

# Staff Report to Council

Planning and Development

FILE: 6635-20-2020-05

REPORT DATE: January 18, 2021                      MEETING DATE: January 26, 2021

TO: Mayor and Council

FROM: Anne Berry, Director of Planning and Development

SUBJECT: Agricultural Land Commission Exclusion Applications for 11898,  
11848, 11834 and 11782 Baynes Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



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RECOMMENDATION(S): THAT Council:

- A. Receive for information the Staff Report titled "Agricultural Land Commission Exclusion Applications for 11898, 11848, 11834 and 11782 Baynes Road" dated January 18, 2021; AND
- B. Decline to forward the Agricultural Land Reserve Exclusion Applications for 11898, 11848, 11834 and 11782 Baynes Road to the Agricultural Land Commission; OR
- C. Other.

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## PURPOSE

To present to Council an application to exclude four properties totaling 8.9 ha (22.01 ac) from the Agricultural Land Reserve (ALR).

Information Report

Decision Report

Direction Report

## DISCUSSION

### **Background:**

The City has received applications to exclude four properties from the Agricultural Land Reserve (ALR). Before Sept. 30, 2020, private landowners could apply to exclude their land from the ALR under the Agricultural Land Commission Act. As of Sept. 30, landowners are no longer permitted to submit exclusion applications. Instead, only a local government can now submit an exclusion application. In this case, the applications were received before Sept. 30 and are therefore being processed under the previous regulations. It is assumed this change considers the consistency between the ALR designation and local official community plans and zoning bylaws. There is hope this streamlines the process; if an application does not align with local government policies it will not be forwarded to the commission. The new section 29 of the *Agricultural Land Commission Act* is worded as follows:

(1) A person may apply to the commission to have land excluded from the agricultural land reserve if the person is

(a) the owner of the land and is

(i) the Province, a first nation government or a local government, or

(ii) a prescribed public body,

(b) a local government, and the land is within the local government's jurisdiction, or

(c) a first nation government, and the land is within the first nation's settlement land

Council's powers in terms of exclusion applications and whether to forward applications to the commission come from the Agricultural Land Commission Act, which has been granted to local governments by the Province of B.C.

It is not standard practice for the City to act on behalf of developers. Traditionally, when local governments forward land owner exclusion applications with support (or not) to the ALC, they do so based on the full application, the staff review, and the report. When a local government submits an exclusion application, they are typically the landowner or lead the process because there is a significant community-wide benefit to the application (for example, the North Lougheed ALC application). It helps to ensure that the application being considered by the ALC is one that aligns with that community's land use planning direction.

With an exclusion application, the City assesses the proposal concerning its own specific land-use policies, bylaws (for example, the Official Community Plan) and community goals.

Whereas, the purpose of the provincial Agricultural Land Commission (ALC) is:

- a. to preserve agricultural land;
- b. to encourage farming on agricultural land in collaboration with other communities of interest;
- c. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Under the *Agricultural Land Commission Act*, the ALC must give priority to protecting and enhancing the following:

- the size, integrity and continuity of the land base of the agricultural land reserve;
- the use of the agricultural land reserve for farm use.

A municipality and the ALC may view an exclusion application through a different lens. Ultimately though, any decision to permanently remove land from the ALR is made by the ALC.

The ALC requires a separate application for each of the four land parcels. However, one applicant submitted the applications working on behalf of the owners of the four properties. Council can consider each parcel individually for exclusion, although all four parcels are presented in this one report.

The application involves four properties on the east side of Baynes Road, across from the airport.

**Applicant:** Sanderson + Welsh Planning Ltd.

11898 Baynes Rd

- 1.22 ha / 3.292 ac
- Existing land use: single-family dwelling

11848 Baynes Rd

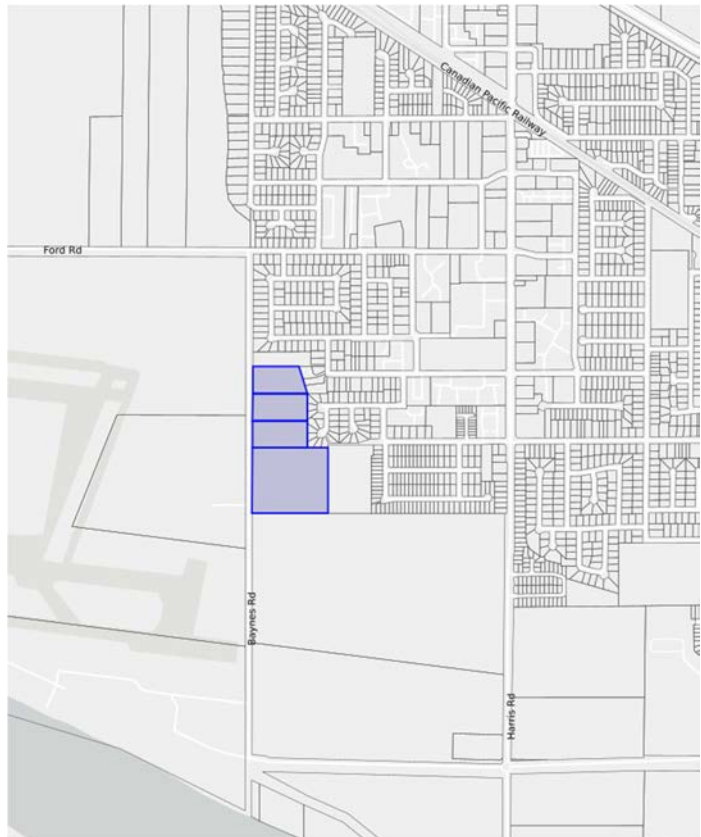
- 1.40 ha / 3.46 ac
- Existing land use: single-family dwelling and hay field

11834 Baynes Rd

- 1.40 ha / 3.45 ac
- Existing land use: single-family dwelling, hay field, fruit trees

11782 Baynes Rd

- 4.68 ha / 11.57 ac
- Existing land use: single-family dwelling and blueberry field



The total area of all four properties (the site) is 8.9 ha (22 acres).



Figure 1: Aerial Photos



Figure 2: ALR Boundary

### Relevant Policy, Bylaw or Legislation:

Staff’s mandate, when reviewing applications, is to identify whether the application is consistent with City, Regional and Provincial regulations and policies. Staff considers the merits and challenges to an application within the context of the applicable policies, regulations and the site.

#### Metro Vancouver Regional Growth Strategy

In Metro 2040, the Regional Growth Strategy, the parcels are designed as Agricultural. The properties are also identified as a “Special Study Area,” explained in more detail below.

#### Official Community Plan

The City’s OCP prioritizes agricultural use on ALR lands. The following policies are relevant to this application:

- 4.2.1 a) Lands designated as Agriculture on Schedule 3A and 3B are intended to be used for agricultural production purposes.

- 4.2.1 e) A “no net loss” policy shall apply to lands within the Agricultural Land Reserve. However, the City may consider exceptions in cases where removal of land from the reserve is supported by the Agricultural Land Commission and significant community benefits are provided by the proposed alternative use.

While the term significant community benefits is not defined in the OCP. Staff suggest that support for an exclusion would be based on the benefits to both agriculture and the agricultural community, and to the community as a whole.

The site is designated as Agricultural in the OCP. However, the site (along with the North Lougheed area) was also included as a “Special Study Area” in the 2008 Official Community Plan. The OCP states:

“While no decision has been made at this point, the City may, in the future, choose to propose amending the regional land-use designations and urban containment boundary encompassed by the Special Study Area...”

While the City acknowledges the Special Study Area, it should be noted that this site has been considered for further study since 2008, but there is no obligation to change the underlying land use designation of agricultural. The OCP states that the land use designation “may” and not “will” be proposed to change based on the outcome of the area's further study.

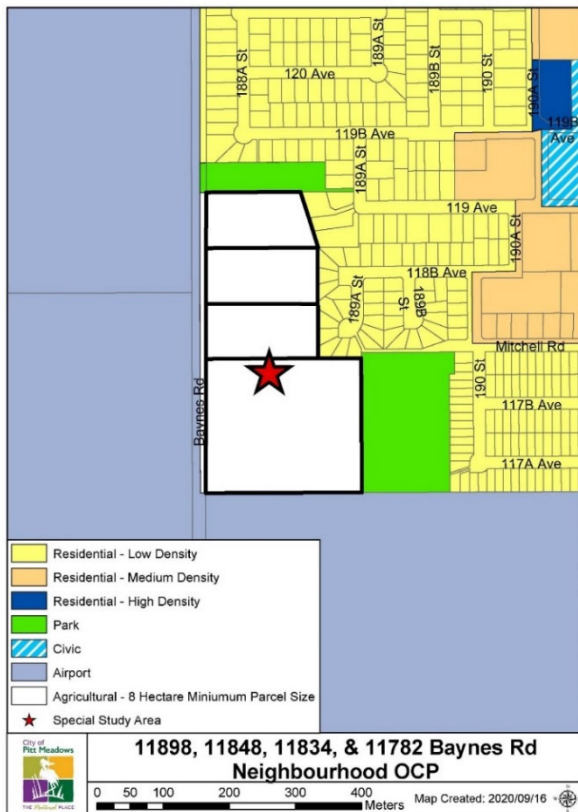


Figure 3: Current Land Use Designations

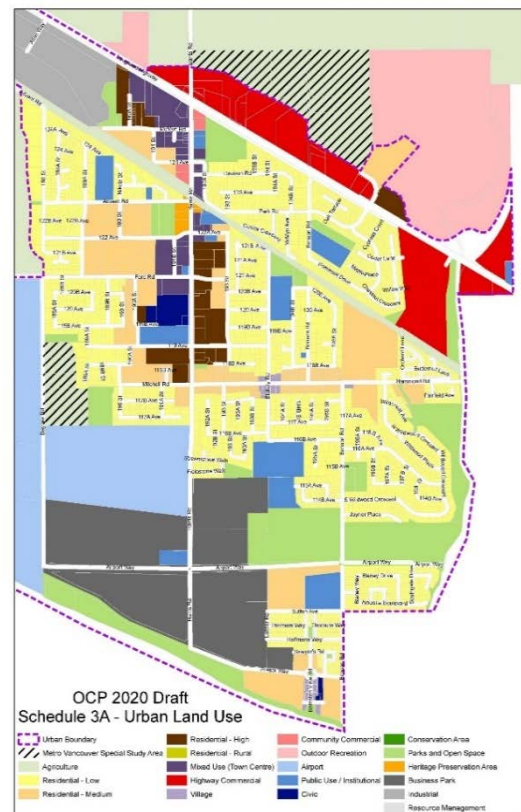


Figure: 4: Draft Land Use Designations

Prior to the 2008 OCP, the four parcels were designated in the OCP as agricultural.

During the residential land use planning portion of the draft OCP, Council directed staff to consider a scenario of residential uses on several properties not previously included in any draft of residential land use maps and scenarios recommended to Council. This included the subject properties, area north of the community garden site and some Airport lands. Subsequent discussion and public feedback ultimately resulted in none of these sites being designated as residential in the draft OCP land-use plan draft.

Throughout the OCP Review process, staff was in contact with the proponents of this application, informing them how they could participate and represent their interests to the community and Council. While these properties were not included in the original residential scenarios presented to the community in the summer of 2019, due to their distance from the town centre and because they are within the ALR, Council did consider these properties later as part of their discussion on how the City could accommodate residential development over the next 20 years. After much discussion Council chose not to pursue a different

(residential) land use designation for these properties because it would require an exclusion application and wanted to focus staff resources on the North Loughheed Study Area.

Zoning

The A-1 (General Agricultural) zoning of all four properties permits agriculture and related uses.

The site is surrounded by I-5 (Airport), P-1 (Community Assembly) and various single-family residential zones.



Figure 5: Zoning

### Previous Considerations

In 2008, Council of the day considered the two Special Study Area sites: the North Lougheed area and the subject Baynes Road properties. At that time, both sites were part of Metro Vancouver's Green Zone, a combination of agricultural, conservation, park and rural lands that were not intended for urban development. Council voted to pursue removal of the North Lougheed area lands from the Green Zone but declined to pursue the subject site's removal, citing a preference for developing the North Lougheed area and realizing the likelihood of success for achieving that goal was greater without having a competing development on Baynes Road.

Additionally, in 2008, the (new at that time) OCP was sent to the ALC for their review and comments. ALC Resolution #59/2008 confirmed that:

"The Commission would not be prepared to compromise the Agricultural designation over the four parcels on the east side of Baynes Road immediately north of the Airport property."

Prior to the recent ALR exclusion application for 18601 Lougheed Highway, the last time the City of Pitt Meadows considered any ALR exclusion application was in 2012 for part of the North Lougheed area.

### **Analysis:**

This application analysis will consider the following questions:

- Should this land be permanently removed from the ALR?
- Secondly, if removed from the ALR, what is the most appropriate land use for the site?

