



**Agricultural Advisory Committee Meeting
AGENDA**

Thursday, July 10, 2025, 10:00 AM

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

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

Pages

1. CALL TO ORDER

2. LATE ITEMS

3. APPROVAL OF AGENDA

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

4. ADOPTION OF MINUTES

3

Approval of the May 15, 2015 Agricultural Advisory Committee meeting minutes.

5. NEW BUSINESS

5.1 Soil Permit Application- 17545 Ford Road Detour

7

A. Ward, Engineering Technologist, to provide a presentation on an application received for the retroactive approval of approximately 1,000 m³ of soil removal and the importation of 3480 m³ of fill, in addition to a request for approval to import a further 785 m³ of fill for the construction of a single-family dwelling located at 17545 Ford Road Detour.

Recommended Motion:

THAT Agricultural Advisory Committee:

- A. Supports the retroactive soil removal and fill deposit for the single-family dwelling at 17545 Ford Road Detour, to a maximum geodetic elevation of 2.45 m, consistent with the designated Flood Construction Level (FCL); OR
- B. Does not support the retroactive soil removal and fill deposit, or the proposed additional fill for the single-family dwelling at 17545 Ford Road Detour; OR
- C. Other.

5.2 Irrigation Study Update

M. Gibson, Senior Project Engineer with ISL Engineering, to provide a presentation highlighting the updates on the Irrigation Study.

5.3 AAC Application Tracker

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

5.4 AAC Action Items

16

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

6. ROUNDTABLE

7. ADJOURNMENT

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



Minutes of the Agricultural Advisory Committee Meeting

May 15, 2025, 10:00 a.m.

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Voting Members: J. Bachmann
T. Hopcott
S. Howkins
W. Jack
L. Kemper
T. Vader
D. Captein
J. Johal

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

Council Liaisons: Councillor Manion

Regrets: H. Bitter
D. Kosicki
Councillor Meachen (Alternate)

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

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

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

By unanimous consent, the agenda of the May 15, 2025 meeting of the Agricultural Advisory Committee was approved.

4. ADOPTION OF MINUTES

By unanimous consent, the minutes of the April 10, 2025 meeting of the Agricultural Advisory Committee were approved.

5. NEW BUSINESS

5.1 Climate Action Strategy Presentation

M. Baski, Manager of Agriculture and Environment, provided a presentation on the City's Climate Action Strategy. Some of the highlights included:

- Project milestones and projections for the community were shared;
- Identification of a variety of adaptation and mitigation approaches for the strategy;
- Relative risk levels for climate hazards in Pitt Meadows were identified;
- Themes, initiatives, and goals were highlighted; and
- Goals, actions, and next steps were shared.

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

- Carbon sequestration -
- A suggestion was made for the City to lobby the Provincial Government for support for the irrigation district;
- Discussions around a public education campaign supporting planting drought resistant crops in Pitt Meadows;
- A suggestion was made to include the benefits of more Co2 which promotes plant growth into the strategy;
- Climate change and extreme weather events were discussed;

- Discussions were held around the potential loss of access to water for farmers and farming in the community;
- Support for agriculture by providing access to waterways;
- The irrigation study was identified as a priority for supporting farmers in the community;
- Provincial water licensing and the importance of farming and food supply, was discussed;
- Comments were made about the idea of the City becoming an irrigation district—and whether the City could withhold water from farmers which would result in loss of crops; and
- Best practices for managing heat and extreme weather was discussed.

5.2 Dike Signage

M. Baski, Manager of Agriculture and Environment, provided a verbal overview and shared a sample of the proposed templates for educational signage throughout the dike.

- Staff will share templates with the Committee in an effort to gather feedback and comments.

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

5.3 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.

5.4 AAC Action Items

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

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.

7. **ADJOURNMENT**

The meeting was adjourned at 11:36 AM.

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

Certified as correct:

Tatiana McCaw,

Administrative Services Supervisor

Staff Report to Agricultural Advisory Committee

Engineering Department

FILE: 09-4520-08/25-01

REPORT DATE: June 05, 2025 **MEETING DATE:** July 10, 2025
TO: Agricultural Advisory Committee
FROM: Alex Ward, Engineering Technologist
SUBJECT: Soil Permit Application- 17545 Ford Road Detour

RECOMMENDATION(S):

THAT Agricultural Advisory Committee:

- A. Supports the retroactive soil removal and fill deposit for the single-family dwelling at 17545 Ford Road Detour, to a maximum geodetic elevation of 2.45 m, consistent with the designated Flood Construction Level (FCL); OR
- B. Does not support the retroactive soil removal and fill deposit, or the proposed additional fill for the single-family dwelling at 17545 Ford Road Detour; OR
- C. Other.

