

***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**

**November 13, 2025, 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  
L. Kemper\*  
D. Kosicki

Non-Voting Member: D. Bondar, BC Ministry of Agriculture and Food

Council Liaisons: Councillor Meachen (Alternate)

Regrets: J. Johal  
Councillor Manion  
T. Vader

Staff: M. Baski, Manager of Agriculture and Environment (Chair)  
A. Dominelli, Planner  
C. Gemperle, Manager of Buildings & Bylaw Services  
A. Ward, Engineering Technologist

Recording Clerk: T. McCaw, Administrative Services Supervisor

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**1. CALL TO ORDER**

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

The meeting was called to order at 10:02 AM.

**2. LATE ITEMS**

None.

**3. APPROVAL OF AGENDA**

By unanimous consent, the agenda of the November 13, 2025 meeting of the Agricultural Advisory Committee was approved.

**4. ADOPTION OF MINUTES**

By unanimous consent, the minutes of the October 9, 2025 meeting of the Agricultural Advisory Committee were approved.

*\*L. Kemper joined the meeting at 10:06 AM*

**5. NEW BUSINESS**

**5.1 Business Licensing and Regulation Bylaw – Proposed Amendments**

C. Gemperle, Manager of Building & Bylaw Services, provided an overview of the proposed amendments to the Business Licensing & Regulation Bylaw No. 2643, 2014.

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

- Support was given for adapting and revising the time restrictions and considering Committee member feedback;
- Questions were raised around the definition of a temporary structure (*Staff confirmed it must be removed within 48 hours of the last event – For example, if a property is hosting ten (10) weddings that year, the structure must be removed within 48 hours of the last event of the year*);
- Events in the Agricultural Land Reserve (ALR) were discussed in addition to local golf courses having separate zoning to allow for more than ten (10) events per year; and

- A question was raised around whether the City recovers costs for events in the ALR which may require additional resources such as Bylaws or Police attendance for disturbances (*Staff confirmed this would not be a cost recoverable item for the City as it would fall within the Policing contracts and Bylaw officers work until 8:30 PM during the summer hours*).

## 5.2 Retroactive Soils Permit – 18880 Old Dewdney Trunk Rd

A. Ward, Engineering Technologist, provided an overview of a retroactive soils permit application for 18880 Old Dewdney Trunk Road.

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

- Questions were raised around the number and types of equipment storage on site as well as whether the equipment will be stored for other farmers (*K. Bennet, BNA Properties LTD, Consultant for the Applicant, confirmed that the Applicant had been approached by local farmers who were looking for storage of equipment which could be supported in this area of the property*);
- Existing flooding and drainage issues were discussed (*The Consultant noted that the property has drainage challenges compounded by runoff from adjacent properties noting that the Applicant added gravel to improve site access and address drainage concerns*);
- There was general support given to improving site access for agricultural purposes; however, the scale of gravel area covering the 12 acre property was a concern for future of agriculture;
- Discussions were held centered around equipment and vehicle storage on agricultural land, including whether subletting space for farm-vehicle storage qualifies as a farm use;
- Questions were raised if soil had been removed from the property and whether any remedial work was attempted prior to the addition of gravel;
- Committee members asked whether there was any additional drainage measures added to this area (*The Consultant explained that the Applicant installed two manual sumps at the front of the property that drain into the front ditch and are used a few times per year since the gravel was brought in*);

- A question was raised around the non conforming structure in the front of the property, and whether the City was aware of what other agricultural seasonal storage may be occurring; and
  - Comments were made opposing the use of farmland for parking vehicles that are not used for farming or agriculture.
- *\*L. Kemper exited the meeting at 10:47 AM*

It was **MOVED** and **SECONDED** THAT the Agricultural Advisory Committee:

- A. Does not support the retroactive approval of a soil deposit for a 4000 m<sup>2</sup> 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.

**CARRIED**

### 5.3 Educational Signage

M. Baski, Manager of Agriculture & Environment introduced the topic looking for support of the language and content of the signage encouraging an open discussion.

*There were no further discussions or comments made by the Committee on this topic.*

### 5.4 2026 Committee Calendar

M. Baski, Manager of Agriculture & Environment, shared the 2026 meeting schedule for the Agricultural Advisory Committee and workplans for 2025 and 2026 were shared with the Committee.

*There were no further discussions or comments made by the Committee on this topic.*

**5.5 AAC Application Tracker**

M. Baski, Manager of Agriculture and 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.*

**5.6 AAC Action Items**

M. Baski, Manager of Agriculture and 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 **February 12, 2026**  
at **10:00 AM**.

**Certified as correct:**

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Tatiana McCaw,

Administrative Services Supervisor