This section will address each of these questions.

### Agricultural Review of the Site:

To assess the first question, the applicant provided technical reports in support of the application. This includes an Agricultural Suitability Assessment and two Agricultural Land Capability Assessments, one based on field review and the other based on a desktop review.

### *Technical Reports*

The *Agricultural Land Capability Desktop Assessment* by McTavish Resource & Management Consultants Ltd. provides an overview of the agricultural class ratings present on the site. Class 1 is land best suited for agriculture, and Class 7 is non-arable land. The report identifies the following class ratings on site:

- **Class 4** – Land may only be suitable for a few crops or a wide range of crops with low yield. The risk of crop failure is high. Soil conditions are such that special



development and management practices are required. Limitations may restrict crop choice, timing and ease of tillage, planting and harvesting, and soil conservation methods.

- **Class 4W** – On class 4W land, frequent or continuous excess water occurs during the growing period may cause moderate crop damage and occasional crop loss. The water level is at the surface most of the winter and until mid-spring forcing late seeding, or the soil is poorly drained.
- **Class O52** – Land has limitations that make it suitable for perennial forage or other specially adapted crops. Crops such as cranberries may be appropriate, or fruit trees or grapes if the area is climatically suitable (stoniness and topography are not significant limitations to these crops). The productivity of these suited crops may be high. Class 5 lands may be used to cultivate field crops, provided intensive management is employed. If adverse climate is the main limitation, cultivated crops may be grown, however crop failure is expected under average conditions.
- **Class O5W** – On class 5W land, frequent or continuous excess water occurs during the growing period makes land suitable for only perennial forage crops and improved pasture. The water level is at the surface until early summer. The maximum period is less than 20 cm below the soil surface for six weeks during the growing period, or the soil is very poorly drained, commonly with shallow organic layers. Effective grazing is longer than ten weeks.

With improvements (such as new soil or drainage measures), the report notes that the classes may be improved:

- **Class 2W** – On class 2W land, the occasional occurrence of excess water during the growing period may cause slight crop damage or the occurrence of excess water during the winter months may cause adversely affect deep-rooted perennial crops. The water level is rarely, if ever, at the surface, and excess water is within the upper 50 cm for only short periods (<2 weeks) during the year.
- **Class O3W** – On class 3W land, the occasional occurrence of excess water during the growing period may cause slight crop damage. Still, no crop loss or the occurrence of excess water during the winter months may cause adversely affect deep-rooted perennial crops. The water level is at the surface until mid-spring forcing late seeding. The water level is less than 20 cm below the soil surface for a continuous maximum seven days during the growing period.
- **Class O3L** – Dominantly humic or fibric soils in the 30 to 150 cm depth and a cumulo or aquatic muck greater than 5 cm thick in the 100 to 150 cm depth of the organic profile and cumulo or continuous layer of loamy soil greater than 5 cm thick occurs in the upper 150 cm of the organic profile.

Based on the improvable ratings, some crops may be suitable for the site, including annual legumes, blueberries, cereals, corn, perennial forage crops, root crops and shallow-rooted annual vegetables.

The *Land Capability for Agriculture Assessment* by Madrone Environmental Services Ltd. is based on field review. Overall, it concludes that the site contains substantial limitations to agricultural suitability, mainly due to excess water and poor drainage from

permanently altered hydrology patterns by surrounding off-site developments. Some improvements to the soil for agricultural production are possible through soil importation, drainage improvements. However, the costs associated with making these improvements may not be economically feasible.

The Agricultural Suitability Assessment by Zbeetnoff Agro-Environmental Inc. states the following:

“In conclusion, the assessment of the suitability of the Site for agriculture indicates:

- Site characteristics related to drainage have constrained agricultural activities historically.
- Non-agricultural developments in the vicinity of the Site have compromised the site's suitability to conduct soil-based agriculture, namely worsened drainage and flood control.
- The site is an agricultural remnant of long-term land-use conversion to non-agricultural development.
- The feasibility of creating necessary conditions for sustainable agriculture is not apparent.
- The location of the site in relation to adjacent non-farming land uses is unsuitable for non-soil-based agricultural options.
- Other areas of Pitt Meadows are more suited to soil-based and non-soil-based agricultural enterprise. “

### *Staff Comments*

While traditional field crops may no longer be successful on the site, alternative or innovative forms of agriculture could be investigated, such as a container farm, greenhouse, or kennel. Farm buildings are not required to be raised to meet minimum flood construction levels, saving on-site preparation costs. Technology improvements occur in the agricultural sector and may offer future farming opportunities on the site. Non-soil bound agriculture may be a suitable option for the land.

As another option, perhaps even a non-farm use that is still related to agriculture could be considered, that would provide use to the land but retain its capability for future food production if returned to an agricultural standard. For example, farm product processing, farm education centre, demonstration garden, landscaping, or nursery supply store. Agricultural use does not bind the land use to crop only production.

The ALC considers a number of factors when determining an application, including: “Economic viability is not a significant factor in determining benefit or suitability for farm use; that position would inevitably lead to the erosion of the ALR based on prevailing (changing) economic conditions” (<https://www.alc.gov.bc.ca/alc/content/applications-and-decisions/what-the-commission-considers>)

Exclusion from the ALR is permanent and irreversible. Food security and local food production is critically important at a local, regional and national scale. This has become even more apparent within the backdrop of the pandemic over the past year.

Application:

*Proposed Use*

If excluded, the application proposes to amend the site to a medium density residential use (see Attachment A). The preliminary concept proposed includes:

- 34 single family compact lots
- 48 stacked duplex townhouse units
- 8 row townhouse units
- 80 cluster townhouse units
- 30 stacked duplex units
- 74 low-rise apartment units
- 23 tiny home units
- 128 seniors care centre village/assisted living units
- 50 mixed-use condominium units
- 2,500 m<sup>2</sup> commercial space

This is a total of 475 units and a gross density of 55.1 units per hectare.

Additionally, 0.21 ha (0.5 ac) of pathway is proposed, along with 0.55 ha (1.35 ac) of trails/buffers and 0.12 ha (0.3 ac) of community garden space.

*Community Benefit*

As noted previously, the OCP permits consideration for ALR exclusions, provided that the proposed alternative use provides significant community benefits. In this case, the property owners propose a community benefit offering of \$560,000 to be added to the City's Drainage Reserve Fund, which can be used for drainage and ditch infrastructure in the agricultural area. This amount is based on the per-acre amount provided when the land where Golden Ears Business Park Phase 3 is located was removed from the ALR when a community benefit amount of \$750,000 to the Drainage Reserve Fund was proposed in 2008. It was paid to the City in 2013 when the exclusion was finalized.

Assessment of the Application:

If the land was not in the ALR, staff would not support this level and type of residential development on the site at this time for the following reasons:



into the site, being the low point in the area. A drainage study would be needed to determine a suitable amount of density for the area.

There is a large key ditch running along the east side of Baynes Road that connects to the Baynes Pump Station. Development on the site would require a comprehensive study of the drainage and the impacts on City infrastructure, and any environmental impacts.

### 3. Airport Proximity

The site is next to the Pitt Meadows Airport. The Noise Exposure Frequency (NEF) map shows that most of the site is within NEF 25 – 35 range. Aircraft noise is noticeable beginning as low as NEF 25. At NEF 30, speech interference and annoyance caused by aircraft noise are, on average, established and growing. By NEF 35, these effects are very significant. Transport Canada does not support residential development at NEF 30 and above.

Further development and expansion at the airport is underway and anticipated for several years to come, and noise from aircraft operations is only expected to increase. Adding a significant residential development such as proposed is not recommended at this site due to anticipated noise impacts.

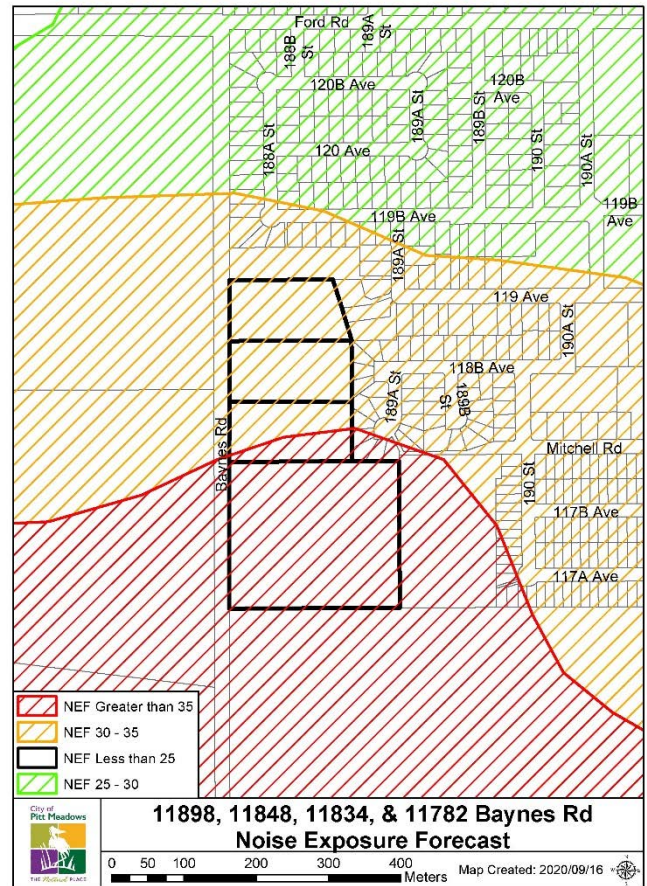


Figure 8: Airport Noise Exposure

#### 4. Location

The site is not located along any transit routes. The nearest bus stops are located on 190A St and 119 Ave, over 400 m away (400 m is commonly identified as the maximum distance from a bus stop that people will access transit on foot):

Bus stop 



Figure 9: Bus Stops

It is not easily walkable to any shops or services. At its closest point, the site is over 600 m away from services in the Civic Centre and to Pitt Meadows Elementary School. It seems likely that residential development on the site does not encourage walkable neighbourhoods.

There are recreational opportunities nearby, with two City parks adjacent to the site. The western side of Baynes Road also contains an off-road walking and biking path.

Baynes Road is also a truck route, meaning the road is heavily used by trucks. Adding a significant number of residents and potential multiple access points using this road is likely to create conflicts between residents and other road users. Further study of the traffic impacts would be required for any redevelopment of the site.

#### 5. Residential Uses

Staffs role is to evaluate the current proposal and how it fits into the larger context of the City and the existing character of the neighbourhood. After the analysis, staff makes recommendations that are presented to Council for consideration.

As identified by the draft OCP, the City is estimated to grow by an additional 4,354 people by 2041. This population growth is expected to generate the need for 2,325 additional housing units by 2041. The draft OCP focuses on residential development around the Harris Rd corridor, civic centre, and the North Lougheed Area (NLA), which will meet the housing needs based on our population projections. Based on conservative estimates, the three areas of residential focus in the draft OCP could produce as much as 4,895 residential units, which is well in excess of the 2,325 housing units anticipated with the 2041 population growth projection. The residential units proposed by this development would exceed our City's population projections over the next twenty years. This could have adverse effects on the areas listed above.

Staff have concerns that the proposed development may delay real estate investment into the City's urban centre (centered on Harris Road), where growth is targeted with the draft OCP, leading to a decline in urban centre vibrancy. The urban centre has frequent transit, shops, services, amenities, and higher density development to take advantage of existing City infrastructure. The current proposal will disperse density from the urban centre.

With the North Loughheed Area's development, the investment may be pulled north versus being invested in the City's urban centre. Adding another significant residential development outside of the urban centre may further reduce potential renewal investment in the urban centre, leading to a decline in urban centre vibrancy. The current proposal will disperse density from the urban centre's north and west.

In the most recent OCP workshop, Council, expressed the desire to focus density and growth around Harris Rd, eventual civic centre revitalization and the NLA.

While proposed seniors housing is needed in the community, this site is not where staff would recommend this type of housing. Senior housing is more appropriately located within close walking distance to transit, social and recreational amenities, and essential and healthcare services. Staff recommend additional seniors housing be situated within the civic centre and explored as part of the planned, complete North Loughheed Area community. Policies to encourage this could be incorporated into the draft OCP.

## 6. Density

The development is proposing approximately 475 units, which is a gross density of 55.1 units per hectare. For comparison, the following are the gross density amounts of some other projects in the City:

Project Name	Form	Density (units/ha)
Brogden Brown (19095 Mitchell Rd)	Townhouse	44.6
Nature's Walk (19451 Sutton Ave)	Townhouse	47.3
Bonson Road (19696 Hammond Rd)	Townhouse	50
<b>Current Application (Baynes Rd)</b>	<b>Mix – townhouse, condo, duplex, tiny home, single-family dwelling etc.</b>	<b>55.1</b>

The nearest residential development to the site is low-density, single-family residential.

