

Vancouver Office
Suite 1500 – 701 West Georgia Street
Vancouver, British Columbia
Canada, V7Y1C6

Surrey Office
Suite 212 – 12992 76 Avenue
Surrey, British Columbia
Canada, V3W 2V6

Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

October 4, 2024

PLG File: 24-2782

Allison Dominelli, Planner
City of Pitt Meadows
12007 Harris Road
Pitt Meadows, BC
V3Y 2B5

RE: Planning Rationale for Non-Adhering Residential Use Application at 12770 McTavish Road, Pitt Meadows

Pacific Land Resource Group Inc. ("PLG") has prepared a planning rationale to support a Non-Adhering Residential Use proposal at 12770 McTavish Road, Pitt Meadows ("subject property") on behalf of one of the property owners of the subject property (the "applicant"). The purpose of this proposal is to permit an additional residence in the ALR, located in the mezzanine of an agricultural building, which is currently occupied by one of the property owners and farm operators of the subject property.

1.0 Site Context and History

The subject property is a 64-acre (25.8-hectare) parcel located at the northeast corner of McTavish Road and Green Road in the City of Pitt Meadows. The subject property is within the Agricultural Land Reserve ("ALR"), designated "Agriculture" in the City of Pitt Meadow's Official Community Plan ("OCP"), and zoned General Agriculture "A-1" in the Zoning Bylaw. There are several agricultural uses on the subject property and the site has farm classification under the *BC Assessment Act*. All abutting lands to property are in the ALR.

1.1. Farm history and farming activities

The subject property has been farmed for over 75 years by the family of the applicant. The property was purchased in 1947 and initially operated as a dairy farm with a small feed lot until 2000 when the cows and quota were sold for family members to buy out partial ownership of the property. Following the sale of the cows, horse boarding was offered and an indoor riding arena was built. The horse stables, barns, sheds, and paddocks take up approximately 15 acres of the property.

The applicant and his brother continue to farm the subject property today. There is a diverse range of farming activities carried out on the subject property by the property owners and include the following:

- The horse boarding facility can accommodate 15 horses. The boarded horses and facility are maintained daily by the property owners in addition to other duties to support the facility.
- Approximately 47 acres of the subject property has been used to grow nursery tree stock. The land for the nursery trees is leased by Specimen Trees Wholesale Nurseries. The property owners provide regular road and ditching maintenance in the 47-acre area per their lease agreement with Specimen Trees.
- In 2022, an approximate 1-acre area was established for garlic planting and received organic certification in 2023. Currently, there are 15,000 garlic plants with an additional 18,000 garlic plants to be planted in 2024. The property owners look after the garlic fields, harvest, dry, and package the garlic.

The property owners are planning to plant 1.5 acres of organic vegetables in 2025 and establish a farm stand on the corner of McTavish Road and Green Road.

- There are 50 beehives on the subject property maintained by the property owners. Daily duties include feeding the bees, harvesting the honey, bottling the honey, maintaining the bee hives, and maintenance of the electric fence for the bee hives. The hives are also rented out to blueberry and cranberry farms in Pitt Meadows for pollination purposes.
- There are 30 chickens on the subject property and their eggs are consumed by the property owners. The chickens and the chicken coop are looked after by the land owners.
- The property owners raise 30 turkeys three times a year. Daily feeding and maintenance tasks are undertaken by the property owners.
- The property owners plan on purchasing four beef cattle in the spring of 2025.

A full list of farm duties completed by the property owners is attached in Appendix A. The list demonstrates that the 64-acre property is actively farmed and maintained the property owners who all reside on the subject property. We have also sought the opinion of a professional agrologist to assess the farm activities and confirm the labour required to carry out the farm duties. The letter from McTavish Resource & Management Consultants is attached to the planning rationale in Appendix B. A site plan of agricultural buildings, farm uses, and residential uses is included in this proposal and attached in Appendix C.

