



Staff Report to Council

Planning and Development

FILE: 6635-20-2020-04

REPORT DATE: January 19, 2022 **MEETING DATE:** January 25, 2022
TO: Mayor and Council
FROM: Anne Berry, Director of Planning and Development
SUBJECT: 19675 Meadow Gardens Way – ALC Non-farm Use Application

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Council:

- A. Direct Staff to forward to the ALC, with a recommendation of support, the application for a non-farm use at 19675 Meadow Gardens Way for the construction of a new parking area; OR

- B. Other.

PURPOSE

To present to Council a non-farm use application to the Agricultural Land Commission to permit the construction of a parking area at 19675 Meadow Gardens Way.

Information Report Decision Report Direction Report

DISCUSSION

The City has received a non-farm use application to develop additional parking spaces as part of the Meadow Gardens Golf Course at 19675 Meadow Gardens Way, originally developed in 1968. The new parking spaces are to replace those lost due to the development of the Golden Ears

Bridge road structure. Under the Agricultural Land Commission Act, any non-farm use application requires approval from the Agricultural Land Commission (ALC).

Application Background

Applicant: Bud Tiedeman

Owner: Meadow Gardens Golf Course (1979) Ltd.

Civic Address: 19675 Meadows Gardens Way

Property Size: 66.08 ha (163.3 acres)

OCP Designation: Outdoor Recreation

Zoning: A-4 (Agricultural and Golf Course)



The property currently contains the Meadow Gardens Golf Course as well as several compatible accessory uses, including:

- A driving range
- Two restaurants
- A retail shop
- Banquet facilities for special events
- Golf Course Maintenance and Storage Facilities

Relevant Policy, Bylaw or Legislation:

The City's Official Community Plan (OCP) designates the property as Outdoor Recreation permitting the following:

Golf courses and other outdoor commercial recreation uses and may include commercial uses to serve the users of the facilities subject to zoning and *the Agricultural Land Commission Act*.

The property's A-4 (Agricultural and Golf Course) zoning permits agriculture and golf course use.

Analysis:

The History of Golf Courses in the ALR

Since the creation of the Agricultural Land Commission in 1973, golf course use in the ALR has fluctuated between requiring ALC approval and being permitted as an outright use. By November 1991, the Commission was faced with 181 golf course proposals covering 8,400 hectares of ALR land. At this time, the provincial government instituted a moratorium on new golf course applications. Since then, golf courses were removed as outright uses and are allowed in the ALR only after approval by the Commission following an application submitted through the local government.

- April 1973 - January 1975: Golf courses were allowed in the ALR only after approval by the Commission following an application submitted through the local regional district.
- January 1975 - January 1981: Golf courses are permitted as an outright use in the ALR.
- January 1981 - June 1988: Golf courses permitted in the ALR only after approval by the Commission following an application submitted directly to the Commission.
- June 1988 - November 1991: Golf courses were allowed as an outright use in the ALR, but only in accordance with specific terms and conditions set by the Commission.
- November 1991 - April 1992: A moratorium on new golf course applications, and procedures were established to review existing applications through to 1994.
- April 1992 – Current day: Golf courses have been and are allowed in the ALR only after approval by the Commission following an application submitted through the local government.

Application Proposal

The application area consists of an existing 12,500 ft² gravel parking pad used for overflow parking along Meadow Gardens Way leading to the golf course's main entrance and primary parking lot. The existing gravel parking pad was created in 2005 for construction of a temporary sales office to facilitate the sales of residential development in the area. The application proposes to expand this unpaved lot to approximately 16,500 ft² (0.15 ha) of parking area.

The proposal is for an additional 48 parking stalls increasing the total number of stalls on the property to 298.

