



**Agricultural Advisory Committee Meeting  
AGENDA**

**Thursday, April 9, 2026, 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 icy (Katzie) First Nation who have been stewards of this land since time immemorial.*

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**Pages**

**1. CALL TO ORDER**

**2. LATE ITEMS**

**3. APPROVAL OF AGENDA**

Approval of the April 9, 2026 Agricultural Advisory Committee meeting agenda.

**4. ADOPTION OF MINUTES**

**3**

Approval of the March 12, 2026 Agricultural Advisory Committee meeting minutes.

**5. NEW BUSINESS**

**5.1 Roundtable of Introductions**

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

**5.2 Roles & Responsibilities of a Committee Member**

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

**5.3 Proposed Zoning Bylaw Amendments Related to Uses of Agricultural Land**

**7**

A. Dominelli, Planner, to provide a presentation on the proposed Zoning Bylaw amendments related to agricultural land for further committee comment and feedback. This report is for information purposes and to facilitate discussion; no formal motions are required.

**5.4 Letter to the Agricultural Land Commission - Non-Farm Use Application 105976**

**66**

M. Baski, Manager of Agriculture & Environment, to provide a verbal update on the letter to the Agricultural Land Commission on behalf of Council regarding Non-Farm Use Application 105976.

**5.5 AAC Application Tracker 68**

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

**5.6 AAC Action Items 70**

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

**6. ROUNDTABLE**

**7. ADJOURNMENT**

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



**Minutes of the Agricultural Advisory Committee Meeting**

**March 12, 2026, 10:00 a.m.**

**Meadows Room**

**12007 Harris Road, Pitt Meadows, BC V3Y 2B5**

Voting Members: J. Bachmann  
H. Bitter  
D. Captein  
T. Hopcott  
S. Howkins  
W. Jack

Council Liaisons: Councillor Manion

Regrets: J. Johal  
L. Kemper  
D. Kosicki  
R. Liu, BC Ministry of Agriculture and Food (Non-Voting Member)  
Councillor Meachen (Alternate)  
T. Vader

Staff: M. Baski, Manager of Agriculture and Environment (Chair)  
P. Ward, Director of Planning & Development  
A. Ward, Engineering Technologist

Recording Clerk: T. McCaw, Administrative Services Supervisor

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**1. CALL TO ORDER**

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

The meeting was called to order at 10:00 AM.

**2. LATE ITEMS**

None.

**3. APPROVAL OF AGENDA**

By unanimous consent, the agenda of the March 12, 2026 meeting of the Agricultural Advisory Committee was approved.

**4. ADOPTION OF MINUTES**

By unanimous consent, the minutes of the February 12, 2026 meeting of the Agricultural Advisory Committee were approved.

**5. NEW BUSINESS****5.1 Riparian Area Protection Regulations/WSA Regulations**

M. Baski, Manager of Agriculture & Environment and M. Pym, Environmental Planner, presented an overview of the Riparian Area Protection Regulations/WSA Regulations.

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

- Riparian regulations and mapping were discussed;
- Questions were raised around the blue hatched areas representing the Riparian Development Permit areas;
- Standard 30 m setbacks from the centre of a watercourse regulations were discussed;
- A question was raised around whether the slough is considered a stream (*Staff confirmed yes, the sloughs are considered streams*);
- Questions were raised around the city accessing properties to allow for cleaning the slough;
- Discussions were held around maximizing farmland for food security amid ongoing development pressures;
- The extent of riparian work required across the City was discussed and recognized as a large undertaking;

- Clarifying questions were asked around ditch maintenance responsibilities on private property and Provincial processes requiring advance notification for maintenance;
- Comments were made noting local ditches and sloughs have not supported fish habitat as the waters are warm therefore unsuitable;
- The amount of invasive species in the local ditches were discussed;
- Comments were made suggesting the City's waterways have the same profile as Richmond and Delta and should be reclassified to reflect that they do not function as fish habitat (Staff confirmed these are provincial requirements applied broadly to connected watercourses);
- Decrease of farmland and food production was discussed as tree planting along the watercourses would reduce farmable land which supports food security;
- A suggestion was made for Council to advocate for changes at the Union of British Columbia Municipalities [UBCM] convention;
- Questions were raised about whether the classification of sloughs in Pitt Meadows has remained consistent over the past 30 years (*Staff noted they are unsure if a formal classification has always been in place, but explained that the current requirement for QEP monitoring was introduced after a process review identified a regulatory gap*); and
- Ditch cleaning practices and invasive species management was discussed.

*\*Cllr. Manion exited the meeting 11:02 AM*

- Questions were raised around how City staff will access watercourses for cleaning if we are planting trees along the watercourse.

## **5.2 AAC Application Tracker**

M. Baski, Manager of Agriculture & 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.*

**5.3 AAC Action Items**

M. Baski, Manager of Agriculture & 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 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 11:41 AM

The next **Agricultural Advisory Committee** meeting is scheduled for **April 9, 2026** at **10:00 AM.**

**Certified as correct:**

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Tatiana McCaw,  
Administrative Services Supervisor

# Staff Report to Agricultural Advisory Committee

Planning and Development

FILE: 13-6635-20/26

**REPORT DATE:** March 10, 2026                      **MEETING DATE:** April 09, 2026  
**TO:** Agricultural Advisory Committee  
**FROM:** Allison Dominelli, Planner  
**SUBJECT:** Proposed Zoning Bylaw Amendments Related to Uses of Agricultural Land

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## **PURPOSE**

To report on public feedback received, and present proposed Zoning Bylaw amendments related to agricultural land for further committee comment and feedback. This report is for information purposes and to facilitate discussion; no formal motions are required.

Information Report                       Decision Report                       Direction Report

## **DISCUSSION**

### **Background:**

At the February 13, 2025, Agricultural Advisory Committee Meeting, staff presented a number of potential amendments to the Zoning Bylaw designed to implement objectives of the Agricultural Viability Strategy, mainly related to residential and non-farm uses of agricultural land.

After incorporating the AAC's feedback, these amendments were presented to Council at the April 8, 2025, Engagement and Priorities Committee Meeting (see Attachment A).

Public engagement was launched in September and included a backgrounder (i.e., summary information) and a feedback form (see Attachment B), mailed to all properties in the Agricultural Land Reserve (ALR). The information and survey were also posted on the City's engagement website ([haveyoursaypittmeadows.ca](http://haveyoursaypittmeadows.ca)), and advertised through social media. In total, 177 surveys were completed (see Attachment C for a summary of the survey responses).

Based on feedback from the AAC, Council, and the public, staff have refined the proposed bylaw changes and present them to this AAC for further consideration.

**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 Official Community Plan (OCP) identifies Pitt Meadows as a community where agriculture is the dominant land use and farmland is protected for food production. The OCP supports the preservation of ALR land for productive uses by discouraging subdivision, encouraging lot consolidation, and managing 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, restricting non-agricultural vehicle parking; combining multiple agricultural zones for ease of use; and considering farm home plate regulations.

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

**Analysis:**

The backgrounder and feedback form (see Attachment B) identified six main potential changes to the Zoning Bylaw for consideration. The six main suggested changes are listed below, with a summary of the public input received, and corresponding staff recommendations. Further descriptions of each change are found in Attachment B.

**Potential Change #1: Combine the General Agricultural A-1, Large Lot Agricultural A-2 and Agricultural and Farm Industrial A-3 zones into one zone.**

There was general support for this proposal, with comments noting support for protecting farmland from estate development and subdivisions and for increasing minimum lot sizes to discourage speculation.

**Staff Recommendations:**

- Create new A-1 zone by combining A-1, A-2 and A-3 zones; and
- Clarify the minimum lot size for subdivision purposes is 16 ha.

ALC approval is still required for most subdivisions, but this change will streamline the agricultural zoning regulations. Existing properties will not be impacted by the minimum lot size for subdivision.

## **Potential Change #2: Update regulations related to on-site parking and vehicles.**

- a) Add a definition for “farm vehicle” to clarify non-farm vehicle parking and storage limitations;
- b) Limit recreational vehicles (RVs) to four on lots < 20 acres and six on lots > 20 acres; and
- c) Require unlicensed, non-farm vehicles to be stored indoors.

Mixed opinions were expressed, but it was generally acknowledged that clarity on regulations for both farm and non-farm vehicles is important and that enforcement can be challenging. The requirement for unlicensed, non-farm vehicles to be stored indoors was suggested to be costly and unnecessary.

### **Staff Recommendations:**

- Include a definition for “farm vehicle”, to reinforce that farm vehicles are not restricted, as follows:
  - **FARM VEHICLE** means a vehicle used exclusively for agricultural purposes, including farm tractors and trailers towed by them, but excluding vehicles used primarily for transporting people or property on a highway, other than farm workers.
- Limit recreational vehicles (RVs) to four on lots < 20 acres and six on lots > 20 acres; and
- Remove the proposed requirement for unlicensed, non-farm vehicles to be stored indoors, but retain the current limit of one unless stored indoors in a residential or residential accessory (i.e., non-agricultural) building.

The use of ALR land for non-farm parking or commercial vehicle storage (including RVs) is not currently permitted and is not intended to be permitted. Currently, one unlicensed non-farm vehicle is permitted to be stored outdoors on a property, and there are no restrictions on storing or parking of farm vehicles. The personal storage of RVs are not specifically permitted. Rather than changing the intent of the current regulations, the recommended revisions are intended to provide greater clarity for property owners and residents.

Legitimate farm vehicles will remain unrestricted, but these changes will enforce that agricultural land and buildings are not intended for storing non-farm vehicles, while permitting some personal vehicle storage onsite.

## **Potential Change #3: Implement residential footprint (i.e., farm home plate) regulations**

There was strong support to limit the size and impact of residential homes on agricultural land to prevent estate-style development and keep land available for farming. However, there were concerns noted about proposed restrictions on where homes can be located, and that there should be some flexibility for home plate locations when it makes sense (e.g., due to soil conditions, lot configuration, environmental or topography factors, etc.).

#### Staff Recommendations:

- Incorporate residential footprint regulations;
- Draft a bylaw to delegate development variance permits to staff for issuance, that would allow for alternative residential footprint regulations based on meeting established criteria (e.g., soil conditions, topographic or environmental constraints); and
- Include an exemption to the residential footprint regulations for existing homes where a proposed addition or accessory building is minor (e.g. <100 m<sup>2</sup>).

These changes will help preserve more land for productive agricultural uses, while providing options and a streamlined pathway for situations where an alternative residential footprint can be considered.

#### **Potential Change #4: Reduce the maximum size of new homes on smaller parcels**

There were mixed views on further limiting the size of homes on farmland. Many people expressed support for caps to prevent “mega homes” that drive up land prices and reduce agricultural capacity. Others raised the issue of multi-generational living and farm-related needs.

#### Staff Recommendations:

- Introduce a house size limit of 400 m<sup>2</sup> on lots <8 ha.

This change is only proposed for smaller agricultural lots, and is intended to limit residential “estate” homes where there is comparatively less intensive or no farming activity. Owners will still have the option to apply for site-specific variances and this regulation will be monitored and can be amended in the future if necessary.

#### **Potential Change #5: Remove allowance for garden suites on parcels smaller than 8,094 m<sup>2</sup> (2 acres) in size**

There was limited support for this change. Rather, support was expressed for maintaining this provision, albeit noting that the location of the garden suite is important, e.g., placement within the residential footprint. An inconsistency was noted in restricting garden suites amid a housing crisis.

#### Staff Recommendations:

- Omit this change from proposed amendments and retain the current zoning regulations allowing garden suites on smaller parcels

Garden suites will continue to be permitted on those small lots that are not subject to ALC use regulations (i.e., less than 2 acres in size and created by subdivision prior to the ALR formation).

## Potential Change #6: Simplify temporary farm worker housing regulations

There was general support for simplifying the rules for temporary farm worker housing, recognizing that these workers are essential for many agricultural operations and farms need flexibility to accommodate them.

Staff Recommendations:

- Remove the minimum lot size required for the location of the housing;
- Simplify the maximum number of farm workers that can be accommodated on a single property to:
  - a) 130 for greenhouse, mushroom, tree fruit and berry/vegetable production
  - b) 40 for all other commodities; and
- Increasing the maximum housing floor area per worker to 13 m<sup>2</sup> (140 ft<sup>2</sup>).

These regulations are consistent with the ALC criteria for CEO delegated decision-making regarding temporary farm worker housing. Aligning with the ALC criteria should provide faster ALC processing approval times for applicants.

Some additional zoning amendments were previously identified but not included in the public feedback due to their more administrative nature, as follows:

- Move existing Specific Use Regulations to the new A-1 zone;
- Clarify existing total lot coverage requirements;
- Remove redundant allowances for mobile homes; and
- Improve and clarify definitions where possible.

These items were identified in the previous report to the AAC on this topic, and staff recommend proceeding with these amendments.

### Conclusion:

At this time, staff appreciate any additional feedback from this AAC on the proposed amendments, before drafting any bylaws and presenting them to Council for consideration.

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### **KATZIE FIRST NATION CONSIDERATIONS**

Referral     Yes     No

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**SIGN-OFFS**

**Written by:**

Allison Dominelli,  
Planner

**Reviewed by:**

Colin O’Byrne, Manager of Planning

Michelle Baski, Manager of Agriculture and  
Environment

Patrick Ward, Director of Planning and  
Development

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**ATTACHMENT(S):**

- A. April 8, 2025 Staff Report to Engagement and Priorities Committee
- B. Public engagement backgrounder and feedback form
- C. Public engagement summary
- D. Full public engagement comments



# Staff Report to EPC

Planning and Development

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:**

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**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.

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**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 m<sup>2</sup> (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 Guide<sup>1</sup>” (ALC Bylaw Review Guide) and the Ministry of Agriculture and Food’s publication “Guide for Bylaw Development in Farming Areas<sup>2</sup>” (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.

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<sup>1</sup> [https://www.alc.gov.bc.ca/assets/alc/assets/library/land-use-planning/alc\\_bylaw\\_review\\_guide.pdf](https://www.alc.gov.bc.ca/assets/alc/assets/library/land-use-planning/alc_bylaw_review_guide.pdf)

<sup>2</sup> [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](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).

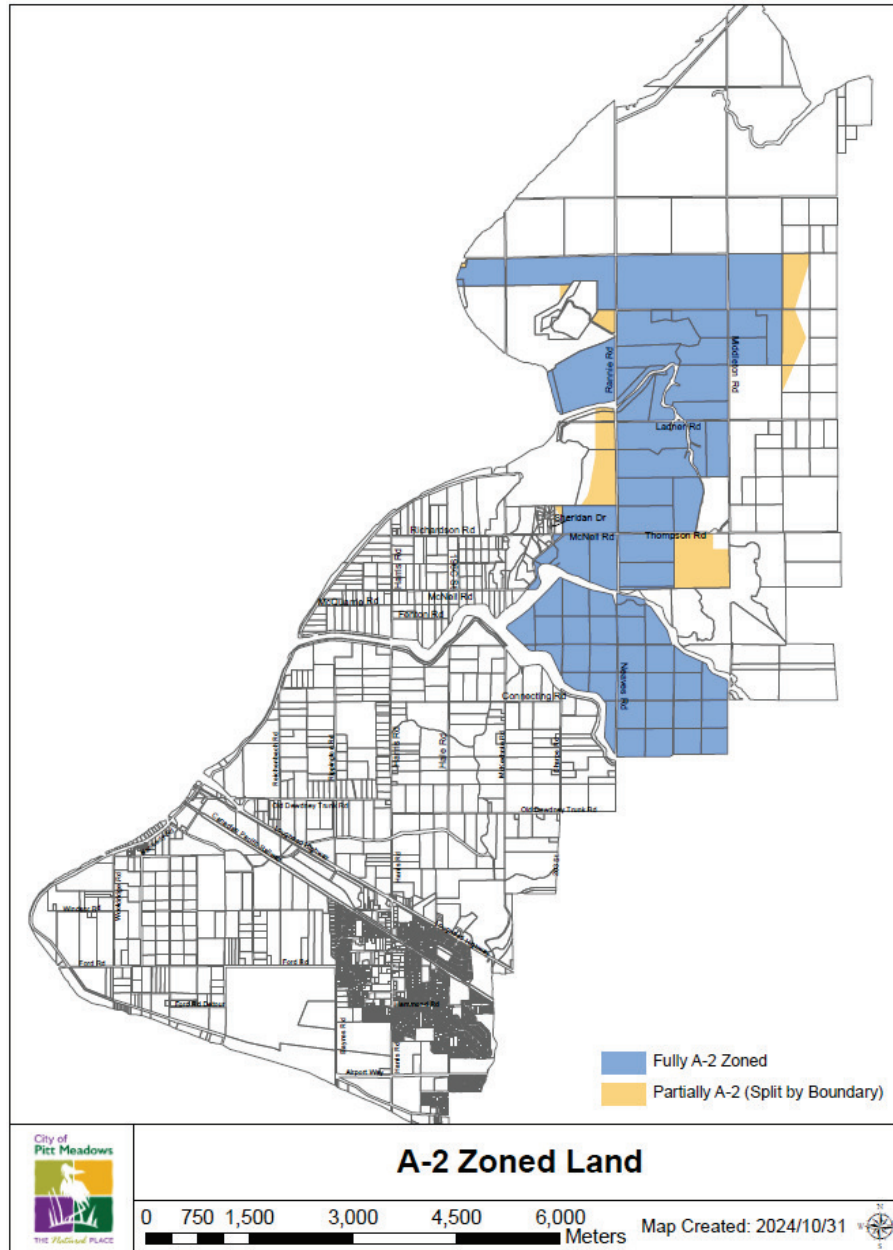


Figure 1: Properties zoned A-2

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.