1.2. On-site structures

There were three farm houses on the subject property that were occupied by the applicant's FOIPPA s. 22 [REDACTED] [REDACTED]¹ One of the three farm houses located closest to the

¹ Farm House, as defined in the City of Pitt Meadows Zoning Bylaw, means a single-family dwelling or a modular home located on a farm and used for the accommodation of one family, a member of which operates the farm on the lot on which the dwelling is located.

intersection of McTavish Road and Green Road burned down in 2008. The farm house was situated within area of an approved 0.5-hectare homesite severance from 1992 and a Preliminary Layout Approval ("PLA") for the subdivision of the homesite severance was issued by the City of Pitt Meadows in November of 2022.

The property owners listed on title all reside on the subject property in three separate dwellings.

FOIPPA s. 22

FOIPPA s. 22² The

agricultural building is used to store farm equipment.

The dwelling unit in the agricultural building was not identified on the building permit drawings submitted in 2010. The retention of the dwelling unit is the purpose of the Non-Adhering Residential Use application. Should the Non-Adhering Residential Use be approved by the ALC, a rezoning application will be required to permit a third dwelling unit. Please consider the following rationale for retention and allowance of a third dwelling unit / additional residence.

2.0 Non-Adhering Residential Use Proposal Rationale

A Non-Adhering Residential Use, under s.25 of the *Agricultural Commission Act* ("ALCA"), is proposed to **retain an existing 130 m² dwelling unit to accommodate a property owner who farms the subject property.** The Non-Adhering Residential Use would allow for an additional residence in the ALR along with the two existing farm houses on the subject property, which were in existence prior to the amendment to the ALCA and adoption of the ALR Use Regulation in 2019. Table 1 below delineates the floor area per farm house/dwelling unit and the occupant of the farm house/dwelling unit. The total floor area used for residential use on the subject property is 520.1 m².

Table 1 - Residential Floor Area per Dwelling

Dwelling	Floor Area	Occupant	Constructed Date
18275 Green Road (southeast corner)	176.5 m ²	FOIPPA s. 22 (property owner)	1992
18241 Green Road	213.6 m ²	FOIPPA s. 22 (property owner)	1967
12770 McTavish Road (mezzanine dwelling unit above agricultural building)	130 m ²	FOIPPA s. 22 (property owner)	2011
Total	520.1 m²		

² Dwelling unit, as defined in the City of Pitt Meadows Zoning Bylaw means self-contained accommodation providing sleeping, washroom, and a kitchen to be used for permanent residential use as a household, having a minimum gross floor area of 33 sq m, and does not include a room in a hotel. (Bylaw 2986, 2024).

S. 20.1 of the ALCA permits one residence per parcel with a maximum total floor area of 500 m². The ALC may approve an application for an additional residence if necessary for farm use pursuant to s. 25(1.1) of the ALCA. In this case, the two existing farm houses (i.e., pre-existing residential structures) pre-date the changes to the ALCA and the ALR Use Regulations.³ The total floor area of the two pre-existing residential structures is 390.1 m² which is under the allowable 500 m² currently prescribed for principal residences in s. 20.1 of the ALCA.

S. 34.3 of the ALR Use Regulation states:

- (i) if the parcel is 40 ha or less, there will be
 - (A) one residence, the total floor area of which is 500 m² or less, and
 - (B) one residence, the total floor area of which is 90 m² or less;

Under this provision, a total of 590 m² of residential floor area would be permitted. While the 130 m² dwelling unit above the agricultural building is greater than the 90 m² for the additional residence identified in s.34.3 of the ALR Use Regulation, the total residential floor area of the two farm houses and the dwelling unit in Table 1 is below the maximum 590 m² permitted in the Use Regulation.

The proposed dwelling unit above the agricultural building is also akin to a secondary suite above an attached garage or a manufactured home that was permitted to be built up to 90 m² for occupancy by the owner or family members of the owner. The dwelling unit has been and will continue to be used for a property owner of the subject property who tends to and maintains the farm uses on a daily basis.

No expansions to existing residential floor areas or new building footprints are being proposed in the subject application. The farmable area of the property is maintained with plans to expand farm uses in 2025 that include a 1.5-acre vegetable farm and the addition of four beef cattle.