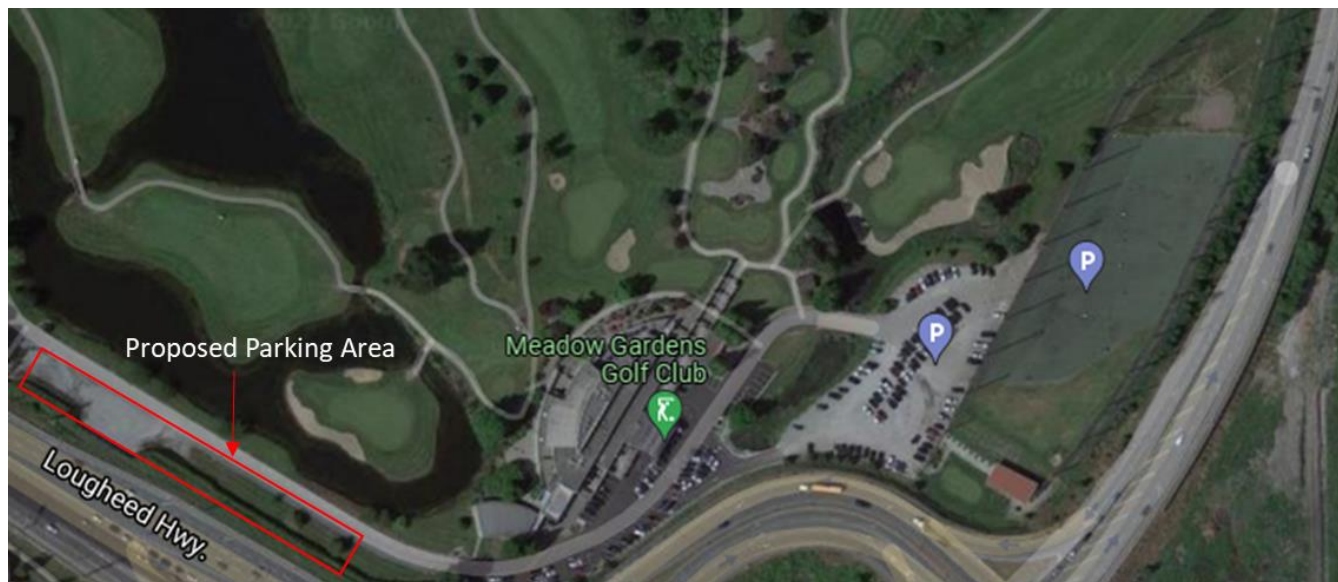


Figure 1: Location of proposed parking area expansion

Parking Requirements

Currently, the main parking area for the golf course contains 250 parking stalls. As per the City's Zoning Bylaw, the minimum number of off-street parking stalls required for golf courses (including associated uses) is eight spaces per hole. The Meadows Gardens Golf Course has 18 holes, thus requiring a minimum of 144 parking stalls.

The Zoning Bylaw includes golf course accessory uses in determining the required number of off-street parking spaces. However, given the property's capacity to host an array of special events in addition to the golf activities, demand for parking can be high. Looking at the accessory uses separately, the off-street parking requirements for Meadow Gardens Golf Course are as follows:

- Driving Range: 1 per tee = 50 stalls
- Banquet Facilities: 1 per 10 seats = 51 stalls
- Retail Shop: 1 per 30 sq. m of gross floor area = 3 stalls
- Restaurant: 1 per 5 seats capacity = 46 stalls
 - o The Wedge (90 seats) = 18 stalls
 - o The Loft Restaurant and Lounge (120 seats) = 28 stalls

The associated uses require a minimum of 150 off-street parking stalls, and when added to 144 stalls for golf course users, totals 294, which is consistent with the applicant's proposal.

Golden Ears Bridge

In 2013, as part of the Golden Ears Bridge interchange and Abernathy Connector, a portion of the golf course in the southeast corner was severed from the rest of the property. Photos illustrating the subject site before and after the bridge construction can be found in Figures 3 and 4. Parking spaces were lost due to the Golden Ears Bridge roadworks (see attachment D), and it's the



Figure 1: Aerial Photo (1994) - Pre Golden Ears Bridge construction

Figure 2: Aerial Photo (2018) - Post Golden Ears Bridge construction

applicant's wish to recoup the lost parking stalls to serve the variety of patrons that visit the Meadow Gardens Way Golf Course.

Parking Lot Layout for Development Permit 2011-005

In 2011, a development permit was approved to construct a new driving range on the property to replace the one that was lost as part of the Golden Ears Bridge project. The parking lot layout needed to be reconfigured to meet the City's zoning bylaw regulations to relocate the driving range. An innovative approach was used to meet the minimum parking requirements, which included utilizing the driving range for temporary parking during special events. The artificial turf would provide approximately 70 parking spaces but require the driving range to close and the turf to be marked with parking lines. When added to the 230 permanent parking spaces as proposed, the 70 temporary spaces brought the total number to 300. An illustration of this parking lot layout can be found in attachment F.

As of writing this report, the applicant has advised that since 2011 the artificial turf convertible parking area has only been used once to accommodate a high school graduation event at the golf course. The applicant stated that the turf parking area is not a practical solution from an operational perspective, and it also requires closing the driving range, which affects membership service levels.

Agricultural Advisory Committee

At their meeting on October 20, 2021, the City's Agricultural Advisory Committee (AAC) considered the application and passed the following motion:

"The Agricultural Advisory Committee supports the Non-farm Use Application for 19675 Meadow Gardens Way."

Conclusion

As part of the interdepartmental review process, the Fire Department's comment identified the potential need for an additional fire hydrant adjacent to the proposed parking area.