Should it be preferred that City policies reflect residential development on this site, low-density residential would be more appropriate to protect the similarly developed surrounding neighbourhood character. This would likely be in the form of larger lot subdivisions that would have the ability to incorporate garden suites or secondary suites for aging parents or adult children.

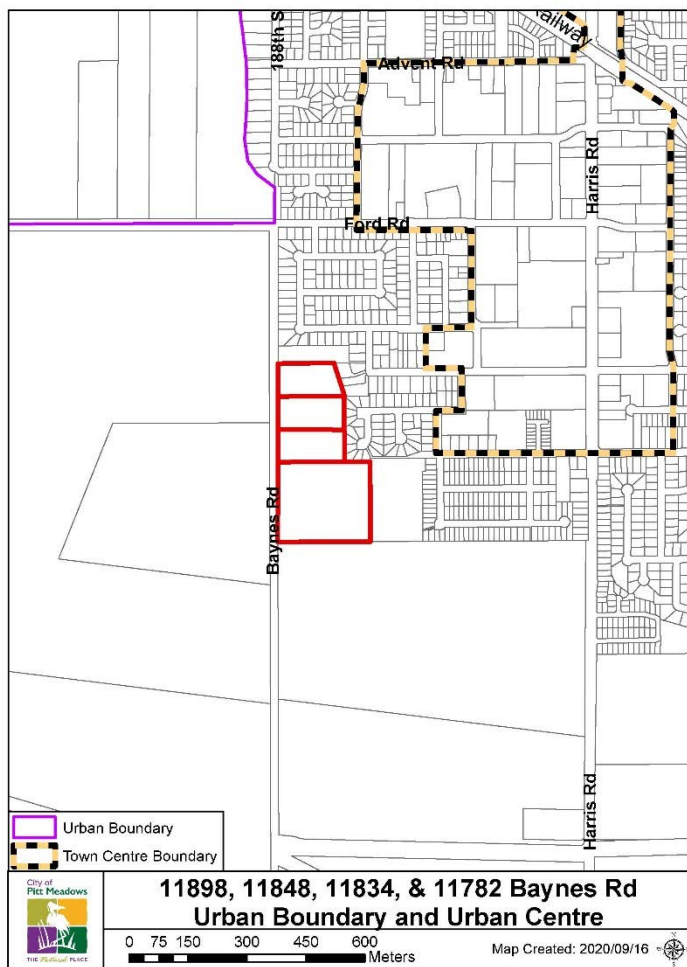


Figure 10: Urban/Town Centre

The OCP calls for concentrating residential development in the town centre to put more residents near commercial and community services and transit. Multi-family housing is particularly encouraged within the central part of the urban centre, with preference given to areas close to public transit. This site is located outside of the town center (see Figure 10).

The current proposal does not consider the use of buffering from the airport or agricultural uses. Staff feel that this is an essential factor. The Ministry of Agriculture has a Guide for Edge Planning which looks at promoting compatibility along urban edges. Although it is Airport land, a large amount of it is still farmed and is located in the ALR.

Staff also would suggest looking a placing berms along the property to mitigate sound, similar to what is

proposed at Golden Ears Business Park Phase 3 and 4.

## 7. Alternative Uses

Should Council support removal of the site from the ALR, staff recommend other uses be contemplated over residential uses. For example, types of uses which generate more tax revenue for the City, provide employment opportunities for residents, and are more compatible with the noise generated by the neighbouring airport, such as: light industrial; aviation-related uses; warehousing; different types of technical farming; storage facilities; etc.

With any alternative uses special consideration would need to be taken for sound buffering, building design and landscaping.

### Public Input

As part of the exclusion process, exclusion applicants are required to publish newspaper advertisements, post a sign on-site and serve notice to adjacent ALR landowners. This has been completed by the applicant. To date, the City has received over 100 letters of support for the application and 17 letters of opposition to the application.



This is a high volume of public correspondence to receive for a development application, however, the letter-writers were likely not privy to any of the above concerns noted by staff about this application.

## 8. Increase in Greenspace and Trail Connectivity

Due to the site's location and its proximity to existing trails, there would be the potential to increase the City's trail network. Due to the development's size, there would be the potential for new park spaces in the City. These spaces could serve several recreational purposes as well as increase the City's urban tree canopy.

### Agricultural Advisory Committee

At their Oct. 8, 2020 meeting, the City's Agricultural Advisory Committee (AAC) considered the applications and passed the following motion:

*"It was MOVED and SECONDED THAT the Agricultural Advisory Committee recommends the comments from this meeting be forwarded to Council for consideration as a part of the application"*

The following questions and comments were made by the AAC:

- The recommendation was made for increasing drainage or soil improvements as drainage is a concern on these properties;
- A recommendation was made that the application be dealt with as one single application; (*Staff responded: The ALC stated it needs to be submitted as four applications as it is four separate parcels; however, Council can consider it as one large application*).
- A recommendation was given that this land be changed to a non-soil based farm and use a greenhouse approach;
- Concerns were raised that once these lands are removed from the ALR, they will never go back;
- If the proposed development is approved and the land is raised, this will cause more problems for other farmers on the west;
- Concerns were raised around ALR lands being in close proximity to a subdivision, making it is difficult to perform farming duties such as spraying;
- Concerns were raised around the proposed development by the applicant and the City not supporting this level of density;
- Members would like to see an increase in tax base should these lands be removed from the ALR;
- Feedback was noted that Port Coquitlam is currently experiencing a storm water management problem as a result of a similar situation;
- Members would like to see these properties remain in the ALR with a low tax base;

- A request was made to see a clear direction from the City regarding expansion plans over the next 5 – 100 years. (*Staff responded: We are currently reviewing the OCP, and it has an outlook of 20 years. This group of properties is noted as agricultural in the draft OCP, and Staff has not received any direction from Council to change this designation into residential. This area is currently designated as a special study area.*);
- A \$30,000 grant application was made for the City to look holistically at the housing needs for the community which is set to be completed by April 2022; and
- In terms of the regional growth strategy, is it recognized that the City needs to add a specific number of homes City over the next 20 years? (*As noted earlier in this report, an estimated 2,325 housing units are projected as required by 2041. The draft OCP accommodates all these units, without these subject Baynes Road properties*).

The AAC again considered this application at their Jan. 14, 2021 meeting, where the following motion was passed:

*“It was MOVED and SECONDED THAT The Agricultural Advisory Committee:*

- A. *Does not support the applications to exclude 11898, 11848, 11834 and 11792 Baynes Road from the Agricultural Land Reserve.*

*CARRIED.”*

Two members opposed

The following questions and comments were made by the AAC:

- Request for the regional growth strategy numbers (*A. Berry to follow-up and provide numbers; population projection for the City is expected to grow by 4,300 people by 2041 which would equate to the need of approximately 2,300 new homes*);
- A lack of support for residential use of the land;
- Farming challenges related to the land, including drainage, size, location constraints, and financial viability;
- Lack of support for proposal as presented even though the land has limitation; it will add precedence and speculative pressure causing a net loss of the ALR;
- Ministry of Agriculture, Food and Fisheries is in support of Agri-Tech innovations and funding opportunities are available;
- Food security is high priority;
- Need for more processing facilities for local food;
- Obligation as farmers and members of the AAC to preserve farmland for farmers;

- Support for owners to look into other uses for the land in relation to agriculture and farming; creative solutions to match the realities of the property;
- Properties identified as special study area (*Staff noted, these properties were previously identified in the 2008 OCP as an area that could be looked at and studied further*);
- City's residential growth strategy for anticipated population increase;
- Airport development projects near respective properties;
- Storm water management issues related to development near agricultural lands;
- Potential fill issues arising that impact adjacent properties;
- Excellent soil on these properties; and
- Lower elevation of properties in comparison to surrounding developments.
- Land has limitations in terms of traditional farming;
- Little support for residential development;
- Better support for higher end (Agri-Tech) farming; and
- Several members strongly feel that farmland is to remain for food production.
- Responsibility to preserve farm land in all its forms;
- Support for new technologies such as container farming;
- Drainage issues and the potential for farmers to be victimized in the future;
- Remedy may be a fill application and non-traditional farming;
- Farmer is paid to have fill delivered to his site;
- Quantity of fill required to mitigate;
- Confirmation that the comments from this meeting will be forwarded to Council who will decide whether or not to forward to the ALC;
- Discussion re: fill permit process and if it would be denied for this parcel (*Staff confirmed that Council would approve the application and that there was nothing to suggest at this time that a fill application would be denied*); and
- Concern for neighboring properties should the land's elevation be raised (*Staff confirmed that the City would look at all characteristics and the Engineering department would be brought in to review the hydrology*).

These minutes have not yet been received at an Engagement Priorities Committee (EPC) meeting due to scheduling, but they are included as Attachment C and will be presented at the next EPC meeting.

### Conclusion

While the applicant's technical reports indicate that the site has limited potential for traditional agriculture, protecting agricultural land now and for future use is paramount to the City and region. The land proposed for exclusion should be critically examined and only considered if the resulting community benefit outweighs land loss for current and future food production. Land converted to urban uses from agricultural ones is very

difficult—if not impossible—to recover for food production later. Exclusion from the ALR is permanent and irreversible, and therefore a decision should not be made lightly.

Staff do not support removing the four parcels from the ALR and do not support medium density residential land use on the site. Future councils may choose to look at the Baynes Road properties as a potential growth area should the current land use plan direction change.

At this stage, the exclusion applications only proceed to the Agricultural Land Commission for decisions if they receive approval from the local government to be forwarded in the form of an authorizing resolution.

If Council wishes to forward the application to the ALC, a separate motion is required for each application, as each parcel is its application to the ALC. However, further fracturing of ALR land whereby only one or two of the parcels was excluded is not supported. Therefore, staff recommend that the four sites be considered together.

If the application is forwarded to the ALC, the ALC will consider the local government's input but ultimately, any decision is made by the ALC. Conversely, if the Council does not resolve to forward the application to the ALC, then the application does not proceed any further, and the land will remain in the ALR. There is no appeal process to the ALC that an applicant can make in that case.

If the exclusion applications are ultimately approved by the ALC, then the applicant will be required to apply to amend the Regional Growth Strategy designation, the OCP and rezone the properties in order to develop the land. At that stage, staff could work with the applicant to develop a proposal that aligns with the community and regional goals and addresses staff's noted concerns about the site.

### **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.

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### **FINANCIAL IMPLICATIONS**

- None             Budget Previously Approved     Referral to Business Planning
- Other

If the land is excluded from the ALR, there would be increased property tax revenue. The total amount is dependent on the land-use configuration and current mill rates. If a development application is processed, fees and a community amenity contribution would be collected (at rezoning stage) per the City's bylaws and policies, at that time, in

addition to the \$560,000 community benefit proposal which forms part of this exclusion application.

---

**PUBLIC PARTICIPATION**

Inform     Consult     Involve     Collaborate     Empower

Comment(s):

As required by the ALC, notification signs were posted, newspaper ads placed, and surrounding ALR properties were notified about the exclusion applications. Numerous pieces of correspondence from members of the public about the application have been submitted. The City’s Agricultural Advisory Committee also considered the application.

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**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. Applicant Report to Council
- B. Public Correspondence
- C. Minutes of the Agricultural Advisory Committee Meeting held January 14, 2021

# SANDERSON + WELSH PLANNING LTD.

## Land Use Design & Development Services

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November 9, 2020

City File No.6635-20-2020-05

SWP File No. 1905

Mayor Dingwall & Council  
City of Pitt Meadows

Dear Mayor Dingwall and Councillors

**Re: Agricultural Land Commission Exclusion Applications:  
Properties at 11898 (Begg), 11848 (Sidhu),  
11834 (Wohlers), and 11782 (Dhiman) Baynes Road, Pitt Meadows**

On behalf of our Clients (Chris Begg & Lisa Begg, Balhar Sidhu, Karl Wohlers, and Rovinder Dhiman & Raghbir Dhiman) we are pleased to submit this report as support for the four Agricultural Land Reserve (ALR) Exclusion Applications at the noted Baynes Road addresses. As shown on **Attachment 1** the four applications cover a total of 8.9 hectares+/- (22 acres+/-) of property immediately south of Eagle Park and east of the Mitchell Park Neighbourhood, Hummingbird residential area and Mitchell Park.

The four owners are also very excited to present to the City a preliminary **Land Use Concept Plan** as their planning **Vision** for the lands should the City and Agricultural Land Commission support the exclusion applications. **Attachment 2** and the associated **Sketches** present this **Vision**, which will be discussed in further detail in **Section B** of this submission.