2.1 Family-run Farm

An important aspect of the Non-Adhering Residential Use application is the ability for family members to continue to support and maintain the farm while residing on the property. The applicant's **FOIPPA** father resides at **FOIPPA s. 22** and wishes to age in place on a property that has been in the family since 1947. The applicant and **FOIPPA s. 22** carry out the majority of the farm duties described in Appendix A; by residing on subject property, **FOIPPA s. 22** can also contribute to daily farm tasks and ensure the success of the farming operation.

³ Pre-existing residential structure, as defined in s. 20.2 (1) in the ALCA, means a residential structure that exists on agricultural land on the date this section comes into force, and

- (a) is an additional residence for which all required authorizations to construct or alter the residence were granted,
- (b) is a principal residence having a total floor area of more than 500 m², or
- (c) is of a size or is sited in contravention of a regulation;

Housing affordability in the Metro Vancouver region has impacted all communities and includes the City of Pitt Meadows. The use of the existing dwelling unit above the agricultural building would allow the applicant to continue and the growth the family farm and carry out farm duties efficiently.

2.2 Homesite Severance Approval (ALC Resolution #913/92)

The subject property was issued a Homesite Severance Approval by the ALC per Resolution #913/92, which permitted creation of a parcel of approximately 0.4 hectares for a homesite at the southwest corner of the property, at the intersection of McTavish Road and Green Road. An application for subdivision was submitted to the City of Pitt Meadows in 2022 to complete the homesite severance with the PLA issued in November of 2022. The PLA has not been extended and has now expired. The property owners have decided to not move forward with the homesite severance and the subdivision application at the City of Pitt Meadows. As such, the subject property will remain whole as a 64-acre parcel and maintain a contiguous farmable area.

3.0 City of Pitt Meadows Policy Provisions

3.1 Official Community Plan By-law No. 2864, 2020

Agriculture is the dominant land use in Pitt Meadows, with 78 percent of land in the municipality designated within the ALR boundaries. The City's OCP recognizes the importance of agriculture and contain policies that encourage farming and the preservation of agricultural land (e.g., Policies 2.1.1, 2.1.3, 2.1.5). To ensure agricultural lands can be utilized for farming potential, OCP policy 2.1.4 aims to limit housing in the ALR. The policy contains guidelines that Council can apply when considering rezoning applications or applications to the ALC, to increase house size or permit an additional home. Table 2 lists the guidelines contained in Policy 2.1.4 (c) and how the subject proposal meets each guideline.

Table 2 - OCP Policy 2.1.4 (c) guidelines and Non-Adhering Residential Use Proposal Responses

Policy 2.1.4(c) Guideline	the need to accommodate a variety of cultural and intergenerational family needs and farm situations;
Non-Adhering Residential Use Proposal	<i>The subject property has been farmed for over 75 years by the family of the applicant and continues to be farmed and expanded by the applicant and his brother. This is an intergenerational farm and all family members currently reside on the property, as shown in Table 1.</i>
Policy 2.1.4(c) Guideline	verification that the site has been or can be used for agricultural production;
Non-Adhering Residential Use Proposal	<i>The property was purchased in 1947 and initially operated as a dairy farm with a small feed lot until 2000 when the cows and quota were sold for family members to buy out partial ownership of the property. The agrologist letter prepared by Justin McTavish, P.Ag of McTavish Resource and Management Consultants confirms that the property is actively farmed with farm duties carried out by the applicant and his brother.</i>
Policy 2.1.4(c)	verification that the applicant has been farming in Pitt Meadows or

Guideline	elsewhere for a significant period; or if they are a new farmer, that they can demonstrate they are, or will be, capable of farming;
Non-Adhering Residential Use Proposal	<i>The subject property has been farmed for over 75 years by the family of the applicant and continues to be farmed and expanded by the applicant and his brother. See Section 1.1 of the planning rationale.</i>
Policy 2.1.4(c) Guideline	demonstration that there is a need for a larger farmhouse to accommodate existing or anticipated workers on-site through the submission of a detailed report from a professional agrologist indicating such, or through other information; and
Non-Adhering Residential Use Proposal	<i>The proposal is for an additional dwelling unit located in the mezzanine of an agricultural building. The agrologist letter prepared by Justin McTavish, P.Ag confirms that there is significant amount of labour to needed to maintain the farm operations, the success of which relies on the residence of both the applicant and his brother on the subject property.</i>
Policy 2.1.4(c) Guideline	submission of a farm plan that is acceptable to Council, which may include justifying any proposed on-site infrastructure or farm improvements, including providing financial security to ensure that the approved farm plan is implemented.
Non-Adhering Residential Use Proposal	<i>Based on the property owners' farming experience, a farm plan has not been formally prepared. The applicant and his brother are experienced farmers and have been successfully operating and improving the farm for many years. For example, they recently obtained organic certification for the garlic production field. They also have plans to add new vegetable crops to the certified organic fields and to introduce cattle on the property (based on their previous experience with dairy farming).</i>

