

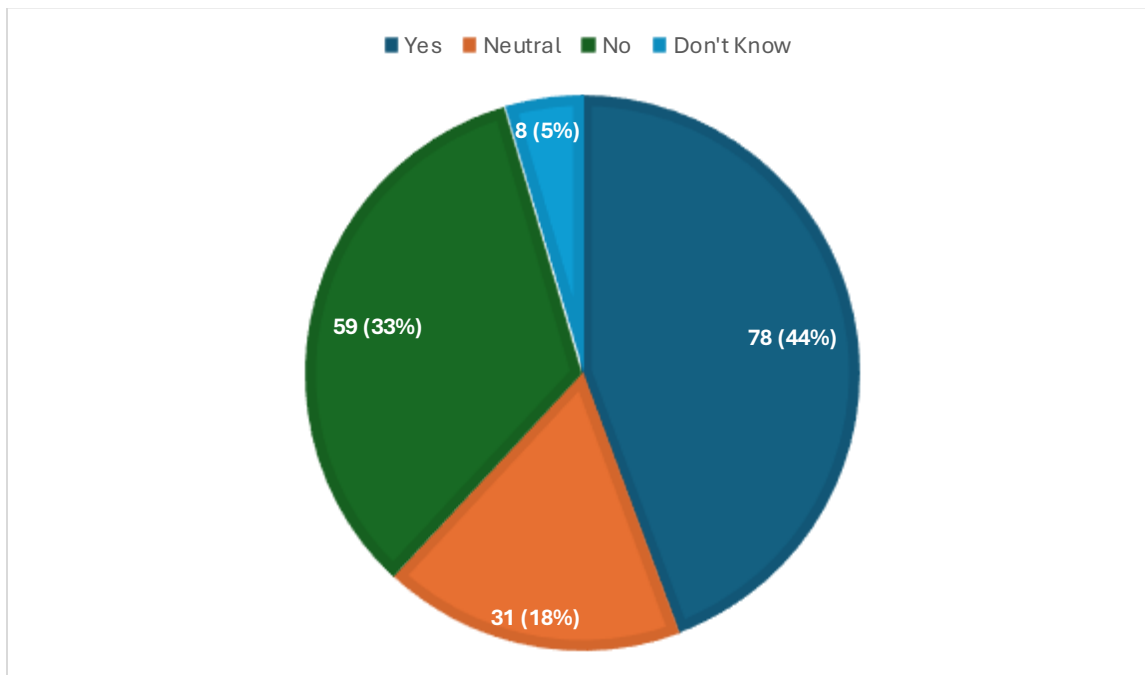
## Agricultural Zoning Review – Public Engagement Summary

### *Statistics:*

- Total survey responses 177
- 1.3k visits to the project page
  - 442 people “informed” on the project – visited multiple pages and read through things; some completed the survey
  - 1.2k people “aware” of the project – looked at project page but didn’t complete the survey
- 1k people arrived at the project page from social media
- 300 people arrived at the project page directly – from the mailed letter or other pages on City website

### *Survey Responses:*

(1) Do you support the combination of the A-1, A-2, and A-3 zones?



