. Robinson exited the meeting at 2:10 PM*

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

- Questions were raised around the suggested timing for a festival (P. Price suggested the end of August – beginning of September which would allow for more products available for purchase);
- Questions were raised around public outreach through the BCBC (P. Price confirmed that they typically focus on growers, packers, and exporters);
- Discussions were held around possible locations and which day of the week could work best as well as potentially coordinating an event with the farmer’s market (J. Hientz indicated the FNFMS may be able to help organize a pop-up blueberry-oriented farmer’s market on a Sunday);
- Questions were raised around the Berry Fest in Abbotsford, the size, potential costs, and sponsorship;
- Branding, marketing, budget, costs, and the overall purpose of the event was discussed;
- Questions were raised around the level of support from local growers and packing houses; and
- Discussions were held around the next steps with the Committee in support of a working group to refine the scope and planning for a Blueberry Festival.

** S. Robinson rejoined the meeting at 2:24 PM*

5.2 Engagement & Priorities Committee Meeting

C. O’Byrne, Manager of Planning, presented an overview of a potential April Engagement and Priority Committee [EPC] meeting topic regarding tourism in Pitt Meadows.

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

- The suggestion was made that golf courses, biking, agri-tourism, paddling, the Airport and the new aviation museum be added into the EPC topics;

- A recommendation as made to connect with the Parks department in order to gather usage statistics and locations of visitor hotspots; and
- Various ways for promoting tourism and economic growth in the community were discussed.

5.3 Buy Local Promotion Idea

C. O'Byrne, Manager of Planning, led an open discussion on ideas to encourage residents to buy local products and support local businesses.

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

- A question was raised around the expected launch date for the new online directory of businesses in Pitt Meadows (Staff confirmed that the directory will be come available in the next few weeks - ideally finalized in March);
- A suggestion was made that Committee members could personally share online through various social media platforms posts supporting local businesses in Pitt Meadows; and
- Questions were raised around how many businesses licences the City has issued, if there has been an increase or decrease in numbers, and what the industrial vacancy rate was for commercial spaces (Staff confirmed that there has been an increase of issued business licences since last year and that the vacancy rate is low for industrial spaces within the community).

5.4 Agricultural/Economic Matters

C. O'Byrne, Manager of Planning introduced the topic brought forward by Committee member S. Robinson encouraging members to provide thoughts and feedback.

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

- A question was raised around the recent increases in Development Cost Charges [DCC's] that have been implemented by Metro Vancouver;
- Taxation, income tax, and increased costs to local farmers were discussed; and

* C. Hamm - exited the meeting at 3:36 PM

- The North Lougheed Area, redevelopment in the urban core, and infill development was discussed as ways to increase and diversify the local tax base (Staff confirmed that the Harris Road Complete Street Feasibility Study will be shared with this City committee for input).

5.5 EDAC Action Item Tracker

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

The Committee did not engage in any further comments or discussions on this agenda item.

5.6 EDAC Application Tracker

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

The Committee did not engage in any further comments or discussions on this agenda item.

5.7 2025 Committee Recruitment & Membership Expiration

T. McCaw, Administrative Services Supervisor, provided a verbal overview on the 2025 Committee Recruitment Campaign, highlighting applications will be accepted online or in person at City Hall from January 27th - February 23rd with openings on seven (7) different City committees.

The Committee did not engage in any further comments or discussions on this agenda item.

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 3:55 PM

*The next **Economic Development Advisory Committee** meeting is scheduled for **April 3, 2025 at 2:00 PM.***

Certified as correct:

Tatiana McCaw,

Administrative Services Supervisor

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



Minutes of the Community Service Awards Task Force

February 7, 2025, 3:00 PM

Video Conference

Voting Members: L. Bissett
H. Campbell – School District 42 Representative
G. Conn

Regrets: M. Bakstad
K. Sullivan – School District 42 Representative (Alternate)

Staff: C. McDowell, Manager of Recreation & Culture (Chair)

Recording Clerk: T. McCaw, Administrative Services Supervisor

1. CALL TO ORDER

C. McDowell, Manager of Recreation & Culture, 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 3:05 PM.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent amongst the Task Force to approve the February 7, 2025 Community Service Awards Task Force agenda.

4. ADOPTION OF MINUTES

There was general consent amongst the Task Force to approve the minutes from the following Community Service Awards Task Force meetings as circulated.

4.1 March 5, 2024, Community Service Awards Task Force Meeting

4.2 October 17, 2024, Special (Pre-Closed) Community Service Awards Task Force Meeting

4.3 January 30, 2025 Community Service Awards Task Force Meeting

5. NEW BUSINESS

5.1 Review of Nomination, Award Categories, & Deliberation Process

Task Force members participated in a review of the nomination process, award categories, and Task Force deliberation procedures; some of the highlights included:

- Discussions were held around the deliberation process for the Business of the Year award;
- Support was given for the amount of time given to review the application packages prior to the deliberation meeting;
- The request was made for meetings to be held in the Rivers Room in the future due to access to the large white board;
- Support was given to have the flexibility to move nominations into categories that are better suited for the nominee;
- A suggestion was made for members to attend the first meeting with a preliminary list of strongest nominations and prepared to speak on each;
- A recommendation was made for Task Force members to share information on nominees should they have more than detailed in the application;
- The application form was discussed and a recommendation was made to reduce the minimum number of words required for each question as well as reduce the number of questions required for each application; and
- Consent by the nominee to be confirmed for all applications prior to the Task Force reviewing the application.

5.2 Debrief of Community Service Awards Luncheon

Task Force members participated in a roundtable discussion to provide feedback on the 2024 Community Service Awards luncheon and presentations.

Committee members participated in a discussion, some of the highlights included:

- Task Force members expressed their support for the chosen venue and were pleased with the food that was served for lunch;
- Support was given for the changes made to the number of speakers this year which flowed better than previous years;
- A suggestion was made to reconsider the seating layout for next year, as the large, bright windows behind the speakers and award recipients posed challenges for the photographer;
- The new glass awards for award recipients were well received; and
- It was noted that paper certificates were unnecessary if recipients already receive both a congratulatory letter from the Mayor and a glass award.

5.3 2025 Committee Calendar

C. McDowell, Manager of Recreation & Culture, shared the 2025 Committee Calendar.

Task Force members did not engage in any further comments or discussions on this agenda item.

5.4 2025 Committee Recruitment Campaign & Membership Expiration

T. McCaw, Administrative Services Supervisor, provided a verbal overview on the 2025 Committee Recruitment Campaign highlighting applications will be accepted online or in person at City Hall from January 27th - February 23rd with openings on seven (7) different City committees.

Committee members participated in a discussion, some of the highlights included:

- A question was raised around which specific committees the City was recruiting for.

6. ROUNDTABLE

The Task Force members did not participate in a roundtable discussion, there were no formal motions or recommendations put forward.

7. ADJOURNMENT

The meeting was adjourned at 3:43 PM.

Certified as correct:

Tatiana McCaw, Administrative
Services Supervisor

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

February 13, 2025, 10:00 a.m.

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Voting Members: J. Bachmann
T. Hopcott
L. Kemper
D. Kosicki
T. Vader

Non-Voting Members: D. Bondar, BC Ministry of Agriculture and Food

Regrets: A. Aquilini
H. Bitter
S. Howkins
W. Jack
Councillor Meachen (Alternate)

Council Liaison: Councillor Manion

Guests: Applicant 1 - 12770 McTavish Road
Members of the public
R. Shih, Planner, Pacific Land Group Inc. – Consultant for Applicant 1 -
12770 McTavish Road

Staff: M. Baski, Manager of Agriculture and Environment (Chair)
A. Dominelli, 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 q̓ícəy̓ (Katzie) First Nation who were stewards of this land since time immemorial.

The meeting was called to order at 10:06 AM.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent amongst the committee to approve the February 13, 2025 Agricultural Advisory Committee agenda.

4. ADOPTION OF MINUTES

There was general consent amongst the Committee to approve the minutes from the November 14, 2024 Agricultural Advisory Committee meeting as circulated.