3.2 Zoning Bylaw No. 2505, 2011

The subject property is zoned A-1 in City of Pitt Meadow's zoning bylaw, which permits agricultural uses and two farm houses, subject to the provisions of the Agricultural Land Commission. As the two farm houses are considered pre-existing residential structures, the two structures can continue to be used for residential purposes.

The proposed retention of the 130 m² dwelling unit in the mezzanine of the agricultural building will result in a third residence on the subject property and will allow the applicant – a family member, property owner, and farm operator – to reside on the subject property to support and maintain agricultural uses. As the additional dwelling does not meet the provisions of A-1 zone or the definition of a secondary suite, a rezoning via text-amendment to the A-1 zone to permit a third dwelling unit on the property will be required should the ALC support the Non-Adhering Residential Use application. Residential building setbacks for existing farm homes and the agriculture building containing the dwelling unit meet A-1 requirements.

3.3 Agricultural Viability Strategy (November, 2023)

The City of Pitt Meadows adopted the Agricultural Viability Strategy ("AVS") in 2023 as an update to the Agricultural Plan. The AVS is a comprehensive agricultural planning document that identifies opportunities to strengthen the local agriculture and agrifood sector and

contribute to its long-term sustainability. The AVS identifies several key issues facing agriculture and agrifood in Pitt Meadows and provides a series of goals, strategies, and action items for implementation. Goals include continued protection of farmland for farming, support the economic viability of the agricultural sector, and planning and managing infrastructure assets to support agriculture. The AVS lays out plans to strengthen City policies and zoning to discourage non-farm uses in the ALR, particularly around issues such as non-agricultural vehicle parking and soil deposit and removal.

4.0 Conclusions

In summary, the subject Non-Adhering Residential Use application is a unique circumstance with established evidence that the farming operations have been conducted by the family members / property owners for over 75 years and continue to operate as a family-run and family-owned farm. The farm labour is carried out primarily by the applicant and his brother who have successfully run a diversified family operation. In order to maintain and expand the farming operation, both the applicant and his brother need to reside on the subject property to carry out the daily farm duties. The applicant's FOIPPA s. 22 [REDACTED]

From a residential floor area perspective, the combined floor area of the two farm houses / pre-existing residential structures and the dwelling unit above the agricultural building is 520.1 m². S. 34.3 of the ALR Use Regulation allows a maximum floor area of 590 m² for the principal dwelling and the additional dwelling. No expansions to existing residential floor areas or new building footprints are being proposed in the subject application, thus retaining the farmable area of the property. The applicant has also confirmed not to proceed with the homesite severance and subdivision and keep the property intact.

We trust that the planning rationale clearly describes the intent of the proposed Non-Adhering Residential use application. Should you have questions or require further clarification, please do not hesitate to contact Rosa Shih at 778-879-2864.

Sincere Regards,

Pacific Land Resource Group Inc.

