

Staff Report to Council

Planning and Development

FILE: 4520-20-2021-04

REPORT DATE: April 25, 2022 **MEETING DATE:** May 03, 2022
TO: Mayor and Council
FROM: Colin O'Byrne, Acting Director of Planning and Development
SUBJECT: Temporary Use Permit Application for Pitt Meadows Dike Usage Enhancement Society

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Direct staff to draft a temporary use permit for Pitt Meadows Dike Usage Enhancement Society to use the upland portions of Lots 6 and 7, Plan NWP6144 for recreational paddling club use; AND
- B. Direct staff to notify surrounding residents within 488 m that Council will consider issuance of a temporary use permit for Pitt Meadows Dike Usage Enhancement Society to use the upland portions of Lots 6 and 7, Plan NWP6144 for recreational paddling club use at an upcoming Public Meeting of Council; OR
- C. Other.

PURPOSE

To present an application for a proposed temporary use permit for a non-profit paddling club, located on the north side of the Alouette River, near Menzies Crossing/Silver Bridge parking lot.

☐ Information Report ☐ Decision Report ☒ Direction Report

DISCUSSION

Background:

This site was previously the subject of a rezoning application. At the November 2, 2021 Public Meeting, Council passed the following motion regarding that rezoning application:

“Direct Staff to work with the applicant to amend the application from a rezoning application related to Lots 6 and 7, Plan 6144 for upland expansion of a paddling club, to an application for a temporary use permit to evaluate parking, access, and safety for a trial period before considering a permanent zoning change.”

The applicant has now submitted an application for a temporary use permit.

The subject lots were created by subdivision in 1938, and are privately owned waterfront land on the north side of the Alouette River, west of Harris Road. The lots are upland but are south of the dike. While located in the Agricultural Land Reserve (ALR), Agricultural Land Commission regulations do not apply to the site, as each land parcel was created by subdivision prior to the existence of the ALR and is less than 2 acres in size.

<i>Applicant</i>	Rick Hammer Pitt Meadows Dike Usage Enhancement Society (PMDUES)
<i>Legal Description</i>	Lot 6 and 7 Blk 6N Sec 1 Range 1E NWD Plan NWP6144
<i>Area</i>	0.28 ha (0.7 acres)
<i>Zoning</i>	A-1 (General Agriculture)
<i>Official Community Plan</i>	Agricultural – 8 ha (20 acre) Minimum Parcel Size

PMDUES has received a licence of occupation from the Province to use the foreshore for a non-profit paddling club, including docks (see figure 1).