5. NEW BUSINESS

5.1 Non-Adhering Residential Use Application for 12770 McTavish Rd

A. Dominelli, Planner, provided a presentation on a Non-Adhering Residential Use Application for 12770 McTavish Rd (PID: 011-439-343), where the property owner is seeking to retain an unauthorized third dwelling unit.

R. Shih, Planner with Pacific Land Resource Group Inc. provide a few comments for the consideration, some of the highlights included:

- Property has been owned and farmed by the family for over 75 years;
- Property is a bona fide farm with a diverse range of farming;
- Organic certified garlic farmer with plans to expand this year;
- The Applicant has no plans to add another footprint to this property;
- The total combined floorplan for all properties is 520.1 m2 which is within the Agricultural Land Commissions regulations;
- The property has long term potential to protect farmland;
- The Applicants intentions are to keep parcel in tact and not move forward with the approved home site severance; and

- The property requires year round labour in order to maintain farming operations.

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

- The question was raised as to whether the Applicant has the legal right to sever the property creating a one (1) acre parcel (Staff confirmed yes);
- Discussions were held around the potential loss to agriculture (although allowed in the ALR) if the one (1) acre is sold further stating it would be more detrimental to agriculture then having the existing agricultural building converted into a dwelling;
- Support was given for the long term farming operation, the dwellings placed on the perimeter of the property with the family farming and living on site;
- Comments were made around the location of the agricultural building supporting the location not being in the centre of the parcel;
- The question was raised whether the property is one legal 65 acres parcel;
- Some members of the AAC did not support the ability to sever the one (1) acre parcel;
- Questions were raised around the size of the shop and the living quarters for the home in question (The Applicant confirmed that the shop was approximately 1000 sq ft. with the living quarters around 1500 sq ft.);
- General support was given for the application as it was promoting farming with a minimal footprint on agricultural land;
- Succession planning was discussed (The Applicant confirmed there are no plans to sell the property);
- The question was raised around how much for the 65 acres was currently being farmed for food production (The Applicant confirmed it was approximately 1/3); and
- The question was raised whether there was any unfarmed land that could be farmed? (The Applicant confirmed they currently lease out 40 acres which could be farmed in the future).

It was **MOVED** and **SECONDED** THAT the Agricultural Advisory Committee:

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.

CARRIED

5.2 Proposed Zoning Bylaw Amendments Related to Uses of Agricultural Land

A. Dominelli, Planner, provided a presentation and sought the Agricultural Advisory Committee’s feedback on potential amendments to the Zoning Bylaw related to residential uses of agricultural land, implementing objectives of the Agricultural Viability Strategy and Official Community Plan.

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

- The expansion of processing opportunities were discussed;
- The question was raised around potential impacts to smaller farms in the community with these proposed changes (Staff confirmed that there would be no impacts to the smaller acres ie: 5 acre lots as they are already be too small to subdivide);
- A question was raised was whether 80% land use was enough for someone needing greenhouses for farming;
- Discussions were held around the definition of a farm vehicle including the wide variety of different types used on a farming operation and the recommendation was made to use definitions with caution;
- Food security, food production, and processing were discussed;
- The potential farm home plate was addressed and members noted that the variety of property shapes and sizes must be considered;
- Support was given to the protection of farming in the community;
- A suggestion was made to limit the size of a single family dwelling in relation to the size of parcel instead of the current allowance being approved on square meters for any size parcel of land;

- Discussions were held around the variety of farming which could impact the amount of farmable land required;
- General support was given for the home plate requirements on the perimeter of the property;
- There were generally no concerns with the size of the home as long as it was built on the farm home plate the footprint;
- Comments were made noting small acreage landowners may not support the smaller house size for the smaller parcel;
- A suggestion was made that the size of the farming operation must be considered when implementing new zoning;
- There were mixed reviews received regarding regulating owners of smaller parcel restricting home sizes due to the size of the parcel;
- Discussions were held around regulations for accessory residential structures limited to single storey;
- Comments were made around restricting garden suites not supporting or addressing the current housing concerns and rental availability;
- Maximum number of farm workers per farm operation were discussed recommending increasing the number of workers to 130 for all farming operations;
- Discussions were held around Temporary Farm Worker Housing (TFWH) being added to the farm home plate which was not generally supported; and
- Committee members recommended a separate home plate for TFWH for larger parcels in an effort to improve site security.

It was **MOVED** and **SECONDED** THAT the Agricultural Advisory Committee:

- A. Receive the recommended amendments to the Zoning Bylaw, as outlined in the February 4, 2025 Staff Report titled “Proposed Zoning Bylaw Amendments Related to Uses of Agricultural Land”, and presented at the February 13, 2025 Agricultural Advisory Committee Meeting inclusive of comments from the meeting.

CARRIED

5.3 Metro Vancouver Development Cost Charges [DCC] Update

P. Ward, Director of Planning & Development, provided verbal overview on the Metro Vancouver DCC update, some of the highlights included:

- DCC updates were focused on new residential and non-residential developments which overlooked agriculture;
- Metro Vancouver has identified an oversight which they are working to rectify by Q2 of 2025; and
- Currently under review and looking for an interim solution.

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

- Comments were made that the costs for DCC's were exceeding the cost of the project for one particular local farmer (Staff confirmed that Metro Vancouver is working on an interim solution taking effect within the next few months);
- Threats to food security were discussed; and
- Discussions were held around how voices from Pitt Meadows agriculture can be heard at the Metro Vancouver tables.

5.4 Draft Union of British Columbia Municipalities [UBCM] Resolution

M. Baski, Manager of Agriculture & Environment, provided an overview of the draft UBCM resolutions gathering feedback from the Committee which included discussing the next steps.

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

- General support was given to for the proposed resolution; and
- Members voiced opinions around the importance of agriculture and policies that support the growth of farmers and farming in the community.

It was **MOVED** and **SECONDED** THAT the Agricultural Advisory Committee:

- A. Support the proposed ‘UBCM Resolution: Increased Ministry Funding for Agriculture’ as presented at the February 13, 2025 Committee meeting, and which states:

WHEREAS provincial funding for agriculture in British Columbia (BC) as a percentage of the sector’s contribution to Gross Domestic Product (GDP) is the lowest in Canada;

AND WHEREAS an increase to the Ministry of Agriculture and Food’s budget would demonstrate the province’s commitment to food security and the sustainability of agriculture;

THEREFORE BE IT RESOLVED that UBCM call on the Provincial government to raise agriculture funding in BC to the national average to support much-needed investments in the agricultural sector.

CARRIED.

5.5 AAC Application Tracker

M. Baski, Manager of Agriculture and Environment, 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.

5.6 AAC Action Items

This item was deferred until the March 6, 2025 meeting.

5.7 2025 Committee Recruitment Campaign & Membership Expiration

T. McCaw, Administrative Services Supervisor, provided a verbal overview on the 2025 Committee Recruitment Campaign, highlighting applications will be accepted online or in person at City Hall from January 27th - February 23rd with openings on seven (7) different City committees.

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

- A question was raised around the number of expiring AAC committee members.

6. **ROUNDTABLE**

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 12:13 PM.

*The next **Agricultural Advisory Committee** meeting is scheduled for **March 6, 2025** at **10:00 AM.***

Certified as correct:

Tatiana McCaw

Tatiana McCaw,

Administrative Services Supervisor

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 & Accessibility Committee Meeting

February 24, 2025, 10:30 AM

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

- Voting Members: J. Armstrong, Fraser Valley Regional Library
E. Crowdis, Maple Ridge, Pitt Meadows and Katzie Seniors Network
Councillor Hayes
Councillor O'Connell (Chair)
M. Perretta, Ridge Meadows Seniors Society
K. Rogge, Maple Ridge/Pitt Meadows Community Services
A. Sanchez, Fraser Health
K. Sullivan, School District No. 42
- Regrets: M. Robson, Friends in Need Food Bank
C. Shearme, Community Network - Maple Ridge, Pitt Meadows & Katzie First Nation
- Staff: J. Kloosterboer, Emergency Program Manager
D. Parr, Planner II
P. Ward, Director of Planning & Development
- Recording Clerk: R. Costa, Legislative Services Clerk

1. CALL TO ORDER

Councillor O'Connell acknowledged with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of ąiǰǎý (Katzie) First Nation who were stewards of this land since time immemorial.