FOIPPA s. 22 [REDACTED]

Rosa Shih, MCIP, RPP
Planner

Attachments

Appendix A – Detailed list of farm responsibilities and duties
Appendix B – 12770 McTavish Rd, Pitt Meadows Agricultural Operation Confirmation by McTavish Resource & Management Consultants
Appendix C – Site Plan

APPENDIX A

List of Farm Duties completed by property owners

1. Horse Boarding / Riding Facility (up to 15 horses boarded)
 - Going to get hay in Lillooet, Alberta or the United States
 - Manure maintenance (using the tractor to push it up and then load it onto truck for removal)
 - Fence maintenance (installing new fences, fixing existing fences)
 - Arena maintenance (using the tractor to add mulch to arena, replacement of lights)
 - Barn and building maintenance
 - Field mowing
 - General barnyard maintenance including parking surfaces and yard areas
 - Equipment maintenance of tractors, mowers, mules and gator
 - Feed and grain loading/unloading
 - Repair and maintenance of stables/paddocks
 - Cleaning stalls
 - Putting horses in outside paddocks
 - Feeding horses

2. 30 Chickens (4 dozen eggs produced weekly consumed by property owners)
 - Cleaning of chicken coop
 - Maintenance of fences
 - Birds need to be dusted twice a year as does the coop
 - Purchasing feed

3. 30 Turkeys x 3 times a year
 - Maintenance of turkey coop
 - Maintenance of fences
 - Purchasing feed

4. Garlic Field – 1 acre with 15000 garlic plants with organic certification
Expected to plant an additional 18000 garlic plants in 2024
 - Rototilling
 - Preparing garlic bed
 - Maintenance of garlic beds
 - Weeding
 - Harvesting
 - Drying of garlic
 - Packaging of garlic
 - Fertilizing
 - Cutting scapes

12770 McTavish Road, Pitt Meadows

- Watering
 - Planting garlic bulbs
5. Nursery Trees (leased by Specimen Trees)
- maintain the roads and do the ditching / drainage as per our lease agreement
6. 50 bee hives
- From Spring to October is about 35 hrs a week, feeding and maintaining hives
 - Harvesting the honey
 - Bottling the honey
 - Maintenance of electric fence for bee hives
 - Maintenance of bee hives
 - Hives rented out to blueberry and cranberry farms
7. Farm Expansion plans (2025)
- Purchasing 4 beef cattle in the spring of 2025.
 - 1 ½ acres of organic vegetables which includes corn to be planted
 - Establishing a farm stand on corner of McTavish and Green Road

Date: 09/04/2024

To: Pacific Land Group, c/o Rosa Shih

Re: 12770 McTavish Rd, Pitt Meadows Agricultural Operation Confirmation

1.0 Introduction

McTavish Resource and Management Consultants (McTavish), was requested to conduct a farm walkthrough of a property located at 12770 McTavish Road, in Pitt Meadows, BC and confirm the agricultural operations to support the rationale for a non-adhering residential use application. The purpose of the application is to permit an additional residence in the ALR, located in the mezzanine of an agricultural building, which is currently occupied by one of the property owners and farm operators of the subject property. On August 23, 2024 Justin McTavish, P.Ag. met and interviewed one of the landowners FOIPPA s. 22 to get an understanding of the farm operations.

The subject property has been farmed for over 75 years by the family of the applicant. The property was purchased in 1947 and initially operated as a dairy farm with a small feed lot until 2000 when the cows and quota were sold for family members to buy out partial ownership of the property. Following the sale of the cows, horse boarding was offered, and an indoor riding arena was built. The horse stables, barns, sheds, and paddocks take up approximately 15 acres of the property.

2.0 Agricultural Land Capability

Soils located on the property are predominately complexes of Pitt and Katzie soils. These soils are fluvial soils ranging from silty loams to silty clay loams that are generally poorly drained. The unimproved agricultural land capability of these soils is Class 4 and Class 3 with restrictions caused by excess wetness, and undesirable soil structure¹.

The landowner has made several improvements to the land to increase the agricultural land capability of the parcel. Land improvements have included installing sub surface drainage in garlic planted fields as well as subsoiling and organic matter incorporation to improve soil structure. Future improvements include expanding the drainage system to additional fields. Agricultural land capability improvements have likely increased the Agricultural land capability ratings in these areas to Class 3 and Class 2².