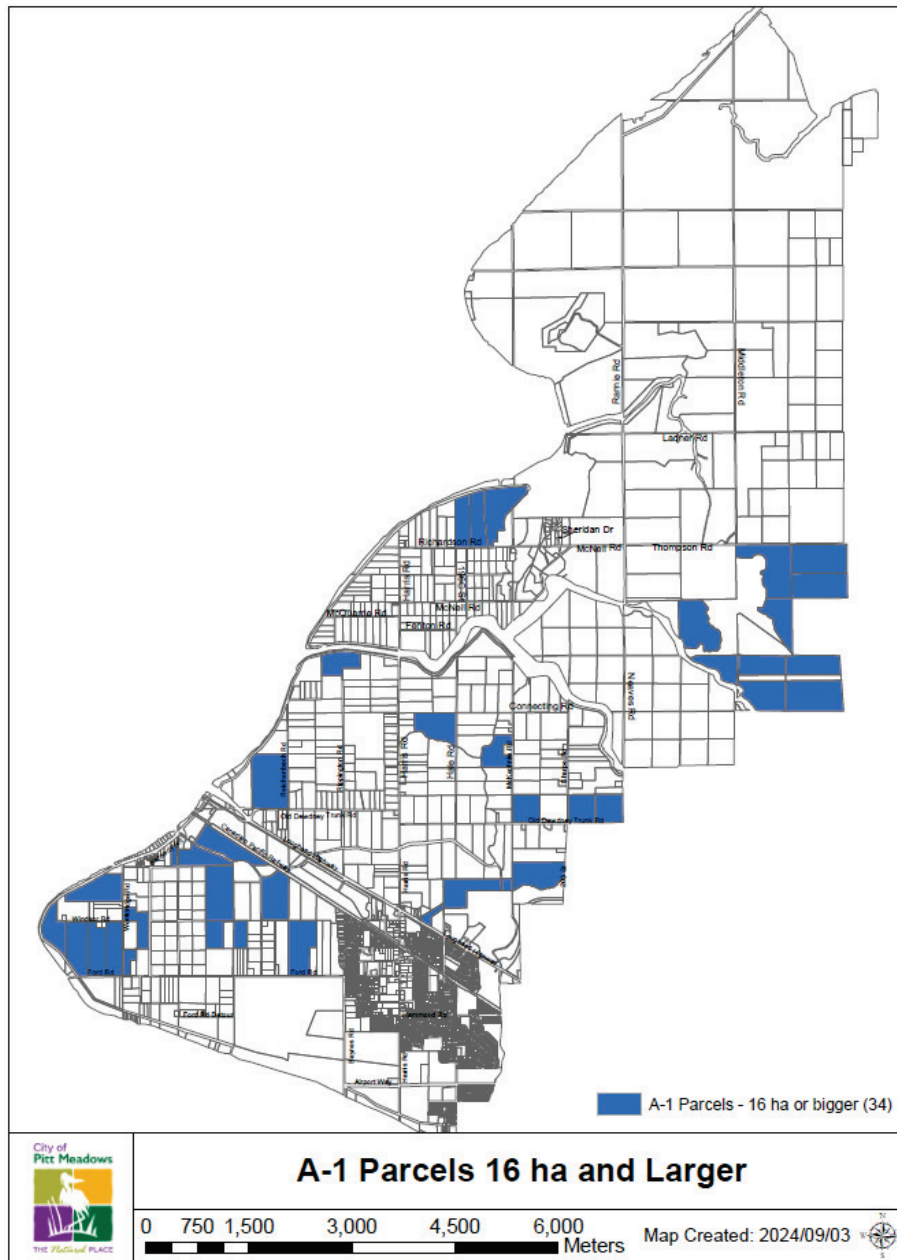


Figure 2: A-1 parcels >16 ha

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 m<sup>2</sup> [969 ft<sup>2</sup>]) 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>	<b>% of lot coverage permitted</b>
<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).

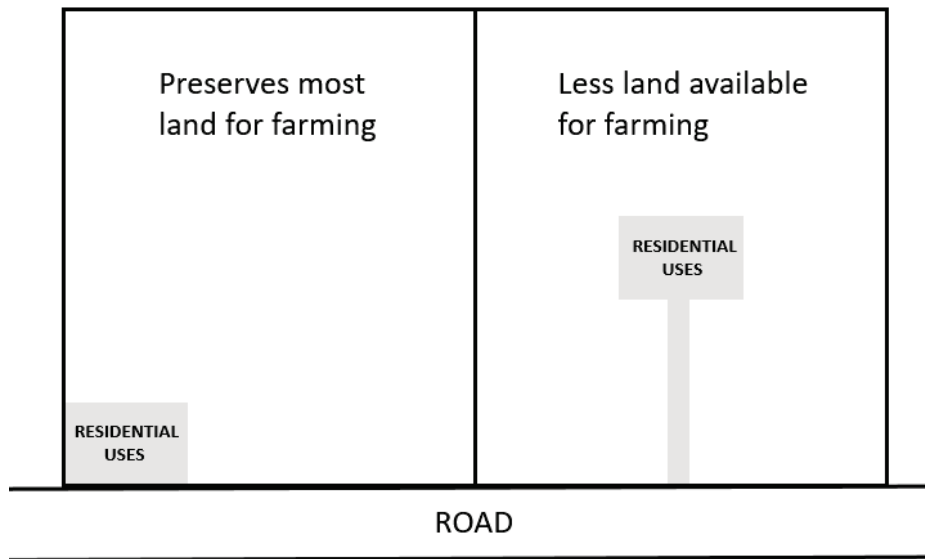


Figure 3: Examples of Residential Uses on Farmland

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 m<sup>2</sup> (10,764 ft<sup>2</sup>) in area requires approval from the ALC. However, if a project does not require fill or requires less than 1,000 m<sup>2</sup> (10,764 ft<sup>2</sup>), 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;

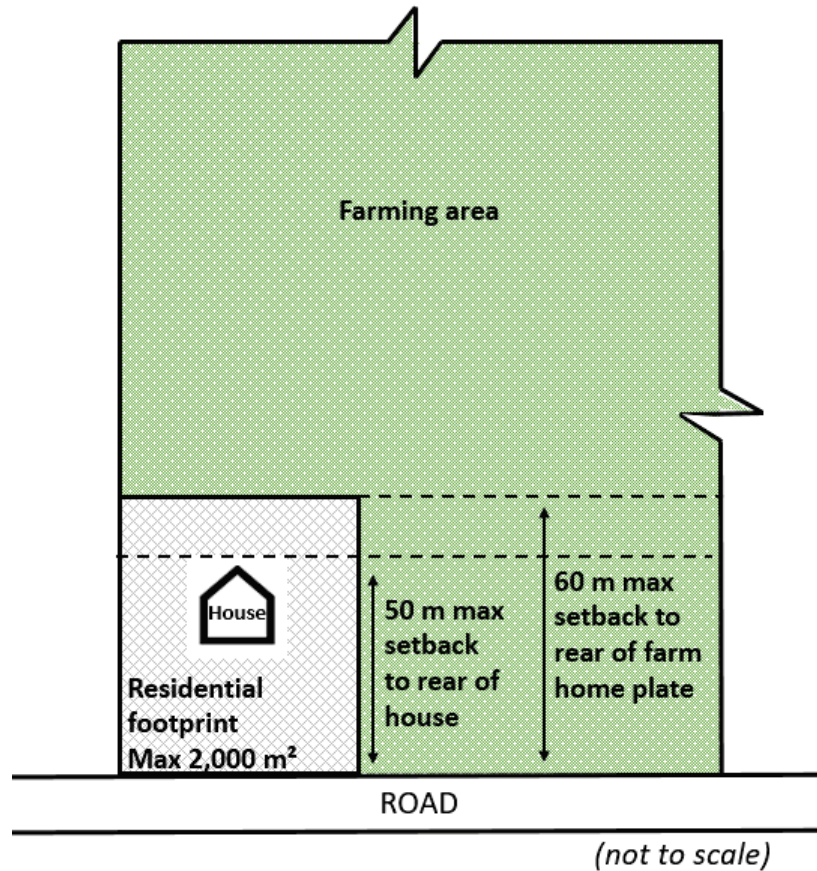


Figure 4: Example of residential footprint (farm home plate) regulations

#### 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 m<sup>2</sup> (5,381 ft<sup>2</sup>) is permitted, along with one additional residence with a maximum floor area of 90 m<sup>2</sup> (969 ft<sup>2</sup>). Any other residential use of an ALR parcel requires approval from the ALC (e.g. temporary farm worker housing or residence larger than 500 m<sup>2</sup> [5,381 ft<sup>2</sup>]). City bylaws permit the additional 90 m<sup>2</sup> (969 ft<sup>2</sup>) residence (e.g., a garden suite) only on parcels at least 8 ha (20 acres) in size.

While 500 m<sup>2</sup> (5,381 ft<sup>2</sup>) 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 m<sup>2</sup> (5,381 ft<sup>2</sup>) dwelling on it, similar to an 8 ha (20 acres) parcel. However, the scale of a 500 m<sup>2</sup> (5,381 ft<sup>2</sup>) dwelling on a 2 ha (5 acres) parcel is relatively more impactful than a 500 m<sup>2</sup> (5,381 ft<sup>2</sup>) 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 m<sup>2</sup> (4,306 ft<sup>2</sup>), while Delta permits 300 m<sup>2</sup> (3,229 ft<sup>2</sup>) on lots less than 8 ha (20 acres) and 465 m<sup>2</sup> (5,005 ft<sup>2</sup>) 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 m<sup>2</sup> (5,381 ft<sup>2</sup>) will continue, along with an allowance for an additional 90 m<sup>2</sup> (969 ft<sup>2</sup>) 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 m<sup>2</sup> (3,864 ft<sup>2</sup>) 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 m<sup>2</sup> (4,306 ft<sup>2</sup>) 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 m<sup>2</sup> (5,381 ft<sup>2</sup>) 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 m<sup>2</sup> (969 ft<sup>2</sup>), 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 m<sup>2</sup> (969 ft<sup>2</sup>) 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 m<sup>2</sup> (969 ft<sup>2</sup>) 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 guidelines<sup>3</sup> for accessory residential use structures in the ALR clarify that residential accessory structures are only permitted if they are necessary for a residential

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<sup>3</sup><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 m<sup>2</sup> (969 ft<sup>2</sup>) 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 m<sup>2</sup>

Currently, the Zoning Bylaw permits garden suites, in addition to a principal residence, on parcels in the ALR that are less than 8,094 m<sup>2</sup> (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 m<sup>2</sup> (2 acres) in size. Secondary suites (i.e., attached accessory dwelling units) would, however, continue to be permitted on lots less than 8,094 m<sup>2</sup> (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:<sup>4</sup>

- 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

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<sup>4</sup> 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.

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**WORKPLAN IMPLICATIONS**

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

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**FINANCIAL IMPLICATIONS**

- None     Budget Previously Approved     Referral to Business Planning
- Other

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**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.

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**KATZIE FIRST NATION CONSIDERATIONS**

Referral     Yes     No

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**SIGN-OFFS**

**Written by:**

Allison Dominelli,  
Planner

**Reviewed by:**

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Manager of Planning

Michelle Baski,  
Manager of Agriculture & Environment

Patrick Ward,  
Director of Planning & Development

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## Agricultural Zoning Review: Potential Changes and Feedback Opportunities

The City of Pitt Meadows is exploring potential changes to the agricultural regulations in the Zoning Bylaw, and we want to hear from you on the changes being considered. The proposed changes aim to simplify and clarify City regulations and preserve the use of agricultural land for agricultural purposes.

### Why is the City considering changes to the agricultural regulations in the Zoning Bylaw?

Agricultural land in Pitt Meadows is a valuable resource. We are committed to strengthening the long-term sustainability of agriculture by supporting the preservation of farmland for farming and enhancing the viability of the agriculture sector through improved regulations.

### How is agricultural land in Pitt Meadows regulated?

Agricultural land is regulated by the Agricultural Land Commission (ALC) and the City. The ALC administers regulations governing the Agricultural Land Reserve (ALR)—a provincial land use designation where agriculture is the priority use. City regulations must be consistent with the ALC regulations. Through the Zoning Bylaw, the agricultural area is divided into zones that set regulations for how the land can be used as well as the size and location of buildings and structures.

### What changes are being explored?

A summary of the key changes to the Zoning Bylaw that are being explored is included in the enclosed **Backgrounder and Feedback Form**. For additional information, please see the City's website [pittmeadows.ca/agriculture-zoning](http://pittmeadows.ca/agriculture-zoning).

### How can I provide feedback on the potential changes?

The City is in the early stages of the agricultural zoning review, and your feedback will help to inform the potential changes moving forward. Please provide your feedback in any of the following ways, by Monday, October 13, 2025:

- Complete the survey online at [haveyoursaypittmeadows.ca/agriculture-zoning](http://haveyoursaypittmeadows.ca/agriculture-zoning).
- Contact a City Planner: Allison Dominelli 604.465.2433 or [adominelli@pittmeadows.ca](mailto:adominelli@pittmeadows.ca).
- Return the enclosed Feedback Form to City Hall at 12007 Harris Rd or scan and email it to [adominelli@pittmeadows.ca](mailto:adominelli@pittmeadows.ca).



## Agricultural Zoning Review

### Backgrounder and Feedback Form

The following is a summary of potential changes to the agricultural regulations in the Zoning Bylaw, along with space for your feedback. **If you have internet access, please complete this feedback form online at [haveyoursaypittmeadows.ca/agriculture-zoning](http://haveyoursaypittmeadows.ca/agriculture-zoning) or scan the QR code on the previous page.**

Potential Change #1: Combine the General Agricultural A-1, Large Lot Agricultural A-2, and Agricultural and Farm Industrial A-3 zones into one zone.

- The agricultural area is currently divided into different zones that regulate the use of the land and the size and location of buildings and structures. Given that the A-1, A-2 and A-3 zones all include similar regulations, the City is considering combining these three zones into one zone to provide consistent regulations.
- The key change will be to establish a consistent minimum lot size of 16 hectares (40 acres) for future property subdivisions. This will only affect the current A-1 and A-3 zones, which have a minimum lot size of 8 hectares (20 acres) for future property subdivisions; the A-2 zone already has a minimum lot size of 16 hectares (40 acres). This minimum lot size ensures the widest range of options are available for agricultural production and discourages the use of agricultural land for rural residential (i.e., estate home) purposes. It is noted that existing City policies already discourage subdivision in the agricultural area, as research shows that larger farm parcels are more likely to be actively farmed. Agricultural Land Commission (ALC) approval is also required for subdivisions in the Agricultural Land Reserve.
- To find what zone is currently applicable to your property, please use the Pitt Meadows Map Viewer ([pittmeadows.ca/mapview](http://pittmeadows.ca/mapview)) and search for your address to find your current zoning. Refer to the Zoning Bylaw ([pittmeadows.ca/bylaws](http://pittmeadows.ca/bylaws)) for the regulations applicable to that zone.

Do you support the combination of the A-1, A-2 and A-3 zones?

Yes

Neutral

No

Don't know

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Potential Change #2: Update regulations related to on-site parking and vehicles

- The City is considering some revisions to reinforce that agricultural land cannot be used for parking and storing non-farm vehicles. These proposed revisions include:
  - Adding a clarifying definition for “farm vehicle” to accommodate legitimate agricultural uses and discourage use of agricultural land for non-farm vehicle storage and parking.
  - Limiting recreational vehicles (including boats, camping trailers, recreational trailers) to a maximum of four on lots less than eight hectares (20 acres) and a maximum of six on lots eight hectares (20 acres) or larger; and clarifying that recreational vehicles cannot be kept for gain, rent or sale (i.e., property owners cannot charge others to store RVs). Currently, the Zoning Bylaw only permits the storage of recreational vehicles for personal use, with no limitation on the number.
  - Clarifying that unlicensed, non-agricultural vehicles are only permitted if they are stored in an enclosed residential garage (either attached to a single-family house or in a detached garage).

Do you support these parking regulation updates?