PURPOSE

The City has received an application for retroactive approval of approximately 1,000 m³ of soil removal and the importation of 3480 m³ of fill, in addition to a request for approval to import a further 785 m³ of fill for the construction of a single-family dwelling.

☐ Information Report ☐ Decision Report ☒ Direction Report

DISCUSSION

Background:

PID: 010-252-801

Property Size: 23484 m² (2.3 ha)

OCP Designation: Agricultural

Zoning: A-1(General Ag)

The subject site is bound by Ford Road Detour to the south and similar adjacent properties to the west, and east. The site is generally flat, with grades near El.2.1 m. The property is part of the Agricultural Land Reserve (ALR), and is within the City of Pitt Meadows designated floodplain. The property currently holds farm status and is actively used for blueberry farming. A single-family dwelling previously located at the southwest corner of the site has been removed in preparation for the construction of a new dwelling.

Relevant Policy, Bylaw or Legislation:

Soil Removal and Fill Deposit Regulation Bylaw

The Soil Removal and Fill Deposit Regulation Bylaw No. 2593, 2013 regulates the placement of fill or the removal of soil or other material on land in the City. This bylaw is currently pending repeal, with the adoption of a new soil bylaw forthcoming.

Highway and Traffic Bylaw

The Highway and Traffic Bylaw No. 2836, 2020 regulates traffic and the use of highways and other areas in the City.

Geotechnical Report Guidelines

Council Policy C030, Geotechnical Report Guidelines, provides information to prospective applicants and their engineering professionals on when geotechnical reports are required and set out the standards and requirements to be addressed in those reports.

Floodplain Designation and Construction Control Bylaw

The City of Pitt Meadows Floodplain Designation and Construction Control Bylaw No. 2384, 2008 regulates construction in the floodplain, outlining Designated Flood Levels and associated elevation requirements based on geographical area. This Bylaw is planned to be reviewed and updated, once the City's drainage model is updated in 2025.



Analysis:

Soil Removal and Fill Deposit Proposal

The purpose of the fill placement activities is to import and place permanent structural fill to achieve a final geodetic elevation of 2.45 m. According to the Geotechnical Report dated March 17, 2025, the investigation concluded that, due to the compressible nature of the subsurface soils and the combined loading from the proposed structure and site fill, soil improvements—including a preload surcharge—will be required prior to construction.

Flood protection:

In accordance with the City's Floodplain Designation and Construction Control Bylaw No. 2384,2008, the designated floodplain for rural areas is 1.85m geodetic datum and the associated flood construction level (FCL) is 2.45m geodetic datum. The City's Soil Removal And Fill Deposit Regulation states that 'completed fill sites are not to exceed the height requirements in the Floodplain Designation and Construction Control Bylaw unless:

- a written report by a qualified professional stating the justification is submitted; and
- Council approves the height increase. '

The following is a summary of the application data:

SOIL DATA	
Structure	Single Family Dwelling
Fill Volume	Preload Fill: 3545 m ³ Structural Fill: 620 m ³
Fill Area	Final fill area ~1200 m ²
Fill Depth	Preload Fill: ~2.5-3 m Structural Fill: ~0.5 m
Preload Duration	~8-12 weeks
Peat Volume	~1000 m ³ (Peat was imported to an adjacent property for Agricultural purposes)

Agricultural Land Commission

The applicant submitted a Notice of Intent (NOI) to the Agricultural Land Commission (ALC). City staff have received confirmation of the ALC's acceptance of the initial NOI. Due to changes in the project scope, the applicant requested a revision to the NOI, which the ALC has agreed to. The ALC has informed City staff that a revised, accepted NOI will be issued. Acceptance of the revised NOI will be a prerequisite for the final issuance of the soil permit.

CONCLUSION

The recommendation from the Agricultural Advisory Committee will be forwarded to Council; Council will review the soil permit application. If Council approves of the fill placement, a retroactive Soil Permit will be issued.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Ashley Seed, Manager of Engineering & Facilities

Reviewed by:

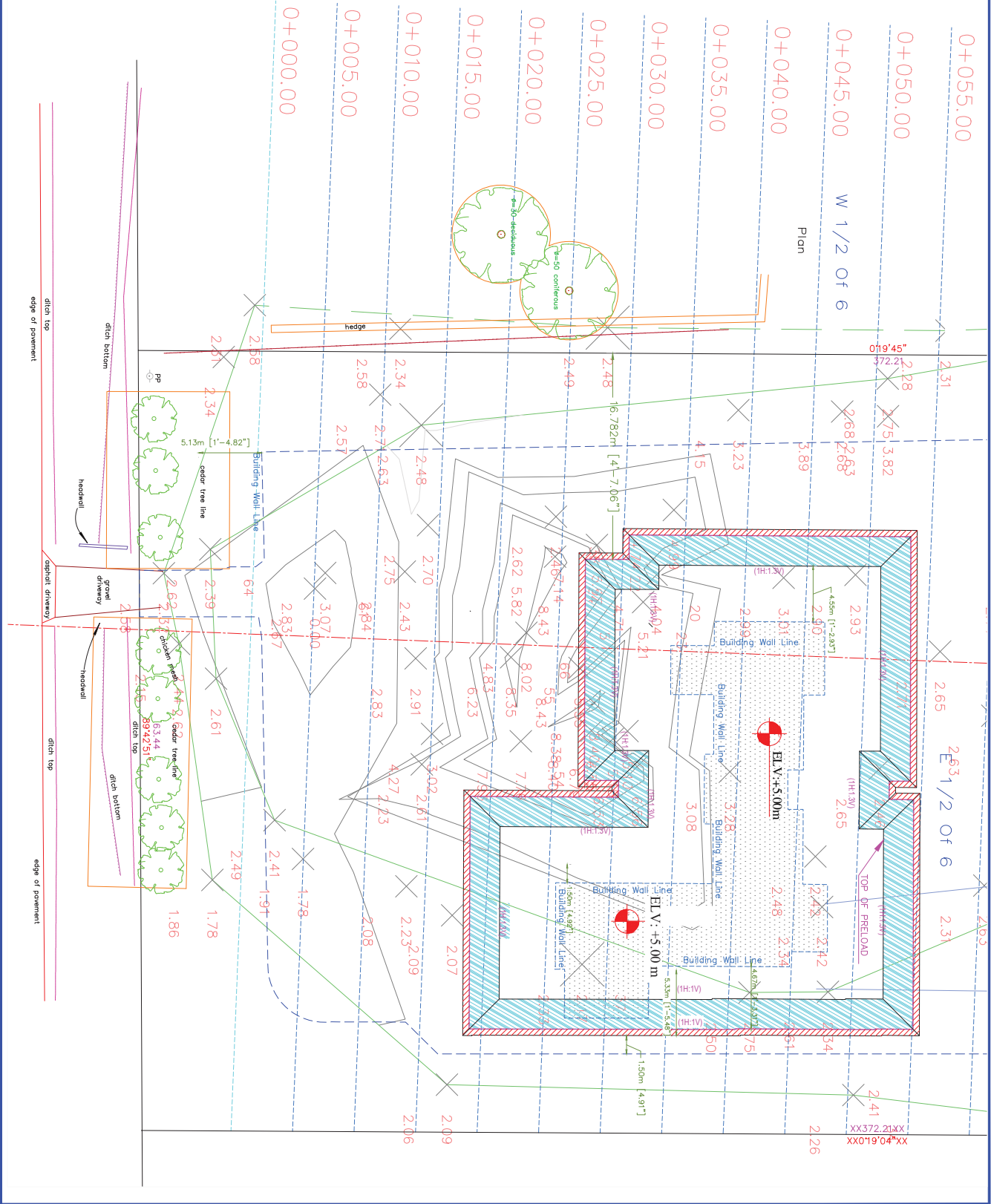
Samantha Maki, Director of Engineering and Operations

ATTACHMENT(S):

- A. Preload Plan (June 10, 2025)
- B. Site Plan

SITE PLAN

SCALE: 1:300



Reference

Permit Stamp

EGBC Permit to Practice: 1005530

10-06-2025

Stamp

REVISIONS

No. Date Description

Client

Single Family House and AG building

Title

preliminary design

Description

Plan of Sections

Address

17545 Ford Road Debut Pili Meadows B.C

Job No.

240007

Date

25-11-05

Drawn By

M.Z.

Approved By

M.Z.