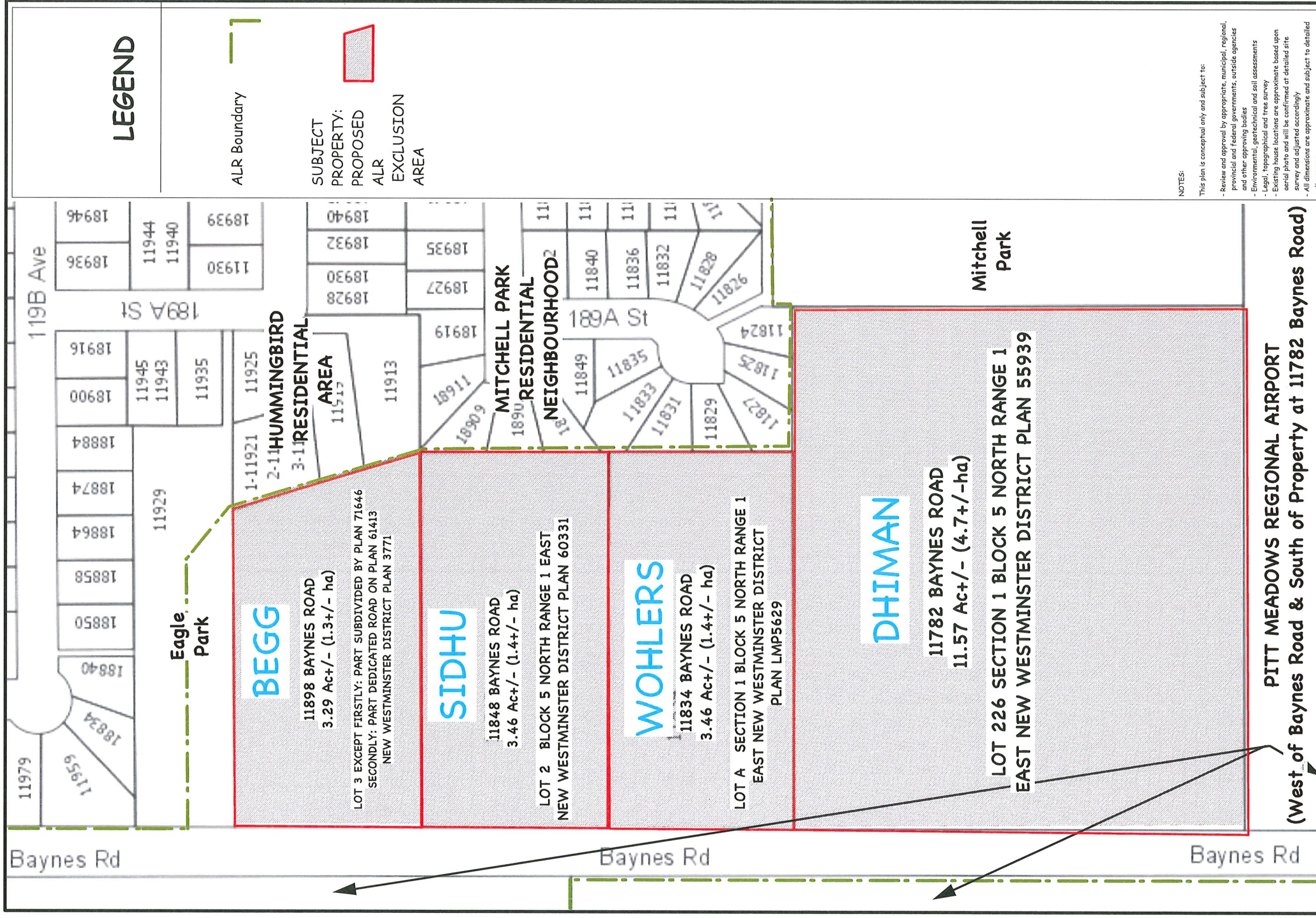
As shown on **Attachment 3** the four properties are within the City of Pitt Meadows **Urban Containment Boundary** and have been designated as a **Special Study Area** within both the **City's Official Community Plan** and **Metro Vancouver's Regional Growth Plan**. This designation reflects a municipality's expression prior to adoption of the Regional Growth Strategy **"to alter the existing land use, and is anticipating a future regional land use designation amendment"**. As the Special Study Area is within the ALR, the Regional Plan Amendment will require consultation and approval of the Agricultural Land Commission to exclude the property.

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135 – 970 Burrard Street  
Vancouver, BC, V6Z 2R4  
&  
1665 Gower Point Road  
Gibsons, B C, V0N 1V5

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e: sanderson@sandersonwelshplanning.com

Sanderson + Welsh Planning Ltd



**LEGEND**

- ALR Boundary
- SUBJECT PROPERTY: PROPOSED ALR EXCLUSION AREA

NOTES:  
 This plan is conceptual only and subject to:  
 - Review and approval by appropriate, municipal, regional, provincial and federal governments, outside agencies and other approving bodies  
 - Environmental, geotechnical and soil assessments  
 - Legal, topographical and tree survey  
 - Existing house locations are approximate based upon aerial photo and will be confirmed at detailed site survey and adjusted accordingly  
 - All dimensions are approximate and subject to detailed site survey

No.	Date	Revision

Christopher George Begg &  
 Lisa Jacqueline Begg  
 11898 Baynes Road  
 Pitt Meadows, BC V3Y 0A5

**SANDERSON + WELSH PLANNING**  
 Land Use and Development Services  
  
 135 - 970 Burrard Street, Vancouver, BC, V6Z 2R4  
 p: 604-601-0780 e: sanderson@sandersonwelshplanning.com

**PROPOSED  
 ALC EXCLUSION  
 APPLICATION**

**1**

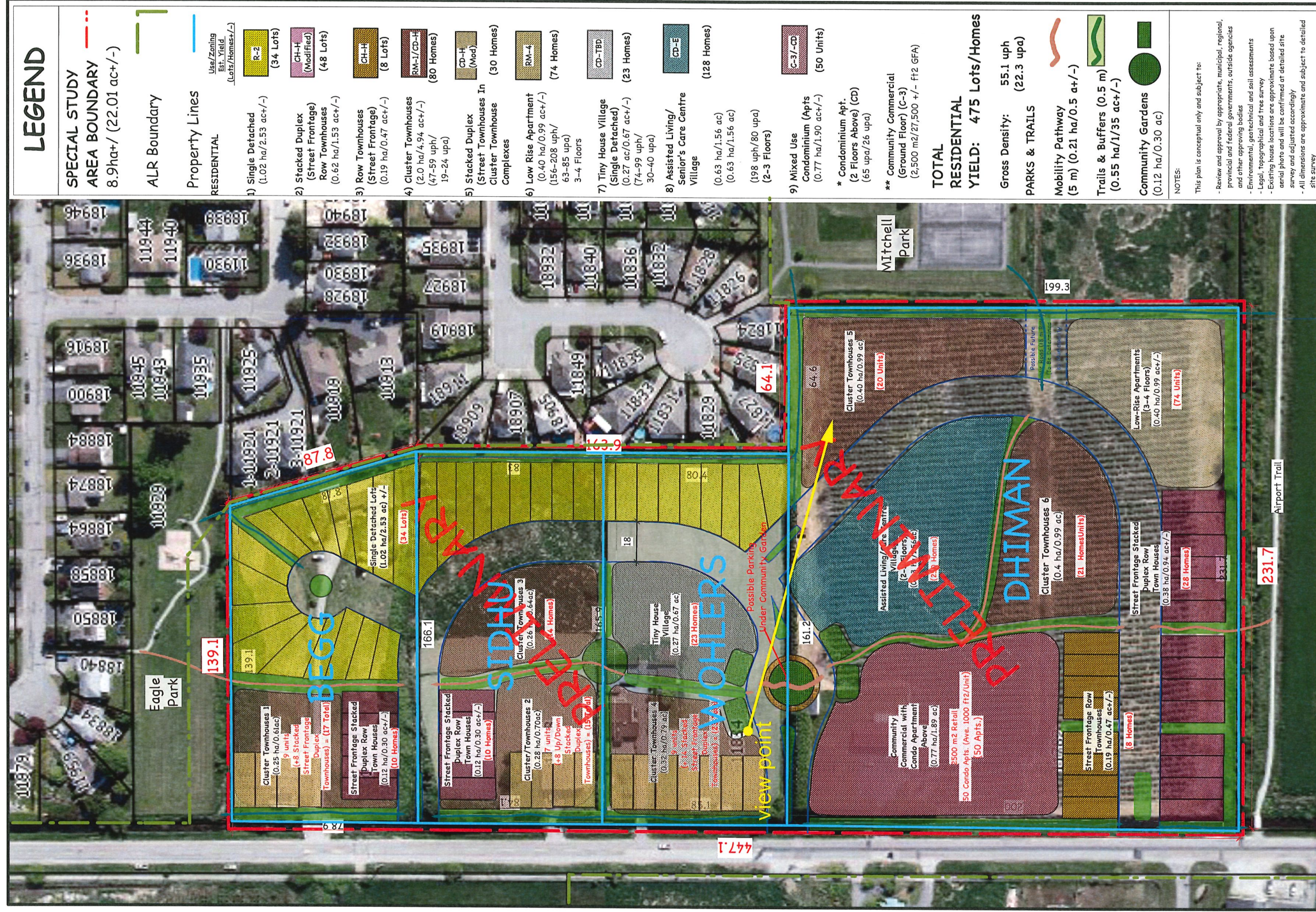
**PITT MEADOWS REGIONAL AIRPORT**  
 (West of Baynes Road & South of Property at 11782 Baynes Road)

**DHIMAN**  
 11782 BAYNES ROAD  
 11.57 Ac +/- (4.7 +/- ha)  
 LOT 226 SECTION 1 BLOCK 5 NORTH RANGE 1  
 EAST NEW WESTMINSTER DISTRICT PLAN 55939

**WOHLERS**  
 11834 BAYNES ROAD  
 3.46 Ac +/- (1.4 +/- ha)  
 LOT A SECTION 1 BLOCK 5 NORTH RANGE 1  
 EAST NEW WESTMINSTER DISTRICT  
 PLAN LMP5629

**SIDHU**  
 11848 BAYNES ROAD  
 3.46 Ac +/- (1.4 +/- ha)  
 LOT 2 BLOCK 5 NORTH RANGE 1 EAST  
 NEW WESTMINSTER DISTRICT PLAN 60331

**BEGG**  
 11898 BAYNES ROAD  
 3.29 Ac +/- (1.3 +/- ha)  
 LOT 3 EXCEPT FIRSTLY: PART SUBDIVIDED BY PLAN 71646  
 SECONDLY: PART DEDICATED ROAD ON PLAN 61413  
 NEW WESTMINSTER DISTRICT PLAN 3771