The meeting was called to order at 10:31 a.m.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent amongst the Committee to approve the February 24, 2025, Community Support & Accessibility Committee agenda.

4. ADOPTION OF MINUTES

There was general consent amongst the Committee to approve the minutes from the November 25, 2024, Community Support & Accessibility Committee meeting as circulated.

5. NEW BUSINESS

5.1 Accessibility Plan Update

D. Parr, Planner II, provided an update on the Accessibility Plan Survey, which includes some of the following key points:

- The survey officially opened on Monday, February 24, 2025, and will close on Sunday, March 23, 2025, at 11:59 p.m. Physical surveys will be due to Pitt Meadows City Hall by Friday, March 21, 2025 at 4:30 p.m.;
- The City will continue working on promoting the survey. A post card with a QR code to the survey has been circulated, as well as posters. Notification of the survey availability has been posted on City Talks, the City's social media (Facebook and Instagram), digital boards, and newspaper advertisements;
- There will be a process implemented for connecting with various social organizations to inform members of the Accessibility Plan and the respective survey. The Accessibility Plan consultant will be taking the lead on this process and any leads on interested organizations are to be provided to D. Parr;
- Following the completion of the Accessibility Plan Survey, the next steps for the Accessibility Plan as a whole will be to gather survey data, engage with staff and have the consultant prepare a draft Accessibility Plan to present to the Committee for initial feedback; and
- Committee Members were encouraged to spread the word of the survey availability to members within their organizations.

5.2 Updates from Community Outreach Agencies

Community Outreach Agencies participated in a roundtable discussion providing a verbal update on their individual organizations. Some of the highlights included:

J. Armstrong, Fraser Valley Regional Library:

- The Fraser Valley Regional Library [“FVRL”] is in the final stages of completing their largest website upgrade to date, updating their website for the first time in 10 years. This includes a variety of accessibility updates (i.e. mobile friendly, text size, alignment and spacing adjustments, dyslexia friendly font, saturation of colours, etc.);
- The launch of the new website is expected to be released within the next couple of weeks;
- English Conversations Classes are available in April and are open to everyone;
- Pitt Meadows Public Library safety updates are in progress, which includes the application of reflective tape and mirrors along the stairwell to promote visibility and reduce the possibility of accidents;
- FVRL is looking into the implementation of installing sound-proof sitting areas in all libraries, which would create a space in each library that is up to 86% sound proof; and
- Following public feedback, the Pitt Meadows Public Library has adjusted their hours of operations now opening Saturdays and Sundays on long weekends.

J. Kloosterboer, Emergency Program Manager:

- Following the recent earthquake on February 21st, the Province has been distributing safety awareness notifications to the public, including “Drop, Cover and Hold On”;
- Earthquake Preparedness Training Sessions will be available to City of Pitt Meadows staff and members of the public which will likely take place an evening at the Fire Hall for approximately one hour;

- There will be added contents to the public preparedness sessions from an accessibility standpoint, which includes how someone who may face accessibility obstacles can discuss emergency preparedness with their care workers, how to ensure they have the appropriate emergency supplies they need and other significant situational emergency preparedness topics; and
- There will be opportunities for organizations to request in-person information session presentations by volunteers to ensure information has been shared.

K. Sullivan, School District No. 42:

- After School Programming presentations have taken place with community partners working towards increasing variety and raising awareness overall. After School Programs include but are not limited to soccer, taekwondo, drama, robotics, coding, archery, and dance. After School Program registration is now open and closes on April 2, 2025;
- The International Student Program had an increase in tuition;
- Various key notes with respect to the district's completion rates are as follows:
 - The overall 5 year completion rate for the district is 93%, which is considered as favourable compared to the Provincial average of 86.6%;
 - There was a slight declination in the completion rate for students with disabilities or diverse abilities, which came in at 88.3%;
 - There was a significant decline in the completion rate for children and youth in care, which came in at 66.1%. The shift in the completion rate under this category was noted to be more pronounced due to a small cohort;
 - The overall completion rate for Indigenous learners is 93.2%, and it was noted that students living off-reserve have a significantly higher completion rate than students living on-reserve;
- The Ridge Meadows College Riverside Centre offers free online courses for youth ages 16 years and older. Upgrading programs are also available

for those aged 19 or older, and have completed grade 12 (or equivalent);
and

A question was raised in regards to the close of the Starfish Pack Program and whether a similar program will be available for school aged children.

- It was noted that the Starfish Pack Program has ceased operations due to the lack of funding and that the district continues seeking alternate funding opportunities.

M. Perretta, Ridge Meadows Seniors Society:

- Attended an Education Day this past weekend, which was well attended, consisting of approximately 160 seniors and 40 volunteers. The keynote speaker, Dan Levitt (BC Seniors' Advocate), provided a presentation which included some of the following key statistics:
 - 1 in 5 people are considered seniors over the age of 65;
 - By 2026, 1 in 4 people will be considered as seniors over the age of 65;
 - 95% of people aged 65+ currently live independently;
 - 77% of people aged 85+ currently live independently;
 - 80% of these independently living seniors are homeowners;
- It was noted that Ridge Meadows Seniors Society [RMSS] has seen a substantial increase in the number of seniors coming utilizing their centres;
- The number of seniors in Pitt Meadows is growing is reflecting in RMSS's day to day programming; and
- The RMSS is currently seeking alternate satellite locations in an effort to accommodate their rapid growth.

P. Ward, Director of Planning & Development

- The continuous work on the Climate Action Strategy was noted. The strategy will consider extreme heat days, increased rainfall, and other relative circumstances, including impacts on vulnerable groups;
- Work is underway for the 'Harris Road Complete Street Feasibility Study'. This study is exploring the feasibility of improvements on Harris Road, and is anticipated to include a consultation opportunity with the Community Support and Accessibility Committee members;
- The construction of the new RCMP Detachment continues;
- The 'Complete Communities Project' has begun which includes the combination of City data analysis and Statistics Canada Census Data; and
- It was noted that the Heron's Nest Project broke ground with an expected completion of mid-2027.

K. Rogge, Maple Ridge/Pitt Meadows Community Network:

- The Community Network continues working on their Strategic Planning Survey, which is now open and will close on March 9, 2025;
- The 'Daddy and Me' program has opened and runs on Tuesday evenings January through March;
- The Cytheria Second Stage Housing for Women facing domestic abuse and violence is anticipated to be completed in May 2025;
- The Community Network is currently working through their grant applications for United Way Seniors Programs; and
- The 'Girls Night Out' fundraiser will be held on May 1, 2025, and is \$100 a ticket.

A. Sanchez, Fraser Health:

- Ridge Meadows Hospital has a new Executive Director, Luauna McCartney and a new Medical Health Officer (MHO), Dr. Carolyn Wonnock.

A. Sanchez provided an update on the Community Network - Maple Ridge, Pitt Meadows & Katzie First Nation, in the absence of C. Shearme:

- The Community Network has completed their annual survey and continues working on adding insights and ideas received from members for their 2025 action plan; and
- Funding has been received for the Community Network to be able to provide workshops to support the learning needs of those who serve the community.

E. Crowdis, Maple Ridge, Pitt Meadows Katzie Seniors Network:

- The Annual 'Putting on the Glitz' Event for students who cannot afford formal wear, arranged by PLEA Community Services, will occur in March and they continue looking for volunteers;
- The Maple Ridge Public Library Volunteer Fair, partnered with School District No. 42 and Foundry Ridge Meadows will occur on April 29, 2025 at the Maple Ridge Public Library which is held for both seniors and students in grades 10 to 12;
- A brief overview of the Rivershed Society of BC was provided as follows:
 - Weekly membership social meetings have a great turnout;
 - The Barns at the Agricultural Fair have been opened for Rivershed Society use;
 - The Pitt Meadows Museum has asked the Rivershed Society to create a large water wheel; and
 - The Rivershed Society is searching for alternate transportation ideas for weekly membership meetings and other events held by the society.