Yes

Neutral

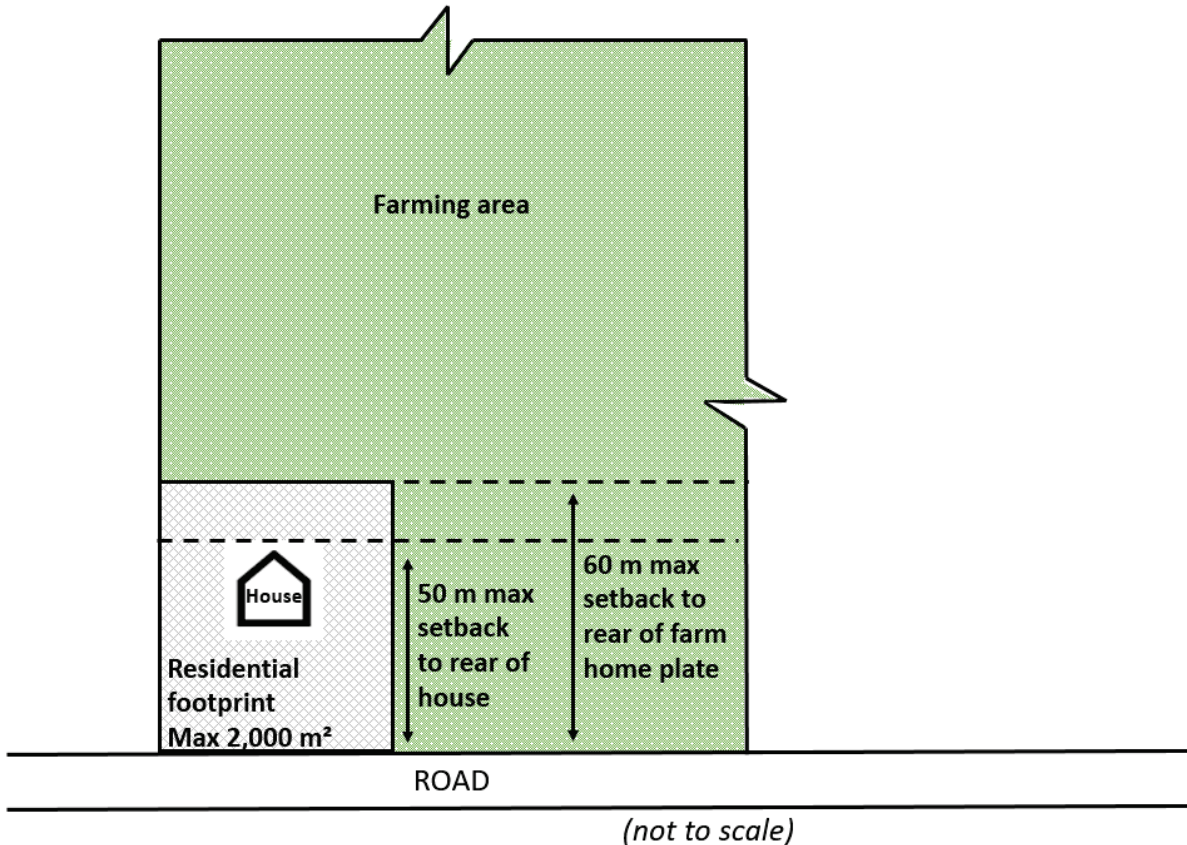
No

Don't know

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Change #3: Implement residential footprint (i.e., farm home plate) regulations

- To preserve more farmland for farming and reduce the impact of residential development, the City is considering implementing residential footprint regulations.
- These regulations would define the dimensions for the areas on agricultural properties in which new homes, accessory residential buildings and yards can be developed.
- All new residential uses on an agricultural property will be contained within one area, close to the road (similar to the image below).
- Existing homes, garages and other residential uses built with valid building permits and approvals will not be affected by this change.



Do you support introducing limits on where new residential uses can be located?

- Yes
- Neutral
- No
- Don't know

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Proposed Change #4: Reduce the maximum size of new homes on smaller parcels

- Larger homes —especially on smaller lots —increase the costs of those properties, making it more challenging for farmers to afford land.
- Current regulations permit a maximum of 500 m<sup>2</sup> (5,381 ft<sup>2</sup>) in floor area for homes, which is consistent with the ALC regulations.
- For parcels less than eight hectares (20 acres) in size, the City is considering implementing a maximum of 400 m<sup>2</sup> (4,305 ft<sup>2</sup>) in floor area

- No change is proposed for parcels eight hectares (20 acres) in size and larger (i.e. the maximum of 500 m<sup>2</sup> (5,381 ft<sup>2</sup>) in floor area would remain)

Do you support this change to limit the scale of homes of smaller farm lots?

- Yes
- Neutral
- No
- Don't know

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Change #5: Remove allowance for garden suites on parcels smaller than 8,094 m<sup>2</sup> (two acres) in size

- A garden suite is a detached, self-contained dwelling unit located on the same parcel as a single-family home.
- Current City regulations for agricultural zones only permit garden suites on parcels eight hectares (20 acres) in size and larger, except on parcels less than 8,094 m<sup>2</sup> (two acres) where ALC use regulations may not apply.
- The City is considering removing the allowance for a garden suite from those parcels less than 8,094 m<sup>2</sup> (two acres), to protect more farmland from expanding residential development and directing growth to the urban area where community services and amenities are located.
- Attached secondary suites would still be permitted in single-family homes.
- These changes would not impact regulations for temporary farm worker housing; see Proposed Change #6 below.

Do you support this change to limit further residential development on small lots?

- Yes
- Neutral
- No
- Don't know

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Change #6: Simplify temporary farm worker housing regulations

- To make it easier and more flexible for legitimate farm operations to provide housing for their workers, the City is considering some simplification and updates to the temporary farm worker housing regulations. These include:
  - Removing the minimum lot size required for the location of the housing.
  - Simplifying the maximum number of farm workers that can be accommodated on a single property to:
    - 130 for greenhouse, mushroom, tree fruit and berry/vegetable production
    - 40 for all other commoditiesThese limits are consistent with the ALC criteria for CEO delegated decision-making regarding temporary farm worker housing.
- Increasing the maximum housing floor area per worker to 13 m<sup>2</sup> (140 ft<sup>2</sup>)

Do you support these changes to better accommodate farm workers where required for farm operations?

- Yes
- Neutral
- No
- Don't know

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please note: the Zoning Bylaw includes additional regulations affecting the use of agriculture-zoned properties. The above questions address some of the key changes that are currently being considered by the City. More information on the proposed changes is available at [pittmeadows.ca/agriculture-zoning](http://pittmeadows.ca/agriculture-zoning). The Zoning Bylaw can be viewed in its entirety at [pittmeadows.ca/bylaws](http://pittmeadows.ca/bylaws).

Please return the enclosed Feedback Form to City Hall at 12007 Harris Rd by October 13, 2025.

This collection of personal information is authorized under section 26(c) of the Freedom of Information and Protection of Privacy Act and will be used to communicate information related to the agricultural zoning review. Privacy questions can be directed to: Privacy Officer, 604.465.5454, or [clerks@pittmeadows.ca](mailto:clerks@pittmeadows.ca)

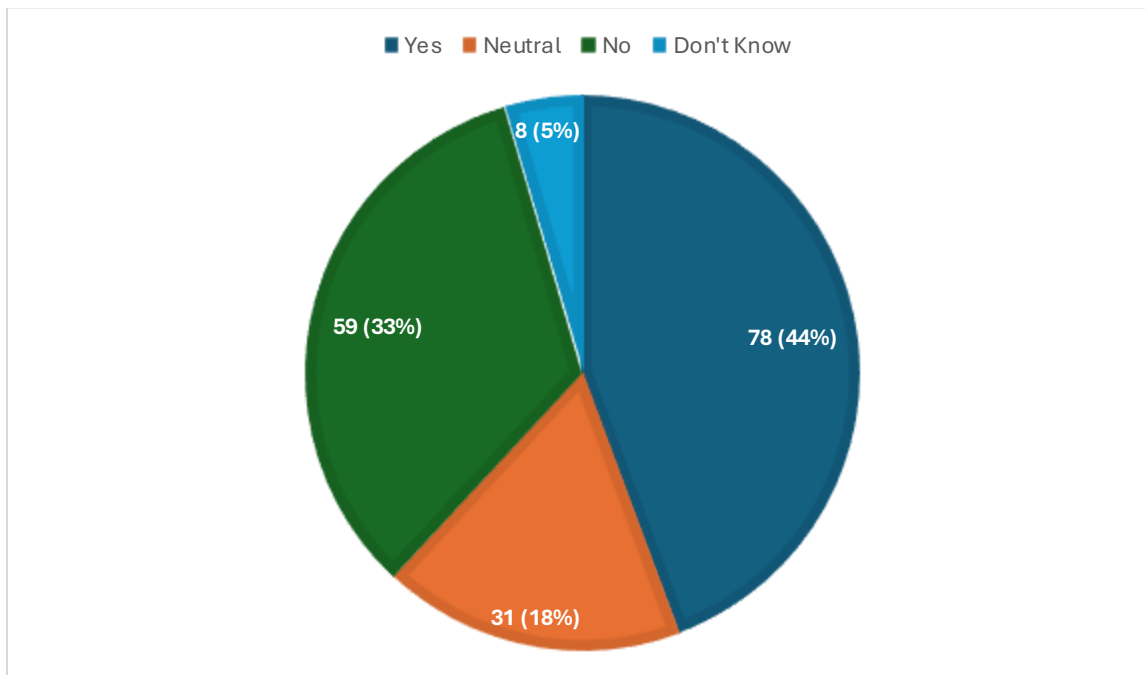
## Agricultural Zoning Review – Public Engagement Summary

### *Statistics:*

- Total survey responses 177
- 1.3k visits to the project page
  - 442 people “informed” on the project – visited multiple pages and read through things; some completed the survey
  - 1.2k people “aware” of the project – looked at project page but didn’t complete the survey
- 1k people arrived at the project page from social media
- 300 people arrived at the project page directly – from the mailed letter or other pages on City website

### *Survey Responses:*

(1) Do you support the combination of the A-1, A-2, and A-3 zones?



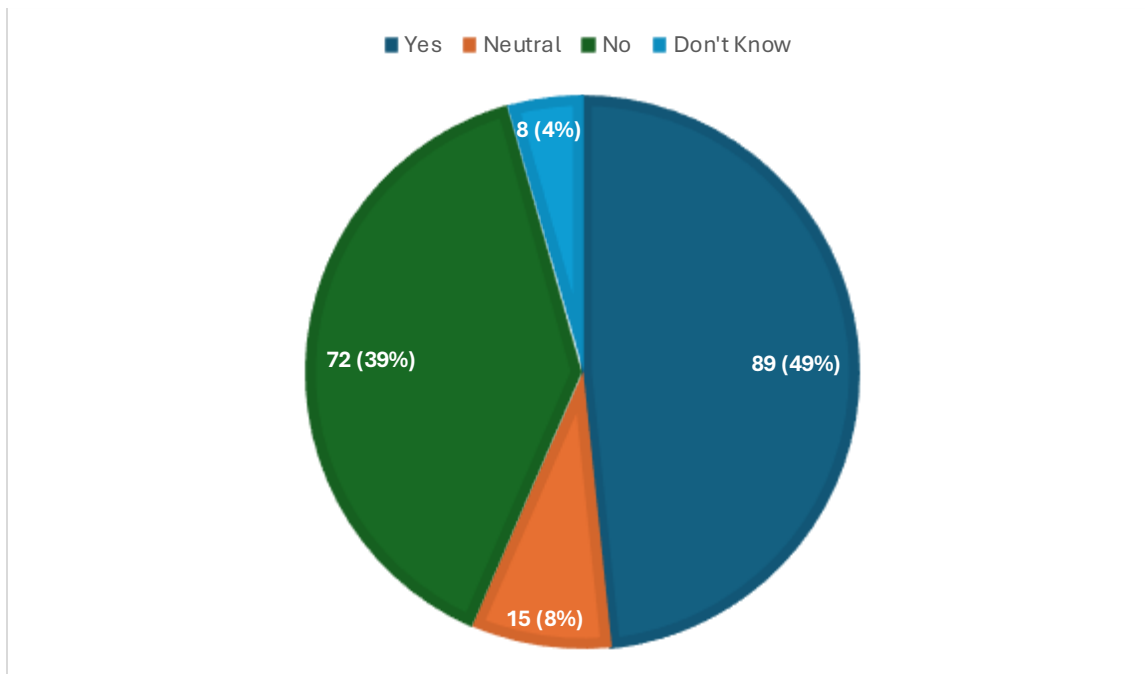
Residents strongly value Pitt Meadows’ agricultural character and want farmland protected from estate development and subdivisions. Many support increasing lot sizes to discourage speculation, though opinions vary on whether 20 or 40 acres is appropriate.

There is concern about balancing housing needs with farm succession. Farmers want flexibility to build homes for family members, while others fear subdivisions could erode farmland. Respondents also expressed frustration with oversized homes and non-farm uses on agricultural land.

Environmental protection and sustainability were key themes. Farmland is seen as vital for flood prevention and food security, and many advocate for diverse crops and innovative practices like vertical farming. Overall, residents called for clearer, simpler regulations and policies that support farming while maintaining Pitt Meadows' green spaces.

(2) Do you support these parking regulation updates?

- Add definition for farm vehicle
- Limit RV's
- Requirement to store unlicensed, non-farm vehicles indoors

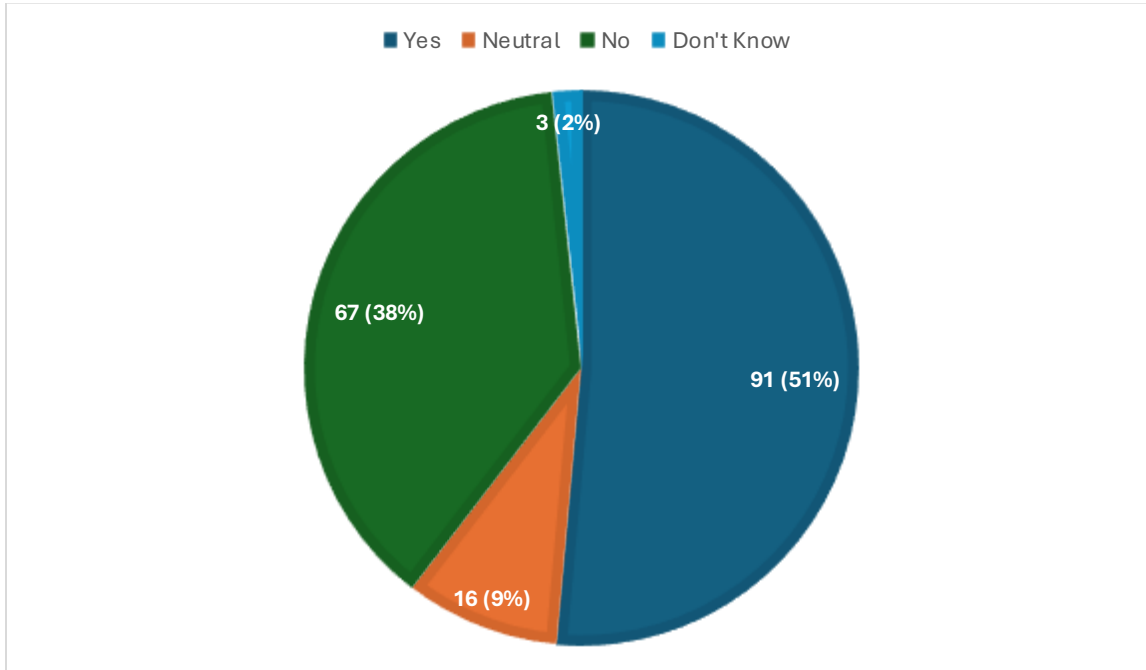


Residents shared mixed opinions about vehicle storage on agricultural land. Some support limited RV or boat storage as a way for farmers to earn supplemental income, while others see it as misuse of farmland and a threat to its agricultural properties.

Key concerns include the potential for small allowances to grow into large-scale commercial operations, enforcement challenges, and the visual and environmental impact of open-lot storage. Many respondents stressed the need for clear, practical rules that reflect rural realities – such as exemptions for farm equipment and options for screening – rather than rigid limits or garage-only requirements, which were widely viewed as unrealistic and costly.

There is also frustration about perceived inconsistencies in policy: strict rules for small landowners while large-scale industrial development continues on farmland. Overall, residents want a balanced approach that protects farmland without overregulating rural lifestyles or creating unnecessary financial burdens.

(3) Do you support introducing limits on where new residential uses can be located?  
(Residential footprint regulations, i.e., farm home plate)

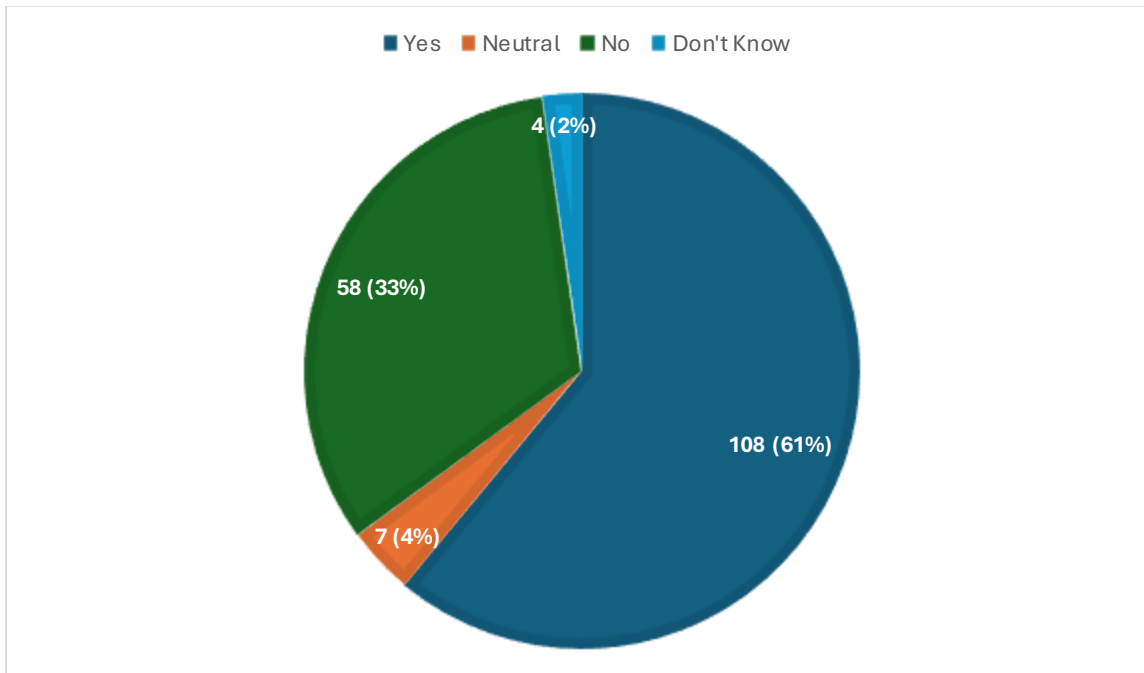


Residents strongly support limiting the size of homes on agricultural land to prevent oversized estates and protect farmland for farming. Many agree that capping home size helps discourage estate-style development and keeps land available for agricultural use.