Sheet Number

RM-240007-DG-01-04

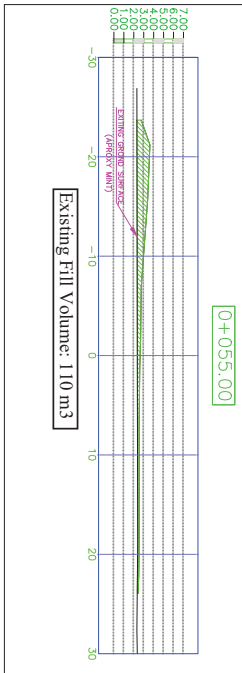
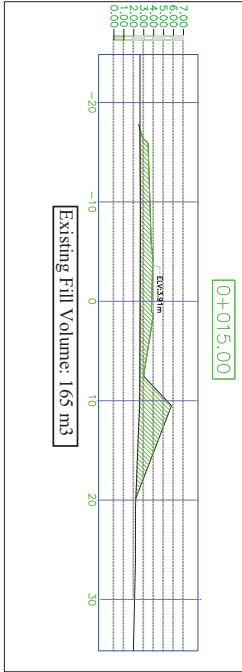
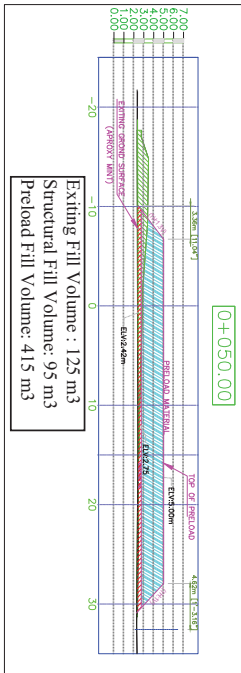
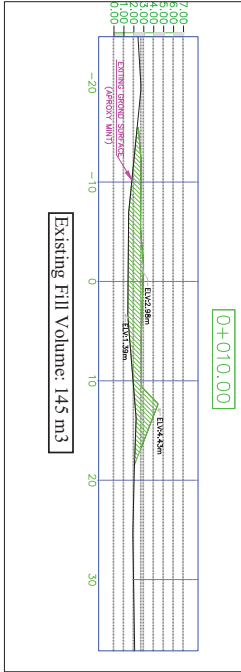
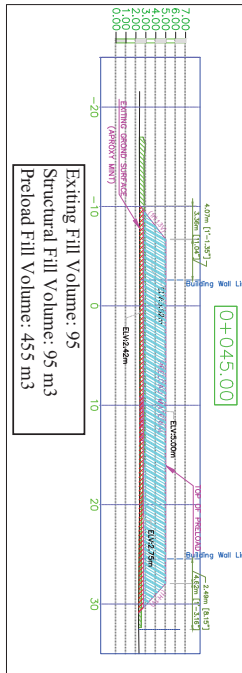
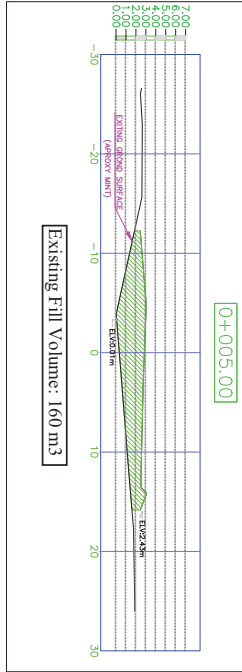
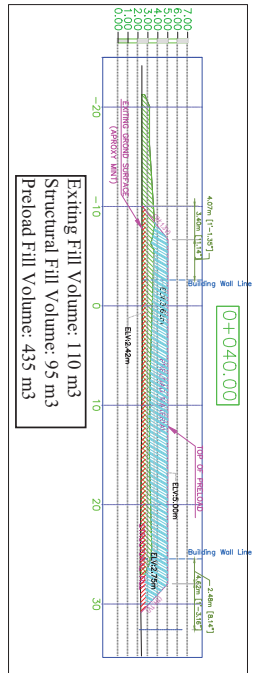
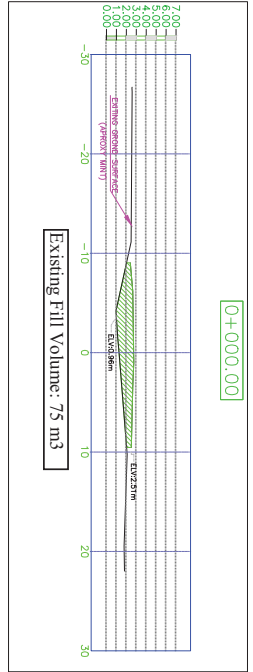
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DEF: 1:100

Sheet Number

1 of 3



SECTIONS

SCALE: 1:500



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Reference

Permit Stamp

EGBC Permit to Practice: 1005530

10-06-2025



Stamp

REVISIONS

No.	Date	Description

Client

Style Family House and AG building

Title

pre-kind design

Description

Plan of Sections

Address

17545 Ford Road Debut Pili Meadows B.C

Job No.