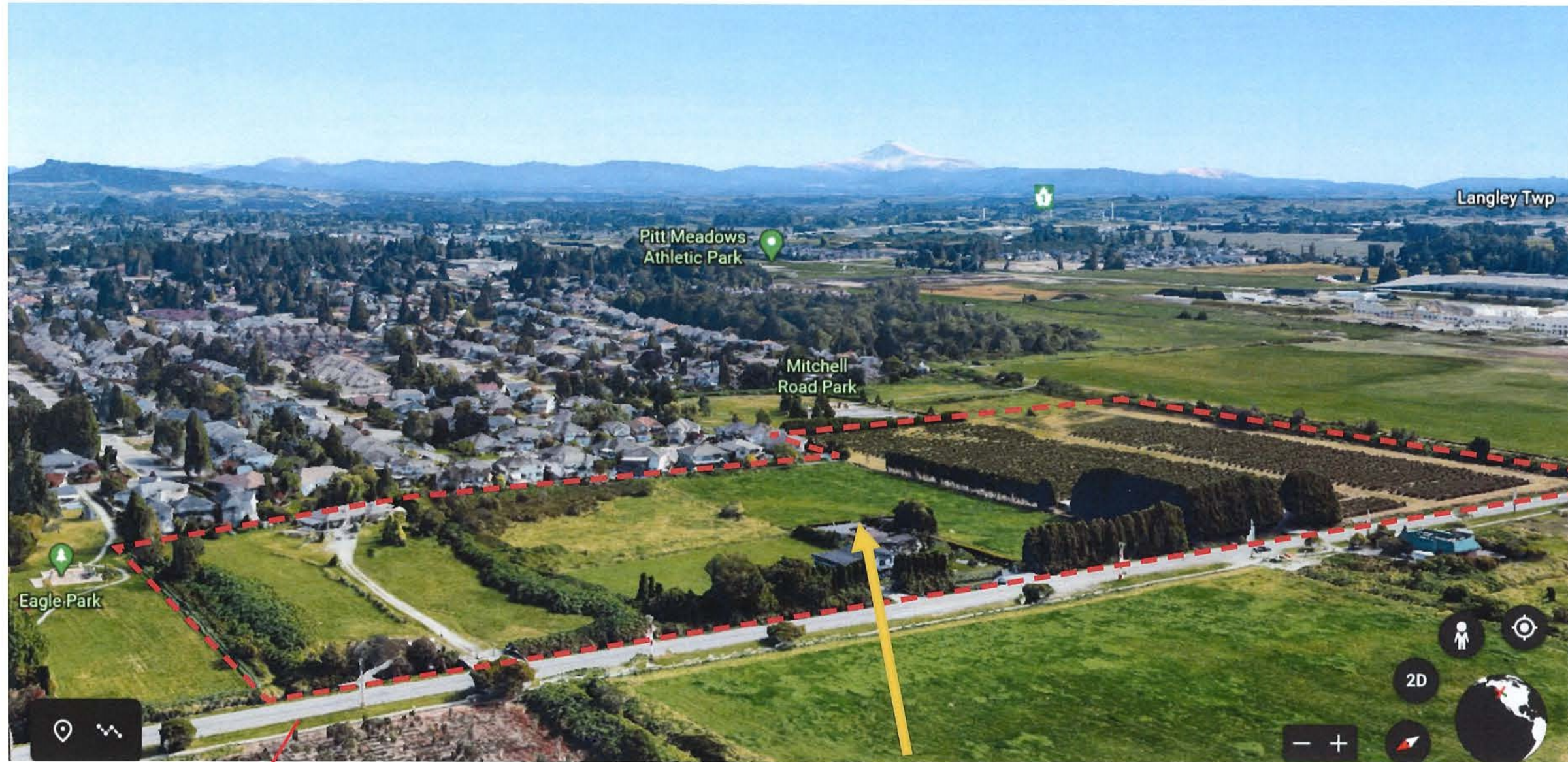


<b>BAYNES ROAD GROUP</b> (Begg, Sidhu, Wohlers & Dhiman) (PID's 113-896-081, 000-637-220, 017-851-637 & 005-418-518) Baynes Road, Pitt Meadows		<b>SANDERSON + WELSH PLANNING</b> Land Use and Development Services 105 - 970 Burrard Street, Vancouver, BC, V6Z 2R4 p: 604-666-6780 s: sandersonandwelshplanning.com	<b>LAND USE CONCEPT PLAN</b> <b>SPECIAL STUDY AREA</b> Properties AT: 11898, 11848, 11834 & 11782 Baynes Road, Pitt Meadows
No. Date Revision _____ _____ _____		<b>ALSO PROPOSED SKETCH</b>	



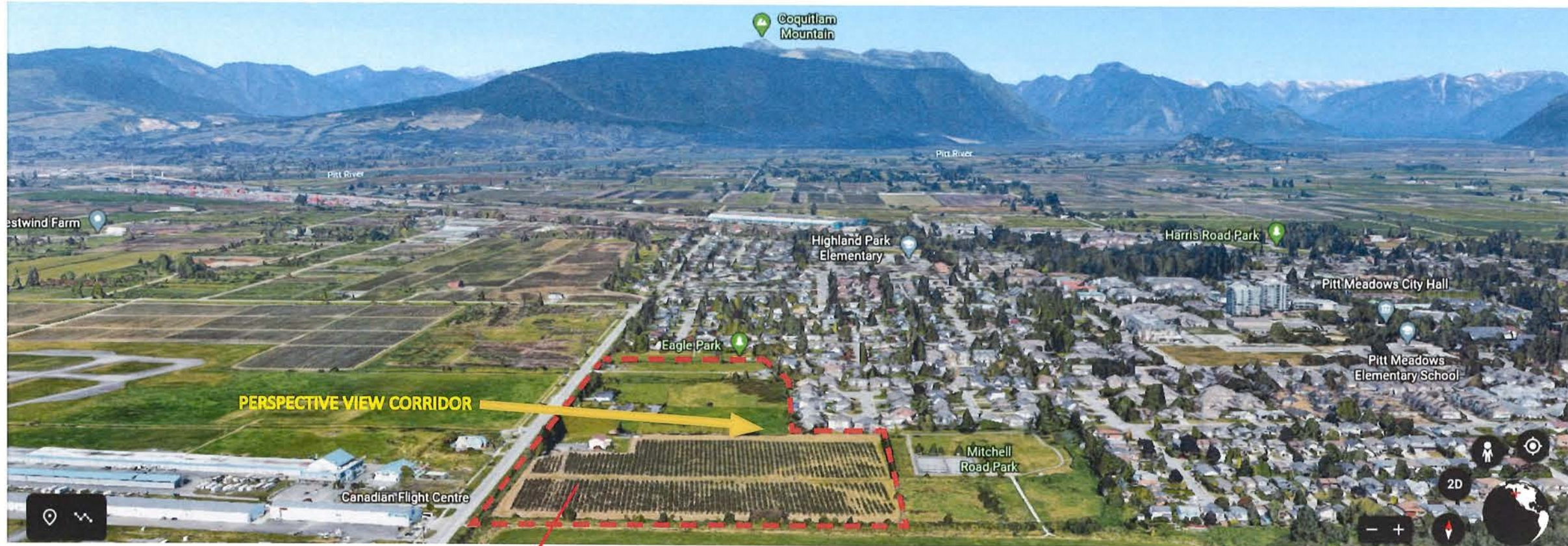


PERSPECTIVE RENDERING- COLOR



PROPOSED SITE

PERSPECTIVE VIEW CORRIDOR



PROPOSED SITE



NEIGHBOUR HOUSE STYLE



INSPIRED IMAGES- SENIOR COMMUNITY HOUSE/ TOWNHOUSE STYLE



PERSPECTIVE RENDERING- BLACK AND WHITE



This submission comprises two parts:

- A) The Case for Exclusion Based Upon Agricultural Factors**
- B) The Case for Exclusion Based Upon Land Use Planning Factors**

We trust that following review of the two cases Council can support the four applications being forwarded to the Agricultural Land Commission with a recommendation for approval in order that the land owners and municipality can begin the comprehensive planning process that will lead to approval of a new mixed residential neighbourhood to help to meet the City's long-term growth objectives.

### **A) THE CASE FOR EXCLUSION BASED UPON AGRICULTURAL FACTORS**

The exclusion applications were reviewed by the City's **Agricultural Advisory Committee (AAC)** on **October 8**. At that time staff, the Client Group's Technical Consultant Team and Client Group Representative made presentations focusing in detail on the agricultural factors. Several Councilors attended either as AAC members or as interested parties to hear the presentations.

The applicant's Consultant Team included very experience professionals in the field of agricultural science who summarized the findings of reports submitted to the **Agricultural Land Commission, City** and the **AAC** with the applications. These reports addressed **Agricultural Capability** of the soils covering the four properties and **Agricultural Suitability** of the properties reflecting, for example parcel size, location, operational issues, impact to/from adjacent land uses, etc. The reports are included as appendices to this submission.

**Madrone Environmental Services Ltd.** staff summarized the findings of a detailed land capability investigation in a **Land Capability Assessment Report (August, 2020) (Appendix 1)**. Their report built upon a preliminary assessment conducted by **McTavish Resource Management Consultants Ltd. (August, 2020) (Appendix 2)**. Darrell Zbeetnoff, **Zbeetnoff Agro-Environmental Inc.** summarized the findings of his **Agricultural Suitability Assessment-Expert Opinion Report (August, 2020) (Appendix 3)**.

## I. AGRICULTURAL CAPABILITY

In overall terms the **Madrone Report (Appendix 1)** identified the four properties as having agricultural land capability for agriculture (LCAs) ranging between **Class 3/4P to 05W (Unimproved)** and **Class 3/4P 2D to 05W 03L (Improved)**.

In their natural state, the agricultural land capability of the four properties is found to be constrained by:

- **Organic Soils Overlying Silt, High Water Tables, Excess Water, and Undesirable Soils Structure.**
- 
- The **Begg Property** has been previously filled with extraneous material to a depth of about 1 m and is specifically classified as **Class 3/4P 3D (Unimproved)** due to **Stoniness, Undesirable Soil Structure, and Imperviousness** improvable to a **CLA rating of 3/4P 2D**.
- 
- The **Sidhu Property** specifically classified as **Unimproved Class 05W 03L** in the north east corner to **4W** over the rest of the property due to **Excess Water and Degree of Decomposition**. The **Improved rating** is between **3W and 05W03L**.
- 
- The **Wohlers Property** is specifically classified as **Class 4W (Unimproved)** due to **Excess Water and Degree of Decomposition** resulting in an **Improved rating 3W**.
- 
- The **Dhiman Property** is specifically classified as **Class 4W (Unimproved)** due to **Excess Water and Degree of Decomposition** and an **Improved rating 3W**.
- 
- Based upon their analyses the Madrone Report concludes that:
  - **Given the cost of implementing recommendations (importation of clean agriculturally suitable soil to a minimum depth of approx. 1 m. across the entirety of the Site (all four parcels) and installation of tile drainage after importation and deposit of suitable fill) to improve the soils, in particular the possibility of removing/importing soils and the already encroaching development, the suitability of the recommendation(s) may not meet long term regional planning goals.**
-



## II. AGRICULTURAL SUITABILITY

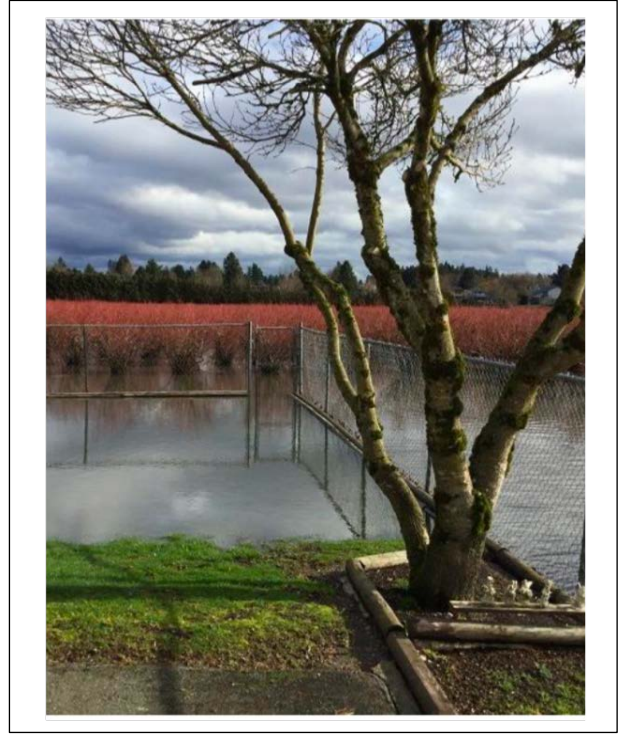
The **Zbeetnoff Report** provides further assessment of the suitability for continued agricultural operations in relation to a variety of physical and other issues such:

- Property Location Relative to the ALR Boundary and other ALR Lands
- Accessibility of the Properties for Farming Operations
- Impacts of Site Exclusion on Adjacent Agricultural Operations
- Suitability of the Site for Agricultural uses Compared to Other Agricultural Land in Pitt Meadows
- Feasibility of Agricultural Improvements at the Site
- Suitability of Non-Soil Based Agriculture at the Site

The assessment of the Site (which includes the four Baynes Road properties) concluded that:

- i. **Site characteristics related to drainage have constrained agricultural activities historically. Exhibit 1 highlights the significant flooding problem over the existing blueberry field on the Dhiman property. The photos are views looking north-east and east towards the Mitchell Park neighbourhood.**
- ii. **Non-agricultural developments in the vicinity of the Special Study Area lands have compromised the suitability of the site to conduct soil-based agriculture, namely worsened drainage, and flood control;**
- iii. **The Site is an agricultural remnant of long-term City-planned land use conversion to non-agricultural development;**
- iv. **The feasibility of creating necessary conditions for sustainable agriculture is not apparent;**
- v. **The location in relation to adjacent non-farming land uses is unsuitable for non- soil-based agricultural options; and**
- vi. **Other areas of Pitt Meadows are more suitable to soil based and non-soil-based agricultural enterprise.**

Based upon the findings and conclusions of the noted technical assessments the four properties in the ALR are now considered to be more suited to an extension of the Pitt Meadows urban area for future residential uses than for continued agricultural activities.



**EXHIBIT 1-FLOODING**

**Views Northeast and East over Dhiman Blueberry Field-Drainage/Flooding**

**Mitchell Park Neighbourhood**

### III. COMMUNITY BENEFIT CONTRIBUTION FOR IMPROVED AGRICULTURAL INFRASTRUCTURE

The ALC applications to exclude the property from the ALR have been submitted at this time so that residential uses can be comprehensively planned to meet the City's future need to provide a sufficient diversity of homes within the City's relatively small urban containment boundary and in close proximity to offices, shops, schools and civic services in the City Centre less than one kilometer to the east on Harris Road.

While the City does have a "no net loss" policy with respect to lands in the Agricultural Land Commission it may consider exceptions in cases where removal of land is supported by the Agricultural Land Commission and significant community benefits are provided by the proposed alternative use.