However, there are concerns about proposed restrictions on where homes can be located. Respondents emphasized that farms vary widely in shape, soil, drainage, and environmental factors, making a one-size-fits-all approach impractical. Forcing homes near the road could be seen as unfair, costly, and sometimes unsafe for families and livestock. Some called for flexibility to allow homes and farm structures to be placed where they best support farming operations, privacy, and safety.

Overall, while residents want farmland preserved, they urge the City to focus on collaborative solutions and incentives rather than rigid regulations that restrict responsible use.

(4) Do you support this change to limit the scale of homes of smaller farm lots? (400 m<sup>2</sup> on lots less than 8 ha)

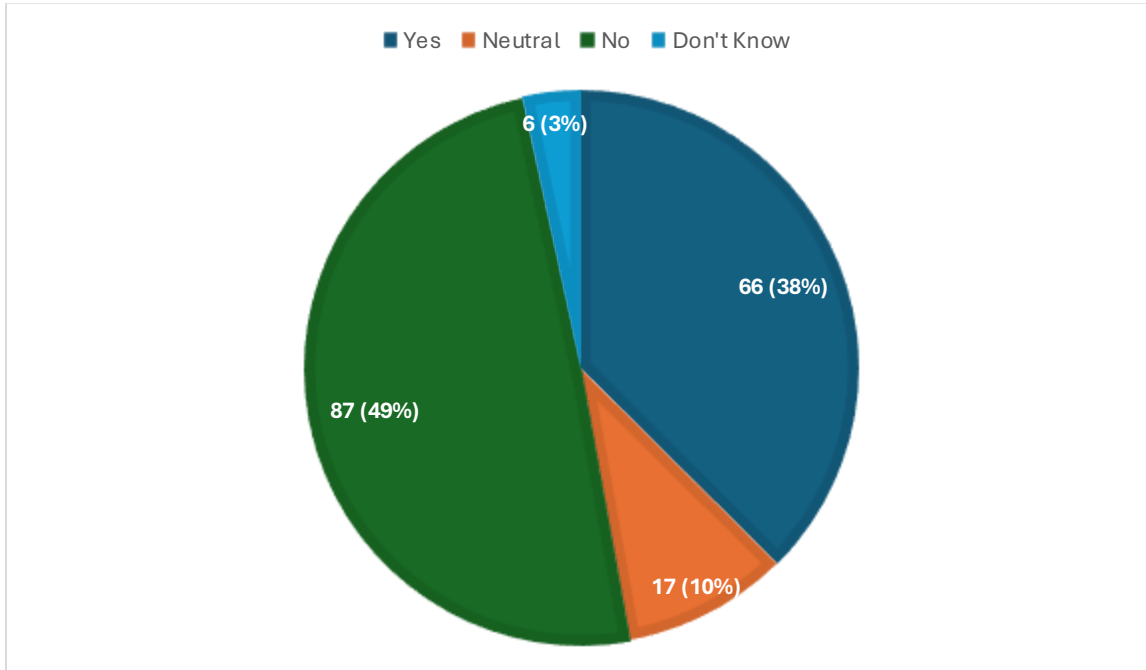


Residents shared mixed views on limiting the size of homes on farmland. Many support caps to prevent “mega homes” that drive up land prices and reduce agricultural capacity, arguing that farmland should remain for farming, not luxury estates. Some suggested aligning with provincial guidelines (500 m<sup>2</sup>), while others suggest reducing the maximum even further to preserve agricultural integrity.

Others raised concerns about flexibility for multigenerational living and farm-related needs. Larger homes are often practical for extended families, farm workers, and home-based business operations. Some respondents noted that limiting size won't make farmland more affordable and could restrict families who want to live and work together on their property.

Several comments criticized the proposal as government overreach. Residents urged the City to balance farmland protection with practical realities by considering options like allowances for multiple living spaces, prefabricated homes, or case-by-case flexibility.

(5) Do you support this change to limit further residential development on small lots?  
(Remove allowance for garden suites on lots less than 2 acres)



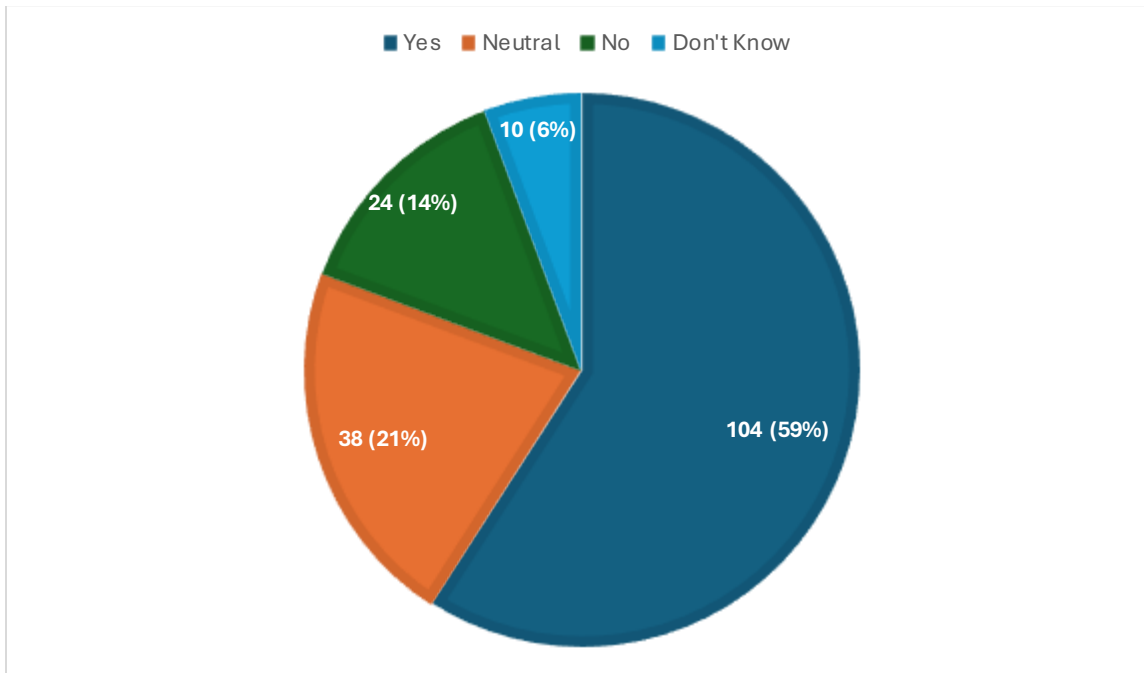
Residents expressed strong support for continuing to allow garden suites, highlighting benefits such as housing for aging parents, adult children, and multi-generational families. Many noted that garden suites help maintain family farms, improve housing affordability, and provide flexibility without significantly impacting farmland.

Respondents emphasized that garden suites should be regulated – with size limits, placement with the home plate, and requirements to ensure farming activities can continue – but not prohibited. Several comments pointed out the inconsistency of restricting garden suites on small parcels while promoting housing diversity in urban areas, especially during a housing crisis.

Overall, residents urged the City to retain garden suites and adopt a balanced approach that protects farmland while supporting practical housing solutions families and farm operations.

(6) Do you support these changes to better accommodate farm workers where required for farm operations?

- Remove minimum lot size requirement
- Maximum 130 workers for greenhouse, berry, nursery, tree fruit, mushroom operations
- Maximum 40 workers for other commodities
- Increase maximum area per worker to 13 m<sup>2</sup>



Residents generally support simplifying rules for temporary farm worker housing, recognizing that seasonal workers are essential to local food production and farms need flexibility to accommodate them. Many agreed that removing minimum lot size requirements and increasing the minimum floor area per worker are positive steps that ensure humane living conditions.

However, respondents stressed the importance of safeguards to prevent misuse, such as strict limits on the number of workers, clear definitions of “temporary”, and enforcement to ensure housing is not repurposed for non-farm uses. Some raised concerns about large concentrations of workers on small farms and suggested accountability measures be implemented.

While most comments supported the proposal, residents also expressed frustration that flexibility is being extended to worker housing while restrictions on family housing and multigenerational living remain. Overall, the feedback calls for a balanced approach that supports farm operations, protects farmland, and ensures fair, enforceable regulations.

Survey Response								
Do you support the combination of the A-1, A-2 and A-3 zones?	Do you have any additional comments about this potential change?	Do you support these parking regulation updates?	Do you have any additional comments about this potential change?	Do you support introducing limits on where new residential uses can be located?	Do you have any additional comments about this potential change?	Do you support this change to limit the scale of homes of smaller farm lots?	Do you have any additional comments about this potential change?	Do you support this change to limit further residential development on small lots?
Yes		Yes		Yes		Yes		Yes
Yes		Yes		Yes		Yes		Neutral
No		Neutral		Neutral		Yes		Yes
Yes		Neutral		No	I do agree to limiting the size to avoid giant homes being built to house multiple families	Yes		Yes
Yes		No	Storage of RV/boats on sp expensive at commercial places, why not let some air owners benefit from allowing storage of them. They could be an eyesore but so is farm stuff. Better than neighborhoods having massive RVs in front of their house which is currently allowed in	Yes		Yes		Neutral
Neutral		Yes		Yes		Yes		Yes
Neutral		Yes		No		Yes		Yes
Yes		No	I would only suggest vehicles are not seen from roadways directly adjacent to properties	Yes	Homes should not be 2000 square meters which will Only encourage multi family living. Possibly cap at 800 to 1000 square meters	No	500 square meters is quite acceptable. The value is is the land, if someone can afford a farm with a 4300 square foot home they can find a way to afford a 5300 square foot home	No
Yes		Yes	Sotring non farm vehicles etc are an environmental hazard. We need farms, not junk yards.	Neutral		Yes		No
No		No		Yes		Yes		Yes
No		No		No		Yes		No
No	People need to eat local. Utilization for crops other than blueberries	No		No	Use the farmland for farming as there's nothing wrong with the soil	Yes	Allows for multi generational living	Yes
Yes	It is always so disappointing to see Agricultural Land turned into estate properties instead. Increasing the minimum lot size to do so, should help discourage this practice.	Yes	I grew up on an ARL zoned property without strict rules about vehicle parking. Now, the neighboring property is housing up to 60 recreational vehicles and making a huge profit off of it. They cleared their entire land and put up a parking lot. It is a disgusting misuse of the intention for the land (*specific property not in Pitt Meadows).	Yes		Yes		Yes
Yes		Yes	I strongly suggest looking at Christina Gemino's Thesis "The silent death of agriculture in Metro Vancouver: when farmland protection isn't enough." ( <a href="https://summit.sfu.ca/item/39340">https://summit.sfu.ca/item/39340</a> ). She is now a Planner for the Township of Langley and her research supports these motions.	Neutral		Yes		Neutral
Yes	No	Yes	No	Neutral	No	No	Considering more than one generation may live in the same house it's not enough.	No
Yes		Yes		Yes		Yes		Yes
Yes		Yes		Yes		Yes		Yes
Neutral		Yes		Yes		Yes		No
Neutral	I would like the agricultural land to be protected.	No	I do not support the storing of vehicle restrictions. I have been part of the fifty 567 Chevy club. There were a few people who stored their vehicles on their farmland in Pitt and Ridge. They are beautiful cars and bring lots of joy and work to the owners. I understand insurance can be an issue but add a caveat about needing insurance (storage, collector or everyday use). These cars are beautiful and most people who have collector cars care for them immensely.  I do agree junk vehicles and such being put on farmland and left to rot. Those ones should not be allowed to happen!	No	How would this work for long narrow properties like my own. Any barns or coops built would need to be further back from the road. Animals get spooked easily, especially horses. Then add in the fact that coyotes, bears and cougars roam the streets. Livestock need to be protected. Also thievery is on the rise. Farmland is an easy target. Also what happens if a farm animal escapes the barn. If it is close to the road it could get hurt.	Yes		Neutral
No		No	As a land owner you should be able to use your land for what is best for you as long as within normal guidelines. I think this is an overreach of power.	No	An overreach of government.	No		No
Yes		Yes		Yes		Yes		Yes
Yes	i assume current 20 a parcels are grandfathered and the intent is to stop speculation and stop potential developers or current owners from reaping profits by subdividing their 40 a + parcels so this is a good thing.	Yes	addresses current violations..providing there is teeth in the zoning bylaws and its enforced.	Yes	I assume the drawing is example only and as long as house is not in the middle or back of parcel but is closest to the road it is allowable? or must it be in ONE corner only?	Don't Know	Can city have different rulings than ALC?	Don't Know

Survey Response								
Do you support the combination of the A-1, A-2 and A-3 zones?	Do you have any additional comments about this potential change?	Do you support these parking regulation updates?	Do you have any additional comments about this potential change?	Do you support introducing limits on where new residential uses can be located?	Do you have any additional comments about this potential change?	Do you support this change to limit the scale of homes of smaller farm lots?	Do you have any additional comments about this potential change?	Do you support this change to limit further residential development on small lots?
Yes		Yes	I don't see an issue with storing RVs or trailers for gain but within some type of maximum (e.g., no more than one non-personal RV or trailer to be stored on the property for financial gain).	Yes		Yes		No
Neutral		Yes		Yes		Yes		Yes
Neutral		No		Yes		Yes		No
Yes		No		Yes		Yes		Neutral
Yes		Neutral		Yes		Neutral		No
No	Where will all the water go if we don't have the Ag land to absorb it! The dykes were full a few years back with water no where to go, flooding in neighbors homes	Yes		No		Yes		No
Yes		Yes		Yes		Yes		Yes
Don't Know		Yes		Yes		Yes		Yes
Yes		Yes		Yes		Don't Know	I think it would make more sense to break out the house size on how many actual separate living quarters exist in the home. If its 3,600 with 1 living space that seems reasonable. But if you have a suite or two equal size living spaces under one roof, then a maximum of 5,300 would be fair. I think more detailed restrictions around multiple dwellings within the home are needed rather than the overall home size.	No
No		Yes		Yes		Yes		No
No	No you would be taking away farmers livelihoods	No		No		No		No
Yes		Yes	How will this be enforced? If it's only on a complaint basis, everyone will keep breaking the rules and hope no one complains. Meanwhile, more trailers and semi trucks move in for storage.	Yes		Yes		Yes
Neutral		No	Real farmers should be allowed to have methods for supplemental income.	Neutral		Yes		No
No		No		No		No		No
No	Think it is time to start building more housing and mix use commercial and residential	Yes		No		No		No
Yes		Yes		Yes		Yes		Yes
No		No	Should be allowed to park what ever a farmer like on his own land	No		No		No
Don't Know		Neutral		Yes		Yes		Neutral
		Yes		Yes		Yes		No
Yes	Prioritize agriculture or estates	Yes		Yes	Similar to MR regulations	Yes		Don't Know
No		No		No	Some people don't want their homes right next to the road. They want privacy and quiet, which would be more suited to buildings away from the road.	Yes		No