240007

Drawn By

M. Zaki

Checked By

M. Zaki

Drawing Number

RM-240007-DG-01-04

Scale

1:500

Sections

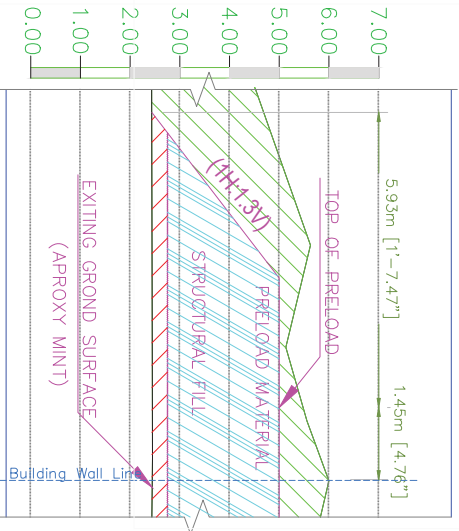
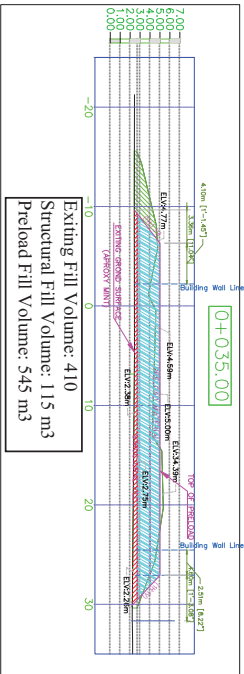
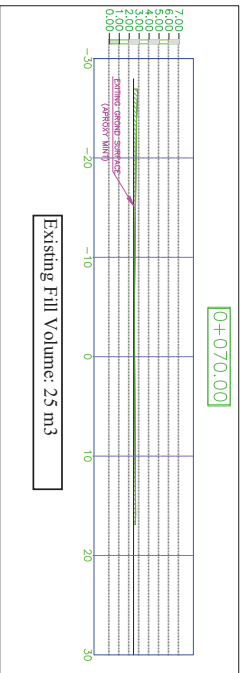
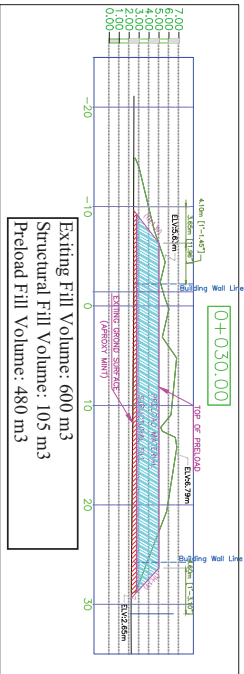
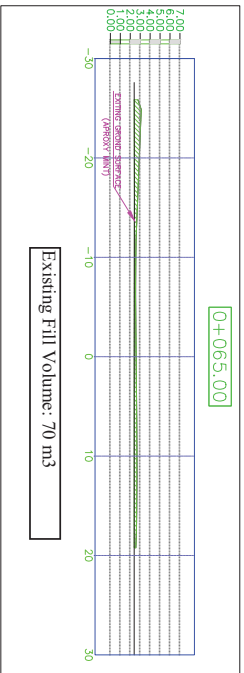
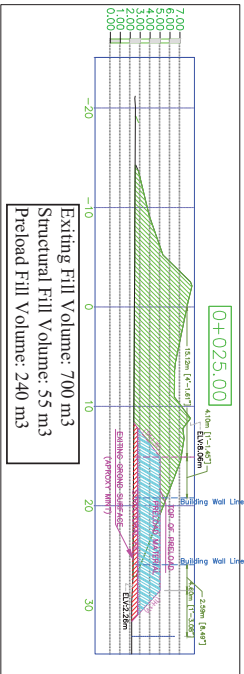
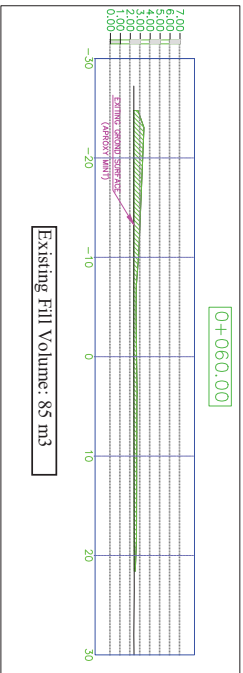
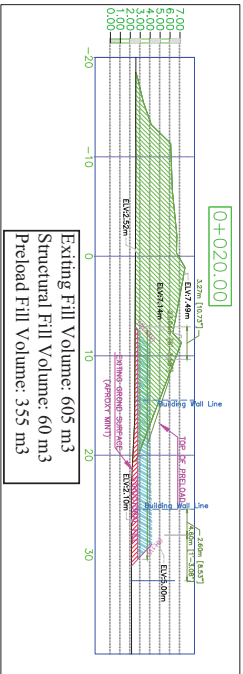
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DEFALL

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Sheet Number

2 of 3



TYPICAL DETAIL
SCALE: 1:100

SECTIONS
SCALE: 1:500

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Reference:

Permit Stamp

ECBC Permit to Practice: 1003550

10-06-2025

Stamp

REVISIONS

No. Date Description

Client

Single Family House and AG building

Title

pre-kind design

Description

Plan of Sections

Address

17545 Ford Road Debur Pitt Meadows B.C

Job No.