Recognizing this policy, in addition to the community benefits associated with the proposed residential area, which include: new walking trails, community gardens, and additional choice and range of housing options (including assisted living) in close proximity to the City Centre, the applicants are proposing a financial contribution of **\$560,000 (\$25,500/acre)** to be directed to the **Pitt Meadows Drainage Reserve Fund** to be used to cover costs related to rehabilitation and replacement of drainage and ditch infrastructure in agricultural areas of the City. This contribution is consistent in value to the most recent (2013) contribution (adjusted for inflation) associated with a 13.5 ha (33 ac.) exclusion application for industrial uses endorsed by the City and approved by the Agricultural Land Commission.

#### IV. AGRICULTURAL ADVISORY COMMITTEE REVIEW, OCTOBER 8

Following review of the Staff Report (September 18) and presentations by staff and the applicant's technical team which included the noted technical report findings, the Committee discussed the applications in considerable detail.

Positive and negative points were raised related to exclusion the properties for future urban uses or retaining the land for either field crops or alternative more intensive agricultural activities such as a container farm, greenhouse, kennels, or non-residential urban uses such as industrial activities. The discussion covered:

- physical constraints of the soils
- location
- drainage issues
- fill impacts on adjacent agricultural operations to the west
- economic viability for farming
- proximity/agricultural impacts (spraying) on adjacent existing urban development. (**Exhibit 2**) highlights the impact of spraying on the adjacent Mitchell Park neighbourhood)
- loss of agricultural land
- City's future housing demand/needs, etc.

The Committee noted that in terms of the regional growth strategy it recognized that the City needs to add a specific number of homes in the City over the next 20 years.

Following this in-depth review the Committee ultimately took an official **“Neutral”** position on the applications. Based upon the discussion and comments in the Draft AAC Minutes, the Committee decided to **neither to oppose nor support** the proposed exclusion applications. It's **recommendation** was to **“forward the Committee comments to Council for consideration and decision based upon the City's comprehensive future land use planning objectives”**.



## **EXHIBIT 2-SPRAYING**

**View East Over Dhiman Blueberry Field Property to Mitchell Park Neighbourhood**

## **B) THE CASE FOR EXCLUSION BASED UPON LAND USE PLANNING FACTORS**

### **I. PUBLIC INPUT**

As required by the Agricultural Land Commission all four applications were advertised in the local newspaper and signs installed with information on the proposed exclusion applications, including details on the land use concept/vision such as:

- mix of housing types
- estimated number of homes/density
- proposed trail network
- buffers to existing residential neighbourhoods to the east
- open spaces to be provided
- small local commercial area
- access to inaccessible city owned lands

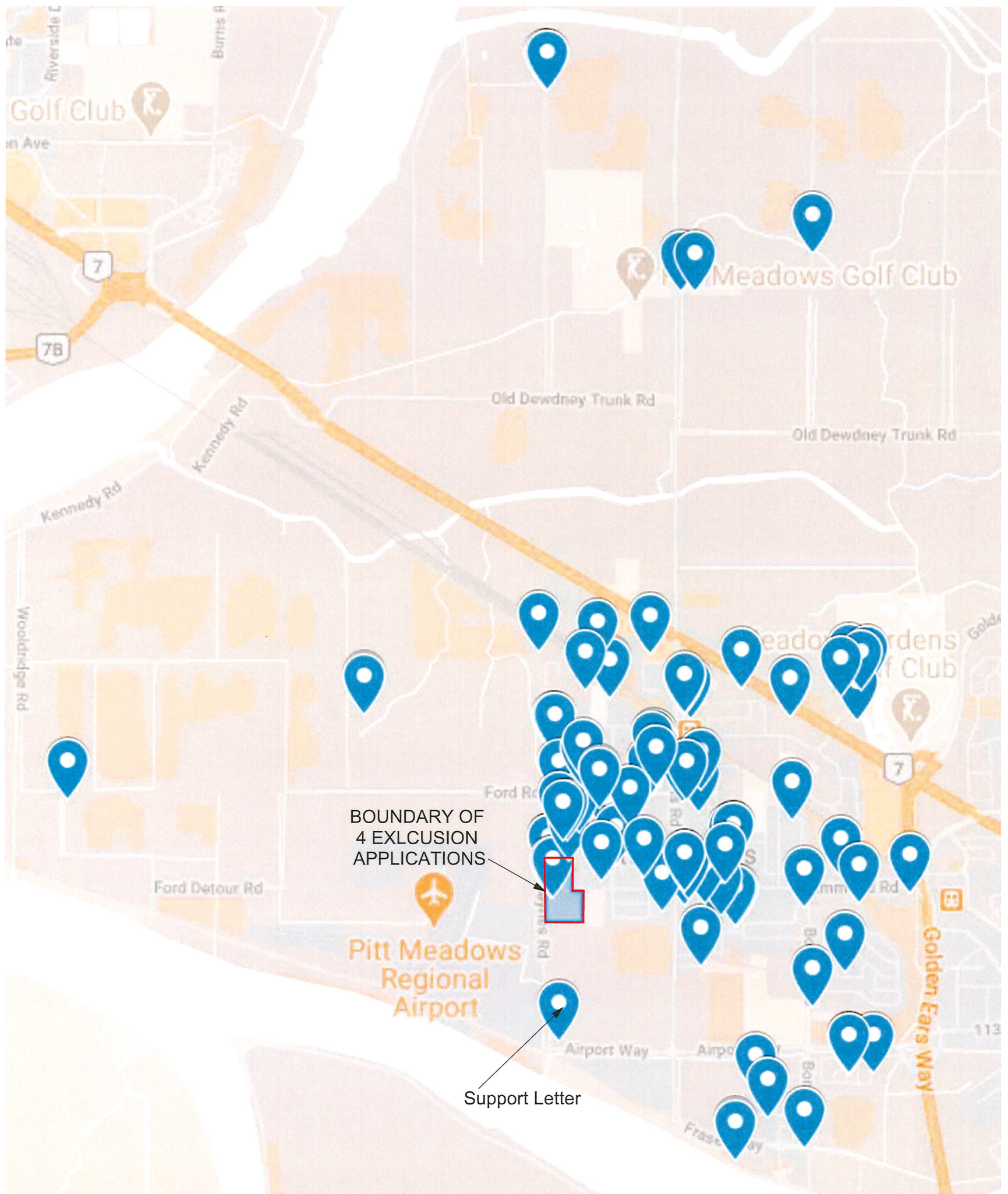
The positive response for the proposed exclusions and land use vision has been be extremely encouraging. As of November 3, it is our understanding that a total of 103 letters of support on behalf of 115 residents and 2 non-residents have now been submitted to the City.

As **Attachment 4** indicates the support comes from both the immediate area and from throughout the community. Copies of 76 the 103 letters submitted that we have copies of are included in **Appendix 4**. To respect confidentiality names and addresses have been removed.

To our knowledge as of the October 8 AAC Meeting only 15 letters of opposition had been submitted to the applications.

Highlights of comments in support of the exclusion applications include:

- *The property should have been removed long ago as it very close to the center of town and would support many new homes.*
- *There are two existing parks nicely situated on both ends of the development which will allow for a very green neighbourhood full of trails, gardens and buffering.*
- *We have seen the development plan the owners have put together and it provides the types of housing we need in Pitt Meadows and is very close to shopping. This spot would be a good place for more housing.*
- *I recently purchased my first home in Pitt Meadows here I grew-up and it was difficult as a first-time home buyer to find what we were looking for a at a price we could afford. The choices in Pitt Meadows are limited, particularly within walking distance to the town*



**BAYNES ROAD GROUP**  
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 Land Use and Development Services

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 p: 604.801.6780 e: sanderson@sandersonwelshplanning.com

**LETTERS OF SUPPORT**  
 SUBMITTED TO CITY

(As At November 3, 2020)

4

centre. The kind of homes proposed in the development would be a welcome addition to the City and will help those looking to get into the market or young families looking for homes.

- Over the years I walked down Baynes and seen more and more water accumulation on the blueberry farm. It is very clear that although it is nice walk by blueberry fields, the land isn't great for crops any more.
- It is difficult for young adults to get started in the housing market, particularly in Pitt Meadows where there are limited types of housing available. The neighbourhood plan includes several types of houses I am interested in I love the fact that I can walk to amenities from the development location.
- I feel the type of neighbourhood proposed is exactly what Pitt Meadows needs. There has been extensive residential development all around the properties and the mixed housing and seniors village proposed would be a welcome addition to our community and within walking distance of our town centre, seniors center and transit.
- the development proposes affordable housing units other than just apartments... appreciate the thoughtfulness put into the plan.
- We have learned that one of the most important factors in choosing a place to live for a senior, as well as their families, is that they want to stay in their own community! This is especially true of Pitt Meadows' residents. They do not want to leave this community. However, the housing choices are limited to The Wesbrooke or moving in with family The Baynes Road Proposal is thoughtful and comprehensive. It provides a wonderful mix of housing with a plan that retains a Pitt Meadows feeling with caring for parks, open space, activity opportunities and a sense of well-being. The various housing and small business opportunities is much needed and will create a community and neighborhood feel with pedestrian accesses, parks, community focal points and a variety of housing types which aim to promote aging in place. Thus this proposal will also allow the seniors residing at The Wesbrooke to remain in Pitt Meadows when they need to move to a level of Care The Wesbrooke does not provide.
- I lived on Baynes Road for a few years. I found the land not very good for agriculture and would have better uses a developed property. By taking this area off the ALR it could increase housing options for multiple income levels without development land that is already established for agriculture. I have reviewed the development plan and really think the diverse housing options is exactly what Pitt Meadows really needs.
- As a businessowner who services many Pitt Meadows residents, it makes sense to me to concentrate development around our existing amenities and build affordable capacity for young families.....for our local small businesses.
- ...express support for the development plan....proposed by our neighbours ...development plan and feel that it is a suitable plan for the area
- We support development of the Baynes Rd. Fields. We feel the property should be developed before North Lougheed.



- *the development would include a variety of housing suitable for various income levels and desires and include support for senior members in Pitt Meadows. ....the area is of low agricultural potential and no longer economically viable for that purpose. The proposed project with its land allocated to buffering, proximity to city hall and town centre amenities and senior centre would be a very desirable addition to the Pitt Meadows and supportive of long-term forecasts in populations in Metro Vancouver.*
- *The Baynes Road properties provide an excellent location for a planned community as part of the OCP with little to no impact on the ALR (due to its poor agricultural quality). Its proximity to Harris will allow residents to access mass transit safely and easily and is within walking distance to City Hall, Rec. Centre, Schools and other critical infrastructure along Harris Road.*
- *My family and I were forced to relocate to Maple Ridge recently as we couldn't find a suitable home in Pitt Meadows. I am in favour of these fields being converted into residential housing.*
- *I particularly like the number of housing forms designed for seniors and the proximity of the development to existing amenities in Pitt Meadows.*
- *Therefore, I fully support the removal of the Baynes Road properties from the ALR as they are no longer typical agricultural land, as long as they are redesignated as residential rather than light industrial.*
- *While I am normally of the mind of not removing land from the ALR designation, these particular parcels have shown to be of limited agricultural value. I admire the thoughtful mixed density plan and appreciate the considerable effort they put into seeking and acquiring expert consultant, particularly pertaining to agricultural and commercial endeavors derived from it.*
- *The idea that there would be community-based housing for all ages along Baynes Road would be a great option for them. We hope that you (Council) move forward in the ALR exclusion application and the future development and we are in favour of excluding the land.*
- *The property has been demonstrated to have limited agricultural capacity and being so close to the town centre would be a logical place for the City to expand.*
- *As a long time resident, I feel the land is better suited to the proposed residential development with common borders to the existing housing. As someone who farmed this particular property, the difficulties to control over-spray into neighboring homes was a major cause of decline in production and fruit quality. ...the land is not as productive as elsewhere in Pitt Meadows and yields have diminished 3-5% annually over the years due to loss of bushes from the from the increased amount and duration of flooding.*

In summary the support letters received generally cite reasons that fall into the following categories:

- **Close Proximity (Walking Distance) to the City Centre and Facilities such as Shopping, Seniors Centre, Schools and Recreation Centre**
- **Limited/Low Agricultural Potential of the Subject Lands Due to Poor Soils, Drainage and Location**
- **Proximity to Adjacent Parks**  
**Proximity to Transit**
- **Provides Needed Housing and Choice of Housing for All Ages including Affordable Housing**
- **Comprehensive (Planning) Proposed for the Exclusion Area**
- **Close Proximity to Employment Area (Golden Ears Business Park)**

## **II. LAND USE CONSIDERATIONS**

### **a. The “Vision” Preliminary Planning-Land Use Concept**

The **Land Use Concept “Vision”** for the four properties in the **Special Study Area** presented as **Attachment 2** is for a comprehensively planned small mixed-residential neighbourhood intended complement the existing Mitchell Park Neighbourhood and Hummingbird residential area to the east.