Survey Response								
Do you support the combination of the A-1, A-2 and A-3 zones?	Do you have any additional comments about this potential change?	Do you support these parking regulation updates?	Do you have any additional comments about this potential change?	Do you support introducing limits on where new residential uses can be located?	Do you have any additional comments about this potential change?	Do you support this change to limit the scale of homes of smaller farm lots?	Do you have any additional comments about this potential change?	Do you support this change to limit further residential development on small lots?
No		Neutral	I think storage of recreational vehicles inside unused agricultural building such as unused barns space is okay but NOT using farmland as a big parking lot for unlimited recreational vehicles	Yes	I support limits on residential building on agricultural land if necessary, but I do NOT support rezoning of agricultural land for more residential housing.	Yes		No
Yes		Yes		Yes		Yes		Yes
Yes		Yes		Yes		Yes		Yes
Yes		No	People that live in condos need places to store there RV Cheaper than storage lots.	Yes		Yes		No
No	I don't want to see Pitt meadows farm land become subdivision galore for builders who want to purchase land. Everything should remain as is.	Yes		Yes	Again I do not want to see Pitt meadows become full of new builds because owners are selling land to developers. This seems to stop that.	Yes		Yes
No		No		No		No		No
No		Yes		Yes		Yes		Yes
Yes		No		Yes		Yes		Yes
No		No		No		No		No
Yes		Yes		Don't Know	What about larger families that farm a piece of land? What about adding additional dwellings for multi-generational farmers?  Very few people will be able to afford a career in farming by purchasing a farm in Pitt Meadows. If families cannot pass on their farm without expanding their living space are we actually protecting our farm land?  How many years would it take for multi-generational farms to apply for new zoning?	Yes		Don't Know
Yes		No		No		Yes		No
No		No		No		No		Yes
Yes	Make it easier ti regulate and combining all so it's used correctly	Yes		Yes		Yes	Make it farm land for farming	Yes
Yes	No there should be one code or agricultural land so it is used correctly	Yes		Yes	Yes to continue the correct use of agricultural land	Yes		Yes
Yes		Yes		Yes		Yes		Yes
Yes		Yes		Yes		Neutral	yes overall but concerns for the multi generational living. Which is a major pro of these large homes.	Yes
Yes		Yes		Yes		Yes		Yes
Yes	Not at this time	No		Yes		Yes		Yes
Neutral		Yes		Yes		Yes		Yes
Neutral		No		Yes		Yes		Yes
Neutral	I agree with preserving ag land and keeping properties bigger to discourage non farming	Neutral	Having a couple for income doesn't bother me, but we all know this always gets out of control at some point.	Yes	Too much farm land has been damaged due to huge unnecessary houses and the bringing in of rocky, contaminated fill	Yes		Neutral
Neutral	Make the agricultural use permanent and property is continued to be used as intended ie a livestock farm is kept as livestock or thereby used. If desired the option to transition to a primarily livestock property should be encouraged whereas transitioning to a harvesting property should be discouraged unless the local need increases for product.	Yes	Livestock trailers and they should be well defined should be exempt.	Yes	Housing size should be limited as well. As well as a maximum of personal vehicles on the property insured or otherwise.	Yes	Should be half of the current size. There is zero need for housing to be 3500sq ft or more. It's a farm not a high rise.	Yes
Yes		Yes		No		Yes		No
Yes		Yes		Yes		Yes		Yes

Survey Response								
Do you support the combination of the A-1, A-2 and A-3 zones?	Do you have any additional comments about this potential change?	Do you support these parking regulation updates?	Do you have any additional comments about this potential change?	Do you support introducing limits on where new residential uses can be located?	Do you have any additional comments about this potential change?	Do you support this change to limit the scale of homes of smaller farm lots?	Do you have any additional comments about this potential change?	Do you support this change to limit further residential development on small lots?
Yes		Neutral	There needs to be a better approach to wording parking regulation changes. Unlicensed non-ag vehicle storage in an enclosed space is unpalatable and unrealistic. We have two machines on our property that could be considered construction machines, they are unlicensed but are necessary for snow clearing and for property restoration work. In order to enclose them we would need to construct a very large structure on our property which is both expensive and restricted due to property size. I understand and agree with restricting parking to eliminate problematic uses and there just needs to be more effort put into wording the changes.	Don't Know	This is exactly the issue I point out in response to the question about enclosing unlicensed non-ag vehicles. If there's no room to construct a building to contain large equipment within the allowable location and the vehicles are necessary how is this change going to work (with minimal or no investment of time in processes)? I agree that restricting construction on valuable farm land is critical but how to implement it without creating unworkable situations is important. Is a shed to store farming equipment considered a residential use? Who determines what is residential storage vs agricultural storage?	Yes	I believe floor area on larger parcels should also be restricted!	No
Yes		Yes		Yes		Yes		Yes
Yes		No	I believe if an owner of 20+ acres would like to store rv's,boats, specialty vehicles for a fee, as long as strict regulations are followed it should be allowed.	Yes		No	If I have ALR property and want to build a home to house my large family, I believe I should have that right.	Yes
Yes		Neutral	I support a limit, but the number may be too low. How was the limit determined?	Neutral	I understand the reasoning behind keeping farmland useful, but what is the difference between having the house at the back of the property and using farmland in front vs behind?	No		No
Yes		No		Yes		No		No
Neutral		No		No		Yes		Yes
Yes		Yes		Yes		Yes		Yes
Yes		Yes		Yes		Yes		Yes
Yes		Yes		Yes		Yes		Yes
Neutral		Yes		No		Yes		Neutral
No		No		No	Why force a farmer to build their home close to the road. The footprint remains the same if multiple buildings are at different locations. This is someone's property, they should have the ability to build on their property where they want for best use, privacy, and personal needs/wants.	Neutral		Yes
Neutral		Yes		Neutral		Yes		Yes
Neutral		Yes		No		No		No
No	All of these designations can have very different uses, different types of ownership which likely won't be fully understood until after the change has been made and the residents/ farmers will then have to work around a bylaw that is being changed for What reason and what significant positive gain.	No	I do not understand the need for this bylaw change? How are the municipality and residents negatively affected by the parking of vehicles? People have purchased these properties under existing long standing guidelines and bylaws and should have the right to use their private property as they see fit. Additionally, in some cases, properties are affordable due to the ability to park vehicles there and owners have purchased them with that provision in mind. Housing has become unaffordable and it makes no sense for the municipality to put more restrictions/barriers on property owners.	No	What is the problem this bylaw is attempting to solve? More blanket restrictions prevent property owners from using their private property as they see fit. Different configurations may be advantageous for the landowners and the municipality would take that away. This seems like regulation for the sake of regulation.	No	This bylaw dictates how property owners can use their land. This is an infringement on their rights. What if they have a large family and need a larger home. The city has no right to determine the size of home property owners may need.	No
Yes	Keep Pitt Meadows green, no subdivisions on agricultural land.	Yes		Yes		Yes		Yes
Neutral		No		No		No		No
No	Increase the minimum size for subdivision in all the zones.	Yes		Yes		Yes		Yes
Neutral	I am not a farm land owner, so don't want to step in where I shouldn't. I appreciate any steps to simplify the process on all sides. I grew up on a farm, in SK. And I talk a lot with farmers here. AND I am not a fan of HUGE glittery homes on farm land. I want farm land to be farmed.	Yes	Farm land is for farming, beyond family home(s) and supportive structures related to farming. The concept of storing all the campers and boats of the City folks, on farm land makes no sense.	Neutral	Here is an issue I know happens: Traditionally, on farms, the land is passed down to the oldest boy. Know some farms like this locally, grew up in a farm community. HOWEVER, locally, there are farms where the 2nd child, or 3rd, 4th, wants to stay on the homestead. In the cases I am aware of, they are either also working on that farm, or want to start farm related businesses, like micro greens... These are also the original settler homes, people here 100 years or more, farming that land. And finding ways to be viable with climate change and other things happening. In the cases of these Heritage Farm Lots, I would like to see some flexibility with home building, so that if the 3rd or 4th generation wants to live on the property, they can; and this might take some figuring out to place homes ideally. This would be a universal statement for the questions below as well. I would like to see such a designation, possibly only allow prefabricated homes so they can be moved off the land once the family sells, or no related family wants to live there any more.	Yes	Farm land is for farming. I grew up on farms, we lived in small farm houses. No monster homes should be allowed. What farmer can afford that anyway? I mentioned pre-fabricated homes above, that could work more in line with fitting a need at a period of time, then being moved off land, when no longer needed, like sale of land, change of requirements for workers, etc. HOWEVER, if there are children of long time Pitt Meadows farmers, or their grandchildren, where we are at now; there should be an ability for them to stay on the land, in a suitable dwelling. Farmers usually pass property to oldest sibling, which is inherently not fair for the other siblings. Often the oldest MALE. Again, not fair or just. So there must be options for the other siblings who are working on that farm in farming related ways.	Don't Know
No		No		No		No		No
Yes		Yes		Yes		Yes		Yes

Survey Response								
Do you support the combination of the A-1, A-2 and A-3 zones?	Do you have any additional comments about this potential change?	Do you support these parking regulation updates?	Do you have any additional comments about this potential change?	Do you support introducing limits on where new residential uses can be located?	Do you have any additional comments about this potential change?	Do you support this change to limit the scale of homes of smaller farm lots?	Do you have any additional comments about this potential change?	Do you support this change to limit further residential development on small lots?
No		Yes		Neutral		No	Have one max size.	No
No	I think there us no room gor anything other then agriculture	Yes		No	Leave this area agraculture	No		Yes
Yes		Yes		Neutral		Yes		Yes
Yes		Yes		No		No		No
Neutral		Yes		Yes		Yes		Neutral
Yes		Yes		Yes		Yes		Yes
Yes		Yes		Yes		Yes		Yes
No		Neutral		No		No		Neutral
No	It would eliminate my financial ability to continue my small farm practices	No	Property activity should not be governed by the city some people have farm operations and store rvs for others	No	A home can be located anywhere on the property to be able to run farm operations, and in some cases may be more preferable	Yes	I agree that these mega homes are driving up the price of affordable land	No
No		No		No	to many restrictions, we own the land and should be able to build where we would like too.	No	again, we own the land, we pay the taxes, to many restrictions	No
Yes	No easier the better but please don't use it as loophole for other purposes	Yes	Yeah I think it will be safer, coz people live in these rvs got no address and we don't know who they are. Some blueberry farms I saw people living there, no idea where they come come and who they are.	Yes		Yes		No
No		No		Yes		Yes		No
Yes		Yes		No		No		No
Yes	I hope to see more agricultural regulations that encourage people to engage in farming rather than commercial activities	Yes	Yes this has to be the first, stop those commercial operators who completely violating ALR regulations by dumping, storing, and constantly driving commercial vehicles on farmlands. This practice not only puts farmers at risk of health problems and psychological stress from ongoing noise, pollution and the sense of unfair violation of farmland, but also threatens the beauty and sustainability of Katzie's agricultural lands and water.	Neutral		Neutral		Yes
Yes		Yes		Yes		Yes		Yes
Yes		Yes	Crack down on the rv's, dump trucks and semis that are taking up valuable farmland	Yes	Aligns with ALC mandates and prevents dissection of ALR land	Yes	Preserves value of farmland for farming and prevents speculation and use of farmland for mega mansions	Yes
Yes		Neutral	Hmmmm...are farmers having difficulty making ends meet trying to make a living from farming that some are augmenting their income by allowing others to store recreational or industrial vehicles on their property for a fee?	No	Farmers should be able to farm on the best growing areas of their land. What if there are land features such as wet areas, hills, rocky areas, etc. that dictate the best house and/or farming areas and this type of agricultural restriction causes more harm than good?	Yes	Yes, provided farmers can still have the necessary out buildings needed to store their agricultural products and equipment for farming.	Neutral
Yes		Yes		Yes		Neutral		No
Yes		Yes		Yes		Yes		Yes
No		No		No		No		No
No		Yes		Neutral		Neutral		No
Yes	Given what has happened in surrounding rural areas where agricultural land has been purchased and subsequently developed with obscenely large homes housing multiple generations and families, I am vehemently opposed to any rezoning that permits this. Ensure that parcels are a minimum of 16 ha and people who purchase them must agree to preserve the agricultural designation. I am fully aware of situations where people have intentionally ignored the designation, knowing that fines are pathetically small and do not serve as a deterrent.	Yes	I 100% support this. Again, we must protect our lands, particularly since more and more people are purchasing them who do not share the same values.	Yes	Excellent.	Yes		Yes
Yes		No		No		No		No
Yes		No		No		No		No
Yes		No		No		No		No
Neutral		No		Yes		Yes		No
Neutral		No	These sources of income help with farm affordability and financial stability	No	This may be a valid permitting point to review but there may be agricultural reasons that this isn't practical and should be addressed n a case by case basis	No		No

Survey Response								
Do you support the combination of the A-1, A-2 and A-3 zones?	Do you have any additional comments about this potential change?	Do you support these parking regulation updates?	Do you have any additional comments about this potential change?	Do you support introducing limits on where new residential uses can be located?	Do you have any additional comments about this potential change?	Do you support this change to limit the scale of homes of smaller farm lots?	Do you have any additional comments about this potential change?	Do you support this change to limit further residential development on small lots?
No		No		No		No		No
No	Farms that are made up of many smaller parcels (10 acre or less), should have the ability to build homes for family members. The restriction takes away this option. Family succession is very important for the longevity of farming. Farmers should have the ability to sub divide small parcels for family to build homes and build their own equity.	Neutral		Neutral	Regulations would have to include setbacks for water ways sloughs, streams. Setbacks further into property necessary road noise.	Yes		No
No	Wording is poor needs to be improved / 20 acres is adequate for smaller farms and needs to be maintained	Yes		No	The proposals need better wording , especially proposal 1 and would they even be enforceable, in the instance of regulating recreational vehicle storage? The plan of where building would have to be located at the road front only is one esthetically ugly and two not all farms can build to that configuration so a one fits all approach doesn't work for anything beyond berry farming. There's been a record number of farms already lost in this farming community to warehousing and housing development, the land needs to stay as sustainable farming in the ALR. I don't see these proposals helping that, other than residential dwelling size, that is the only positive proposal. Why would you remove a garden suite? One garden suite of limited size is a second home on the property to encourage families children or the elderly to stay within the family farm, and continue the tradition that has been done for a hundred years. That also is a potential benefit for those choosing to purchase a farm. Too many farms sold out and rezoned as families moved away from farming in the area. Rezone the existing residential for low rise multiple housing close to the city centre to increase your tax base - this will protect your financial targets and maintain ALR	Yes		No
No		No	It's our land back off on what and where we park! Who is anyone to say whether it's a vehicle used for work or not	No		No		No
Yes		Yes		Yes		Yes		Yes
No		No		No		Yes		No
Yes		Don't Know		Yes		No		Yes
Don't Know		Yes		Yes		Yes		Yes
Yes		Yes	unregulated farm use. Keep farms for farm use.	Yes		Yes		No
Don't Know		No		Yes		No		No
Yes	Generally speaking, actions must be taken to stop the continual degradation of farmland via oversized homes, non-farm vehicle storage, etc.	Yes	Already a couple of properties on McNeil Road where all sorts of vehicles, containers, etc. are being placed on farmland. Besides a waste of farmland, it is unsightly.	Yes	Farmland should be preserved as much as possible, especially in this time with tariffs, climate change, etc.	Yes	A large home on a smaller parcel negates a large portion of its agricultural capacity.	Yes
Don't Know		Neutral		Yes		Yes		Neutral
Yes		Yes		Yes		Yes		No
Neutral		Yes		Yes		Yes		No
Yes		Yes		Yes		Yes		Yes
Yes		Yes		No		Yes		No

