



Staff Report to Council

Planning and Development

FILE: 08-3360-20/23

REPORT DATE: January 20, 2025 **MEETING DATE:** January 28, 2025

TO: Mayor and Council

FROM: Patrick Ward, Director of Planning and Development

SUBJECT: City of Pitt Meadows Zoning Bylaw Amendments – Third Reading

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Council:

- A. Grant third reading to Zoning Text Amendment Bylaw No. 2972, 2024, regarding amendments to aid in the interpretation and administration of the bylaw; OR
- B. Other.

PURPOSE

Provide a summary of the Public Hearing comments from December 3, 2024 and recommend that Council grant third reading to the bylaw.

- Information Report Decision Report Direction Report

DISCUSSION

Background:

Following first and second readings granted by Council on November 5, 2024, a public hearing was held on December 3, 2024 for a group of amendments to the Zoning Bylaw that are intended to aid in its interpretation and administration, to ensure that the regulations are consistent with the City’s intent and to address new land use trends. These amendments include updates regarding:

- Building separation requirements;
- Farm retail sales area provisions;

- Vehicle repair and inspection uses; and
- Migrant farm-worker housing.

Relevant Policy, Bylaw or Legislation:

Section 479 of the *Local Government Act* allows a local government to adopt a zoning bylaw that regulates the use and density of uses permitted on land, the dimensions and siting of buildings and structures on the land, and the location of uses on the land and within buildings and other structures.

The Zoning Bylaw implements the City’s land use planning vision expressed in the Official Community Plan (OCP) by regulating how land, buildings and other structures may be used and developed. The current Zoning Bylaw and the spatial allocation of existing zones (i.e., the zoning of individual parcels) do not need to be consistent with the OCP; however, under the *Local Government Act*, new zoning changes are required to be generally consistent with the OCP. With some limitations related to public uses, affordable housing, and special needs housing, amendments to a zoning bylaw do not require a property owner's consent.

Analysis:

One person spoke at the public hearing, and no other communication from the public was received at the public hearing or in advance of the public hearing.

The speaker at the public hearing, a member of the City’s Agricultural Advisory Committee (AAC), generally addressed the amendments concerning uses in the Agricultural Land Reserve and inquired if the proposed zoning bylaw amendments regarding agricultural zones were presented to the AAC. Of the proposed zoning bylaw amendments, two address regulations specific to the agricultural area (i.e., farm retail sales areas and migrant farm-worker housing).

Farm Retail Sales Area

At the February 28, 2023 Regular Council Meeting, the issue of farm retail sales, including farm gate cannabis sales, was presented to Council, and the following motion was passed:

That Council direct staff to prepare bylaws to limit farm retail sales area to a maximum gross floor area of 300 m².

In keeping with Council’s direction, the proposed Zoning Amendment Bylaw extends the maximum farm retail sales area of 300 m² to all farm retail sales where 100% of products sold are produced on site or within the farm operation. As described in the report received by Council on February 28, 2023, the 300 m² regulation currently applies to farm retail operations where 50 to 99% of products sold are produced on the farm. Extending this regulation to farm retail operations where 50 to 100% of products sold are produced on the farm avoids potential issues with more extensive retail operations in the agricultural area (e.g., traffic and servicing). This proposed change is not expected to impact any existing farm retail operations or current applications. It was, therefore, not brought to the AAC as the change from 99% to 100% was not

considered to have a substantive impact, and was in keeping with Council’s February 28, 2023 motion.

Migrant Farm-worker Housing

The proposed amendments regarding migrant farm-worker housing are intended to address restrictions that were identified as a result of two separate applications for temporary farm worker housing that did not conform to the City’s Zoning Bylaw. In both cases, the non-adhering residential use applications to the ALC were considered and supported by the AAC and Council, and the applications were forwarded to the ALC with Council endorsement. The report received by Council on July 23 regarding one of the applications noted that staff would bring forward the necessary Zoning Bylaw amendment.

Next Steps

Before Council can adopt the bylaw, it must receive approval from the Ministry of Transportation and Transit. This is necessary as the proposed zoning amendments apply to lands within 800 m of Loughheed Highway (a controlled access highway).

As noted in the first and second reading reports for this bylaw, staff are undertaking a review of the agricultural zones, which will involve engaging with the AAC on the proposed changes. Farm worker housing will be included in this review, and the AAC can help to monitor any potential unintended implications associated with the farm retail sales area amendment moving forward.

COUNCIL STRATEGIC PLAN ALIGNMENT

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

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

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

Inform Consult Involve Collaborate Empower

A public hearing was held on December 3, 2024 in accordance with the City’s Development Procedures Bylaw.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No Other

SIGN-OFFS

Written by:

Dana K. Parr,
Planner II

Reviewed by:

Colin O’Byrne,
Manager of Planning

Patrick Ward,
Director of Planning & Development

ATTACHMENT(S):

A. Zoning Text Amendment Bylaw No. 2972, 2024