

Staff Report to Council

Planning and Development

FILE: 4520-20-2021-04

REPORT DATE: July 18, 2022 **MEETING DATE:** July 26, 2022
TO: Mayor and Council
FROM: Angie Lucas, Director of Planning and Development
SUBJECT: Temporary Use Permit for Pitt Meadows Dike Usage Enhancement Society

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Approve issuance of Temporary Use Permit No. 2021-004 for Pitt Meadows Dike Usage Enhancement Society to use the upland portions of Lots 6 and 7, Plan NWP6144 for recreational paddling club use; OR
- B. Other.

PURPOSE

For consideration of issuance of a temporary use permit for a non-profit paddling club, located on the north side of the Alouette River, near Menzies Crossing/Silver Bridge parking lot.

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

This application was initially considered by Council at the May 3, 2022 Public Meeting, where the following motion was passed:

- A. *Direct staff to draft a temporary use permit for Pitt Meadows Dike Usage Enhancement Society to use the upland portions of Lots 6 and 7, Plan NWP6144 for recreational paddling club use; AND*

- B. *Direct staff to notify surrounding residents within 488m that Council will consider issuance of a temporary use permit for Pitt Meadows Dike Usage Enhancement Society to use the upland portions of Lots 6 and 7, Plan NWP6144 for recreational paddling club use at an upcoming Public Meeting of Council.*

CARRIED.

Pitt Meadows Dike Usage Enhancement Society (PMDUES) is a non-profit society. Under this umbrella is the Alouette Paddling Club, which offers inclusive paddling programming to school groups, childrens camps, and adults, including those with accessibility challenges. The club has been operating since 2017 and is not affiliated with the Pitt Meadows Paddling Club that previously operated on the south side of the Alouette River, west of Menzies Crossing/Silver Bridge.

PMDUES has received a licence of occupation from the Province to use the river and foreshore for a non-profit paddling club, including associated docks (see figure 1).

Currently, the paddling club cannot use the upland site (outlined in red on Figure 1) for paddling club use (such as permanent ramps and boat storage, portable washroom, etc.), as it is not zoned for this use. PMDUES would like to be able to expand its offerings and use the upland parcels for paddling club operations. This includes plans in the shorter term for:

- Building an accessible ramp from the top of the dike to their dock, to increase offerings for participants with accessibility challenges;
- Expand their docks, for increased boat storage during the operating season;
- Dryland storage area for boats and paddling gear during the winter (e.g. racking); and
- Potential portable washroom.