Survey Response								
Do you support the combination of the A-1, A-2 and A-3 zones?	Do you have any additional comments about this potential change?	Do you support these parking regulation updates?	Do you have any additional comments about this potential change?	Do you support introducing limits on where new residential uses can be located?	Do you have any additional comments about this potential change?	Do you support this change to limit the scale of homes of smaller farm lots?	Do you have any additional comments about this potential change?	Do you support this change to limit further residential development on small lots?
No	<p>I do not support the proposal to consolidate Class 1, 2, and 3 ALR land classifications to impose further regulations on smaller parcels. This move is not only shortsighted, it's fundamentally unfair to small-scale landowners who are already facing mounting challenges.</p> <p>Smaller ALR parcels play a vital role in local food production, rural entrepreneurship, and land stewardship. These parcels are often home to hardworking families running orchards, market gardens, flower farms, agritourism ventures, or mixed-use farms — all of which are struggling to remain viable under the weight of increasing regulation and limited support.</p> <p>What's especially frustrating is that these same parcels are often prohibited from building additional homes for family members, which is ridiculous in the context of both a housing crisis and your own stated target of adding 750 new homes over the next five years. How can you justify blocking generational living and farm succession planning on land that's already owned and stewarded, while approving massive developments on former farmland for commercial and industrial use?</p> <p>Paving over pristine farmland for mega-warehouses and rail expansion, while clamping down on small family farms, shows a complete disconnect between policy and real-world impact. This proposal does not protect farmland — it threatens its future by making it even harder for those who live and work on it to survive.</p> <p>If the city genuinely wants to protect agriculture and improve housing access, it should support small landowners — not suffocate them with more red tape.</p>	No	<p>I am not in favor of these proposed revisions. They are an overreach that penalize rural landowners and completely ignore the lived realities of farming and life on agricultural land.</p> <p>This is Not the Problem That Needs Solving The City continues to push aggressive restrictions on individual landowners, while turning a blind eye to the large-scale destruction of farmland for industrial and commercial developments. It's hard to take these proposals seriously when acres of agricultural land are paved over for Amazon warehouses, CP Rail expansion, and business parks — yet somehow, the real threat to farmland is someone parking a few trailers or storing vehicles on their own property? Let's focus on real threats to agriculture, not manufactured ones.</p> <p>2. Rural Land is Not a Subdivision — It Needs Flexibility This proposal imposes arbitrary vehicle limits (4 or 6, depending on acreage) that don't reflect the reality of rural life or farming operations. Families often share land across generations. Farmers and landowners may have multiple work trucks, trailers, seasonal-use equipment, or utility vehicles. These are not eyesores or junkyards — they are tools of rural living. This kind of top-down micromanagement assumes everyone is misusing their land, when in fact, most rural property owners are proud stewards of it. This is Already Regulated — Why Add More? The City already prohibits landowners from profiting by renting out storage space for other people's RVs or vehicles. That rule exists. So why is more clarification or additional restriction needed? These proposals don't simplify enforcement — they just introduce more complexity, more bureaucracy, and more reasons to penalize people for normal, non-disruptive use of their own land.</p> <p>4. Garage-Only Storage Requirements Are Unrealistic Many farms and rural homes keep a few unlicensed vehicles — old trucks for parts, seasonal-use pickups, or future projects. Requiring these to be stored exclusively inside a garage is not only unrealistic but shows a complete disconnect from rural infrastructure. Some of us don't have massive garages — and we shouldn't be forced to build one just to keep a 20-year-old truck out of sight. This is rural land, not a gated subdivision.</p> <p>These revisions are not about protecting farmland — they're about controlling the people who live on it. They add unnecessary red tape, create enforcement headaches, and punish landowners for using their space in practical, reasonable ways. The City should be supporting the people who care for this land — not making it harder for them to stay on it.</p>	No	<p>I'm very much against this proposed change. While I understand the goal of preserving farmland, restricting where families can build on their own agricultural properties does more harm than good. Every piece of land is different — in shape, soil, drainage, and topography — and limiting development to one designated area, usually at the front of the property, is incredibly short-sighted. What might work on one parcel could be completely unworkable on another.</p> <p>This kind of blanket regulation strips away the flexibility that families need to live and work on their land. It makes it so much harder for those of us trying to build homes for aging parents, adult children, or farm staff — not to mention those planning gradual improvements or investing in long-term farming operations. These restrictions don't just inconvenience people — they chip away at the ability for farms to function as multigenerational and community-based spaces.</p> <p>It's especially frustrating to see constant development approved on actual farmland — massive industrial buildings, commercial sites, and paved-over acreage for logistics — and yet individual farmers are the ones being boxed in. It feels like we're being punished for simply trying to live and work on the land we already own and care for.</p> <p>A single home and a yard is not the problem. Overdevelopment of farmland for non-agricultural use is. This proposal doesn't protect farmland — it restricts the people who are still trying to preserve it.</p> <p>If the city truly values farmland, it needs to support the families on it — not regulate them into a corner.</p>	No	<p>I don't support this proposed change. Reducing the maximum home size on smaller agricultural parcels feels like yet another unnecessary restriction targeting rural landowners — and it won't actually solve the problem the City claims it will. The idea that reducing the size of a house will somehow make land more affordable for farmers is misleading. The cost of farmland is driven by many complex factors — speculation, development pressure, scarcity, and location — not just the square footage of a home. Limiting home size won't make farmland cheaper, but it will reduce flexibility for families who want to live together, age in place, or create multigenerational homes that support the farm.</p> <p>For many rural families, a larger home isn't about luxury — it's about practicality. These homes often accommodate extended family, farm workers, home-based businesses, or space to store gear and supplies in areas without basements. Farming is a lifestyle that often blends home and work, and that requires space. Trying to enforce arbitrary limits based on acreage alone, without understanding how the property is actually used, is shortsighted.</p> <p>It's also frustrating to see repeated efforts to restrict what individual landowners can build, while massive non-agricultural buildings are allowed to cover farmland with concrete. You can't approve industrial sprawl one day and then say you're limiting farmhouse sizes to protect agricultural land the next — that's a double standard.</p> <p>If the goal is to support farmers and preserve farmland, then empower those of us trying to live and work on it — don't chip away at our rights every few years.</p>	No
No	ALR is exactly that....for Agricultural purposes!	Yes		Yes		No		Yes
No		No		No		No		No
No	All of these designations can have very different uses, different types of ownership which likely won't be fully understood until after the change has been made and the residents/farmers will then have to work around a bylaw that is being changed what reason and what significant positive gain.	No	I do not understand the need for this bylaw change? How are the municipality and residents negatively affected by the parking of vehicles? People have these properties under existing long standing guidelines and bylaws and should have the right to use their private property as they see fit. Additionally, in some cases, properties are affordable due to the ability to park vehicles there and owners have purchased them with that provision in mind. Housing has become unaffordable and it makes no sense for the municipality to put more restrictions/barriers on property, owners.	No	What is the problem this bylaw is attempting to solve? More blanket restrictions prevent property owners from using their private property as they see fit. Different configurations may be advantageous for the landowners and the municipality would take that away. This seems like regulation for the sake of regulation.	No	This bylaw dictates how property owners use their land. This is an infringement on their rights. What if they had a large family and need a larger home. The City has no right to determine the size of home property owners may need.	No
Yes	If our land is under 16 hectare, would we no longer be under Zoning A? If so, which zoning will we be?	No	We are agreeable to first 2 changes. However, making enclosed residential garage mandatory adds significant financial burden on recreational vehicle owners (especially for large-sized RV). Farm owners should be able to enjoy their "off-season" time without needing to have these financial burden added.	Neutral		No		No
Yes		Yes	We are definitely not in support of large commercial vehicles being parked on agricultural land.	Yes		Yes		
Don't Know		Yes		Yes		Don't Know		Neutral
Neutral		No		Neutral		No	There are already provincial guidelines for this. I don't see why the city would feel the need to make their own changes. Richmond and Delta have implemented 4300 sqft and it has impacted the equity of current farmland owners	Neutral

Survey Response

Do you support the combination of the A-1, A-2 and A-3 zones?	Do you have any additional comments about this potential change?	Do you support these parking regulation updates?	Do you have any additional comments about this potential change?	Do you support introducing limits on where new residential uses can be located?	Do you have any additional comments about this potential change?	Do you support this change to limit the scale of homes of smaller farm lots?	Do you have any additional comments about this potential change?	Do you support this change to limit further residential development on small lots?
Neutral	No	Neutral	No	Don't Know	Not enough information provided. In the event of a major event, such as a fire that destroys the residence, will an exception be made to rebuild within current footprint even if not compliant with the proposed regulation?? Having to move utilities, septic field and even the driveway would be a major inconvenience and expense that may not be covered by the homeowner's insurance.	No	Stated purpose of Change #1 is to provide consistency yet here you are proposing an inconsistency. City is already restricting buildings in Change #3 therefore the market will determine property cost/value, not building size.	No
No	I have a honeybee apiary on my property which is only 2 1/2 acres. I believe the small farms are more beneficial than the large parcels which are generally used for blueberries or hay production. Hay production to feed horses which are of no real value to feeding the population. And there are far more blueberries farms than we need. I believe the city should provide incentives for vertical farm Ming on smaller farms if people on smaller farms are interested. Old-fashioned large acre farms are a thing of the past. They consume far too much water. Large parcel of farmland are not needed for productive vertical farming which is far more sustainable and safe for the environment. And if the zoning byelaws were changed it would force small farmers like myself to potentially sell my property to a larger landowner. Pitt Meadows is and should remain a mix of exactly what it is. A beautiful community with small farms and large farms mixed into urban areas. Honestly I have no idea why anyone would want to change any of it. We have too many blueberry farms and hayfields. And I believe the Aqualini's enough of this city.	No	I do understand the frustration of seeing agricultural land gravelled over and having a bunch of non-farm vehicles stored on that property. And many times for profit however I don't think that making it illegal for anything over a certain number is the proper way of going about it. I do think allowing people with old barns or old farm buildings such as riding facilities, old dairy Barnes that are not used anymore should be able to rent space in those buildings. Many of these buildings are not used anymore but the farms are still being actively farmed. I believe the byelaws only allowed for agricultural buildings to be built on ALR land anyway. And I think it's good to remember that people in urban areas need places to keep their recreational vehicles. Without these types of old barn facilities storing vehicles etc.. there is no place to put them that is even vaguely cost-effective. I do believe that storage should only be allowed in and close buildings though. I don't think people should be able to store large amounts of vehicle vehicles etc. on open uncovered land.	No	I don't believe the city should have any control over how people can develop their property. Again ALR lands have certain building codes that people have to abide by and I believe that those are strong enough. Telling people where they can build a house on their property is very much a government overreach.	Neutral	I do believe that 5000 ft. <sup>2</sup> is more than enough for a single-family home. However again I believe it is government over each to try and tell someone that they cannot build a certain size home on their property. Personally I do not like the idea of seeing a massive 10,000 square-foot home built on a small farm lot. But I don't believe government should be able to dictate house size any differently than they have been in the past.	Yes
Yes	Save the farm land, keep parcels larger to discourage investors instead of farmers on the land.	Neutral	I agree farm land should not be used as storage units but how with this really be monitored.	Yes	Farms don't need big mansions on them. Also keep houses from being built in the middle of property or far back of property. Save the land.	Yes	Don't need these big mansions.	Yes
No	what's the reason? Many small ( 5 acres ) parcels are not being farmed.	Yes	Storing campers, boats, trailers for PAY has been going on for long time, a blind man can see it !	Yes		Yes	Monster homes is a relative new idea, mostly built by new comers (other cultures). They must have received building permits and were allowed to construct these.	Neutral
No		No		No	Cell phone towers are not healthy and should be nowhere near a neighbours property line if at all. A never ending lease is wrong.	No		No
Yes		Yes		Yes		Yes		Yes
No		No		No		No		No
Neutral		Yes		Yes		Yes		No
No		No		No		No		No

Survey Response								
Do you support the combination of the A-1, A-2 and A-3 zones?	Do you have any additional comments about this potential change?	Do you support these parking regulation updates?	Do you have any additional comments about this potential change?	Do you support introducing limits on where new residential uses can be located?	Do you have any additional comments about this potential change?	Do you support this change to limit the scale of homes of smaller farm lots?	Do you have any additional comments about this potential change?	Do you support this change to limit further residential development on small lots?
No		No		No		No		No
No		No	The city cannot dictate how many recreational vehicle vehicles I own personally and wish to store on my property that I own and have paid for.	No	The city should not be able to dictate where I am able to build based on my personal preferences on the property that I have purchased. If I choose to build at the back of a property for privacy and conduct farming in the front portion that should not be up to the city to dictate.	No	The City Of Pitt Meadows should not be trying to steam me residential growth for families and generational longevity. With the current price of housing and land property owners are considering building homes, large enough to house, their children and their families. This should not be up to the city to dictate How many square feet or bedrooms I choose to put in.	No
No		No		No		No		No
Neutral		Yes		No	The city should not have the power to dictate where a homeowner builds their house. With our roads becoming increasingly busy, it is a huge risk to children, farm animals, and slow moving farm equipment if the house is located close to a roadway.	Yes		Yes
No		No		No		No		No
Yes		No		Neutral		Yes		Don't Know
Neutral		No		Yes		Yes		No
Neutral		Yes		Yes		Yes		Neutral
Yes		No	People are so over taxed and need other ways just to pay property taxes; Our economy is very stressed.	Yes		Yes		No
Yes		No	I think it is ok to allow people other ways to help pay their property taxes. We are getting squeezed by increasing taxes and increasing costs. These things keep going up but our incomes aren't.	Yes		Yes		No
No	The minimum lot size of 40 acres is too large for our area. 20 acres is acceptable	Yes		Yes		Yes		Yes
Yes		No	I think if farmers or land owners want to park a bunch of trailers to help pay their bills let them. Seems super nit picky to go onto peoples land and say no you have to put that in a garage and that can't stay. And, all these trailers if they aren't hosted on a property then someone has to build an ugly storage facility. I'd rather see a few families make a little money than a big multinational. If this question is more about the look of neighbourhoods I'd be more concerned about cannabis farms that omit consistent undodgable stink. OR if land owners want to park a real load of things, make them a massive wall of shrubs around the parking area. 1) That will support our local nursery's 2) It will look nice 3) More tree's are always good.	Yes	I don't have any problem with a land owner building a long skinny road along the edge of the property if they want the house at the back corner. I agree yes, preserve the farm land but if they can do that and put it in the location they want, why not.	Yes	I completely support this. I live on a street where they have built these enormous monster homes. It looks awful now compared to what it used to be. The cute rural farm look is long gone. Tree's nuked etc.	No

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Do you support the combination of the A-1, A-2 and A-3 zones?	Do you have any additional comments about this potential change?	Do you support these parking regulation updates?	Do you have any additional comments about this potential change?	Do you support introducing limits on where new residential uses can be located?	Do you have any additional comments about this potential change?	Do you support this change to limit the scale of homes of smaller farm lots?	Do you have any additional comments about this potential change?	Do you support this change to limit further residential development on small lots?
No	More transparency is needed about the amount of lots that would fall within this new regulation in order to assess what the magnitude of this change is. It would also help to understand how many lots meet the minimum threshold that currently exists in the city of Pitt Meadows.	No	While we understand the City's intent to preserve agricultural land and prevent inappropriate vehicle storage, I would like to raise concerns about the fairness and practicality of a strict vehicle limit, particularly the proposed cap of four recreational vehicles or similar. This type of blanket restriction does not take into account the diversity of property owners' needs, especially in rural or semi-rural settings where vehicle ownership is not always for luxury or recreation. For example, a cart collector may own five or more carts or utility trailers as part of their legitimate livelihood. These are not recreational vehicles but necessary tools of the trade. A rigid limit could unintentionally harm small-scale operators or sole proprietors who rely on multiple vehicles to support their work. Additionally, many households today consist of multiple adults, including families with teenagers or extended relatives living together. It's not uncommon for such households to have five or more vehicles especially in areas lacking frequent public transit. Imposing an arbitrary limit without accounting for the number of residents or their transportation needs could unfairly penalize large or multigenerational households. If the goal is to target commercial misuse or visual clutter, perhaps a more tailored approach such as design guidelines, screening requirements, or case-by-case permitting would be more effective and equitable than a hard numerical cap. I strongly encourage the City to consider flexibility in this policy, accounting for the practical needs of working residents, rural property owners, and families who depend on multiple vehicles for daily life.	No	<p>I strongly oppose the City's proposal to implement restrictive residential footprint (farm home plate) regulations on agricultural properties. While the intention to preserve farmland is understandable, this approach imposes a rigid, one-size-fits-all constraint that fails to reflect the diverse realities of rural landowners and working farms. Forcing all residential buildings, accessory dwellings, and yards into a more confined area near the road is not only impractical, it is fundamentally unfair and in some cases, environmentally irresponsible.</p> <p>On our property, for example, an environmental engineer specializing in riparian areas has specifically advised that the most suitable location for future development is at the back of the property. This recommendation is based on responsible land use. The proposed regulation would directly conflict with that expert advice.</p> <p>Beyond environmental concerns, this policy ignores how many rural and agricultural properties actually function: It reduces operational flexibility by preventing landowners from placing homes or structures in locations that best support farm logistics, privacy, and safety. It disregards intergenerational farming needs, where families may need to build secondary homes or dwellings in other areas of the property to maintain their ability to farm together. It creates unnecessary bureaucratic red tape for landowners trying to make common-sense decisions about their own land. Most concerning is the broader principle: this regulation treats responsible landowners, many of whom have lived on and cared for these lands for decades as if they are the problem. This top-down approach punishes those of us who intend to balance agricultural use, conservation, and rural living without offering real agricultural support or flexibility in return. If the City wants to support farming and protect agricultural land, it should focus on incentives, support programs, and collaborative planning, not sweeping restrictions that remove autonomy and ignore environmental realities. This proposed regulation is unworkable, unnecessary, and, in some cases like ours, environmentally misguided. We strongly urge the City to</p>	No	We respectfully disagree with the proposed reduction in maximum home size for parcels under eight hectares. As owners of a 15-acre (approximately 6-hectare) farm, we are in the process of planning a multigenerational farming operation that will require a home designed to accommodate extended family living and farm-related needs. The existing 500 m <sup>2</sup> (5,381 ft <sup>2</sup> ) limit aligns with Agricultural Land Commission (ALC) guidelines and provides necessary flexibility for families like ours who are committed to building within the current rules. Reducing the maximum to 400 m <sup>2</sup> would significantly constrain our ability to create a functional living space that supports multiple generations under one roof, a traditional and practical model for small and medium-scale family farms. Multigenerational housing is often essential for long-term farm viability. It helps with the division of labor, knowledge transfer, and care of both the land and family members. Limiting the home size would work against this goal and could unintentionally discourage the very type of sustainable, family-based agriculture the City is aiming to support. We urge the City to consider exemptions or a more nuanced approach for bona fide farm operations planning multigenerational homes. Families who are investing in agriculture on smaller parcels should not be penalized for doing so responsibly under existing regulations.	No
Neutral		Yes	These vehicles are generally for business ( trucking for instance) or rec vehicle paid storage. I think all non-agricultural uses should be taxed by square footage. Otherwise the city is encouraging the expansion of these uses. Why should they be exempted from taxation on agriculture land? By taxing them you do not discriminate one non-agriculture use from another.	Yes	in some cases the location of the residence would have less impact in a different location than what is proposed.	Yes	This will deter multiple family units in one house	Yes
No	Unfair for people who have smaller lot sizes .	No	There should be no change as it's for personal use .	No	City already has bylaws for this. If this requires change there should be environmental factors that requires this change . Please provide examples why this needs to be changed.	No	Again this is unfair for individuals who have small property sizes a 5300 square foot house is not that big to begin with and city wants to now reduce it even more .	Neutral
No		No	I support that there should be no storage of non agricultural vehicles for rent or sale	No	Regulations add large costs through taxes and compliance. To be viable, businesses need as few regulations as possible and those required should be as simple as possible	No	This discriminates against farmers - the ALC rule should be followed	No
Don't Know		No	Wealthy property owners will then build a "barn" to store their car collection or can afford to insure them year round. What exactly are you trying to achieve here? If this bylaw passes almost every rural property will be in violation or forced to spend money then can't afford. I support not allowing ag land to be used as a storage facility for business but this bylaw will only be enforced when a neighbor complains because they have a separate dispute.	No	I would not build my house in the middle of a field nor would anyone who wants to farm but I don't support another bylaw. We already have restrictions and extra expense to build near the road as most of that falls into the riparian area. I'm going through the permitting process to make an addition to my existing house which is near the road, and the riparian assessment has already cost me an additional 10,000. Most rural properties will have this challenge, or they will need to build on another corner which will add even more expense and wasted land to longer driveways. I see this as a bylaw that will not achieve its purpose and add more oversight challenges and expense.	No	Farmland is expensive and therefore we need to be able to house multiple generations or 2 families on one property to be able to farm, so square footage is needed. Most farmers have day jobs as well or other people on the property who have day jobs contributing to the mortgage. Restricting the housing size will hinder this. Also 4300 square feet is plenty big to build a luxury home anyways. Restricting the square footage will just make it less likely that young people can get creative with family or friends and actually purchase and farm OR for next generations to live on the farm and have a family and take over the operation.	No
Neutral		Yes	There is a lack of parking regulation enforcement on existing ALR properties. This needs to be addressed.	Yes		No		No
No	I own 5.3 acres blueberry farm and I don't want to be assessed a higher tax due to Agritourism, Agro-industrial and Agri-commercial all incorporated into one zone.	Yes		No		No	A 5381 ft <sup>2</sup> limit for all is acceptable.	No