3.0 Farm Operations

Farm labor is currently done by FOIPPA s. 22 and his brother who both reside on the property. Historically, farming operations included his father FOIPPA s. 22 but due to FOIP [REDACTED]. With the diverse range in farming operations, there is a significant amount of labour that is needed to maintain the farm. A summary of observed farm operations are:

- Horse boarding facility and riding ring;
- Organic certified garlic plantings (expansion planned for 2025);

1

<https://governmentofbc.maps.arcgis.com/apps/MapSeries/index.html?appid=cc25e43525c5471ca7b13d639bbcd7aa>

² Based only on visual observations and desktop review



- Small scale poultry production.
- Nursery operation road and ditch maintenance;
- Seasonal beehives; and
- Multiple farm infrastructure for hay storage and garlic processing/drying.

Significant year-round labor is needed for both field-based agriculture operations as well as horse boarding and poultry operations. The garlic operations are typically 8 months from seed to harvestable maturity and include the following labour:

- Land preparation (clearing, digging and operator labour);
- Applying pre-plant soil amendments (compost and fertilizers);
- Planting preparation (establishing garlic beds, mulching and subsoiling);
- Planting of garlic bulbs;
- Organic pest management; and
- Post harvest (picking, drying cleaning).

The landowners continue to farm the subject property today. Current and planned farming activities carried out by the property owners on the subject property include the following:

- The horse boarding facility can accommodate 15 horses. The boarded horses and facility are maintained daily by the property owners in addition to other duties to support the facility.
- Approximately 47 acres of the subject property has been used to grow nursery tree stock. The land for the nursery trees is leased by Specimen Trees Wholesale Nurseries. The property owners provide regular road and ditching maintenance in the 47-acre area per their lease agreement with Specimen Trees.
- In 2022, an approximate 1-acre area was established for garlic planting and received organic certification in 2023. Currently, there are 15,000 garlic plants with an additional 18,000 garlic plants to be planted in 2024. The property owners look after the garlic fields, harvest, dry, and package the garlic. The property owners are planning to plant 1.5 acres of organic vegetables in 2025 and establish a farm stand on the corner of McTavish Road and Green Road.
- There are 50 beehives on the subject property maintained by the property owners. Daily duties include feeding the bees, harvesting the honey, maintaining the bee hives, and maintenance of the electric fence for the bee hives. The hives are also rented out to blueberry and cranberry farms in Pitt Meadows for pollination.
- There are 30 chickens on the subject property and their eggs are consumed by the property owners. The chickens and the chicken coop are looked after by the FOIPPA
- The property owners raise 30 turkeys three times a year. Daily feeding and maintenance tasks are undertaken by the property owners.
- The property owners plan on purchasing four beef cattle in the spring of 2025

4.0 Summary

From an agricultural standpoint, rationale for having the [FOIPPA] family residing on the property and conducting the farm operations is justifiable. The farming operations have been conducted by the family for 75 years and they wish to keep it a family-run/family-owned operation. The farm labor is conducted by the [FOIPPA s.] who successfully run a diversified farming operation. The success of the current farming operation relies on the residence of both [FOIPPA] and his brother's families to fulfill the day-to-day responsibilities and duties on the farm.

FOIPPA s. 22
[REDACTED]

Justin McTavish, B.Sc, P.Ag

Vice President, Agriculture and Soils | Sr. Partner

McTavish Resource & Management Consultants Ltd.

W: www.mctavishconsultants.ca | M: 604.992.2229 | E: justin@mctavishconsultants.ca