The neighbourhood would provide for a range of low to medium density housing opportunities, including:

- i. Small Single Detached lots**
- ii. Row Homes**
- iii. Assisted Living/Care Centre Village (Low-Rise)**
- iv. Townhomes (Street/Stacked and Cluster)**
- v. Apartment Homes (Low-Rise)**
- vi. “Tiny” Home Village, and**
- vii. Mixed Use Community Commercial with Apartments Above (Low-Rise)**

There will be an extensive network of multi-use trails and a **Mobility Pathway** linking residential areas within the neighbourhood as well as to the adjacent community. A number of community garden areas are also planned along with a buffer network to the existing homes in the Mitchell Park neighbourhood and Hummingbird residential area to the east. The design provides access to

the south side of Mitchell Park (1.0 ha/2.5 ac). This could be an ideal location for a second community garden. Access to Eagle Park to the north is also included.

To provide for retail needs within walking distance to the new homes a small local community commercial centre would be part of a mixed-use apartment building. All homes would be within 275 metres walking distance of local shopping. The Assisted Living facility would be within 100 metres walking distance. As **Exhibit 3** highlights, the Mitchell Park Neighbourhood residents would also have walking access to the local shopping area via proposed trail links and would be as close as 250 metres walking distance. This distance is compares very favourably to the approx. 750 metres from the same Mitchell Park cul-de-sac to shopping facilities/services in the Harris Road area.



### EXHIBIT 3

#### Proposed Local Shopping/Service Area: Close to Mitchell Park Neighbourhood

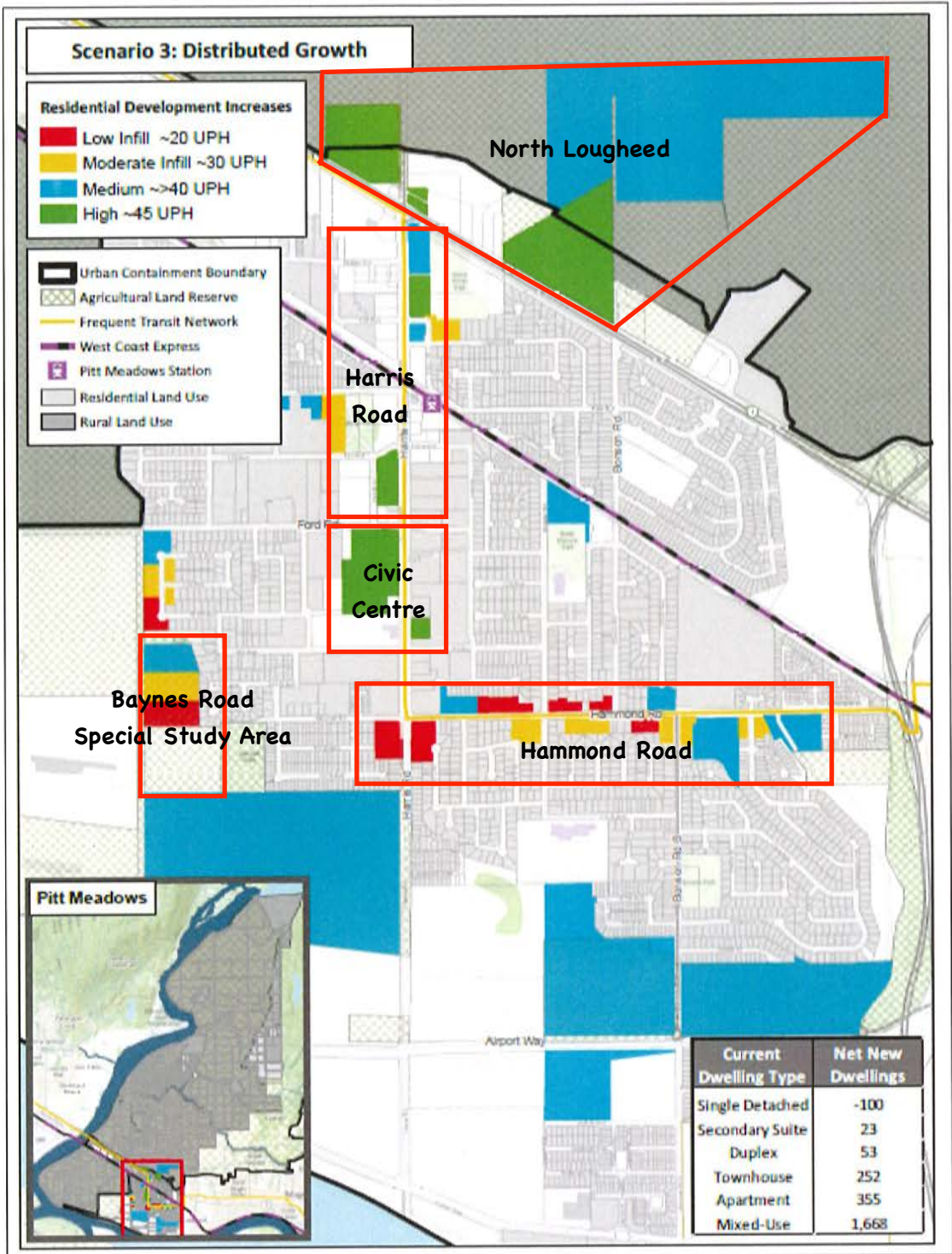
Including the Assisted Living/Care Centre homes, a total of between 450 and 500 homes in a variety of forms could be accommodated on the four properties, providing an important contribution to the future supply needed to serve City forecast growth for the next twenty or more years. The overall density of approximately 55 units per hectare (22.3 units per acre) would be in the medium density range, again reflecting the City's goal to provide a variety of homes in a more land efficient manner. By mixing the types of units there are opportunities to provide increased greenspace while creating a more spacious feeling development. Increased density also provides the opportunity for more affordable housing in close proximity to the City centre.

### **b. Planning Factors-A Discussion**

Following is a review of a number of the planning comments raised in the Staff Report presented at the October 8 AAC Meeting that we request Council's consideration:

#### **i. Proposed Use**

- Although the Special Study Area is not currently included in the draft OCP as part of the designated housing supply, in the Infill Council Housing Workshop Meeting that took place in June, 2019 these lands were preferred by Council for urban medium density residential.
- Following the Council Workshop Meeting a Staff Report was submitted to Council in January, 2020 as a review of the OCP Residential Policy.
- As **Attachment 5** highlights the January Staff Report included "**Housing Scenario 3: Council's Recommendations**" (from the June, 2019 Workshop) as **Figure 4-Scenario 3: Distributed Growth**.
- Council's recommended scenario included the properties on Baynes Road as one of five areas for residential development (Civic Centre and the North Lougheed Study Area and properties on Hammond Road and Harris Road, respectively).
- The Report indicated that Council had proposed a range of residential densities, *from low to medium density for this area* and further stated that "*An overall medium density designation over the entire area would provide the flexibility to determine the optimal mix and placement of housing at the design phase of the project while achieving the intent of Council's original recommendation for the area*".
- Subsequently, the Baynes Road lands were removed as an optional growth area as they were not yet excluded from the ALR and therefore could not be included in the draft OCP as the ALC would not approve the OCP until the lands were excluded. If Council and the ALC support



**ATTACHMENT 5:**

Figure 4: Residential Scenario 3

**SCENARIO 3: DISTRIBUTED GROWTH SCENARIO**  
**(Figure 4: Staff Report to Council Jan 14, 2020)**

Staff Report – Page 9 of 18

160962v1

the current exclusion applications the lands in the Special Study Area could be included in the draft OCP as the basis for further comprehensive planning.

- The January Report reflects Council comments for Baynes Road. On Page 31 of the January Report the Baynes Road Special Study Area is identified as having the potential for **445 housing units, 50 uha/medium density**.
- The Report also states that: *“The development of any property is predicated on a complex set of factors that are particular to the parcel, the local real estate market, financing, lot assembly for larger developments and the property owner, and are beyond market control. Many lots will not redevelop even if their OCP designation allows them to do so.”*
- This preceding statement “echoed” a similar comment in a Nov. 19, 2019 Consultant Report dealing with potential housing supply for the residential infill options, specifically Scenario 1: Corridor and Shopping Centre Redevelopment:
  - *“beyond what is needed but does not address the housing need, while could potentially accommodate this number of units it doesn’t mean that’s how many units will be delivered in the market. It’s market driven, what is able to be absorbed, and we also know that not every site that is designated for high density or residential will indeed re-develop, not every home that can be put in a secondary suite will, it is a potential and gives a lot more options for what sites could be when the opportunity is right”*
- The preceding statements are important in that they clearly articulate that land development is a very complex process subject to many influences. The release of land by owners and supply of housing by the industry is very fluid and unpredictable. Many factors influence **if, when** and the **form** designated properties/areas in a housing strategy are actually developed.
- Consequently, a sound long-range housing plan must provide the flexibility necessary to ensure an adequate supply and range of housing. Flexibility necessarily must include ensuring alternative areas and a potential supply are available to compensate for designated areas not proceeding as quickly or at the level anticipated or even at all. Designation of additional areas to supply future housing will not result in an “over-supply” of housing-the practical reality is that not all designated areas will be developed according to plan or timetable.

When this occurs other areas need to be available that will be developed such that sufficient supply and choice of housing is available to meet actual demands.

- Our opinion is that to ensure Pitt Meadows is able to provide an adequate supply of housing, both in terms of absolute numbers as well as a full range of housing choices to meet demand, additional areas need to be identified in the City.
- Given the Baynes Road Special Study area has consistently been considered as a candidate to provide urban housing at a medium density and given its close proximity to the City Centre facilities, it should be allowed to be designated as one of the potential supply areas and developed for urban homes and related facilities as part of a proposed comprehensive plan.
- Development will not occur “**overnight**”. The comprehensive planning and approval process will take several years before the first home is available for sale in the Baynes Road area. The proposed 450+/- homes will take several years for ultimate “build-out” and will only proceed in response to demonstrated demand. As such any fears that the 450+/- units in Baynes Road-with a construction start no earlier than 3 years from now will “flood” the market and undermine or delay real estate investment in the City Centre are in our opinion not substantiated. The City Centre re-development is an example of the long time frames involved in planning and development. It has been in the land use/conceptual/planning stage for twelve years.
- Developing the Baynes Road lands will also support the regional growth strategy as it will provide homes very close to the developing employment area from the Developing Golden Ears Business Park and the City’s Town Centre facilities along Harris Road.
- Finally, as the North Lougheed has now been excluded there are no competing ALR Exclusion applications pending.

## ii. Previous Considerations

- The Staff Report cites Council and Agricultural Land Commission decisions from 2008. While they may have been appropriate twelve years ago both Council and the ALC are not bound by previous decisions and can and typically does choose to review them in the context of changing circumstances over time.
- Although the 2008 Council declined to pursue removal of the subject properties from the ALR at that time the Special Study Area designation

was retained which provided the basis for future review and re-consideration for urban uses.

- Twelve years removed from the 2008 decisions Council is currently going through its Official Plan Review process to address changing planning requirements over that period. It will be making changes to the long-range land use plan and policy framework to address conditions today and into the future which may not be the same as in 2008, including designation of appropriate lands to meet short, medium and long-range housing demand.
- The need to address changing requirements for urban homes was acknowledged in the January 14, 2020 Staff Report to Council which included recommendations *“to endorse in principle a new land use plan and directed staff to explore with the ALC the possibility of a notation on the land use plan indicating future development for the Airport Road property at Harris Road and the Baynes Road property as outlined in the Report.”* While these recommendations have not yet been implemented the report reflected an earlier Council Workshop that identified the Baynes Road properties as a possible medium density residential scenario.
- An example of changing supply conditions noted previously is reflected in the most recent **Staff Report to Council (October 14, 2020)**. Council did not to endorse a proposed medium density densification on approx. 11 ha (27 ac) of land and 103 properties on Hammond Road, which are currently mainly single-detached R1 zoning. This was one of the key areas identified in the draft OCP to supply future housing.
- Many of these lots have already been re-developed into RS2 or duplex as well as some brand new single detached homes on R1 lots. Consequently, this low density infill redevelopment significantly rules out further medium density redevelopment in the next up to 20 years. Some undeveloped sites would require land assembly.
- The October Council decision has resulted in **a reduction in the potential supply of between 204 and 654 new medium density housing units** as well as reducing the locational options available for medium density homes to only the Harris Road area, Civic Centre area and North Lougheed. The Hammond Road medium density units were part of the City’s forecast potential supply outlined in the January Residential Policy Review Staff Report.
- Similar obstacles such as land assembly may face planned redevelopment along Harris Road. As the Harris Road area is designated for high density housing it will likely not compensate for the



loss of medium density type townhouse development in the Hammond Road area or for the loss of medium density housing sites required to build the new high density on Harris Road.

- The reduced potential moderate to medium density supply options resulting from removal of the Hammond Road lands can be recovered through the addition of the 450 homes+/- in the current Baynes Road plan.