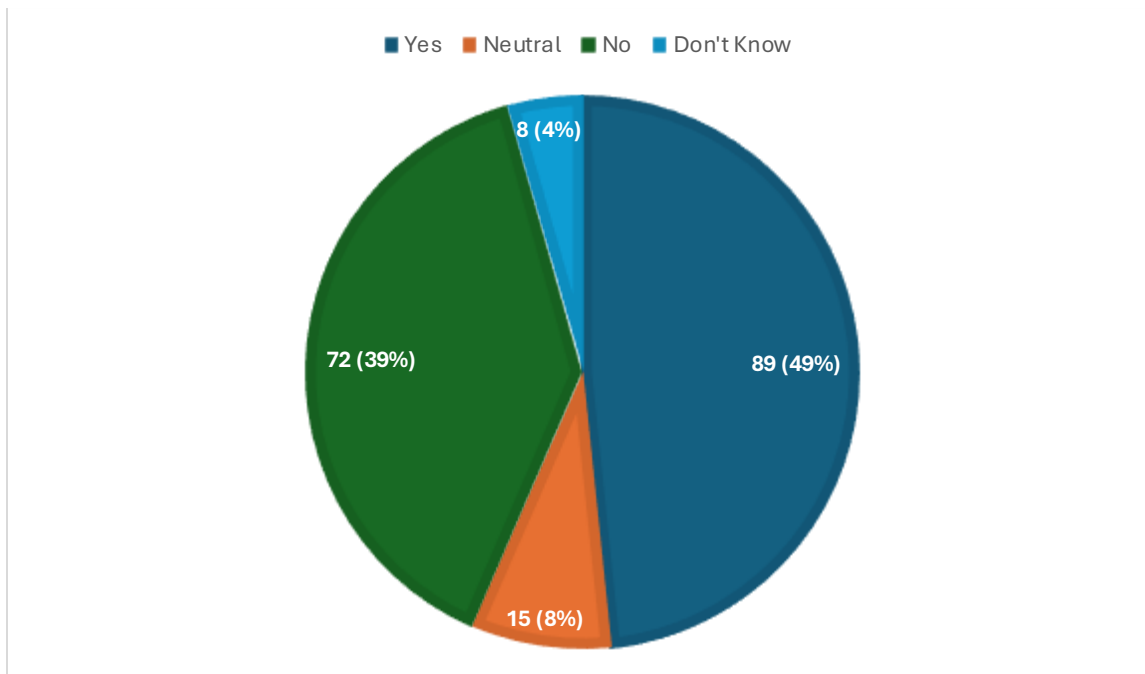
Residents strongly value Pitt Meadows’ agricultural character and want farmland protected from estate development and subdivisions. Many support increasing lot sizes to discourage speculation, though opinions vary on whether 20 or 40 acres is appropriate.

There is concern about balancing housing needs with farm succession. Farmers want flexibility to build homes for family members, while others fear subdivisions could erode farmland. Respondents also expressed frustration with oversized homes and non-farm uses on agricultural land.

Environmental protection and sustainability were key themes. Farmland is seen as vital for flood prevention and food security, and many advocate for diverse crops and innovative practices like vertical farming. Overall, residents called for clearer, simpler regulations and policies that support farming while maintaining Pitt Meadows' green spaces.

(2) Do you support these parking regulation updates?

- Add definition for farm vehicle
- Limit RV's
- Requirement to store unlicensed, non-farm vehicles indoors