Attachment A- Site observation photographs



Figure 1 Organic certified garlic field



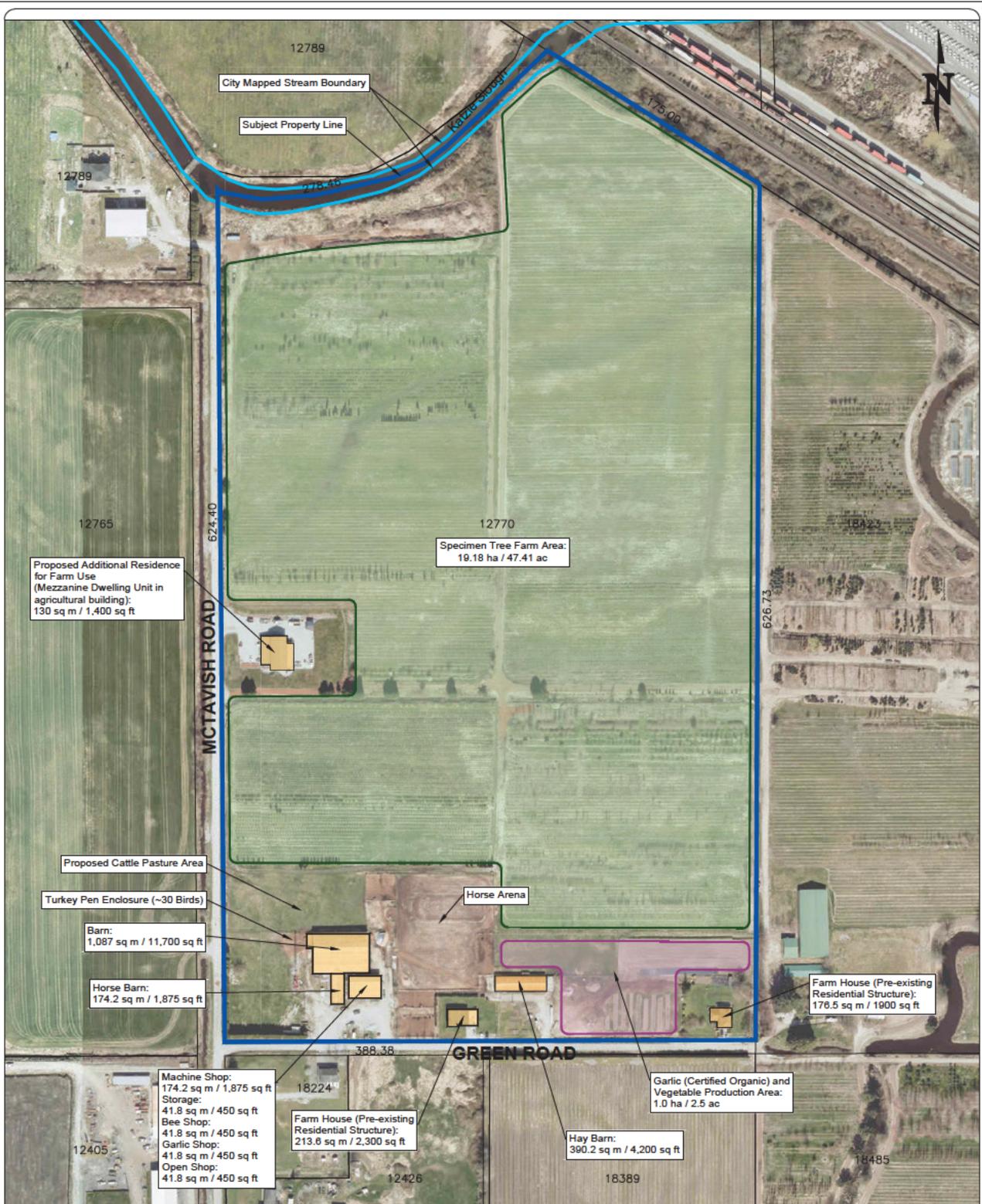
Figure 2 Planned 2025 field expansion of organic garlic



Figure 3 Well maintained horse riding ring



Figure 4 Field with planned drainage improvements and Turkey production



LEGEND	
	Subject Property Line
	City Mapped Stream Boundary
	Garlic and Vegetable Production Area
	Specimen Tree Farm Area
	Existing Structure

STATISTICS
Subject Property: +/- 63.80 ac / 25.82 ha
Zoning: A-1 (General Agriculture)
Existing OCP Designation: Agriculture
Imagery Source: ESRI Satellite, 2023

PROJECT: 12770 McTavish Road, Pitt Meadows			
TITLE: Site Plan			
CLIENT: FOIPPA s. 22			
PROJECT No: 24-2782	DATE: August 27, 2024	DRAWING No: 01	SCALE: 1:2,750
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

Suite 212 - 12992 - 76 Avenue
Surrey, British Columbia
Canada V3W 2V6

Tel: 604-501-1624
Fax: 604-501-1625
www.pacificlandgroup.ca
info@pacificlandgroup.ca