240007

Drawn By

Rg, Zee

Drawing Number

RM-240007-DG-01-04

Sheet Number

3 of 3

AAC APPLICATION TRACKER

<u>DATE</u>	<u>APPLICATION</u>	<u>COMMITTEE RECOMMENDATION</u>	<u>COUNCIL STATUS</u>	<u>ALC STATUS</u>
April 10, 2025	Development Variance Permit Application for 17612 Ford Rd Detour	It was MOVED and SECONDED THAT the Agricultural Advisory Committee: A. Recommends that Council issue Development Variance Permit No. 2025-002 to vary the minimum lot area and maximum gross floor area for a home-based business at 17612 Ford Rd Detour. CARRIED	Council approved the issuance of the DVP no. 2025-002 to vary the max gross floor area and minimum lot size for a home-based business at 17612 Ford Rd. Detour on May 6, 2025.	N/A
February 13, 2025	Non-Adhering Residential Use Application – 12770 McTavish Road	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	Council forwarded the application to the ALC on April 15, 2025 with a recommendation of support, subject to no further subdivision of the property.	Currently under review.
2025				
October 10, 2024	Non-Farm Use Application – 19100 Old Dewdney Trunk Road	It was MOVED and SECONDED THAT the Agricultural Advisory Committee: A. Recommends that Council forward to the ALC the non-farm use application for 19100 Old Dewdney Trunk Road to use 0.5 hectares of the subject property for recreational vehicle storage on a temporary basis. CARRIED	Council forwarded the application to the ALC on Dec. 3, 2025 with no comments.	Denied by the ALC on May 30, 2025. The Panel refused the Proposal to continue to use 0.05 ha of the Property to store seven recreational vehicles and two boats for friends and family.
June 27, 2024	ALC Non-farm Use Application for 17607 and 17890 Ford Rd Detour	It was MOVED and SECONDED THAT the Agricultural Advisory Committee: A. Recommends that Council forwards to the Agricultural Land Commission with a recommendation of support, the Non-Farm Use Application for 17607 and 17890 Ford Rd Detour to use the site for a soil mixing and screening operation. CARRIED	Council approved the application to move forward to the ALC on Oct.8, 2024.	Approved by the ALC on March 21, 2025 for 6 years.