Factoring in the accessory uses, the golf course can see a large volume of users at one time, necessitating additional parking spaces on the property. Given the location of the proposed parking area, its construction would have little impact on the rest of the property. The parking area would not require fill to be brought on-site, and the surface would remain unpaved, leaving the potential for the land to be reclaimed for agricultural use in the event the golf course use ceased. Although a parking lot layout was approved in 2011 as part of a development permit for the driving range, the convertible artificial turf parking spaces have not proven to be operationally functional. Staff view the application as a reasonable proposal given the request to gain back the parking spaces removed as part of the Golden Ears Bridge construction. Therefore, staff recommend option A.

If the application is supported by Council, it will be forwarded to the Agricultural Land Commission for final consideration and approval.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Corporate Excellence
 Community Spirit & Wellbeing Transportation & Infrastructure Initiatives
 Not Applicable

Business Vitality - Foster a vibrant and diverse economy where local businesses thrive.

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

Comment(s):

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No

SIGN-OFFS

Written by:

Sarah Nickerson,
Development Services Technician

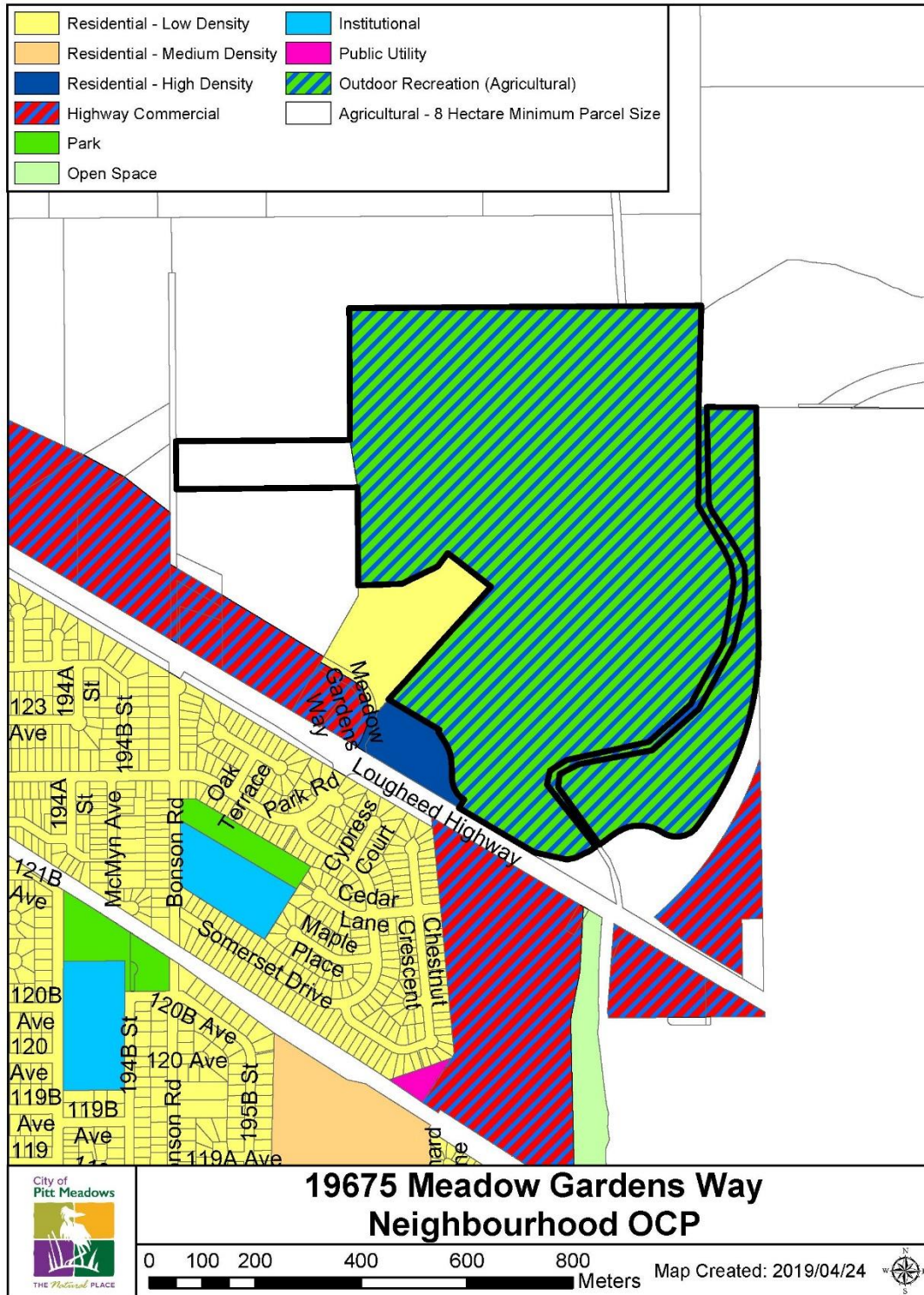
Reviewed by:

Alex Wallace,
Manager of Community Development

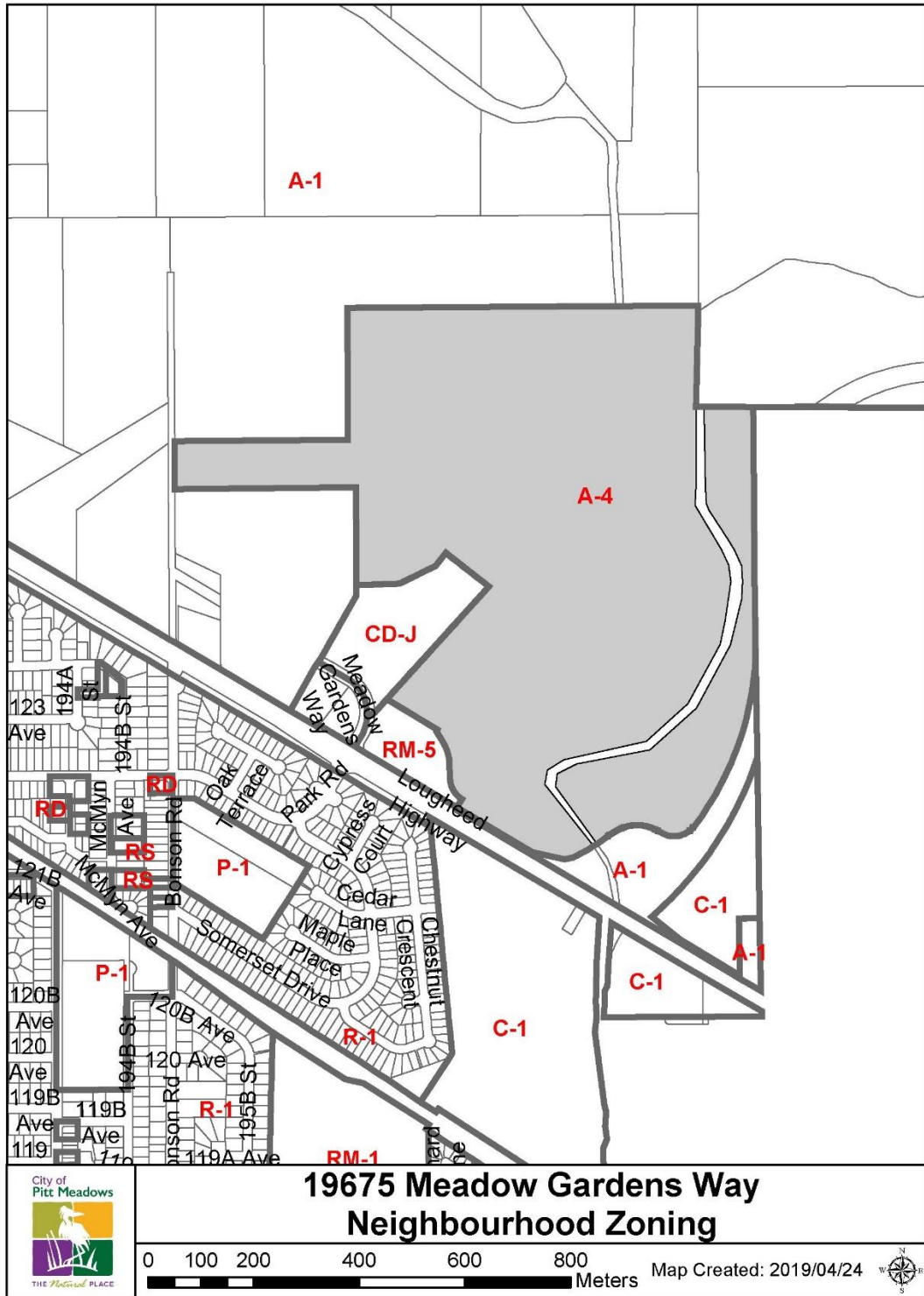
ATTACHMENT(S):

- A. Neighbourhood OCP Map
- B. Neighbourhood Zoning Map
- C. Aerial Photo Map
- D. Site Plan
- E. Severed Portion of Meadow Gardens Golf Course
- F. Parking Lot Layout as per DP 2011-005

Attachment A: Neighbourhood OCP Map



Attachment B: Neighbourhood Zoning Map



Attachment C: Aerial Photo Map



Attachment E: Severed Portion of Meadow Gardens Golf Course



	<p>Subject Property: Meadow Gardens Golf Course ALR Exclusion of Isolated Section</p>		
	<p>City of Pitt Meadows Development Services</p>	<p>Name: Meadow Gardens ALR Path: F:\GIS\Pitt Meadows - Map Layouts\10-2008</p>	
<p>0 20 40 80 120 160 Meters</p>			

Attachment F: Parking Lot Layout as per DP 2011-005