Councillor O'Connell provided an update on the Friends in Need Food Bank in the absence of M. Robson:

- The Friends in Need Food Bank numbers have gone down slightly between 2023 and 2024;

- A reminder was noted that emergency bags and emergency hampers are available at the Food Bank and Salvation Army; and
- Food Bank funding could potentially be at risk considering the possibility of tariffs being implemented.

6. **ADJOURNMENT**

The meeting was adjourned at 11:21 a.m.

*The next **Community Support & Accessibility Committee** meeting is scheduled for **May 26, 2025, at 10:30 a.m.***

Certified as correct:

Rachel Costa, Legislative Services Clerk

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 ᑕᐢᑖᐱᑦ (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

FILE: 13-6635-20/25

REPORT DATE: March 25, 2025 **MEETING DATE:** April 08, 2025
TO: Engagement & Priorities Committee
FROM: Patrick Ward, Director of Planning & Development
SUBJECT: Proposed Zoning Bylaw Amendments Related to Uses of Agricultural Land

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT the Committee:

- A. Receive for information the report titled “Proposed Zoning Bylaw Amendments Related to Uses of Agricultural Land”, as presented at the April 8, 2025 Engagement and Priorities Committee Meeting; OR

- B. Other.

PURPOSE

To seek Council’s feedback on proposed amendments to the Zoning Bylaw related to residential uses of agricultural land, in order to implement the objectives of the Agricultural Viability Strategy and the Official Community Plan.

Information Report Decision Report Direction Report

DISCUSSION

Background:

In 2022, the City’s Official Community Plan (OCP) was adopted and the City’s Agricultural Viability Strategy (AVS) was endorsed the following year. Together, these plans articulate the City’s ongoing support for the preservation of farmland for food production, the vitality of the

local agricultural sector, and its commitment to strengthening the long-term sustainability of agriculture. The City's policies clarify that agriculture is the priority use of land in the City's farming areas.

To help realize the goals identified in both plans, a number of amendments to the City's Zoning Bylaw are proposed. These amendments are intended to simplify and improve clarity, increase alignment with the Agricultural Land Commission (ALC) regulations, and incorporate best practices.

Taking guidance from the OCP and AVS, staff have reviewed the Zoning Bylaw regulations related to agricultural land, with a goal to identify:

- Opportunities to streamline and simplify;
- Gaps or areas where regulations should be further considered to support the protection of farmland and enhance agricultural viability; and
- Non-alignment with ALC regulations.

Generally, the proposed amendments focus on the regulations for managing residential uses on agricultural land. The recommended changes to the Zoning Bylaw can be summarized as follows:

- Combine the A-1, A-2 and A-3 zones;
- Add clarity to the A-1 zone regarding compliance with ALC regulations and specific use regulations for agricultural zones;
- Clarify total lot coverage requirements;
- Clarify regulations related to on-site parking, including recreational vehicles, farm vehicles, etc.;
- Implement residential footprint (farm home plate) regulations;
- Reduce the maximum single-family dwelling size on smaller parcels;
- Remove redundant allowances for mobile homes;
- Update regulations for accessory farm residential buildings and structures into the new combined A-1 zone;
- Remove allowance for garden suite uses from parcels less than 8094 m² (2 acres); and
- Simplify temporary farm worker housing regulations.

It is noted that these are preliminary recommendations based on staff's initial review. On February 13, 2025, these amendments were presented to the Agricultural Advisory Committee (AAC) for their initial input, and are now presented to Council for further discussion. The AAC's comments on the proposed changes are included below.

Relevant Policy, Bylaw or Legislation:

The use of Agricultural Land Reserve (ALR) land is governed by the provincial *Agricultural Land Commission Act (ALC Act)* and supporting *Agricultural Land Reserve Regulations*. The *ALC Act*

has primacy over local government bylaws and regulations for ALR-designated land, meaning local government bylaws, plans and policies must be consistent with the *ALC Act*. These regulations do allow local government bylaws and regulations to be more restrictive than the ALC for non-agricultural land uses (including residential uses), but not less restrictive. The reverse is true for agricultural uses, where local governments cannot restrict agricultural uses in the ALR any further than the ALC. Any local government regulations that conflict with ALC regulations are of no force and effect on lands within the ALR.

The “Agricultural Land Commission Bylaw Review Guide¹” (ALC Bylaw Review Guide) and the Ministry of Agriculture and Food’s publication “Guide for Bylaw Development in Farming Areas²” (Minister’s Bylaw Standards) provide recommended zoning bylaw standards and guidance for farming areas, and were referenced as part of this project.

The OCP identifies Pitt Meadows as a community where agriculture is the dominant land use and farmland is protected for food production. The OCP, therefore, supports the preservation of ALR land for productive uses by discouraging subdivision, encouraging lot consolidation, and limiting housing through farm home plate provisions.

The Agricultural Viability Strategy (AVS) also supports the protection of farmland for farming. It recommends updating the Zoning Bylaw to strengthen agriculture by: discouraging non-farm uses, including restricting non-agricultural vehicle parking; combining multiple agricultural zones for ease of use; and consideration of farm home plate regulations.

The Zoning Bylaw regulates the use of agricultural land, including provisions for residential uses.

Analysis:

Details regarding the proposed agriculture-related Zoning Bylaw updates are provided below. Each section includes background information, the AAC’s initial input from its February 13 meeting, and staff’s emerging recommendations.

Combine A-1, A-2 and A-3 Zones

Currently, the City has five agricultural zones. The AVS, ALC Bylaw Review Guide and the Minister’s Bylaw Standards recommend applying a single agriculture zone to properties in the ALR.

¹ https://www.alc.gov.bc.ca/assets/alc/assets/library/land-use-planning/alc_bylaw_review_guide.pdf

² https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/local-government-bylaw-standards/840000-1_guide_for_bylaw_development_in_farming_areas.pdf

The A-1 General Agricultural zone is the most common zone for ALR properties in the City, with 44 additional A-1 zoned parcels that are located outside of the ALR (e.g. rural areas, some City parks, parts of the Metro Vancouver greenway). The A-2 Large Lot Agricultural zone is used for the largest ALR land parcels (67 properties) in the northern part of Pitt Meadows (see Figure 1).