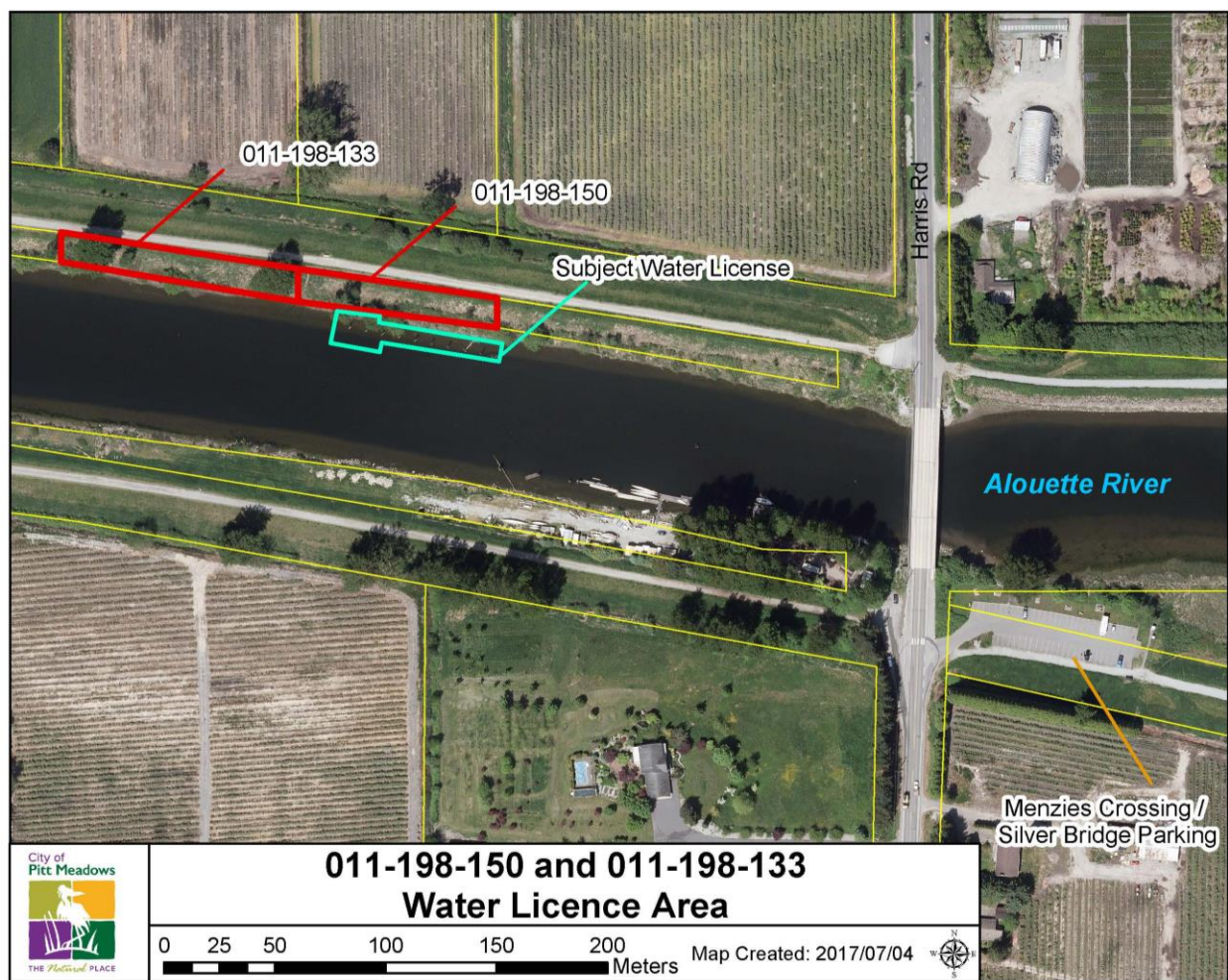


Figure 1: Water licence area

Relevant Policy, Bylaw or Legislation:

Zoning Bylaw No. 2505, 2011

The site is currently zoned A-1 (General Agricultural) and the river in front of the parcel is zoned P-3 (River). The A-1 zoning permits general agricultural use.

Parks, Recreation and Culture Master Plan

One of the recommended future actions in the Waterways Amenities Strategy portion of the Parks, Recreation and Culture Master Plan is:

- Ensure continued dialogue and collaborations with local paddling groups and enthusiasts to:
 - Promote safe and sustainable paddling in Pitt Meadows
 - Identify solutions to issues and concerns as/if they arise over the next decade (e.g. managing areas of overuse, informal / unapproved water access, water safety and education, impacts on habitat, etc.)

And one of the implementation measures identified in the Plan is:

- Work with local, regional, and provincial partners and organizations to ensure (and where appropriate encourage) sustainable recreational use of waterways in Pitt Meadows.

Analysis:

According to the applicant, the following programs will be offered:

- Summer camps
 - Monday to Friday, 9am to 3pm
 - Maximum 14 participants at a time
- Groups from the community
 - Evenings (4-9pm) and weekends
 - Maximum 40 participants at a time but typically less
- Birthday parties
 - Evenings (4-9pm) and weekends
 - Maximum 15 participants at a time

For the summer camps and birthday parties, children are dropped off and picked up from the City's parking lot south of Menzies Crossing/Silver Bridge. Children are met by club staff members and walked across the bridge and down the dike to the Paddling Club site. According to the applicant, parents/guardians use the City's parking lot for the drop off and pick up, for approximately 15-20 minutes at a time.

For other groups using the Paddling Club, the number of vehicles parking in the City's lot will vary depending on the number of participants.

A temporary use permit has been drafted. It includes the following conditions:

- a. For summer camps, a maximum of 14 paddling participants are permitted on the Lands at any given time;
- b. For other groups from the community, a maximum of 40 paddling participants are permitted on the Lands at any given time;
- c. For birthday parties, a maximum of 15 paddling participants are permitted on the Lands at any given time;
- d. No permanent structures may be affixed to the dike;
- e. Submission of a parking management and access plan to the reasonable satisfaction of the City. This will be subject to annual review by the City;
- f. Any land alteration occurring within 30 m of a watercourse requires Provincial approval of a Riparian Area Regulation (RAR) Assessment Report prepared by a Qualified Environmental Professional (QEP). The RAR Assessment Report will establish a Streamside

Protection Enhancement Area (SPEA) in advance of proposed development and address measures and monitoring requirements to protect the SPEA. Measures to protect and monitor the SPEA (Sections 4 & 5 in RAR Assessment Report) must be followed as prescribed by QEP;

- g. Permitted structures: ramp, portable washroom, dryland storage for boats and paddling gear;
- h. Hours of operation: 9am to 9pm, Monday to Sunday;
- i. The Paddling Club shall make every effort to limit the amount of vehicles parking in the City's parking lot by Silver Bridge; and
- j. This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation which may apply to the land. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities which have jurisdiction.

Parks and Recreation staff advised that they would prefer the maximum number of participants be limited to 20, to minimize potential parking concerns at the City parking lot.

Public Notification

The *Local Government Act* contains notice requirements for newspaper advertisement and mail-out letters prior to the adoption of a resolution to issue a Temporary Use Permit. In accordance with Development Procedures Bylaw No. 2740, 2016, the applicant installed a development application sign on the site on April 25, 2022.