Survey Response								
Do you support the combination of the A-1, A-2 and A-3 zones?	Do you have any additional comments about this potential change?	Do you support these parking regulation updates?	Do you have any additional comments about this potential change?	Do you support introducing limits on where new residential uses can be located?	Do you have any additional comments about this potential change?	Do you support this change to limit the scale of homes of smaller farm lots?	Do you have any additional comments about this potential change?	Do you support this change to limit further residential development on small lots?
Neutral		Neutral		No		No		No
No		No		No		No		No
Yes		No	Until current regulations can be enforced effectively, I am not in favour of adding additional rules.	No	This could create disagreement with the current ALC regulation of accessory residential housing having to be within 50 m of primary residential.	No	I do not see these proposed changes preserving more farmland. We have better utilized farmland now, than in the past and most homes being built are replacing end of life structures. Further the ALC restricts accessory residential to within 50 m of the existing primary residential which is an issue with this proposal.	No
No		No		No		Yes		No
Neutral		No	Enclosed garage is unnecessarily burdensome	No	Agriculture can be a noisy industry. Don't force me to live right next to a neighbour's noise and light at all hours.	Don't Know		Don't Know
Don't Know		Yes	Most definitely, and also because where vehicles are stored it is most unsightly and unkept looking and not in spirit of agriculture.	Yes		Yes		Yes
No		No		No		Yes		No
No		No		No		No		No
No		No		No		No		No
Yes		Yes	but enforce the regulations	Yes	finally	Yes		Yes
No		No		No		No		No

Do you have any additional comments about this potential change?	Do you support these changes to better accommodate farm workers where required for farm operations?	Do you have any additional comments about this potential change?
	Yes	
	Yes	
	Yes	
	Neutral	
	Neutral	
	Yes	
	Neutral	
Pitt Meadows is essentially full. To increase the number of residents in the community we need to allow garden suites. Allow people	Yes	
To live and work closer to home. With all the industrial development in Pittsburgh Meadows we need to provide the ability to house more people in the community	Yes	
Regular the size but don't prohibit. Garden suites are important rental stock and also important for family dwellings. Eg inlaw suites.	Yes	
	Yes	
	No	
	Yes	The farm workers deserve not to live in sub standard living conditions
	Yes	
	Yes	
No	Yes	No
	Yes	
	Yes	
	No	
	Yes	
	Yes	
Would depend on how much more land is being used. If main home is less than max SF and garden suite SF didn't add up to more than max SF, AND both fit in the home plate footprint, then I think it would be ok. NOT ok to have max main home SF in home plate AND garden suite (is there a max SF for garden suite?) located outside of home plate.	Yes	The max SF of 140 SF is good but there MUST be a MINIMUM SF for workers. If not then they will live in bunk beds four to a room smaller than a prison cell.

Do you have any additional comments about this potential change?	Do you support these changes to better accommodate farm workers where required for farm operations?	Do you have any additional comments about this potential change?
As long as there is a maximum footprint size for the garden suite and as long as plans are in place to demonstrate that farming activities can continue on the property with a garden suite in place, I think garden suites should be allowed. These provide housing for extended family (elderly parents, grown children) and can also provide entry into housing on agricultural land for non- landowners which increases engagement with farming activities and builds support for maintaining farmland.	Don't Know	How does this work on preventing oversize/large footprint housing on farmland? Might this result in more houses being built on farmland, this reducing area available for farming?
I think you should be allowed garden suites on large properties. Why is a small lot allowed but I'm on 5 acres and not allowed garden suites for my aging mother. Even though most house have bigger footprint than mine.	Yes	
Detached garden suites should be allowed, but only one per certain acres. ie 1 per 10 acres.	Yes	
	No	
	Yes	
	Neutral	
All ALRs should have the ability to add a garden suite. This helps to house retiring farms or keeps the farming in the family. It also helps to house workers. There is no reason it would remove area that needs to be farmed since outbuilding so garden suite sizes are allowed anyway.	Yes	
	Yes	
	No	
	Yes	
	Yes	
	Yes	
	Neutral	
	Yes	
	Yes	
	Yes	
	Yes	
	Yes	
	Don't Know	
	Yes	Do NOT give up anymore land to huge warehouses that don't pay very much tax! Pitt Meadows "the Natural place" has become cement warehouse jungle! The wildlife, people and nature have all suffered. Pitt Meadows is not the beautiful natural place it used to be due to greed of past council. Just STOP! Make an over pass at Allen way for trucks that would align with Baynes rd and airport way

Do you have any additional comments about this potential change?	Do you support these changes to better accommodate farm workers where required for farm operations?	Do you have any additional comments about this potential change?
	Don't Know	
	Yes	
	Yes	
	Yes	
	Yes	
	Yes	
	No	
	Yes	
	Neutral	
What about multi generational farms needing a separate building for multiple families?	Yes	Thank you for preserving farm land in Pitt Meadows!
	Yes	
	No	
	No	
	Neutral	I am unaware of the current living conditions
	Neutral	
	Yes	
	Yes	
	Yes	
	Yes	
	Neutral	
Too many small acreages have multiple suites in shape of barns or shops	Neutral	Make sure it is used for only temporary workers
	No	Why are 130 workers staying on one farm? If temporary workers are needed they should require to determine length of stay to complete the job and require individual permits for each worker per site (farm) worked on. A contract both with the farm and local government. If numbers staying onsite are minimized this will also bolster local businesses as extra workers will need outside accommodation to assist in work.
	No	
	Yes	

Do you have any additional comments about this potential change?	Do you support these changes to better accommodate farm workers where required for farm operations?	Do you have any additional comments about this potential change?
Two acres is very small and has limited ability to grow sufficient ag product to support the property owner through sales, a secondary garden suite might be necessary as a bed and breakfast or as a temporary home for personal assistants for aging owners who need someone on site to support them (one example only).	Yes	
	Yes	
As long as the residential property includes off road/street parking, then "gardensuites" should be allowed.	Don't Know	Could be a this a loophole to allow people to live on your property as "workers" just to make a rent income? That I do not agree with.
With aging populations, these garden suites are often for family members or for additional income - housing is difficult as it is - why are you making it more difficult?	Yes	
	Yes	
	Neutral	
	Yes	
	Yes	
	Yes	
	Neutral	
	Yes	
	Yes	
	No	
With the lack of housing and affordability in the lower mainland, and most municipalities trying to promote more housing options, is PM really going to make it harder to provide housing. Its nonsensical.	Neutral	
	Yes	
	Neutral	
	Neutral	
I wouldn't want to live attached to my mother in law. Whatever square footage would be attached, I would feel would be acceptable, not attached. I grew up on a farm. We had two homes, fully separated by a garden and surrounded by fields. Nothing fancy. Nothing lavish. We were farmers. I would like to see some prefabricated options that would work for placement on farms for siblings who do not necessarily inherit the farm. I know of people like this locally, I grew in in SK, so no affiliation with those people, other than we live in Pitt Meadows and I am a chatty person who listens to peoples issues.	Neutral	I have lived/worked in various environments, like mountain resort, provincial park, and you live in a trailer with others. Never get your own room. communal kitchen and washroom, etc. However, in the advent of pre-fabricated homes, and tiny homes, there might be some options and these options can move off property when not being used, such as if the farm practice ended, or switched to another commodity. Definitely would like to see something more innovative, safe, with options for more privacy for longer term workers; BUT farm the farm land. Thanks for the opportunity to speak. Hoping the farmers are well aware of this survey. Sent to one, who had not seen it.
	Neutral	
	Yes	

Do you have any additional comments about this potential change?	Do you support these changes to better accommodate farm workers where required for farm operations?	Do you have any additional comments about this potential change?
With the cost of wages and property... farming anything under 10 acres is uneconomical... these parcels should be removed and developed... no further housing development allowed on other farm land which is larger.	Neutral	
	Yes	
	Neutral	
	No	
	Yes	
	Yes	
	Yes	
	Neutral	
I disagree, secondary detached suites can be all that is needed for additional help for farm operations	No	Farm workers have no difficulty with current available accommodations
again, we own the land, we pay the taxes, to many restrictions	No	
No residential use of any farm land	No	
	No	
	Yes	
	Neutral	Modern technologies and robotic systems significantly reduce or eliminate the need for human intervention. Relying on a smaller, well trained workforce can help ensure that workers respect their farmer neighbours' property and minimize harm to farmland, while also reducing environment pressures from transportation, emissions, congestion.
	Yes	
	Yes	
Not sure. I like the saving of farmland for farming but what about multigenerational families who farm? When mom and dad get older it is nice for them to have the younger generation live on site to help farm and eventually take over altogether. Or what about new young farmers who can never afford their own land being able to lease farm land and live on site in something other than a basement suite? So some of these potential changes could be problematic and hinder conservation of farmland for farming.	Yes	
	Yes	
	Yes	
	Yes	
	Yes	
	Yes	
	Yes	
	Yes	
	Yes	
	Yes	
This again helps with affordability and multi-Generational living	Neutral	

Do you have any additional comments about this potential change?	Do you support these changes to better accommodate farm workers where required for farm operations?	Do you have any additional comments about this potential change?
	Yes	
	Yes	
Why would you remove a garden suite? One garden suite of limited size is a second home on the property to encourage families children or the elderly to stay within the family farm, and continue the tradition that has been done for a hundred years. That also is a potential benefit for those choosing to purchase a farm. Too many farms sold out and rezoned as families moved away from farming in the area. Rezone the existing residential for low rise multiple housing close to the city centre to increase your tax base - this will protect your financial targets and maintain ALR.	Neutral	
	No	
	Yes	
	Yes	
	Yes	
	Don't Know	
I think if you have a small house on 2 acres you should be able to have a laneway house. Not subdivision feel.	Yes	
	Neutral	
	Yes	TFW are necessary and simplification of housing is important so long as the structure is not used for non-farm purposes in the future.
	No	Smaller family operated farms should be exposed to large numbers of workers living "next door"
	Yes	
	Yes	
	Neutral	
	Don't Know	

Do you have any additional comments about this potential change?	Do you support these changes to better accommodate farm workers where required for farm operations?	Do you have any additional comments about this potential change?
<p>I'm completely against this proposed change. Taking away the ability to build a garden suite on parcels under two acres is not only unreasonable — it's completely out of touch with the housing crisis we're in.</p> <p>We keep being told that we need more affordable and diverse housing options. Garden suites are exactly that. They allow families to stay together, support aging parents, house adult children who can't afford to buy in this market, or simply add flexibility for real people trying to get by. Removing this option on smaller parcels — where space still exists and the impact is minimal — is a step in the wrong direction.</p> <p>What makes this even more frustrating is the hypocrisy. The City continues to push for densification in urban areas, encourages carriage homes and secondary suites elsewhere, but now wants to ban one of the few sensible options that exists for rural landowners. Why is it okay to add infill density in the city, but not allow a small, self-contained unit on a 1.5-acre property?</p> <p>Let's be honest — a single garden suite on a small parcel isn't threatening farmland. What's threatening farmland is large-scale industrial development, rising land costs, and policies that make it harder and harder for regular people to stay on the land.</p> <p>If the goal is to protect farmland and support housing, this does neither. It just removes options for the people who need them most.</p>	<p>Yes</p>	<p>I'm not against this proposal — in fact, I think simplifying the rules for temporary farm worker housing is a step in the right direction. If we want to support local food production and keep farms operating, we need to make it easier for legitimate farm businesses to house the workers they rely on.</p> <p>Removing the minimum lot size requirement makes sense. There are many smaller or mid-sized farms that may not meet arbitrary acreage thresholds but still require seasonal or temporary help to operate effectively. This change allows for more flexibility, especially for those working with specialty crops, mixed farming, or agritourism.</p> <p>The proposed worker limits seem fair and consistent with ALC criteria, and increasing the floor area per worker is a humane and much-needed update. These workers are vital to our local food systems, and they deserve decent living conditions while they're here.</p> <p>That said, I hope the City also applies this same logic of flexibility and support to families who live and work on the land year-round, not just temporary workers. It's frustrating to see more and more options being given to accommodate workers (which I support).</p>
	<p>Yes</p>	
	<p>Yes</p>	
<p>With the lack of housing and affordability in the lower mainland, and most municipalities try to promote more housing options, is PM really going to make it harder to provide housing. It's nonsensical.</p>	<p>Neutral</p>	
	<p>Don't Know</p>	
	<p>Neutral</p>	
	<p>Neutral</p>	
	<p>No</p>	

Do you have any additional comments about this potential change?	Do you support these changes to better accommodate farm workers where required for farm operations?	Do you have any additional comments about this potential change?
This proposal does nothing to protect farm land as 2 acres has no economic value as a commercial farm! In addition this contradicts the Provincial Government's demands to provide more housing, I understand that the City is on the Housing Ministries BAD LIST!!!	Neutral	No
I believe that generational properties are what should be considered in Pitt Meadows just as they are in some of the Fraser Valley municipalities. The more we can densify the population and make more affordable housing I think is always a plus.	Yes	I think it is important to make it easier for farmers that need temporary housing for their employees to be able to provide that. Less people travelling on the roads is also a plus
Change this to six acres, because too many five acres parcels have more living quarters on them than legal.	Neutral	Farm workers are necessary and housing for them is necessary but don't let the size of these homes get out of hand as others will just apply for farm worker house when they want larger houses. If there are that many workers, rent off of farm property may be necessary
How many secondary homes ( Mobiles, small houses, converted barns ) are existing on farmland ? This also has been going on for long time. Strangely in the big cities Burnaby, Vancouver etc. garden suites are allowed on DINKY 33 x 120 foot lots. What a contradiction to solve the housing crisis.	No	This is a contradiction, how many workers do farmers on 5 acres need? to grow Blueberries or Hay?
	No	
	Yes	
	Yes	
This is unfriendly to farm succession where parents move to a smaller dwelling on their land and a child takes over the main house. This is desirable to maintain farm use of the land.	Neutral	
	Yes	

Do you have any additional comments about this potential change?	Do you support these changes to better accommodate farm workers where required for farm operations?	Do you have any additional comments about this potential change?
	Yes	
City Of Pitt Meadows should not be trying to limit the number of residential homes but instead should be supporting development of smaller parcels, including garden suites basement suites etc.	Neutral	
	No	
	Neutral	
	Yes	
	Don't Know	
	Yes	
	Yes	
	Yes	
	Yes	
	Neutral	
I think garden suites are totally ok. Helps with Grandparents or newly weds etc.	Yes	

Do you have any additional comments about this potential change?	Do you support these changes to better accommodate farm workers where required for farm operations?	Do you have any additional comments about this potential change?
<p>I do not support removing the allowance for garden suites on parcels smaller than 8,094 m<sup>2</sup> (two acres). Garden suites provide an important form of gentle, small-scale housing that supports both families and the broader community without significantly impacting farmland. Many smaller rural and agricultural properties are owned by multi-generational families or individuals who rely on secondary dwellings to: Support family succession and aging in place. This allows parents, adult children, or caregivers to live nearby without subdividing land.</p> <p>Increase rural housing flexibility. Garden suites provide affordable housing options in a market where prices continue to rise and rental options are extremely limited.</p> <p>Maintain viable farm operations. They offer space for farm help or family members who contribute to the property's upkeep and agricultural productivity.</p> <p>Restricting garden suites on smaller parcels will not meaningfully protect farmland, as these suites are typically modest in footprint and often use existing cleared or developed areas of the property. Instead, this change would limit the diversity and livability of rural communities and penalize responsible small landholders who wish to use their property efficiently and sustainably.</p> <p>A more balanced approach would be to retain garden suites on parcels under two acres, with design or siting guidelines to ensure the structures are compatible with agricultural use, rather than removing the option entirely.</p>	Yes	
	Neutral	
	Yes	Please have a townhall for these changes . Would love to have a conversation with someone about proposed changes
	Neutral	
<p>Most 2 acre parcels are not farmed right now anyways, not allowing a garden suite is just restricting housing when we are in a housing crisis.</p>	Don't Know	<p>In general I don't support more restrictions on ag land. Currently many bylaws are only enforced when neighbors complain about minor issues and it's become a tool for disputes rather than proper regulation. Meanwhile those who are truly abusing farmland aren't held accountable. With today's land prices if you make more restrictions you only narrow your target "farmer" and don't allow for people getting creative and pooling resources which is what any "average joe" would need to do today to afford and farm land in Pitt Meadows. Wealthy folks that want a weekend home will comply with these bylaws as they have the money to throw around to dance around them, and regular people will be more squeezed out. Where we need to start is fair enforcement on those who are grossly abusing the farmland instead of someone who has an extra trailer or car parked in their driveway. Adding these bylaws will only go after the low hanging fruit instead of the real issue. It will punish the more cooperative landowners that aren't creating an issue for anyone except their hard to please neighbor.</p>
<p>The garden suite restriction should not apply to properties greater than 2 acres and less than 20.</p>	Yes	
<p>There is not many 2 acre lots in the ALC, please leave as is.</p>	Yes	

Do you have any additional comments about this potential change?	Do you support these changes to better accommodate farm workers where required for farm operations?	Do you have any additional comments about this potential change?
	Yes	
	No	
	Yes	
	Yes	
	Don't Know	
	No	
	Yes	
	Neutral	
enforce it	Yes	
	No	



*City of Pitt Meadows*  
OFFICE OF THE MAYOR

February 27, 2026

File No: 01-0400-20/26

Agricultural Land Commission  
Attn: Jennifer Dyson, Commission Chair

Via email: [ALCBurnaby@Victoria1.gov.bc.ca](mailto:ALCBurnaby@Victoria1.gov.bc.ca)

Dear Ms. Dyson:

**Re: Non-Farm Use Application 105976**

On behalf of the City of Pitt Meadows Council and Agricultural Advisory Committee, I am writing to express concerns regarding the recent decision of the Agricultural Land Commission (ALC) to approve Non-Farm Use Application 105976 for temporary film production on lands adjacent to the City of Pitt Meadows.