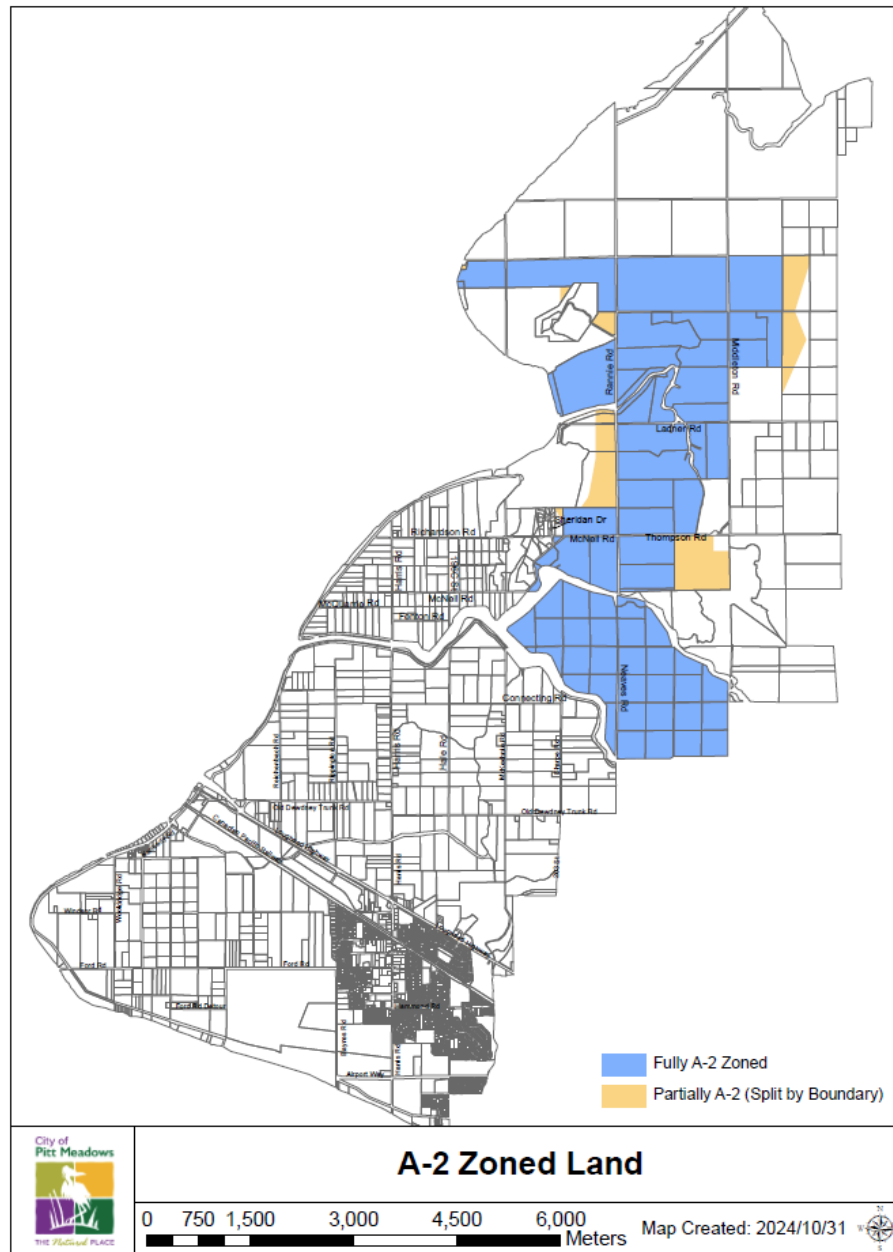


Figure 1: Properties zoned A-2

The permitted uses in both the A-1 and A-2 zones are the same. The main difference between the two zones relates to minimum parcel size for the purposes of subdivision. In the A-1 zone, the minimum parcel size for subdivision is 8 ha (20 acres) and in the A-2 zone, it is 16 ha (40 acres). Subdivision of land in the ALR, however, is not supported by City plans or policies and

requires approval from the ALC. The ALC recommends requiring a large minimum parcel size to discourage subdivision and the use of ALR land for rural residential purposes. Only a small number of subdivisions have been approved in the ALR in the last 20 years, and these include two homesite severances, a lot line adjustment, and some subdivision/re-alignment due to the Golden Ears Bridge project.

There are only 34 parcels in the A-1 zone that theoretically have subdivision potential (i.e. they are larger than 16 ha [40 acres] and could be subdivided to create two >8 ha [20 acres] parcels) (see Figure 2). Of those 34 parcels, 32 are privately owned and the City owns the other two. The word “theoretically” is used because actual subdivision is not supported by City policy. Even if an application were submitted, it would be challenging to support from a policy perspective. Many of the parcels also present technical challenges for subdivision, such as inadequate access and servicing. It is recommended that the new A-1 zone include a minimum parcel size of 16 ha (40 acres), to be consistent with the A-2 zone and to further reinforce the City’s long-standing policy of not supporting subdivision in the ALR and to reduce redevelopment speculation. If implemented, this change to the minimum lot size would make the current A-2 zone redundant. Any existing parcels in the new combined zone that are less than the 16 ha (40 acres) minimum would be ‘grandfathered’ and would not be required to consolidate or alter their property boundaries due to the new zoning.

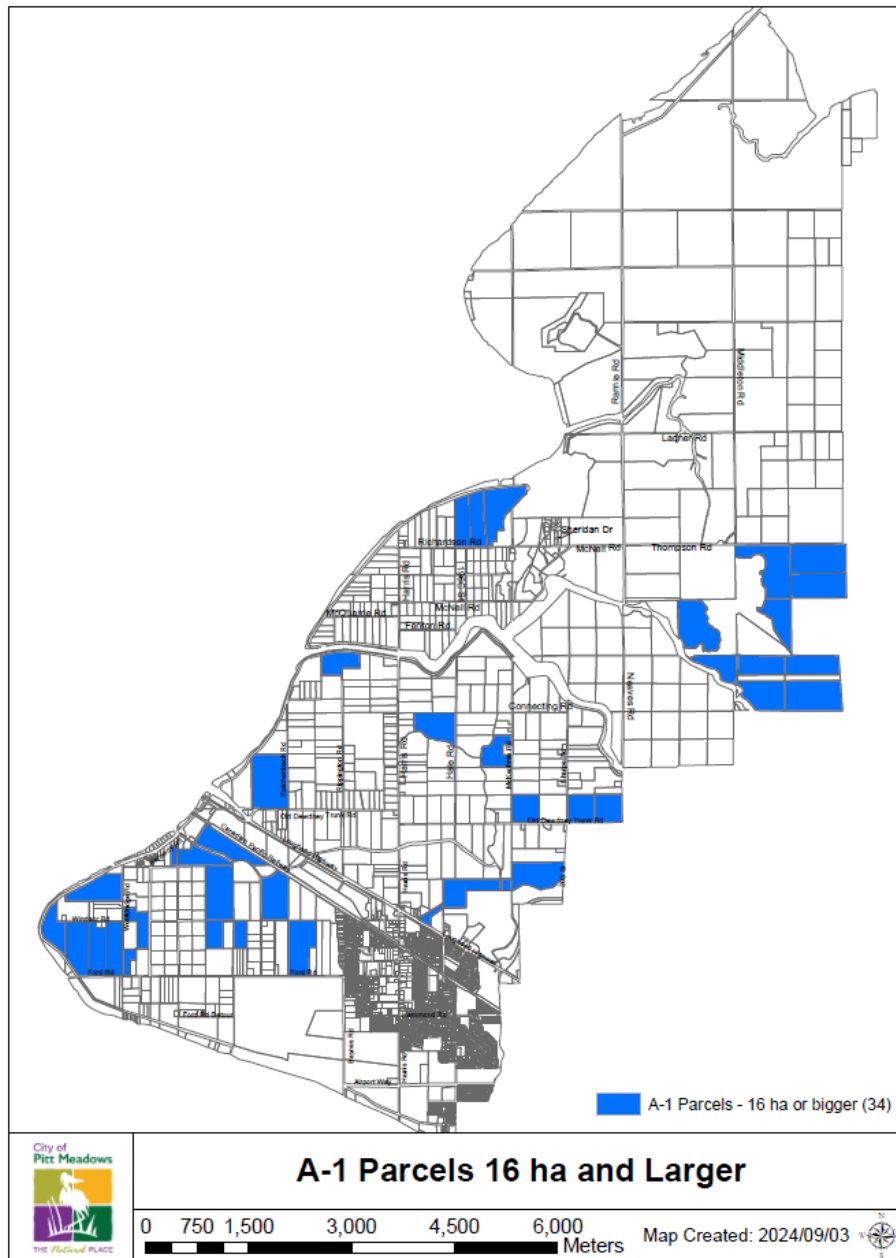


Figure 2: A-1 parcels >16 ha

The A-3 Agricultural and Farm Industrial zone only applies to two parcels, 18315 Ford Rd (Meadow Valley Meats) and 13753 Hale Rd (which includes a berry processing plant). This zone dates back to 1999, when the processing plant at 13753 Hale Rd received approval from the ALC to process farm products other than those originating solely from that farm operation. At that time, ALC regulations only permitted the processing of farm products grown by the farm. A new zone (now A-3) was created to accommodate this use. Subsequently, in 2002, the ALC amended its regulations to permit processing if at least 50% of what is being processed originates on the farm. Therefore, the A-3 zone is essentially redundant, as agricultural processing can and does occur on properties zoned A-1 and A-2.

The property located at 18315 Ford Rd does not process any products that originate from their site; however, they do have authorization from the ALC to operate on the property. Therefore, a site-specific notation will be included in the new A-1 zone, to permit their continued operation.

There are two additional Agricultural zones: A-4 Agricultural and Golf Course and A-5 Agricultural and Wildlife Management. The A-4 zone is used for golf courses within the ALR, and the A-5 zone is for the Pitt-Addington Marsh Wildlife Area. These zones already regulate those specific uses, so no changes are proposed to those zones.

AAC Comments

The AAC agreed with the recommended changes.

