

FILE: 3360-20-2020-02

REPORT DATE: June 18, 2021 MEETING DATE: July 06, 2021
TO: Mayor and Council
FROM: Anne Berry, Director of Planning and Development
SUBJECT: Rezoning Application for 18385 Old Dewdney Trunk Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Grant third reading and adopt Zoning Amendment Bylaw No. 2860, 2020; OR
- B. Other.

PURPOSE

Following public hearing, to bring Zoning Amendment Bylaw No. 2860, 2020 for third reading and adoption, to permit a bistro, on-site catering and expanded retail sales area for Hopcott Meats at 18385 Old Dewdney Trunk Rd.

Information Report Decision Report Direction Report

DISCUSSION

Hopcott Meats is a butcher shop with a retail sales area, bistro and proposed catering business. The Agricultural Land Commission granted approval for this non-farm use in 2019. The City's Zoning Bylaw does not currently permit the scale of these uses on Agricultural Land Reserve land and therefore the applicant submitted this rezoning application.

At the July 7, 2020 Regular Meeting, Council passed the following motion:

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2860, 2020; AND
- B. Schedule a public hearing for Zoning Amendment Bylaw No. 2860, 2020 during an upcoming Regular Meeting of Council; AND
- C. Should Zoning Amendment Bylaw No. 2860, 2020 be adopted, register a covenant on title for 18385 Old Dewdney Trunk Road that limits the non-farm uses to the existing owners.

CARRIED.

A public hearing was held on September 15, 2020. There were no written submissions received and no speakers.

A covenant as referenced above was recently registered at Land Titles.

Relevant Policy, Bylaw or Legislation:

Zoning Amendment Bylaw No. 2860, 2020 has been drafted to permit this non-farm use.

Analysis:

Staff support this application based on ALC approval and because the expanded retail area, bistro, and catering operations are all viable means of providing added value to the farm products produced on the property where the farm retail building is situated and from other properties that are part of the same farm operation. There was no opposition to the application at the public hearing.

The Zoning Amendment Bylaw is drafted to limit the expanded retail area, bistro and catering uses to the existing building on the property. Catering will be limited to use on the farm operation. Approval for the non-farm use from the ALC is non-transferable, and therefore if the property is sold a new application to the ALC will be required. A covenant has been registered on title that limits the non-farm uses to the existing owners.

COUNCIL STRATEGIC PLAN ALIGNMENT

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

Agriculture. Support and advocate for the continued viability of our agricultural industry.

FINANCIAL IMPLICATIONS

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

PUBLIC PARTICIPATION

Inform Consult Involve Collaborate Empower

Comment(s):

A public hearing was held and a development sign posted on site.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No

SIGN-OFFS

Written by:

Allison Dominelli,
Development Services Technician

Reviewed by:

Alex Wallace,
Manager of Community Development

ATTACHMENT(S):

A. Zoning Amendment Bylaw No. 2860, 2020

CITY OF PITT MEADOWS
ZONING AMENDMENT BYLAW
No. 2860, 2020

A bylaw to amend applicable sections of Zoning Bylaw No. 2505, 2011

WHEREAS it is deemed expedient to amend the City of Pitt Meadows Zoning Bylaw No. 2505, 2011;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as "Zoning Amendment Bylaw No. 2860, 2020".
2. The Zoning Bylaw No. 2505, 2011 is amended as follows:
 - (a) Part 8 [*Agricultural*] – Section 8.1 A-1 General Agricultural is amended by adding the following subsection:

8.1.11 Site Specific Provisions

- a) Despite any other provision of this bylaw, in the case of
 - i. That Portion Section 15 Block 6 North Range 1 East Lying South and East of the Dyke Ditch Shown on Reference Plan 439, Except Firstly: Part Shown on Plan with Fee Deposited 20141E, Secondly: Parcel "B" Reference Plan 6134), Thirdly: Parcel "C" (Reference Plan 6134), New Westminster District,
 - ii. in the farm building addressed as 18385 Old Dewdney Trunk Road,
 the following uses are permitted:
 - i. Farm retail sales area of 393 sq m;
 - ii. Restaurant area of 205.4 sq m; and
 - iii. Catering service for permitted events held on the farm operation.

READ a FIRST and SECOND time on July 7, 2020.

PUBLIC HEARING held on September 15, 2020.

READ a THIRD time on [DATE].

ADOPTED on [DATE].

Bill Dingwall
Mayor

Kate Barchard
Corporate Officer