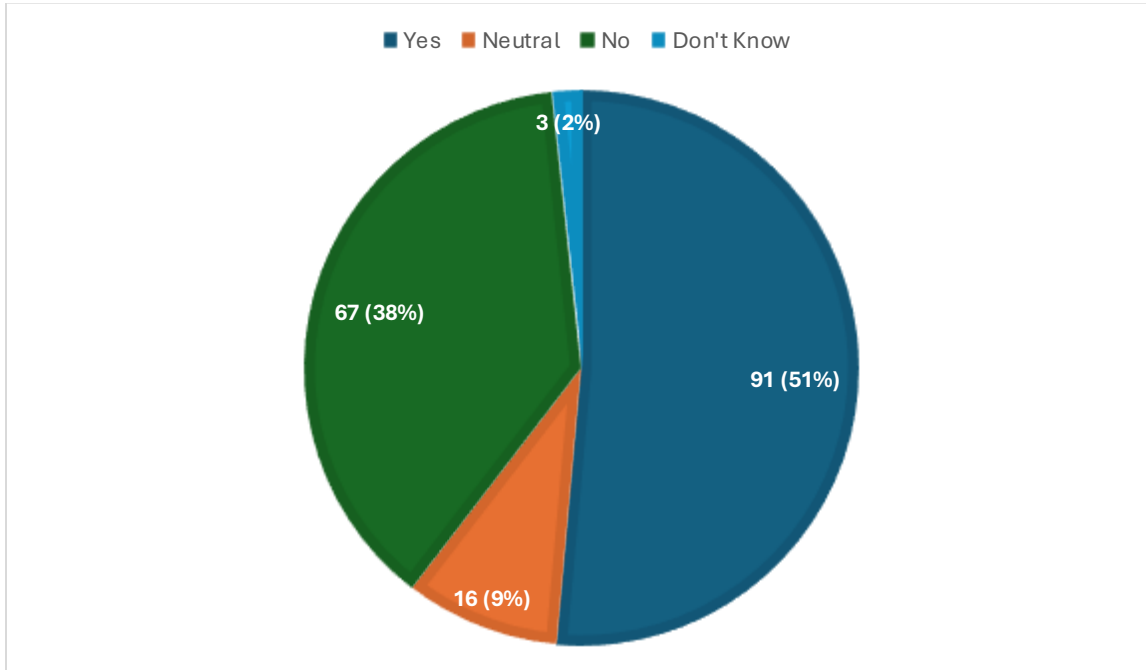


Residents shared mixed opinions about vehicle storage on agricultural land. Some support limited RV or boat storage as a way for farmers to earn supplemental income, while others see it as misuse of farmland and a threat to its agricultural properties.

Key concerns include the potential for small allowances to grow into large-scale commercial operations, enforcement challenges, and the visual and environmental impact of open-lot storage. Many respondents stressed the need for clear, practical rules that reflect rural realities – such as exemptions for farm equipment and options for screening – rather than rigid limits or garage-only requirements, which were widely viewed as unrealistic and costly.

There is also frustration about perceived inconsistencies in policy: strict rules for small landowners while large-scale industrial development continues on farmland. Overall, residents want a balanced approach that protects farmland without overregulating rural lifestyles or creating unnecessary financial burdens.

(3) Do you support introducing limits on where new residential uses can be located?  
(Residential footprint regulations, i.e., farm home plate)

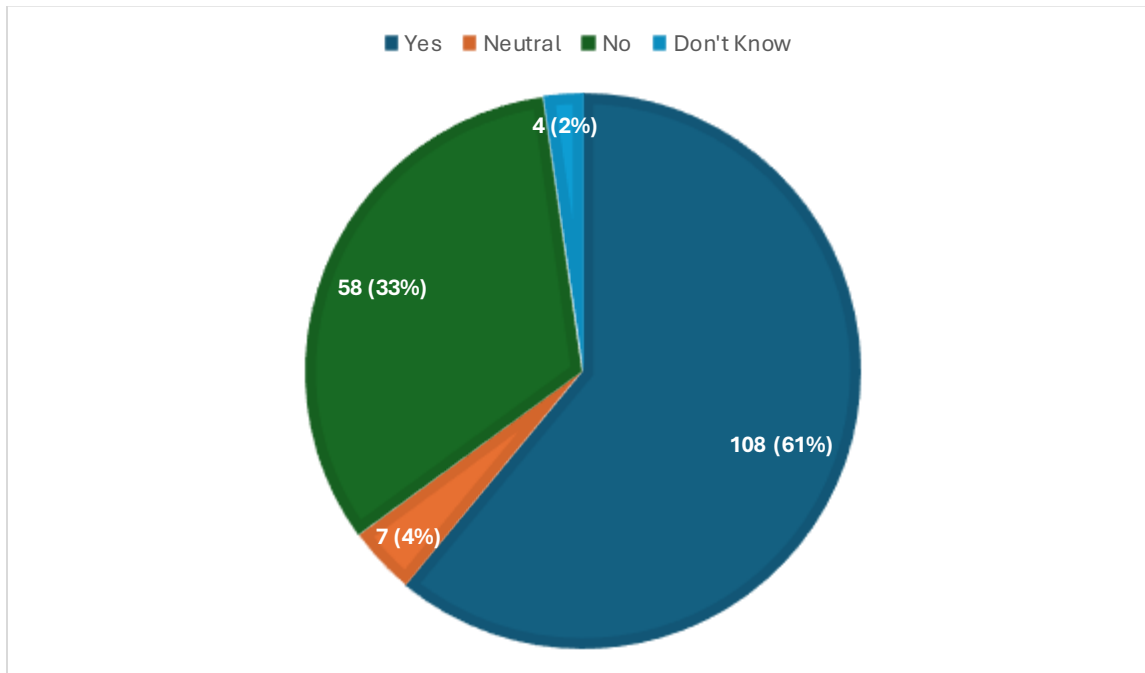


Residents strongly support limiting the size of homes on agricultural land to prevent oversized estates and protect farmland for farming. Many agree that capping home size helps discourage estate-style development and keeps land available for agricultural use.