Staff Recommendation

Combine A-1, A-2 and A-3 zones into a new A-1 zone.

Add Clarity to the A-1 Zone

To improve clarity in the A-1 zone, the following minor revisions are suggested.

First, a statement clarifying the primacy and jurisdiction of the ALC is proposed for inclusion into the Zoning Bylaw: *“Despite any other provisions of this bylaw, all lands within the Agricultural Land Reserve are subject to the provisions of the Agricultural Land Commission Act, Agricultural Land Commission Regulations thereto and Orders of the Commission”*. The additional language provides notice that ALC requirements also apply and should be reviewed. This addition aligns with the ALC Bylaw Review Guide and the Minister’s Bylaw Standards, and does not implement any new or additional regulatory requirements.

Second, the Zoning Bylaw currently contains several sections within the Specific Use Regulations detailing permitted uses in the ALR, including:

- Additional farm house (section 5.9);
- Farm Worker Housing (section 5.10);
- Farm Retail Sales and Winery / Brewery / Distillery / Meadery or Cider Lounges (section 5.11);
- Cannabis production in the ALR (section 5.17); and
- Additional (90 m² [969 ft²]) residence in the ALR (section 5.18).

Since these specific uses only pertain to properties in the ALR, it is recommended that these sections be moved from section 5 (Specific Use Regulations) of the Bylaw into the agricultural zone, where a property owner could easily find the relevant Zoning Bylaw information in one

section rather than having to refer to multiple sections in the bylaw. Minor changes may be proposed where appropriate, to aid in interpretation and administration of these regulations.

Farm worker housing is discussed in more detail later in the report.

AAC Comments

The AAC did not have any comments on this section.

Staff Recommendation

Include a statement about the ALC jurisdiction and incorporate those specific uses into the new A-1 zone.

Lot Coverage

A combined maximum lot coverage for all buildings and structures on a parcel is proposed to be added to the section on Permitted Lot Coverage. Currently, there is a separate lot coverage limit for buildings containing various uses as follows:

<i>Use</i>	% of lot coverage permitted
<i>Greenhouses</i>	75%
<i>Apiculture</i>	20%
<i>Other agricultural buildings</i>	35%
<i>Residential</i>	1% for parcels >4 ha 5% for parcels <4 ha

When a property contains multiple uses, this can cause confusion about the actual maximum permitted lot coverage. While not intended, it may be interpreted to mean a property could contain greenhouses (75%), barns (35%), and residential buildings (1%), which add up to over 100% lot coverage. While that scenario is unlikely, a maximum combined lot coverage is recommended for inclusion (e.g. 80%), ensuring that at least a portion of a property remains open space and available for stormwater drainage and site access.

AAC Comments

The AAC agreed to include a maximum lot coverage for all structures.

Staff Recommendation

Include a maximum total lot coverage of 80% for all structures.

Parking and Vehicles

For the Onsite Parking and Loading regulations in the agricultural zones, the following options are recommended to improve clarity on permitted parking and storage of unlicensed, commercial, and recreational vehicles:

- Include a definition of a farm vehicle;
 - Consistent with the *Motor Vehicle Act*, farm vehicles will be defined as farm tractors and implements of husbandry (e.g., harvesting machinery, bailers);
 - No restrictions will be imposed on the number of legitimate farm vehicles;
- Include a defined limit on the number of recreational vehicles (including motorhomes, camping trailers, and boats) that can be parked on a property;
 - Suggest a limit of four to six per parcel based on parcel size;
 - Must be uninhabited;
 - Must be registered to the property owner or resident;
- Clarify unlicensed vehicles section;
 - Only permit unlicensed vehicles to be parked or stored inside a single-family dwelling (ie., an attached garage) or a residential accessory building (i.e., a detached garage or workshop);
 - Unlicensed farm vehicles and associated equipment are exempt from this requirement;
- Revise commercial vehicle parking limits;
 - Suggest a limit of two commercial vehicles stored on a parcel at any one time;
 - Must be owned and operated by the property owner or a resident of the farm operation;
 - Prohibit storage of construction/contractor's equipment and vehicles unless used for active residential or agricultural development on the property, an authorized use on the property, or in association with a valid building permit.

The use of ALR land for non-farm truck parking or commercial recreational vehicle (RV) storage will continue to be not permitted.

AAC Comments

The AAC raised questions about those vehicles that may be used for both commercial and farm vehicle purposes, and including limits on smaller lots that may be part of a larger farm operation. It was noted that two commercial vehicles may not be sufficient for legitimate farm operations and that the type and variety of farm vehicles can vary.

Staff Recommendation

While staff continue to recommend that legitimate farm vehicles not be restricted, it is recommended that a definition of farm vehicle be drafted. This will assist Bylaw Services staff when dealing with complaints about commercial vehicle parking on agricultural land, as it will be clearer about what a farm vehicle is or is not. The intent is to strengthen regulations

prohibiting vehicle parking and storage that is not associated with a farm operation, while ensuring that vehicles required for farming are not unduly restricted. Staff intend to undertake additional research to further inform potential regulations that differentiate between farm and commercial vehicles used by the farm operation, and vehicles not used by the farm operation.

A limit on recreational vehicle parking is recommended, to four recreational vehicles on properties 8 ha (20 acres) or less, and six recreational vehicles on properties larger than 8 ha (20 acres), and would only be permitted where the recreational vehicle is registered to the property owner or resident.

It is recommended that unlicensed (non-farm) vehicles can only be stored inside a single-family dwelling or residential accessory building.

A new provision is also recommended that prohibits the storage of construction/contractor equipment and vehicles unless used for active residential or agricultural development on the property, an authorized use on the property, or in association with a valid building permit.

Implement Residential Footprint (Farm Home Plate) Regulations

To minimize the negative impacts of residential uses on farming, regulating the siting of residential uses is recommended by the ALC Bylaw Review Guide, Minister's Bylaw Standards, and the City's OCP and AVS. In most cases, requiring residential development to be located close to a road provides the greatest protection for agricultural areas by reducing potential conflicts between farm and residential uses and preserving more of the property available for farming. Traditionally, farmers have understood this rationale, and many have located their homes near the road. However, in recent years, some farmland has been used instead for rural estates. Residential estate-style development has tended to be located on a parcel without consideration for farming viability, often in the middle of a parcel, which reduces the long-term potential farming ability of a property (see Figure 3).

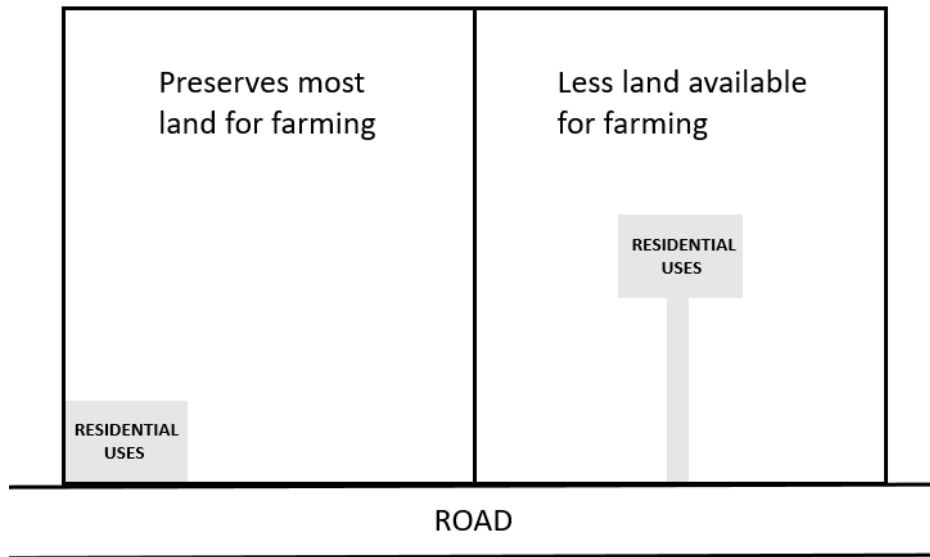


Figure 3: Examples of Residential Uses on Farmland

Currently, no City bylaws restrict the location of residential uses on farmland other than typical property line setbacks. Since 2019, the ALC has provided some oversight for the location of a dwelling, in that any amount of fill placement greater than 1,000 m² (10,764 ft²) in area requires approval from the ALC. However, if a project does not require fill or requires less than 1,000 m² (10,764 ft²), then there is no ALC approval required and a dwelling could be located anywhere on a property.