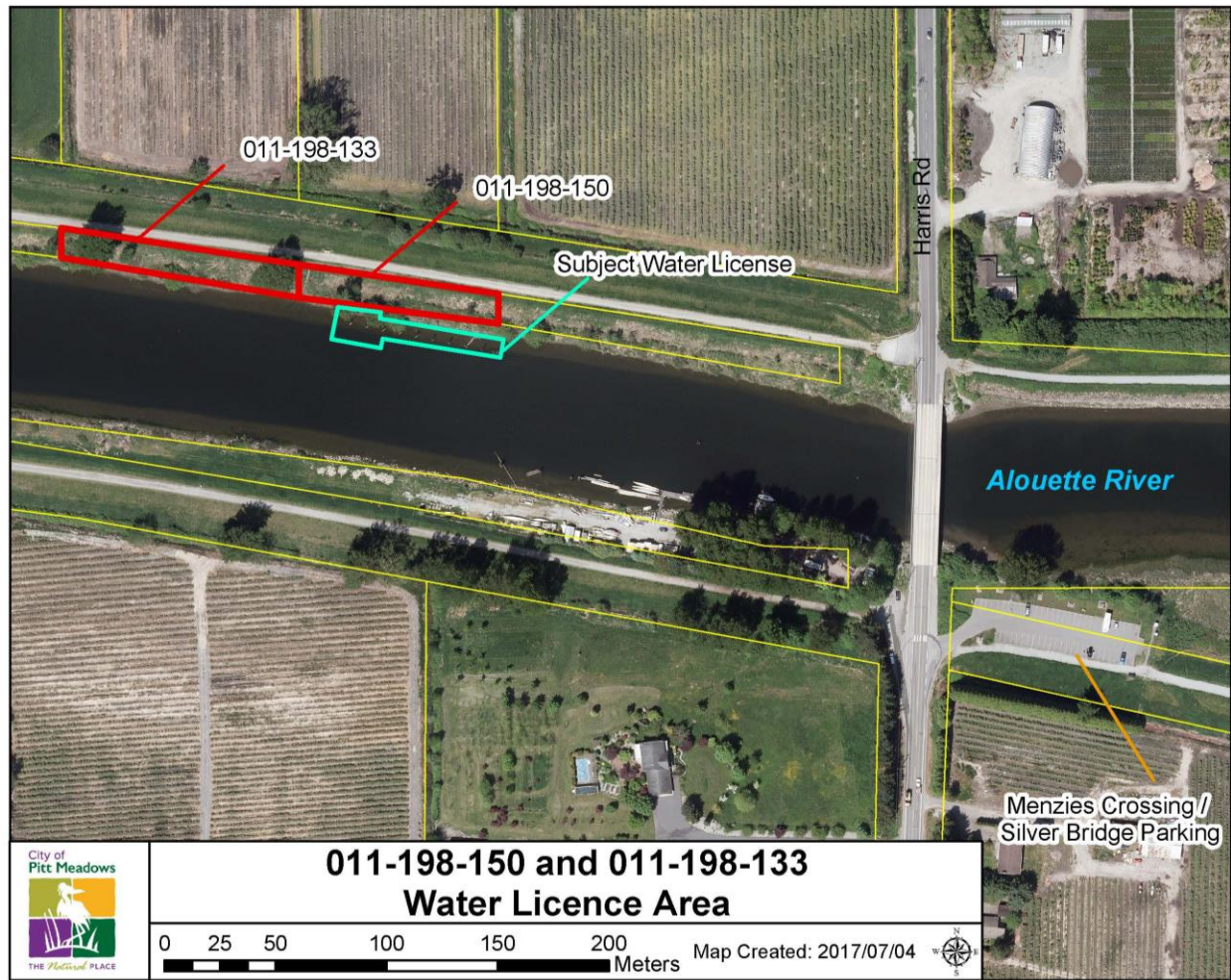


Figure 1: Water licence area

Relevant Policy, Bylaw or Legislation:

Zoning Bylaw No. 2505, 2011

The site is currently zoned A-1 (General Agricultural) and the river in front of the parcel is zoned P-3 (River). The A-1 zoning permits general agricultural use.

Parks, Recreation and Culture Master Plan

One of the recommended future actions in the Waterways Amenities Strategy portion of the Parks, Recreation and Culture Master Plan is:

- Ensure continued dialogue and collaborations with local paddling groups and enthusiasts to:
 - Promote safe and sustainable paddling in Pitt Meadows

- Identify solutions to issues and concerns as/if they arise over the next decade (e.g. managing areas of overuse, informal / unapproved water access, water safety and education, impacts on habitat, etc.)

And one of the implementation measures identified in the Plan is:

- Work with local, regional, and provincial partners and organizations to ensure (and where appropriate encourage) sustainable recreational use of waterways in Pitt Meadows.

Analysis:

PMDUES is a non-profit society. Under this umbrella is the Alouette Paddling Club, which offers paddling opportunities for children and youth, including those with accessibility challenges. The club has been operating since 2017. Participants are dropped off at the Silver Bridge parking lot and walked over to the site and led down to the river. During May and June, school groups attend the site during school hours. During the summer months, the Paddling Club runs programs where up to 15 children are dropped off at 9am and picked up at 11:30am, and another session running 12:30pm to 3pm. In the evenings, there are groups of up to 15 participants between 6:30pm to 9pm.

Currently, the water licence area contains two docks and a former barge that has been repurposed into a secured storage area for paddling gear, life jackets, paddles, first aid equipment, etc. One of the docks is newer and used regularly and is 2.4 m wide by 15 m long. It is planned to be extended to 30 m long in the near future, which is in compliance with the existing zoning regulations regarding length and width. There is another old dock that is not used regularly for boat launching but is used for tying boats to.



Photos of Existing Dock and Boat Storage

The upland site is presently unimproved, although there are some boats currently being stored in temporary structures, along with some movable stairs for people to come down from the dike to the site.

Currently, the paddling club cannot use the upland site (outlined in red on Figure 1) for paddling club use (such as permanent ramps and boat storage, portable washroom, etc.), as it is not zoned for this use. The paddling club can operate on the river in front of the site, as it has received its proper approval from the province to do so.