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

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

<p>3.2 Explore opportunities for increasing agricultural processing within the community.</p> <ul style="list-style-type: none">• Review other municipal Food Hub Feasibility Assessments and consider developing one for Pitt Meadows, and/or lending support for a North Fraser Food Hub initiative to move forward.• Meet with berry producers to discuss opportunities. This could involve:<ul style="list-style-type: none">- Convening members of the berry sector to develop a road map towards long-term viability of berry production in Pitt Meadows and Maple Ridge with the objective of identifying specific gaps in processing and storage resources.-Exploring the needs versus existing capacity for berry processing and storage infrastructure in the community, considering international and domestic market opportunities for the fresh and frozen berries.-Conducting a site suitability analysis to encourage new facilities and infrastructure for food processing, distribution and storage to be developed within Pitt Meadows, with priority to business parks and mixed-employment areas.-Conducting a co-operative governance feasibility assessment for the Pitt Meadows and Maple Ridge berry sector. The assessment would provide recommendations on the benefits and/or drawbacks of instigating a co-operative model for investing in processing, storage, and marketing.	<p>The City requested Darren Stott of Greenchain Consulting to provide presentation on increasing processing for smaller scale food producers on October 10, 2024.</p> <p>City attended RidgeMeadows Food Security Forum on Nov.14, 2024; AAC was invited to attend as well.</p>	<p>AAC received presentation and reviewed historical food hub reports for Pitt Meadows (sent out 2013 feasibility reports to AAC on Oct.17, 2024).</p> <p>AAC to receive presentation from Ridge-Meadows Food Security members in September 2025.</p>	<p>In progress</p>
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<p>4.1 Engage with producers to create a shared understanding of how farms can become more resilient to climate change.</p> <ul style="list-style-type: none">• Ensure that the agriculture and agri-food sector is included during the development of local climate change planning initiatives and strategies. This could include identifying climate change hazards, risks, impacts, mitigation, and adaptation measures specific to the agriculture and agri-food sectors and devoting a specific section to agriculture within a future Climate Action Plan.• Support the adoption of regenerative agricultural practices and agritech (the use of technology to optimize production, profitability, or environmental sustainability) to sequester carbon and offset emissions (may include improving soil health by cover cropping, low-impact harvesting, composting, anaerobic digestion, heat capture, methane capture, etc.).• Provide educational resources on funding available for increasing on-farm water storage capacity to help manage drought seasons and potential changes in crops that are more resilient to climate change.• Encourage fuel switching and electrification to reduce emissions from the agricultural sector (could be promoted through grant-funded demonstration projects).• Work with industry and farmers to develop practices and techniques to help the agricultural sector be a part of the climate change solution, while improving productivity for the long-term.	<p>The City has promoted provincial workshops related to drought response and water licensing. The City is currently developing a Climate Action Strategy (CAS).</p> <p>City had BCWLRS attend AAC meeting in February 2024 to review water licencing process.</p>	<p>AAC reviewed draft CAS action items in May 2025 and over email in June 2025.</p> <p>Potential for pilot project?</p>	<p>In progress</p>
<p>4.2 Ensure agriculture is considered in emergency preparedness and planning.</p> <ul style="list-style-type: none">• Work with the farming community to identify emergency preparedness opportunities in the agricultural areas. This could include:<ul style="list-style-type: none">-Reviewing and collaborating with the AAC to include a producer perspective when updating the local emergency response plans.-Reviewing and updating the emergency plan for livestock in Pitt Meadows, including registration with the BC Premises ID program and consideration of local livestock producer needs and trailer capacity in the event of an evacuation.-Promoting the use of “buddy farm” systems particularly for larger farms such as dairy operations, so that producers are paired up to assist one another during emergencies.-Explore training opportunities for emergency response.-Discussing how to measure and account for the needs of seasonal farmworkers and their safety during an emergency.	<p>City requested Ministry of Agriculture Emergency Management Response to present to the AAC on June 27, 2024. Also had presentation from City Emergency Program Manager on the City's Emergency Operation Centre. Forwarded Livestock Evacuation Plan to Emergency Program Manager for review.</p> <p>City staff and member of AAC and local resident attended BCAC Agriculture Coordinator training session on October 21, 2024.</p>	<p>Future Agriculture Coordinator training to be offered in the fall of 2025.</p> <p>Emergency Program Manager to meet up with AAC members for input on evacuation plan.</p>	<p>In progress</p>

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

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

<p>5.1 Improve public understanding and knowledge of agriculture and food systems in Pitt Meadows.</p> <ul style="list-style-type: none">• Promote awareness and support for agriculture and local foods by:<ul style="list-style-type: none">-Encouraging urban residents and businesses to understand and appreciate local agriculture. This could include signage and/or videos about littering regulations on trails adjacent to farmland; the need to keep dogs leashed to prevent harassment of livestock (or providing support to fencing off trails); the Right to Farm Act; and the need to reduce speeds along rural roads to respect farm equipment.-Developing signage to be placed along agricultural fields to identify crops being produced and along local trails and greenways in order to reduce conflicts between trail users and agricultural operations.• Explore product branding and identification for local products at retail outlets to inform consumers.• Provide informational resources to existing residents in the rural areas of Pitt Meadows to convey the value and importance of agriculture in their community and how to be a good neighbour to agricultural operations. This could include developing a map of local farm-gate sales, providing profiles of local farmers on the Pitt Meadows agriculture webpage through videos, and hosting farm tours for the public.• Explore incentives to encourage farmers to create aesthetically-pleasing operations. This could include enhancements or decorations to farm buildings, placement of heritage farming equipment, edge plantings, or artistic displays.	<p>Had presentation from FarmFolk CityFolk on opportunities for collaboration, on November 14, 2024.</p> <p>Media updates on agricultural items (ongoing).</p>	<p>AAC received presentation on sustainable food systems. Potential for collaboration?</p>	<p>In progress</p>
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<p>5.2 Support food system literacy throughout the community.</p> <ul style="list-style-type: none">• Assess food assets in the community with a view of improving the overall state of community food security levels and identifying recommendations for reducing household food insecurity.• Explore opportunities to develop relationships and learning opportunities among School District 42, post-secondary institutions, and the agricultural community. This could involve assisting schools with obtaining Farm-to-School BC and Agriculture in the Classroom grants through letters of recommendation, or an indication of matching or in-kind support. This could be done with a revived Pitt Meadows Farmers Institute and may include advocacy to expand on agricultural curriculum.• Identify potential sites for new/expanded community gardens for growing food within the urban environment.• Be receptive to any renewed community interests in keeping urban hens, while balancing the agricultural community’s concerns regarding their role in spreading Avian Flu. Monitor permitted uses in non-agricultural zones to allow “urban agriculture” as a permitted use in non-agriculture zones such as Rural Residential (RR). Use best practices from other jurisdictions to inform bylaw development on urban agriculture.• Integrate Pitt Meadows food and agriculture into existing community events (e.g., local catering, information booth, handouts, quick surveys, guest speakers) at events like Pitt Meadows Day, and add an agricultural lens to other holiday events.	<p>Working on educational signage along the dikes with Transport Canada.</p>	<p>AAC to provide content for signage. (September 2025)</p> <p>Invite Ag in the Classroom for presentation?</p>	<p>In progress</p>
<p>1.3 Maintain and update Development Permit Area 5 (Farmland Protection).</p> <ul style="list-style-type: none">• Monitor the newly adopted Development Permit Area (DPA) #5 (for the Protection of Farming) to determine if entire properties abutting the ALR boundary should be designated as part of the DPA, rather than the current setback within them, in order to provide more solid protections for agriculture in the long-term.	<p>Monitoring to determing if entire properties abutting the ALR boundary should be designated as part of the DPA, rather than the current setback, in order to provide more protection in the long-term.</p>	<p>To be reviewed by the AAC once observations/data can be summarized.</p>	<p>Not started</p>