Pitt Meadows is a community with a strong agricultural sector and a significant proportion of land within the Agricultural Land Reserve (ALR). Our farming community relies on the integrity of the ALR and consistency of ALC decisions to support long-term agricultural viability. While we acknowledge that the Commission included a number of conditions within its decision, we remain concerned about the potential implications of this non-farm use approval and the associated site preparation works. We have also received correspondence from members of our community expressing concerns with this non-farm use approval.

This decision raises concerns regarding the potential precedent set by permitting a commercial activity unrelated to agriculture within the ALR, even on a temporary basis, and the cumulative effect such decisions may have on public confidence in ALR protections and long-term agricultural viability. It also raises concerns about potential impacts to neighbouring farm operations in Pitt Meadows, including increased traffic and the introduction of a potentially incompatible use within an actively farmed area.

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The City values its relationship with the ALC and continued collaboration in protecting agricultural land for current and future generations. In that spirit, we respectfully request that a representative of the ALC attend an upcoming Pitt Meadows Council meeting to discuss this decision and how the potential impacts to agriculture, including farm operations in neighbouring municipalities, are considered.

Yours Truly,

A handwritten signature in blue ink, appearing to be 'NM', is written over a light blue circular stamp.

Nicole MacDonald  
Mayor

cc: Minister of Agriculture and Food  
City of Pitt Meadows Council  
Kim Grout, CEO - ALC  
Mark Roberts – CAO

## AAC APPLICATION TRACKER

DATE	APPLICATION	COMMITTEE RECOMMENDATION	COUNCIL STATUS	ALC STATUS
February 12, 2026	Non- Farm Use Application	<p>It was <b>MOVED &amp; SECONDED</b> THAT the Agricultural Advisory Committee:</p> <p>A. Recommends that Council forward to the Agricultural Land Commission [ALC] the non-farm use application for 19418 McNeil Road to use the subject property for a vintage automobile museum with a caveat that if this operation ceases, the approval be revoked, and is not transferable on the property with no parking on the road.</p> <p style="text-align: right;"><b>CARRIED.</b></p> <p style="text-align: right;">D. Captein voted in opposition</p>	<p>Not brought forward to Council yet, awaiting updated attachment materials from the applicant.</p>	
November 13, 2025	Retroactive Soil Permit Application – 18880 Old Dewdney Trunk Road	<p>IT was <b>MOVED</b> and <b>SECONDED</b> THAT the Agricultural Advisory Committee:</p> <p>B. Does not support the retroactive approval of a soil deposit for a 4000 m2 area that was created to accommodate the installation of structure used for the storage of farm equipment and other equipment used in the local area needing seasonal storage, and to expand the driveway and north side of the property to improve vehicle access to the farm, house and garden suite</p> <p style="text-align: right;"><b>CARRIED.</b></p>	<p>Not yet brought to council, awaiting updates to site (including reduction of pad area, conversion to passive drainage management,) prior to moving forward.</p>	N/A
October 9, 2025	Soil Permit Application - Pitt Meadows Gun Club - 17428 129 Ave	<p>IT was <b>MOVED</b> and <b>SECONDED</b> THAT the Agricultural Advisory Committee:</p> <p>A. Supports the placement of asphalt grindings to level an existing parking pad, in addition to the approval of retroactive fill deposited for a parking pad extension and bypass road.</p> <p style="text-align: right;"><b>CARRIED.</b></p> <p style="text-align: right;">-J. Bachmann abstained from voting</p>	<p>Council approved the issuance of a retroactive soil permit on November 18<sup>th</sup>, 2025</p>	<p>ALC has approved the application.</p>
July 10, 2025	Soil Permit Application – 17545 Ford Road Detour	<p>It was <b>MOVED</b> and <b>SECONDED</b> THAT Agricultural Advisory Committee:</p> <p>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).</p> <p style="text-align: right;"><b>CARRIED.</b></p>	<p>Council approved the issuance of a retroactive soil removal and fill deposit permit for 17545 Ford Road Detour, including additional fill for the construction of a single-family dwelling, subject to the following: prior issuance of a Highway Use Permit for fill hauling (with no roadside parking or staging) and a Development Permit for Riparian Areas (DPA 2). The permit limits permanent fill placement to an area of 1,200 m<sup>2</sup>, allows a maximum of 620 m<sup>3</sup> of permanent structural fill, and permits up to 3,545 m<sup>3</sup> of preload material to be temporarily stored on-site for 8–12 weeks.</p>	<p>NOI Approved by ALC November 14, 2023, with revisions on May 7<sup>th</sup>, 2025</p>

## AAC APPLICATION TRACKER

DATE	APPLICATION	COMMITTEE RECOMMENDATION	COUNCIL STATUS	ALC STATUS
April 10, 2025	Development Variance Permit Application for 17612 Ford Rd Detour	It was <b>MOVED</b> and <b>SECONDED</b> 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.  <p style="text-align: right;"><b>CARRIED.</b></p>	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 <b>MOVED</b> and <b>SECONDED</b> 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.  <p style="text-align: right;"><b>CARRIED.</b></p>	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.
<b>2025</b>				
October 10, 2024	Non-Farm Use Application – 19100 Old Dewdney Trunk Road	It was <b>MOVED</b> and <b>SECONDED</b> 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.  <p style="text-align: right;"><b>CARRIED.</b></p>	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 <b>MOVED</b> and <b>SECONDED</b> 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.  <p style="text-align: right;"><b>CARRIED.</b></p>	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><b>1.1 Advocate to other levels of government for policies and regulations that support and stimulate productive stewardship of the agricultural land base.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Advocate to Federal and Provincial agencies to streamline processing requirements to obtain temporary farm workers and to construct temporary farmworker housing.</li> <li>• 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.</li> </ul>	<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>Next Round Table discussion planned for April 2026, to discuss Premier's Task Force Recommendations and collaboration with local governments for action.</p>	<p>In progress</p>
<p><b>2.1 Provide safe and reliable drainage infrastructure for farming. This includes advocacy to provincial and federal levels of government.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	<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 received presentation on preliminary irrigation findings on July 10, 2025; future updates to come.</p> <p>AAC to receive update on pump station upgrades. (2Q2026?)</p>	<p>In progress</p>

<p><b>2.2 Develop an agricultural water study to assess the capacity of the City's drainage system to support irrigation water for agricultural activities.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Seek clarity from the Province regarding how the various provincial water use regulations interact with one another and can be reasonably adhered to.</li> <li>• 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</li> </ul>	<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.</p> <p>AAC received presentation on preliminary irrigation findings on July 10, 2025; future updates to come <b>(2Q2026)</b>.</p>	<p>In progress</p>
<p><b>3.1 Promote agri-tourism and marketing.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Ensure that at least one member of the AAC is cross-appointed to the Economic Development Advisory Committee.</li> </ul>	<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><b>3.2 Explore opportunities for increasing agricultural processing within the community.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Meet with berry producers to discuss opportunities. This could involve: <ul style="list-style-type: none"> <li>- 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.</li> <li>-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.</li> <li>-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.</li> <li>-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.</li> </ul> </li> </ul>	<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>City attended Food Security Table Workshop on Food Hubs with Stephen Evans on March 2, 2026.</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 received presentation from Ridge-Meadows Food Security members on September 11, 2025.</p> <p>Circulated Metro Van's <i>Food Forward - A Food System Strategy for Metro Vancouver 2026-2036</i> to the AAC for comments by Jan.30, 2026.</p>	<p>In progress</p>
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<p><b>4.1 Engage with producers to create a shared understanding of how farms can become more resilient to climate change.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.).</li> <li>• 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.</li> <li>• Encourage fuel switching and electrification to reduce emissions from the agricultural sector (could be promoted through grant-funded demonstration projects).</li> <li>• 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.</li> </ul>	<p>The City has promoted provincial workshops related to drought response and water licencing. The City is seeking endorsement of the Climate Action Strategy (CAS) on Sept. 9, 2025.</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><b>4.2 Ensure agriculture is considered in emergency preparedness and planning.</b></p> <ul style="list-style-type: none"> <li>• Work with the farming community to identify emergency preparedness opportunities in the agricultural areas. This could include: <ul style="list-style-type: none"> <li>-Reviewing and collaborating with the AAC to include a producer perspective when updating the local emergency response plans.</li> <li>-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.</li> <li>-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.</li> <li>-Explore training opportunities for emergency response.</li> <li>-Discussing how to measure and account for the needs of seasonal farmworkers and their safety during an emergency.</li> </ul> </li> </ul>	<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>City staff attended Ag Emergency Awareness for Growers and Industry Partners on June 26, 2025 and for producers on March 11, 2026.</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>Staff working with EOC staff to improve emergency planning for livestock in case of flooding/wildfire/other.</p>	<p>In progress</p>

<p><b>4.3 Explore opportunities to encourage or incentivize the restoration and/or maintenance of ecological services on farmland to mitigate climate change impacts.</b></p> <ul style="list-style-type: none"> <li>• 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).</li> <li>• 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.</li> </ul>	<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 &amp; 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>AAC received presentation from Fraser Valley Watershed Coalition re: riparian area enhancement projects on Sept.11,2025; Mayor sent a letter of support for the FVWC to the IAF for funding programs to continue on Oct.22, 2025.</p>	<p>In progress</p>
<p><b>1.2 Update the OCP and Zoning Bylaw to support and strengthen agriculture.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Combine multiple agricultural zones for ease of use and clarity around different uses, minimum parcel sizes, and densities.</li> <li>• 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.</li> <li>• 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.)</li> <li>• 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.</li> </ul>	<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 in Sept-Oct. 2025.</p> <p>Collate and review the engagement results, and present a report on the proposed next steps to Council based on the results of the engagement. <b>(April 2026)</b></p>	<p>In progress</p>

<p><b>3.3 Support farm operators and labourers in mental health and well-being, networking, and succession planning.</b></p> <ul style="list-style-type: none"> <li>• Provide resources for mental health support for farmers on the City website.</li> <li>• 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.</li> <li>• 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.</li> </ul>	<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>City staff attended AgLife Connectors Training for Suicide Prevention on Aug.26, 2025.</p> <p>Applied for funding for community workshop through the DoMore Ag Foundation for 2025; received \$1,500 grant; provided community workshop on November 28, 2025.</p>	<p>AAC and Ridge-Meadows Farmers Institute cross-over potential for funding requests/advocacy efforts.</p> <p>AAC/Farmers Institute to receive presentation on succession planning? <b>(2026)</b></p> <p>Update website with mental health handout? Working with DoMore Ag to prepare a summarized handout that we can post.</p>	<p>In progress</p>
<p><b>4.4 Control invasive species and noxious plants and pests.</b></p> <ul style="list-style-type: none"> <li>• Develop an Invasive Species Management Plan, which will involve: <ul style="list-style-type: none"> <li>-Collaborating with q̄ ic̄ əy (Katzie) First Nation to explore potential areas and species to prioritize.</li> <li>-Providing resources to rural residents about managing and disposing of invasive species, including the provincially-mandated removal of noxious weeds.</li> <li>-Developing and/or distributing educational materials regarding ditch maintenance, shading opportunities, and other best practices.</li> </ul> </li> <li>• Provide invasive/noxious species etiquette signage along the trails in agricultural areas.</li> <li>• Actively manage and remove invasive species on City-owned lands.</li> <li>• Provide resources to producers on disposing of invasive species on their farms.</li> </ul>	<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. <b>(2Q2026)</b></p> <p>Reach out to green waste facilities for JB training? Other actions coming out of workshop on Jan.26, 2026?</p>	<p>In progress</p>

<p><b>5.1 Improve public understanding and knowledge of agriculture and food systems in Pitt Meadows.</b></p> <ul style="list-style-type: none"> <li>• Promote awareness and support for agriculture and local foods by: <ul style="list-style-type: none"> <li>-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.</li> <li>-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.</li> </ul> </li> <li>• Explore product branding and identification for local products at retail outlets to inform consumers.</li> <li>• 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.</li> <li>• 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.</li> </ul>	<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.</p> <p>AAC received presentation from Ridge-Meadows Food Security members on September 11, 2025.</p> <p>Potential for collaboration? Staff presented AVS actions to the Food Security Table on Dec.4, 2025.</p>	<p>In progress</p>
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<p><b>5.2 Support food system literacy throughout the community.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Identify potential sites for new/expanded community gardens for growing food within the urban environment.</li> <li>• 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.</li> <li>• 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.</li> </ul>	<p>Working on educational signage along the dikes with Transport Canada. Completed order for first part of the project for wayfinding and TCT trail-marking. Need to par down agricultural educational signage and develop content for environmental educational signage.</p>	<p>AAC reviewed content for signage. (November 2025)</p> <p>Ag in the Classroom presented with the Min. of Ag Youth Development on Feb.12, 2026. Potential for collaboration on direct from farm procurement; in-kind food donations to the school food program; increasing awareness of agricultural career opportunities; field trips to farms or funding support for field trips; scholarships for post secondary agricultural program; and grant opportunities for long-term planning were discussed.</p>	<p>In progress</p>
<p><b>1.3 Maintain and update Development Permit Area 5 (Farmland Protection).</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p>Monitoring to determine if entire properties abutting the ALR boundary should be designated as part of the DPA, rather than the current setback, in order to provide more protection in the long-term.</p>	<p>To be reviewed by the AAC once observations/data can be summarized.</p>	<p>Not started</p>

<p><b>2.3 Plan for future development and improvements of rural roads with consideration for needs of agricultural users and to reduce conflicts.</b></p> <ul style="list-style-type: none"> <li>• Measure and monitor the effects of commuters and population growth on rural traffic congestion.</li> <li>• Advocate for traffic improvements and supporting projects that divert traffic away from rural areas.</li> <li>• Advocate to TransLink to update the Transport 2050 Plan to acknowledge and better manage the impacts of commuter/increased population traffic around agricultural lands.</li> <li>• 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.</li> <li>• Engage with the agricultural community to understand the needs of agricultural users in order to prioritize best management practices for rural roads.</li> </ul>	<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 2026).</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><b>3.4 Support local food procurement.</b></p> <ul style="list-style-type: none"> <li>• Develop and adopt a local food procurement policy for City of Pitt Meadows events and meetings.</li> <li>• Explore locations for a permanent year-round Farmers’ Market.</li> </ul>	<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>Mapping for farmgate sales? Buy local sections in retail stores?</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? <b>(2026)</b></p>	<p>In progress</p>
<p><b>4.5 Develop solutions for on-farm agricultural wastes.</b></p> <ul style="list-style-type: none"> <li>• 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"> <li>-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.</li> <li>-Exploring an agricultural plastics recycling/disposal pilot program with an organization such as Clean Farms.</li> <li>-Promoting on-farm composting of green waste using AF guidebooks.</li> <li>-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).</li> <li>-Exploring ways to offer incentives to farmers dispose of plastics, hazardous materials, equipment (e.g., clean up days).</li> </ul> </li> <li>• Ensure that the municipal landfill continues to accept ditch-cleaning materials (e.g., sediment and green waste).</li> </ul>	<p>Could use survey contact information for potential pilot project?</p> <p>Circulated Clean Farms informaton for collection date scheduled in the Fraser Valley in October 2026.</p>	<p>Development of potential pilot project? <b>(2026)</b></p>	<p>Not started</p>