It is recommended that regulations for the siting of residential uses be introduced, in alignment with the Minister’s Bylaw Standards (see Figure 4). Any existing residential uses not complying with the new regulations would be considered as a “non-conforming” use under the *Local Government Act*, meaning they could lawfully continue in their current form.

Typically, a residential footprint (often referred to as a “farm home plate”) includes buildings, structures and improvements associated with a single-family dwelling. For example:

- attached or detached garages or carports;
- driveways to residences;
- decorative landscaping;
- attached or detached household greenhouse or sunroom;
- residential-related workshop, tool and storage sheds; and

artificial ponds not serving farm drainage, irrigation needs or aquaculture use;

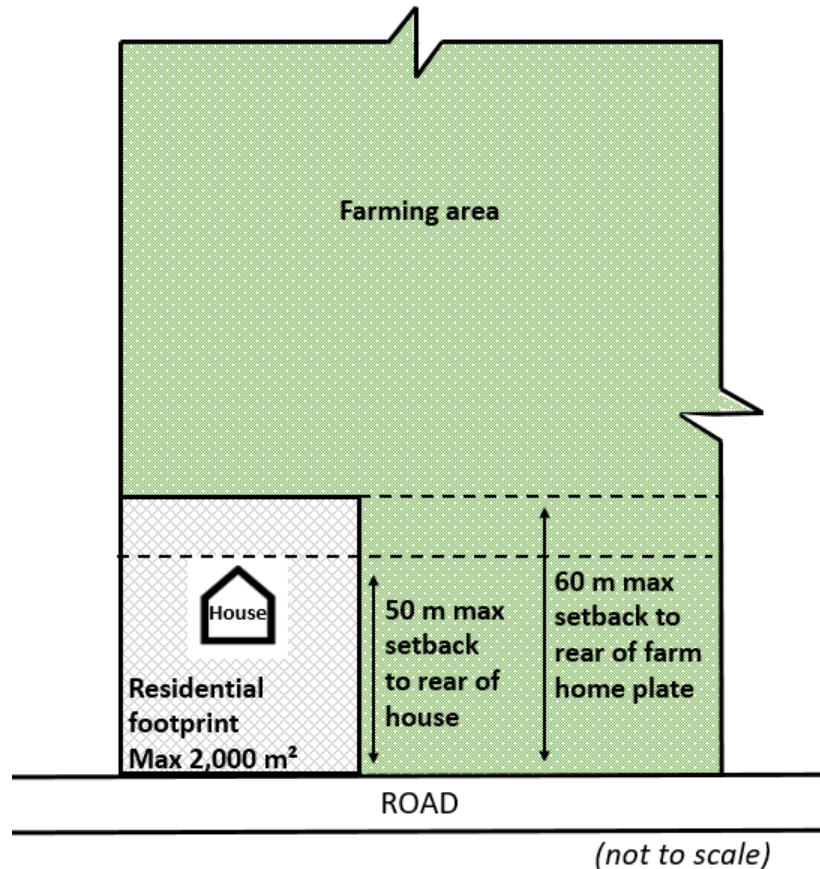


Figure 4: Example of residential footprint (farm home plate) regulations

AAC Comments

There was general agreement that the proposed residential siting restrictions are positive, while noting that it was controversial for some community members in 2008 when previously discussed. The AAC also noted that some properties may not be suited for a residential footprint next to a road, and there may be topographic or other considerations that may warrant the footprint location to be revised.

Staff Recommendation

Incorporate residential footprint (farm home plate) regulations, aligned with the Minister's Bylaw Standards.

In light of the AAC's comments regarding the potential need for flexibility in some circumstances, it is recommended that a new bylaw be drafted that permits staff (i.e., the Director of Planning and Development) to issue minor development variance permits in these cases. Since 2021, the *Local Government Act* has permitted local governments to delegate the issuance of certain development variance permits to staff, provided that the variance is minor.

The delegation bylaw must include clear criteria for determining if the variance is minor and what the delegate must consider in deciding whether to issue the development variance permit. This would provide property owners with a streamlined option for varying the residential footprint regulations where appropriate and justified. As such, staff recommend that a delegation bylaw strictly related to variances for the proposed residential footprint regulations be prepared in conjunction with the proposed Zoning Bylaw amendments.

Reduce Maximum Allowable Single-Family Dwelling Size on Smaller Parcels

Under the *ALC Act*, one single-family dwelling with a maximum floor area of 500 m² (5,381 ft²) is permitted, along with one additional residence with a maximum floor area of 90 m² (969 ft²). Any other residential use of an ALR parcel requires approval from the ALC (e.g. temporary farm worker housing or residence larger than 500 m² [5,381 ft²]). City bylaws permit the additional 90 m² (969 ft²) residence (e.g., a garden suite) only on parcels at least 8 ha (20 acres) in size.

While 500 m² (5,381 ft²) of floor area is the current maximum permitted by the ALC and the City for a single-family dwelling, this applies regardless of the parcel size. For example, a 2 ha (5 acres) parcel can have a 500 m² (5,381 ft²) dwelling on it, similar to an 8 ha (20 acres) parcel. However, the scale of a 500 m² (5,381 ft²) dwelling on a 2 ha (5 acres) parcel is relatively more impactful than a 500 m² (5,381 ft²) dwelling on an 8 ha (20 acres) parcel.

The City can choose to implement a smaller house size limit on smaller parcels. For example, Richmond has a blanket size limit of 400 m² (4,306 ft²), while Delta permits 300 m² (3,229 ft²) on lots less than 8 ha (20 acres) and 465 m² (5,005 ft²) on lots greater than 8 ha (20 acres). To minimize the development of estate homes and help protect farmland for farming, the recommended approach is to reduce the allowable size of single-family dwellings on smaller agricultural parcels and use an area of 8 ha (20 acres) as the dividing line. Parcels greater than 8 ha (20 acres) are more likely to require more farm labour, so a larger house size may be required to support multi-generational farming families. For lots of at least 8 ha (20 acres) in area, no changes are suggested, so the maximum floor area of 500 m² (5,381 ft²) will continue, along with an allowance for an additional 90 m² (969 ft²) residence.

AAC Comments

The AAC noted that residential footprint restrictions (i.e., farm home plate) are more important than limiting house size and that a maximum floor area of 350 m² (3,864 ft²) for homes on lots less than 8 ha, as presented to the AAC, is likely too small, although there may be some merit in a limiting house size on parcels smaller than 8 ha (20 acres). The AAC also noted that the challenge in restricting house size based on lot size, is that this approach does not account for the scale and intensity of the farm operation, including farm operations that might span multiple parcels.

Staff Recommendation

Staff have considered AAC comments related to the intensity of the farm operation and generally concur that restricting house size based on lot size alone does not fully account for the scale and intensity of a farm operation. At the same time, it would be challenging to regulate house size based on the farm operation, given that the scale and intensity of a farm operation can change over time. As such, it is currently recommended that a floor area limit of 400 m² (4,306 ft²) for single-family dwellings be included for parcels that are less than 8 ha (20 acres) in area, while a floor area limit of 500 m² (5,381 ft²) continue to apply to parcels greater than 8 ha (20 acres) in area. As noted above, this approach is consistent with other municipalities that have regulated a smaller house size on smaller lots.

Remove Mobile Home Section

As of January 1, 2022, specific ALC regulations permitting a mobile home as an additional dwelling in the ALR were removed as a result of earlier regulatory changes permitting an additional residence up to 90 m² (969 ft²), which could include a mobile home.

Since a mobile home is no longer an outright permitted use by the ALC and requires an application for an additional dwelling, this section is redundant and it is recommended that the mobile home section in the Zoning Bylaw be deleted. Existing mobile homes will continue to be allowed as “non-conforming” uses under the *Local Government Act*. New mobile homes <90 m² (969 ft²) would continue to be permitted in the zone on lots at least 8 ha (20 acres) in size (as an additional residence). New mobile homes >90 m² (969 ft²) in floor area would be allowed in the zone as an additional farm house, if approved by the ALC.