PMDUES would like to be able to expand its offerings and use the upland parcels for paddling club operations. This includes plans in the shorter term for:

- Building an accessible ramp from the dike to their dock, to increase offerings for participants with accessibility challenges;
- Expand their docks, for increased boat storage during the operating season;
- Dryland storage area for boats and paddling gear during the winter; and
- Potential portable washroom.

In the future, the club would like to explore creating a place for learning about the environmental importance of the riparian area along the Alouette River, where school and other groups could attend. A temporary covered structure for a dry place to wait, view the river, and host birthday parties or small community events is also mentioned by the applicant as a future wish.

Staff Comments

Environmental Considerations

The entire site is located within a riparian area, and Provincial acceptance of a Riparian Areas Protection Regulation (RAPR) Assessment Report completed by a Qualified Environmental Professional (QEP) will be required prior to any development on the site. The RAPR Assessment Report will establish a Streamside Protection Enhancement Area (SPEA) in advance of proposed development and address measures and monitoring requirements to protect the SPEA.

Parking

The City's Bylaws, Engineering and Parks Departments have provided comments regarding this application, strongly expressing concerns about parking. The City's dike network has seen a huge spike in usage since March of 2020 and the Bylaw Department has been called out to the vicinity of the Silver Bridge parking lot on a regular basis to respond to calls about overflow vehicles parking illegally along both sides of Harris Road and blocking driveways, cycling lanes and creating hazardous conditions. Any expansion of this paddling club will likely exacerbate this problem and increase safety concerns. A parking management plan to the satisfaction of the City is recommended as a condition of any temporary use permit.

Dike Authority Approval

Anything constructed on, against or adjacent to the dike (such as an accessible ramp) will require approval from the Inspector of Dikes.

Public Notification

For this application, a development information meeting is not recommended. Instead, an expanded notification radius is suggested as the best way to obtain feedback from directly affected neighbours rather than just the general public at large.

As per the City's Development Procedures Bylaw, the notification radius for a temporary use permit is 50 m, which would only notify six properties. If the notification radius for an application involving a public hearing for properties outside of the urban boundary is used (488 m), then residents surrounding the Silver Bridge parking lot will also be captured (see Figure 2).

Additionally, a sign is required to be posted on sign notifying the public about the application at least three weeks prior to the temporary use permit being considered for issuance by Council.