However, there are concerns about proposed restrictions on where homes can be located. Respondents emphasized that farms vary widely in shape, soil, drainage, and environmental factors, making a one-size-fits-all approach impractical. Forcing homes near the road could be seen as unfair, costly, and sometimes unsafe for families and livestock. Some called for flexibility to allow homes and farm structures to be placed where they best support farming operations, privacy, and safety.

Overall, while residents want farmland preserved, they urge the City to focus on collaborative solutions and incentives rather than rigid regulations that restrict responsible use.

(4) Do you support this change to limit the scale of homes of smaller farm lots? (400 m<sup>2</sup> on lots less than 8 ha)

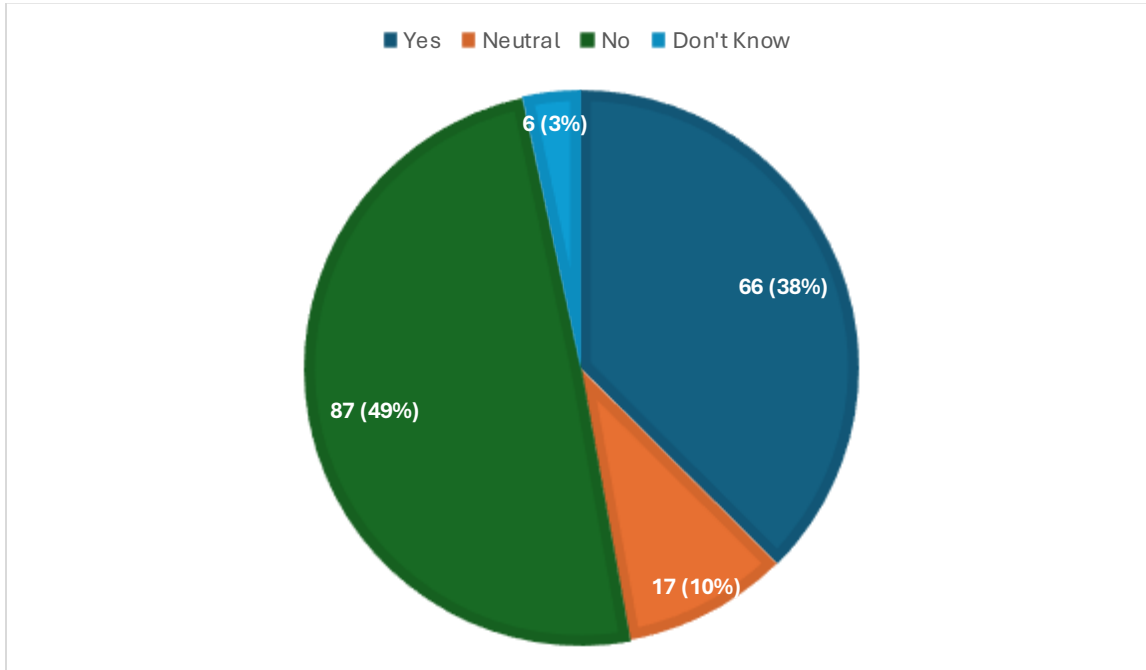


Residents shared mixed views on limiting the size of homes on farmland. Many support caps to prevent “mega homes” that drive up land prices and reduce agricultural capacity, arguing that farmland should remain for farming, not luxury estates. Some suggested aligning with provincial guidelines (500 m<sup>2</sup>), while others suggest reducing the maximum even further to preserve agricultural integrity.

Others raised concerns about flexibility for multigenerational living and farm-related needs. Larger homes are often practical for extended families, farm workers, and home-based business operations. Some respondents noted that limiting size won't make farmland more affordable and could restrict families who want to live and work together on their property.

Several comments criticized the proposal as government overreach. Residents urged the City to balance farmland protection with practical realities by considering options like allowances for multiple living spaces, prefabricated homes, or case-by-case flexibility.