AAC Comments

The AAC did not have any comments on this section.

Staff Recommendation

Delete the mobile home section.

Update Accessory Farm Residential Buildings and Structures

The ALC’s recently released guidelines³ for accessory residential use structures in the ALR clarify that residential accessory structures are only permitted if they are necessary for a residential

³<https://www.alc.gov.bc.ca/app/uploads/sites/763/2024/02/Accessory-Residential-Use-Structures-in-the-ALR-Guidelines.pdf>

use. These structures cannot contain residential uses that would normally be contained in a dwelling (e.g. sleeping area, gym, spa, etc.) and cannot be used to circumvent the size limits on residential dwellings in the ALR. The guidelines suggest a maximum floor area of 90 m² (969 ft²) and single-storey height be included.

It is recommended that these guidelines be incorporated into the accessory farm residential buildings and structures regulations and that these uses be contained within the proposed farm home plate.

It is also recommended that information from Zoning Bylaw section 4.13 on accessory farm residential buildings and structures be moved from the general regulations section to the A-1 zone, again, so that property owners can refer to one location in the Zoning Bylaw for regulations relating to their property.

AAC Comments

The AAC expressed caution to ensure that a single-storey structure is tall enough for practical use, and concern about the ability to locate new accessory residential buildings and structures if residential footprint regulations are introduced and the existing residential footprint is non-compliant.

Staff Recommendation

The ALC's guide should be used to draft the regulations related to accessory residential use structures, and that a height limit of 5 m be included. A 5 m height limit provides ample storage room for a recreational vehicle.

As discussed earlier in this report, it is recommended that minor development variance permit applications for siting issues related to the proposed residential footprint regulations be delegated to staff. This new delegation bylaw should also include provisions to accommodate development variance permits where an existing home is not compliant with the proposed residential footprint regulations.

Remove Garden Suite Uses from Parcels < 8094 m²

Currently, the Zoning Bylaw permits garden suites, in addition to a principal residence, on parcels in the ALR that are less than 8,094 m² (2 acres), as ALC use regulations do not generally apply to parcels of this size. There are about 34 parcels to which this is applicable. The City's OCP encourages the consolidation of small agricultural parcels and more intense residential use (i.e., allowing multiple dwelling units) deters consolidation. These parcels are also located outside of the urban containment boundary. Growth and residential development in the City are prioritized for inside the urban containment boundary; therefore, it is recommended that provisions for garden suites be removed from these small agricultural properties.

AAC Comments

Some concern about limiting garden suites and impacting housing availability and affordability.

Staff Recommendation

Increasing housing supply is supported by many City plans and policies; however, that growth is intended to be directed towards the urban area where there are services, amenities, transit, schools, etc. City plans do not support increased residential development in the agricultural area, which can lead to increased traffic through farmland and increased conflict between residential and farming uses. It is recommended that garden suites no longer be permitted on those small lots less than 8,094 m² (2 acres) in size. Secondary suites (i.e., attached accessory dwelling units) would, however, continue to be permitted on lots less than 8,094 m² (2 acres) in size, as these are attached to primary residences and preserve more land for farming.

Simplify Temporary Farm Worker Housing Regulations

It is recommended that the terminology be changed from migrant farm worker housing to temporary farm worker housing to align with wording used by the ALC, Ministry of Agriculture and Food, and other agencies. Similar to other specific use regulations noted above, it is suggested that temporary farm worker housing (TFWH) regulations be moved to the A-1 zone.

ALC approval is required for all new TFWH. If approved by the ALC, the City's Zoning Bylaw currently permits TFWH with the following regulations:⁴

- Farm status from BC Assessment;
- Minimum farm operation is contiguous 8 ha (20 acres);
- Minimum lot size of 3.75 ha (9.3 acres);
- Submission of a supporting agrologist report to the City;
- Building on temporary foundation or footings;
- Maximum one building for TFWH per lot;
- Maximum number of workers is 60 per farm operation <40.5 ha (100 acres), 150 per farm operation 40.5 - 405 ha, 250 per farm operation > 405 ha; and
- Minimum and maximum interior space restrictions per occupant, specified by floor area type and rooms.

Many of these regulations were included in the existing Zoning Bylaw when the federal TFWH program was first introduced. At the time, the City was responsible for inspecting these housing

⁴ These regulations reflect the amendments included in Zoning Text Amendment Bylaw No. 2972, 2024, which has received three readings, and requires Ministry of Transportation and Transit approval prior to Council adoption.

units for compliance with the applicable government regulations. Since then, the BC Agriculture Council has taken over the recurring inspections for TFWH, though the City still inspects new TFWH for BC Building Code Compliance during construction as part of the building permit process. In addition, there are now Minister's Bylaw Standards and ALC regulations related to TFWH. It is recommended that the Zoning Bylaw be updated based on these guidelines and to increase flexibility for farm operations to bring in TFWH. The proposed changes, based on the Minister's Bylaw Standards and ALC guidelines, generally include:

- Removal of minimum lot size of 3.75 ha (9.3 acres), but maintain minimum farm operation size of 8 contiguous ha (20 contiguous acres);
- Maximum number of workers per farm operation limited to no more than:
 - 130 workers for greenhouse, mushroom, tree fruit, and berry/vegetable production
 - 40 workers for all other commodities;
- Simplify floor area requirements by using a maximum floor area per worker; and
- Remove the restriction for a maximum of one building.

Although not included in these Zoning Bylaw updates, staff are exploring the merits and legal considerations of a potential Council Policy for evaluating TFWH applications, which may include a recommendation that applications meeting the Zoning Bylaw regulations and selected evaluation criteria could be automatically forwarded to the ALC. This approach, if feasible, could help streamline the process for TFWH applications by eliminating the need for AAC and Council consideration for applications that comply with the designated criteria. Subject to Council's direction, a report outlining this approach is intended to be presented to the AAC at a future meeting.

AAC Comments

At the AAC meeting, the possibility of adding TFWH to the residential footprint (farm home plate) was raised; however, that was not supported as there may be farm operational reasons for locating it elsewhere on the property. Consideration should also be given to increasing the number of workers for all commodities.

Staff Recommendation

Staff recommend updates to the TFWH section based on the Minister's Bylaw Standards and ALC guidelines, with the exception of including TFWH into the farm home plate, as suggested by the AAC.

The higher number of workers (130) is suggested for greenhouse, mushroom, tree fruit, and berry/vegetable production, which tend to be more labour-intensive commodities. Staff are not aware of any farm operations in the City for other commodities that have received approval for that many workers. If there was a unique case where a farm producing another commodity

presented valid justification for more than 40 workers, then a land use application (e.g. temporary use permit, rezoning, etc.) could be submitted. It is recommended that the number of proposed workers be based on the Minister’s Bylaw Standards and ALC guidelines.

Miscellaneous Items

Other minor revisions to the Zoning Bylaw may arise as part of this continuing review. These may include refinements to bylaw definitions, updating agricultural building requirements, or other opportunities to clarify intentions.

Conclusion

At this stage, staff request feedback from Council about the proposed changes to the Zoning Bylaw, to help inform the drafting of future bylaw amendments. Subject to Council’s direction, staff will then engage the broader community, continue to refine the proposed bylaw amendments, and then present draft bylaw amendments to the AAC and Council.

COUNCIL STRATEGIC PLAN ALIGNMENT

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

Agriculture. Advocate for the viability of the agricultural industry and food security through innovation and reducing regulatory barriers.

Regulatory. Ensure the health and safety of persons and property by confirming that buildings and their systems conform to bylaws, the Building Code and applicable standards.

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):

The AAC was consulted on February 13, 2025. Subject to Council direction, engagement of the broader community is intended, both online and in-person (e.g. an open house). Once feedback has been compiled and a draft Zoning Amendment Bylaw prepared, the proposed amendments would be presented to the AAC and then Council again. The bylaw process would also include a public hearing.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No

SIGN-OFFS

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