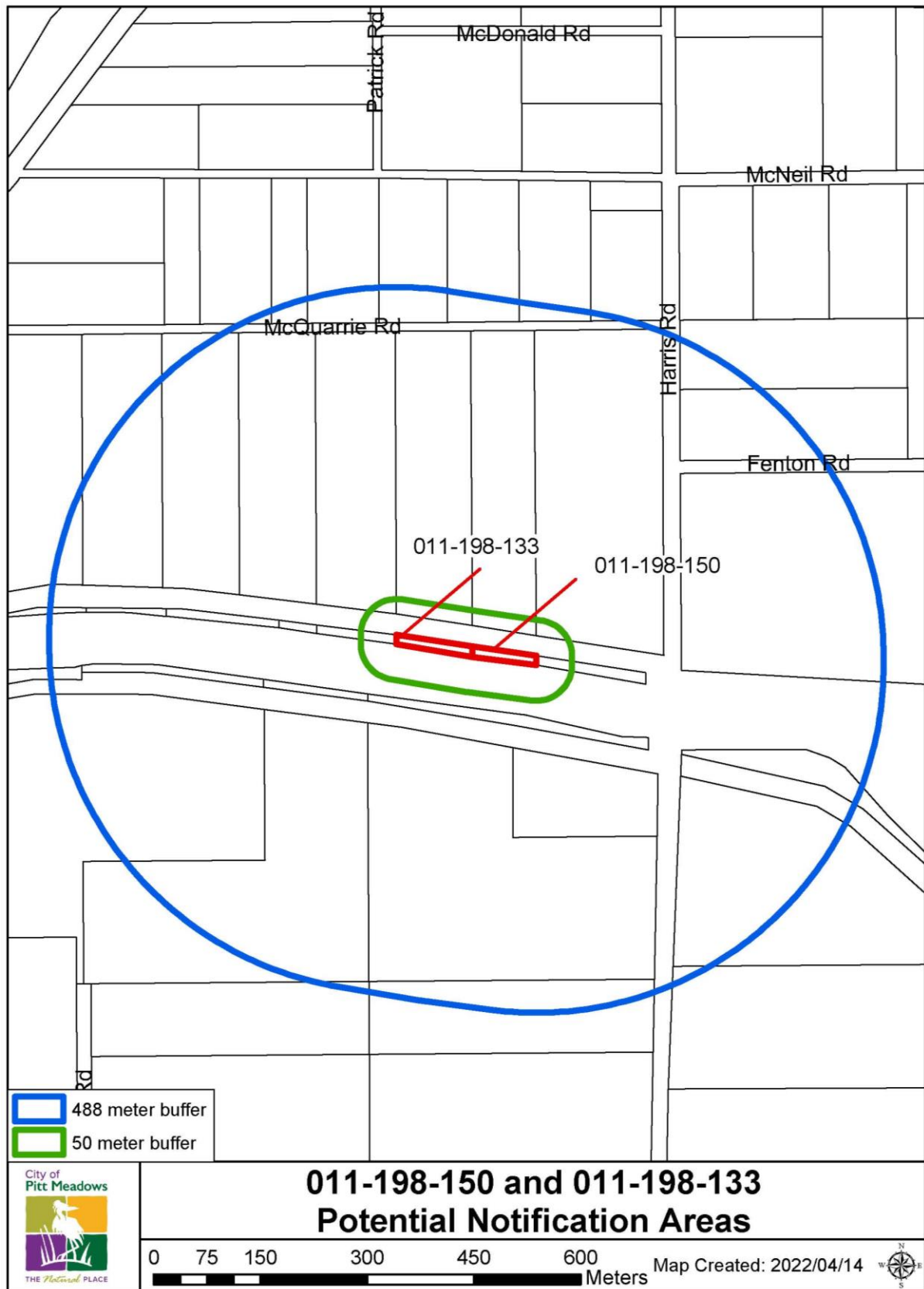


Figure 2: Potential notification properties

Conclusions

There are still reservations about this application due to the access and parking challenges, and potential safety concerns. In saying that, PMDUES offers a valuable service to the community that showcases the natural beauty of the Alouette River in Pitt Meadows. The club is a non-profit and offers inclusive programming, and staff recognize the demand for recreational paddling club use in Pitt Meadows is high.

A temporary use permit for two years will provide the City an opportunity to evaluate the use and its impact on the dike, Silver Bridge parking lot, and traffic.

At this time, staff recommend that a temporary use permit be drafted and the surrounding residents be notified that this permit will be considered for issuance by Council at an upcoming Public Meeting.

If this temporary use permit application is not approved, then PMDUES can continue its use of the designated river area for its non-profit paddling club operation but the upland site will not be permitted to be used for the paddling club and no ramps, stairs or other structures can be constructed.

COUNCIL STRATEGIC PLAN ALIGNMENT

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

Tourism. Develop tourism industry by attracting visitors and business to the city.

Pride and Spirit. Create opportunities through arts, culture, recreation and signature events for residents to gather, connect and experience the vibrancy and diversity of our city.

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

PUBLIC PARTICIPATION

- ☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

This report will be posted on the City's website through the normal agenda process. Staff recommend an expanded notification radius of 488 m.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