Notices were mailed to all 36 properties within 488 m of the subject property as required and as shown below:

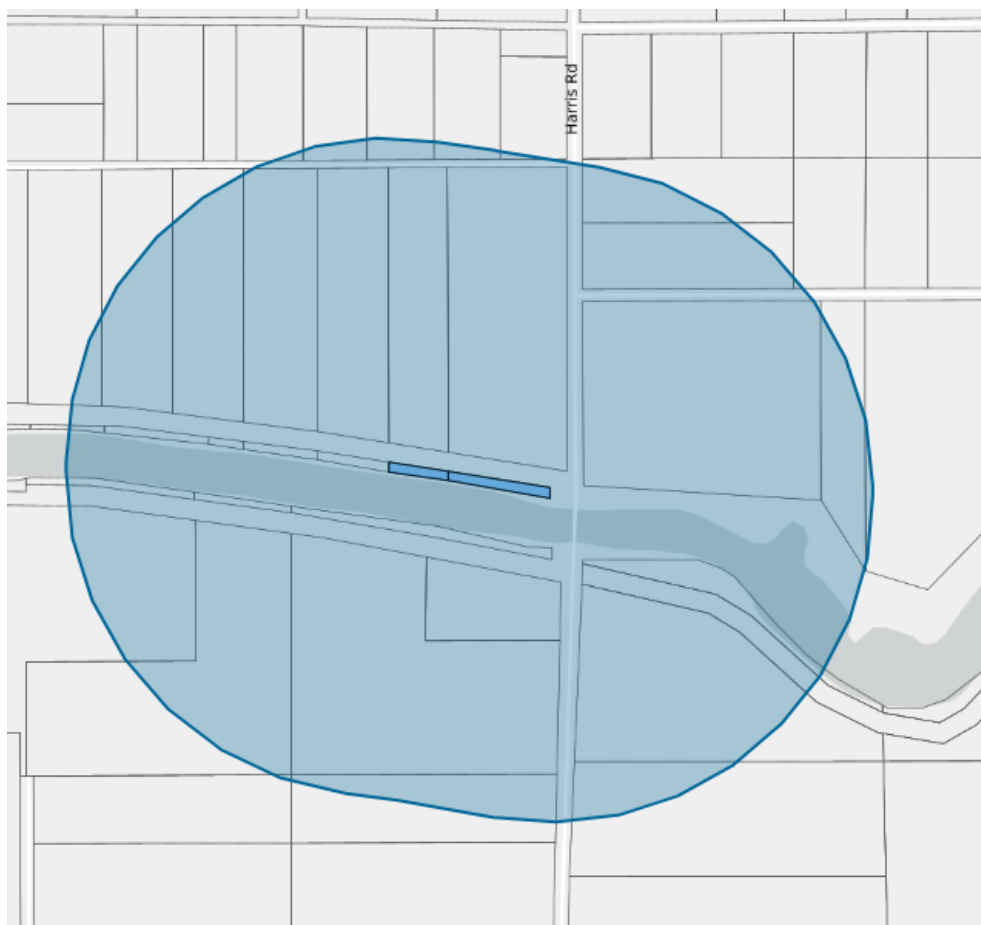


Figure 2: Residents notified

A newspaper advertisement was also placed, advising of the application. At the time of writing, no comments have been received.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☒ Balanced Economic Prosperity ☐ Corporate Excellence
☒ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
☐ Not Applicable

Tourism. Develop tourism industry by attracting visitors and business to the city.

Pride and Spirit. Create opportunities through arts, culture, recreation and signature events for residents to gather, connect and experience the vibrancy and diversity of our city.

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other
-

PUBLIC PARTICIPATION

☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

In compliance with the City's Development Procedures Bylaw and Council's direction, a notification sign was posted on site, residents within 488 m were notified, and a newspaper advertisement ran in the local paper.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Allison Dominelli,
Senior Development Services Technician

Reviewed by:

Colin O'Byrne,
Manager of Planning

ATTACHMENT(S):

- A. Letter of Operations
- B. Draft Temporary Use Permit No. 2021-004

-Alouette Paddling Club Programs 2022

1. Summer camps: The Alouette Paddling Club (APC), will be running summer camps from July 4 to August 26, and between the times of 9:00am and 3:00pm. Participants will be picked up from the Silver Bridge parking lot by our staff and walked to the paddling club. This will mitigate the need for parents to spend lots of time parked.
2. Birthday parties: This year, APC will be offering birthday parties for children. They will last up to three hours and the children/parents will be at the paddling club during that time. We are flexible as to start and end times for the parties.
3. Community groups: In addition to the summer camps and birthday parties, APC will be offering paddling opportunities for groups from the community. This could be paddling dragon boats, learn to kayak sessions, etc. There is no set time for these groups.

Historically and on purpose, our programs run at off peak hours for parking. These being sunny afternoons after 4pm, and weekend mornings.

Head Coach

Brian Hammer

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