(5) Do you support this change to limit further residential development on small lots?  
(Remove allowance for garden suites on lots less than 2 acres)



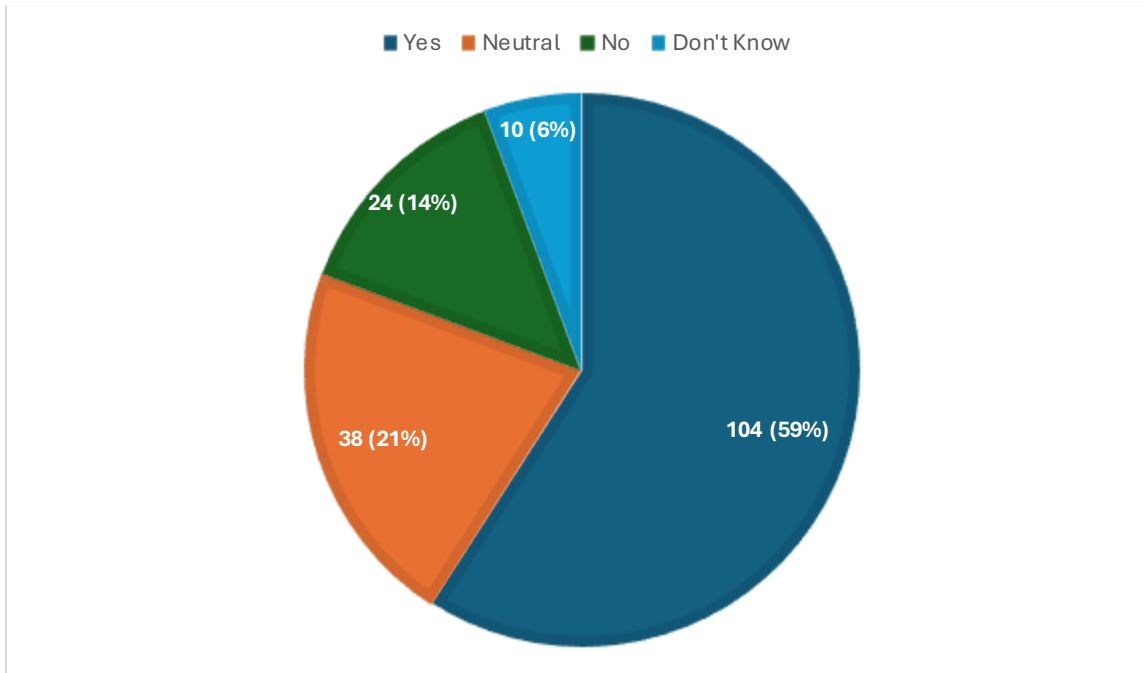
Residents expressed strong support for continuing to allow garden suites, highlighting benefits such as housing for aging parents, adult children, and multi-generational families. Many noted that garden suites help maintain family farms, improve housing affordability, and provide flexibility without significantly impacting farmland.

Respondents emphasized that garden suites should be regulated – with size limits, placement with the home plate, and requirements to ensure farming activities can continue – but not prohibited. Several comments pointed out the inconsistency of restricting garden suites on small parcels while promoting housing diversity in urban areas, especially during a housing crisis.

Overall, residents urged the City to retain garden suites and adopt a balanced approach that protects farmland while supporting practical housing solutions families and farm operations.

(6) Do you support these changes to better accommodate farm workers where required for farm operations?

- Remove minimum lot size requirement
- Maximum 130 workers for greenhouse, berry, nursery, tree fruit, mushroom operations
- Maximum 40 workers for other commodities
- Increase maximum area per worker to 13 m<sup>2</sup>



Residents generally support simplifying rules for temporary farm worker housing, recognizing that seasonal workers are essential to local food production and farms need flexibility to accommodate them. Many agreed that removing minimum lot size requirements and increasing the minimum floor area per worker are positive steps that ensure humane living conditions.

However, respondents stressed the importance of safeguards to prevent misuse, such as strict limits on the number of workers, clear definitions of “temporary”, and enforcement to ensure housing is not repurposed for non-farm uses. Some raised concerns about large concentrations of workers on small farms and suggested accountability measures be implemented.

While most comments supported the proposal, residents also expressed frustration that flexibility is being extended to worker housing while restrictions on family housing and multigenerational living remain. Overall, the feedback calls for a balanced approach that supports farm operations, protects farmland, and ensures fair, enforceable regulations.