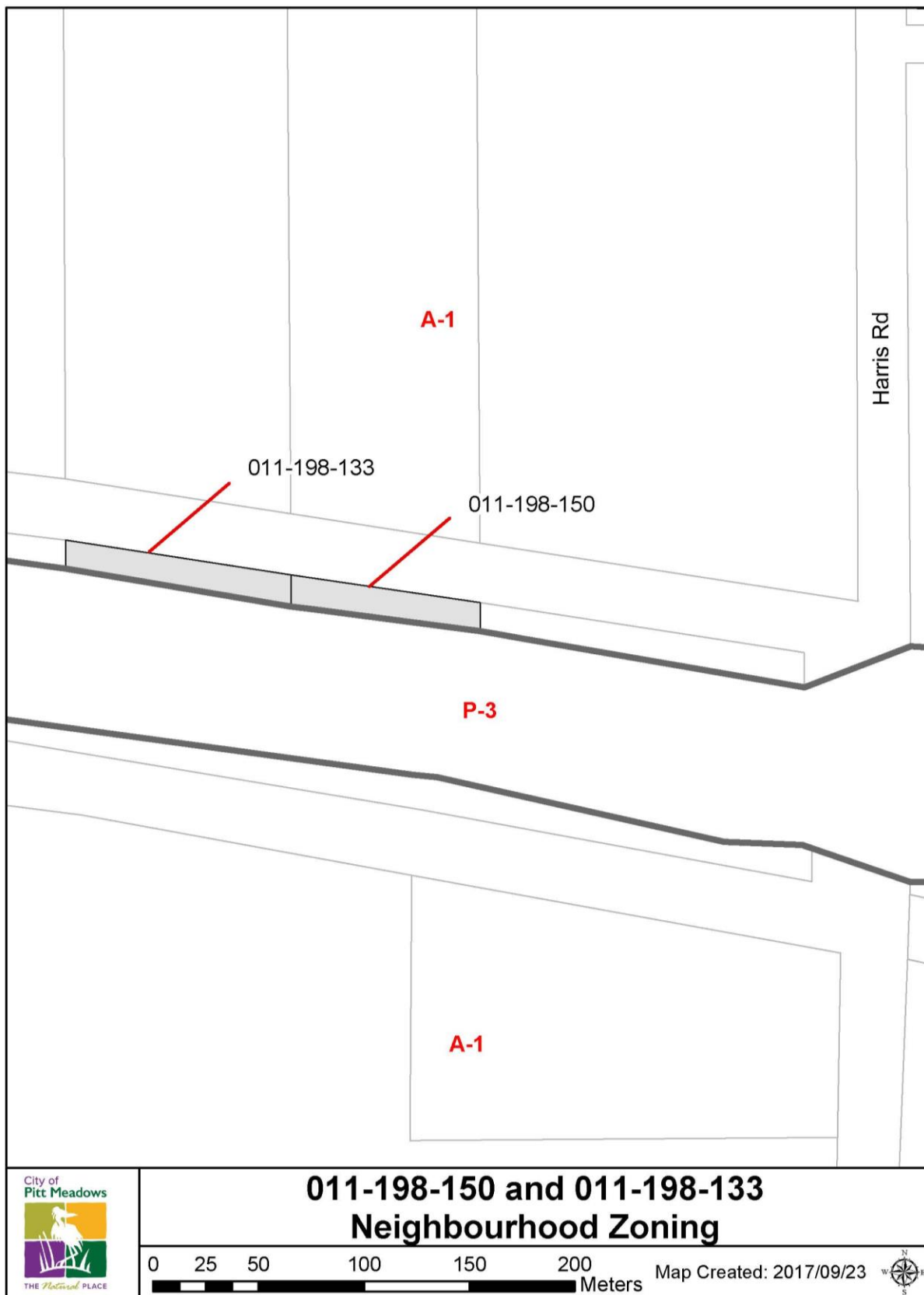
Allison Dominelli,
Development Services Technician