<p>2.3 Plan for future development and improvements of rural roads with consideration for needs of agricultural users and to reduce conflicts.</p> <ul style="list-style-type: none">• Measure and monitor the effects of commuters and population growth on rural traffic congestion.• Advocate for traffic improvements and supporting projects that divert traffic away from rural areas.• Advocate to TransLink to update the Transport 2050 Plan to acknowledge and better manage the impacts of commuter/increased population traffic around agricultural lands.• Improve safety of rural roads by increasing signage to communicate safe shared road use, vehicle priority, speed limits (specifically on Old Dewdney Trunk Road) and parking restrictions.• Engage with the agricultural community to understand the needs of agricultural users in order to prioritize best management practices for rural roads.	<p>City has installed additional signage in rural areas for yielding to farm equipment. Reviewing Ag survey information for potential problem areas.</p> <p>City will be reviewing the Subdivision and Development Services Bylaw for road cross-sections (in 2025).</p> <p>City will be updating the Transportation Master Plan with associated road designations (in 2027).</p> <p>City will be evaluating future traffic calming of Old Dewdney Trunk Road once the North Lougheed connector is in place.</p>	<p>Updates to follow</p>	<p>Complete</p> <p>In progress</p> <p>Not started</p> <p>Not started</p>
<p>3.4 Support local food procurement.</p> <ul style="list-style-type: none">• Develop and adopt a local food procurement policy for City of Pitt Meadows events and meetings.• Explore locations for a permanent year-round Farmers’ Market.	<p>City met with local producer on Feb.21, 2025 to review what regulations or issues need to be improved to help with local food distribution with retailers.</p>	<p>To be reviewed by the AAC for potential action items? Potential opportunity for education of consumers? Opportunities to improve BuyBC program or advocacy work? (September 2025)</p>	<p>In progress</p>
<p>4.5 Develop solutions for on-farm agricultural wastes.</p> <ul style="list-style-type: none">• Seek opportunities to dispose of agricultural waste products (organic and non-organic) within the municipality and/or in partnerships with nearby municipalities and Metro Vancouver. Examples could include:<ul style="list-style-type: none">-Exploring opportunities for a biofuel or waste-to-energy facility that provides a benefit to farmers by treating agricultural waste while providing heat and power to residents and businesses.-Exploring an agricultural plastics recycling/disposal pilot program with an organization such as Clean Farms.-Promoting on-farm composting of green waste using AF guidebooks.-Exploring the potential to have a mobile chipper that provides free or low-cost on farm wood waste management for farms (e.g., to dispose of waste materials from land clearing, crop pruning, or other wood waste).-Exploring ways to offer incentives to farmers dispose of plastics, hazardous materials, equipment (e.g., clean up days).• Ensure that the municipal landfill continues to accept ditch-cleaning materials (e.g.,sediment and green waste).	<p>Could use survey contact information for potential pilot project?</p>	<p>Development of potential pilot project? (2026)</p>	<p>Not started</p>