

Staff Report to Council

Planning and Development

FILE: 3360-20-2023-06

REPORT DATE: April 10, 2024 **MEETING DATE:** April 30, 2024
TO: Mayor and Council
FROM: Patrick Ward, Director of Planning and Development
SUBJECT: Zoning Amendment Bylaw for the Pitt Meadows Airport

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Grant third reading and adopt Zoning Text Amendment Bylaw No. 2971, 2024, to permit expanded uses at the Pitt Meadows Regional Airport; OR
 - B. Other.
-

PURPOSE

Following a public hearing, Council to consider granting third reading and adoption of Zoning Text Amendment Bylaw No. 2971, 2024, to incorporate some additional, non-aviation uses at the Pitt Meadows Regional Airport (PID's: 025-907-450, 025-907-468).

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

There are three proposed revisions to the I-5 Airport zone in order to support the Pitt Meadows Regional Airport's economic development goals and objectives (see Figure 1):

1. Add light industrial as a permitted principal use to parcel PID: 025-907-450;
2. Add office, retail, and personal service as permitted accessory uses to the terminal building; and
3. Add banquet facility as a permitted accessory use to the Sky Helicopters building.

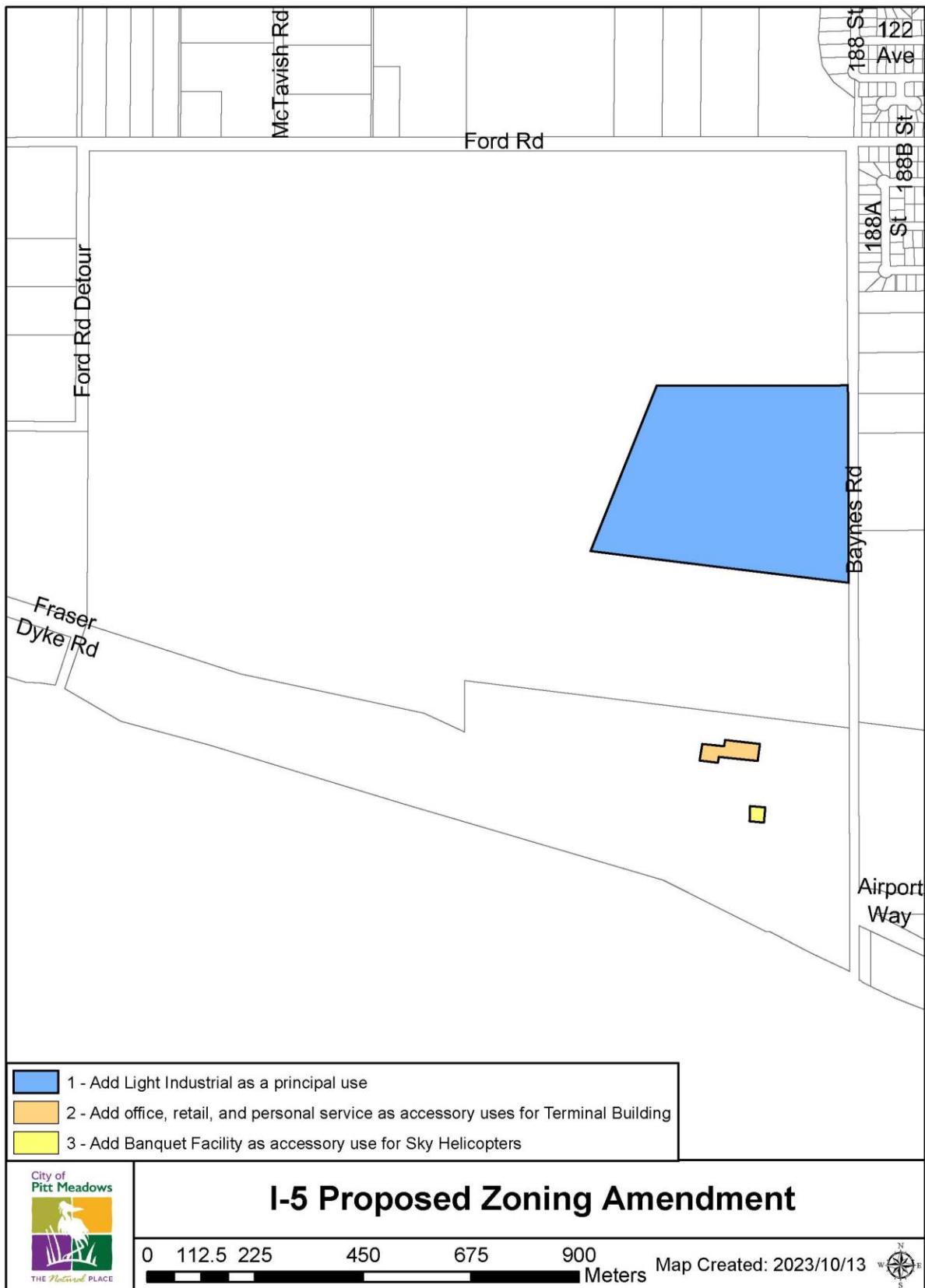


Figure 1: Map of proposed amendments to I-5 zone

First and second readings of the amending bylaw were granted on March 5, 2024, and a public hearing was held on April 9, 2024.

Relevant Policy, Bylaw or Legislation:

The Official Community Plan (OCP) designates most of the airport lands as Airport, which accommodates aviation and related uses. OCP policies also support the airport's continued economic development, including industry and commerce activities that are complementary to the aviation uses, while ensuring that surrounding farmland in the ALR is protected and impacts on the community are mitigated.

Currently, the majority of airport land is zoned I-5 Airport, which accommodates a range of primarily aviation-related uses complementary to its operation. The intent of the I-5 zone is to ensure that the function and business operation of the airport is viable. Agriculture is also a principal use in this zone, reflecting that most of the airport is located within the ALR and is being farmed.

The City's Economic Development Strategic Plan supports development at the airport, including allowing complementary industries and amenities.

Analysis:

A public hearing for the application was held on April 9, 2024. There were no speakers. One written submission was received supporting the application, and noting a desire for increased pedestrian and cycling safety measures in the area.

Recommendation

As the proposed zoning changes support several OCP policies and Economic Development Strategy recommendations, it is recommended that the bylaw amendment be granted third reading and adopted.

COUNCIL STRATEGIC PLAN ALIGNMENT

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

Airport. Encourage economic development initiatives for the Pitt Meadows Regional Airport. Recognizing the partnership with the City of Maple Ridge and strengthen sustainability and interface with the City and region.

WORKPLAN IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

PUBLIC PARTICIPATION

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

First and second readings were granted on March 5, 2024. A public hearing was held on April 9, 2024.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No ☐ Other

SIGN-OFFS**Written by:**

Allison Dominelli,
Planner

Reviewed by:

Colin O'Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

A. Zoning Text Amendment Bylaw No. 2971, 2024