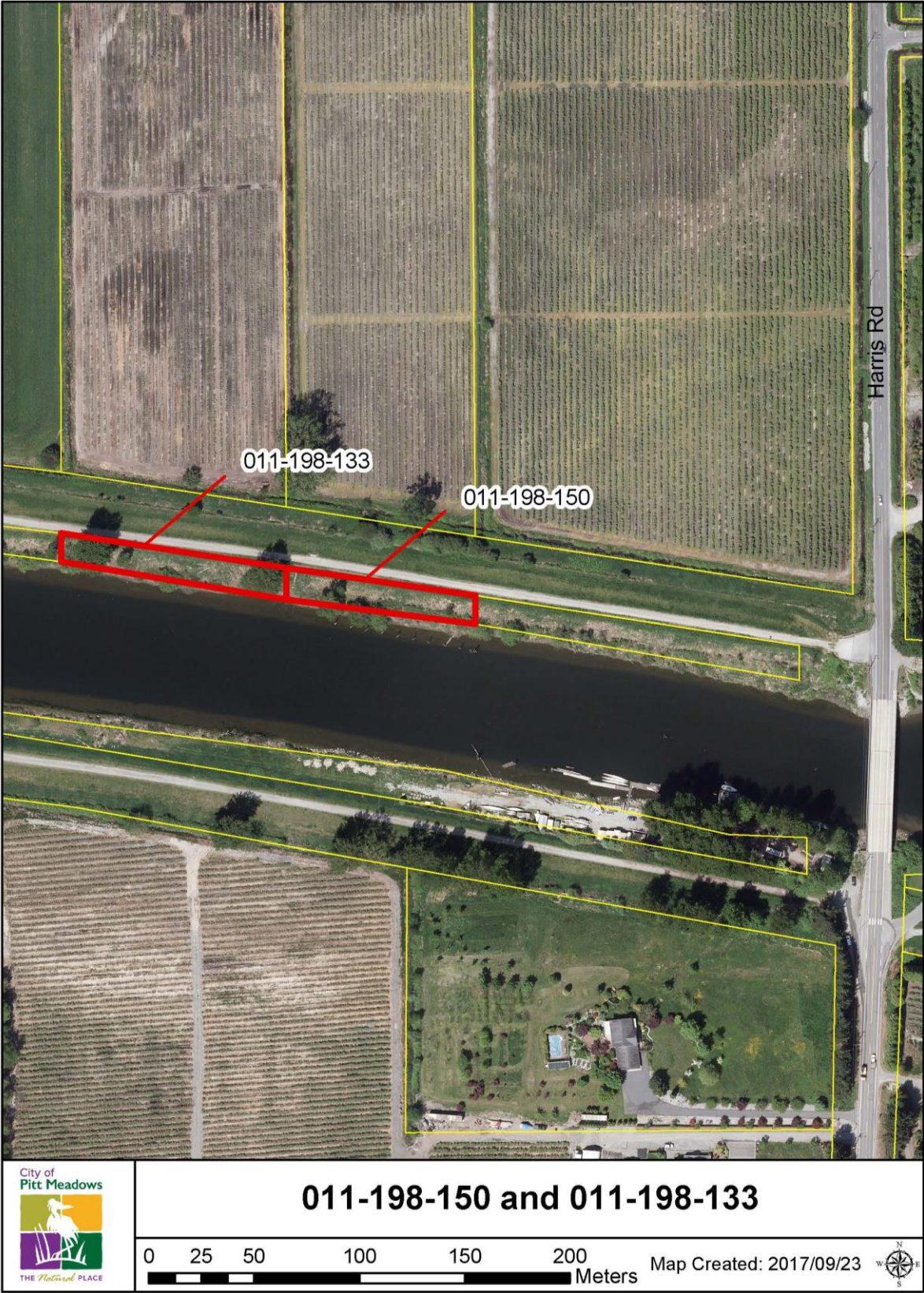
Reviewed by:

Colin O'Byrne,
Acting Director of Planning and Development

ATTACHMENT(S):

- A. Neighbourhood Zoning Map
- B. Aerial Photo Map
- C. Letter of Intent





Most of Lot 7 will be dedicated to the Alouette paddling club with access to the dock. A community institutional tenure was granted for a large portion of the water in front of lot seven and a future additional tenure has been documented for lot six. This will allow the club to grow and more docks can be installed when needed. Secure boat storage for the smaller boats will be on the foreshore and designed to preserve as much of the riparian area as possible. The larger boats will be stored on the water during the paddling season and on land the rest of the year.

Parking for athletes and family will be in the parking lot on the south east side of the bridge. The club policy is to meet the athletes involved with programs in that parking lot and escort them to the club site. This will make the parking requirements for athlete drop off and pick up to approximately 20 minutes. The new marked crosswalk on the North end of the bridge are an asset. Coaches for the programs will be carpooling as much as possible and will park where there is availability . We will try to keep the maximum number of vehicles required by the coaching staff to two.

The barge that was moved from the PMPC site has been adapted to be a secure storage area for paddling equipment, paddles, life jackets, etc. It also has first aid equipment including COVID related cleansers as per the requirements of canoe Kayak BC. This was necessitated by the fact that there was no building construction to be taking place on the property.

Pitt Meadows Dike Usage Enhancement Society “PMDUES” is the name of the not-for-profit society. The Alouette paddling club is doing business as a part of the society. PMDUES Supports APC but the board realizes that the society’s name does not reflect the important service that APC provides to the community.

PMDUES Will be pursuing the riparian area learning and teaching section on lot 6 next year Covid permitting.

The current docks on the site are 2.4 metres wide and approximately 15 metres long. The length will be doubled next year to meet the Pitt Meadows parameters.

Historically parking has not been a concerns with school groups during the week. There may have been a parking overlap problem with dragon boat teams or other large teams with the previous club but I can’t be sure. COVID created an unforeseen need for recreational parking throughout the province that hopefully will return to near 2018 levels. We will monitor parking needs and issues as we progress through 2022 and continue to look for local solutions.

Up to 15 children dropped off at 9am, picked up at 11:30, another group of up to 15 children dropped off at 12:30pm and picked up at 3, Monday to Friday during July and August. There may be school groups during May and June during school hours. Evening groups are up to 15 participants, between 6:30pm and 9:00pm. All groups are rain or shine.

Rick Hammer