### iii. Floodplain & Flood Prevention Design

- Addressing established flood elevations is a standard requirement for urban development in most communities. As per previous practice noted below Pitt Meadow's required flood elevation of 5.75 m for the Baynes Road area would be addressed and met at the time of subdivision design, site grading and house construction. The Airport lands were raised slightly when constructed in 1963, the residential area the north and Mitchell Rd. residential subdivision in 1993 have been raised 2-3m and the land south of the Baynes Road lands (main runway approach way) in the early 2000's with the soil operation on the main airport runway right of way has been raised 2m. ONNI phase 2 also raised land further to the south.
- Even if high intensity farming is undertaken on the site, the value of the infrastructure will require increasing the grade similarly even though it is not required by regulation.

### iv. Drainage & Stormwater Management

- Matters related to drainage control would be addressed through preparation of a comprehensive **Storm Water Management Study** that submitted with future subdivision applications. On-site drainage/management control and off-site impacts would be addressed to meet Pitt Meadow's storm water management requirements. To ensure no impact on adjacent properties, storm water management typically requires that post-development storm water flows not exceed or be lower than pre-development flows. This can be achieved in a variety of ways including provision of storm water ponds designed in an environmentally responsible way that includes natural filtering features and on-lot retention tanks prior to draining to the communal pond area.

v. **Airport**

- The northern two and one-half lots in the Baynes Road Special Study area are within the Federal 30-35 NEF Noise contour area as are most of the lots in the Mitchell Park neighbourhood to the east. The Baynes Road lands are not directly under the east-west runway or flight path of the Pitt Meadows Regional Airport, which are approximately 250 metres to the south. The southern area is within the Greater than 35 NEF Noise contour area.
- Federal NEF noise regulation maximum noise levels will be addressed through both site and building design, including for example higher standard glazing to reduce indoor noise. It must be pointed out that there can be more intense noise in areas not included in the NEF zone, such as where approaching planes bank to align with runway approach way.

vi. **Location-Transit Service**

○ **Transit Service**

- While the northern point of the Baynes Road area is currently just beyond 400 m walking distance to the nearest bus stop at 190A St. and 119 Ave., it is closer than much of the existing Mitchell Park neighbourhood which has walking distances at some points between 500 and 600 metres to the nearest bus stop.
- It is noted that many of the comments in the support letters received indicate that future homes in the Baynes Road were considered to be in close proximity to not only transit service but also to existing City Centre services along Harris Road. Current residents routinely walk to amenities in the town core from the properties through Eagle Park.
- The **City's Master Transportation Plan (Strategy 2.2 and Figure 7)** notes that the City wishes to work with Translink towards potentially expanding the transit network coverage to south Pitt Meadows employment centres to serve the growing commercial and industrial developments in this part of the community. Reflecting this strategy a proposed **Bus Improvement** from the existing route along Ford Road to connect the developing industrial area along Airport Way between Baynes Road and Harris Road. That improvement strongly suggests a new route down Baynes Road. A new route along Baynes Road would result in all new homes in the area being within 250 metres of a bus route. Most would potentially be within 100-150 metres of a bus stop. One

of the resident letters submitted reflects the existing need for bus service to Golden Ears Business Park.

○ **Truck Route**

- Although Baynes Road is a designated Truck Route traffic is currently minimal. Informal recent counts are approximately 30 trucks in 2.5 hours in both directions. Presuming a 50/50 split results in approximately 1 truck every 10 minutes in either direction. To address possible impacts of future increased traffic no residential frontage is proposed on the road-with either rear yards or flankage are emphasized. Part of the Baynes Road frontage is also identified for a mixed-use area. Treed green buffer areas are also proposed adjacent to Baynes Road to further address any possible impacts (noise) associated with increased traffic.

To address access/egress to Baynes Road three intersections are proposed which will distribute traffic.

**vii. Density-Impacts on Adjacent Mitchell Park Neighbourhood and Hummingbird Residential Area**

- It was noted earlier **Section B) II (a)-Vision** that the preliminary **Land Use Concept** envisages approximately 475 homes in the Baynes Road Special Study Area close to the 445 units noted in the January, 2020 OCP Residential Policy Review Staff Report to Council. At that time the Council recommendation from its June, 2019 Workshop was for medium density housing. The proposed 475 homes result in a gross density of 55 uph (22.3 upa). It is noted in the Staff Report that Townhouse projects in the City are in the density range of 44.5 to 50 uph. The slightly higher density for the Baynes Road Special Study Area results from the wider mix of homed proposed, which include a low-rise apartment area, mixed-use area including condominium apartments and an assisted living facility.
- If Council ultimately considers the proposed density too high the more detailed comprehensive plan would address the matter through amendments to reduce the size of these higher density areas.
- In terms of potential impacts on the adjacent low-density single detached Mitchell Neighbourhood/Hummingbird area it must be noted that the proposed cluster housing and low-rise apartments are either located adjacent to Mitchell Park or on interior sites well away from the single detached homes. Further green planted buffers are proposed to further separate the new homes, even

proposed single detached homes, to ensure the new neighbourhood is compatible with the existing residential areas.

**viii. Alternate Uses**

- The Staff Report to the AAC noted that traditional field crops may no longer be successful on the site. The findings of the Agricultural Capability and Suitability investigations summarized in **Section A) I and II** confirm this opinion. Further, however, the same investigations conclude that non-soil based agricultural activities such as greenhouses, agri-industry are unsuitable for the Site for several reasons:
  - 85% of the Site would need to be raised to support intensive agricultural activity
  - Greenhouses and mushroom barns would be too close to unbuffered residential properties (Mitchell Park neighbourhood) that would be adversely affected by noises and lights. Specific greenhouse crops would create smells and require security measures such as high fences and razor wire around the perimeter.
  - Livestock operations would create smells and sounds in their normal activities and application of manures to the land.
  - All alternatives require elevation of the property to accommodate year-round use, or drainage improvements that require regional drainage system improvements. So, drainage improvements are required regardless of the type of beneficial land use on the subject properties.
  - A Council decision to say "NO" to the development does not resolve any of the physical and agricultural operational issues associated with the Baynes Road lands. In the foreseeable future, if the blueberry field no longer generates adequate income, BC Assessment will be removing farm taxation status and then what?
  - Saying "YES" to the development provides a way forward for the City to cost-share drainage issues related to inadequate regional drainage

**C) CONCLUSIONS AND REQUEST**

Based upon the findings of the **Technical Investigations** into **Agricultural Capability and Suitability**; the proposed **Land Use “Vision”** for lands, which are in relatively close proximity to the City Centre and will support continued growth in the City Centre as well as being a very positive contribution to the City’s long-term diverse housing needs; and the considerable level of support received from residents to the proposed change from agricultural to urban uses, our clients believe they have presented a strong case for exclusion of the lands as proposed.

We trust Council can agree with these conclusions and will support the four exclusion applications to the Agricultural Land Commission with a recommendation for approval so that the comprehensive planning program can be initiated and work with staff can begin on what will be a most exciting addition to the City.

Respectfully Submitted,

**SANDERSON + WELSH PLANNING LTD.**



Michael D. Sanderson, MCIP, RPP, MRTPI  
President

**Attachments**

cc’s C. Begg & L. Begg, B. Sidhu, K. Wohlers, R. Dhiman & R. Dhiman

## **APPENDIX 1**

# **Land Capability for Agriculture Assessment for Baynes Road Properties Report**

**MADRONE ENVIRONMENTAL SERVICES LTD.**

**August 10, 2020**

## **APPENDIX 2**

# **Agricultural Capability Desktop Assessment Baynes Road Properties Report**

**McTAVISH RESOURCE & MANAGEMENT  
CONSULTANTS LTD.**

**August 4, 2020**

## **APPENDIX 3**

# **Agricultural Suitability Assessment Baynes Road Properties, Pitt Meadows, BC Report**

**Darrell Zbeetnoff,  
ZBEETNOFF AGRO-ENVIORNMENTAL INC.**

**August 17, 2020**



## **APPENDIX 4**

# **Letters of Support Received**



1081 Canada Ave  
Duncan, BC V9L 1V2  
p. 250.746.5545  
f. 250.746.5850

#202 – 2790 Gladwin Road  
Abbotsford, BC V2T 4S7  
p. 604.504.1972  
f. 604.504.1912

info@madrone.ca  
www.madrone.ca

August 10, 2020

Baynes Road Properties Group  
c/o Chris Begg  
11898 Baynes Road  
Pitt Meadows, BC  
V9E 1J5

Dear Chris Begg,

**RE: Land Capability for Agriculture (LCA) Assessment for Baynes Road Properties, Pitt Meadows, B.C.**

Madrone Environmental Services Ltd. (Madrone) was retained by you (the 'Client') for a Land Capability for Agriculture (LCA) assessment of four properties within the Agricultural Land Reserve (ALR) located at 11898, 11848, 11834, 11782 Baynes Road, Pitt Meadows, B.C. (hereafter referred to as the 'Site'). It is our understanding that the Client wishes to pursue exclusion from the ALR to further a residential development across from the Site. The Site has multiple landowners who have agreed to be represented by the Client to assist with land development. This letter-style report contains professional opinion statements of the Site's suitability as viable agricultural land based on a field assessment as per ALC Policy P10<sup>1</sup>, and can be used by the Client towards an ALR exclusion. We have appended additional qualified professional (QP) reporting by McTavish Resource & Management Consultants Ltd. that includes a desktop review of the Site which we rely on for technical details that were confirmed through our field investigation.

**Background Information**

Mapping by the City of Pitt Meadows<sup>2</sup> (Pitt Meadows) indicates that the Site occupies an area of 8.7 ha (21.5 acres) within the ALR. The 10m elevation mapping available does not indicate a slope over the Site, however on-Site observations indicate drainage is from north to south. The southern property, 11782 Baynes Road, is bounded on the other three sides by artificially elevated developments, making it the low point of the area.

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<sup>1</sup> Provincial Agricultural Land Commission (2017). ALC Policy P-10.  
[https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc - policy p-10 - criteria for agricultural capability assessments.pdf](https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc_-_policy_p-10_-_criteria_for_agricultural_capability_assessments.pdf). Accessed July 22, 2020.

<sup>2</sup> City of Pitt Meadows (2020). Meadows Mapview. <http://www3.pittmeadows.bc.ca/map/Default.aspx>. Accessed July 23, 2020.

Provincial mapping<sup>3</sup> shows that the Site sits atop bedrock from the Sifton tectonic assemblage from the Kitsilano Formation, characterized by undivided sedimentary rocks consisting of conglomerate, sandstone, shale with thin lignite and lesser basalt flows, sills and minor pyroclastics.

Two soil associations have been provincially mapped on the Site including Annacis (very poorly drained organic soil) covering portions of the two northern properties, and Alouette (poorly drained silt loam) over the remainder (majority) of the Site. The Site is currently mapped by the Province<sup>4</sup> as containing a land capability rating for Annacis (limited northern extent) of Class O5W improvable to O3LW, and for Alouette (majority southern portion) a Class 4W improvable to 2W.

The Site is surrounded on all sides by residential development and soil deposit activity which have affected the local hydrology:

- North: Residential area
- East: Residential area
- South: Elevated area (fill placement) with mixed agricultural, airport and industrial use
- West: Pitt Meadows Regional Airport, and Baynes Road

There are active agricultural fields, within the Regional Airport, across the Road to the west of the northern half of the site. These agricultural fields are also low-lying.

The south-west corner of the Site is located 930m north of the Fraser River.

## Field Assessment and Agricultural Suitability Statements

Conley Keyes, B.Sc., AAg, of Madrone conducted a detailed soil survey of the Site as per ALC Policy P-10 on July 15, 2020 which provides a 1:5000 scale resolution assessment of conditions present on Site. While on -Site, Mr. Keyes, with the assistance of an excavator operator, excavated five full pits to a minimum depth of 100 cm (as per Policy P-10) and two scratch pits to a minimum depth of 50 cm for the purpose of delineating the extent of previously placed unauthorized fill, and the extent of the Annacis soil on the Site

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<sup>3</sup> Province of British Columbia (2020). iMapBC.  
<https://www2.gov.bc.ca/gov/content/data/geographic-data-services/web-based-mapping/imapbc>. Accessed July 22, 2020.

<sup>4</sup> As per the Soil Information Finder Tool  
(<https://governmentofbc.maps.arcgis.com/apps/MapSeries/index.html?appid=cc25e43525c5471ca7b13d639bbcd7aa>) and the 1:50,000 scale mapping of *Soils of Langley-Vancouver Map Area*, Luttmerding 1981  
([http://www.env.gov.bc.ca/esd/distdata/ecosystems/Soils\\_Reports/bc15\\_report.pdf#page=27](http://www.env.gov.bc.ca/esd/distdata/ecosystems/Soils_Reports/bc15_report.pdf#page=27))

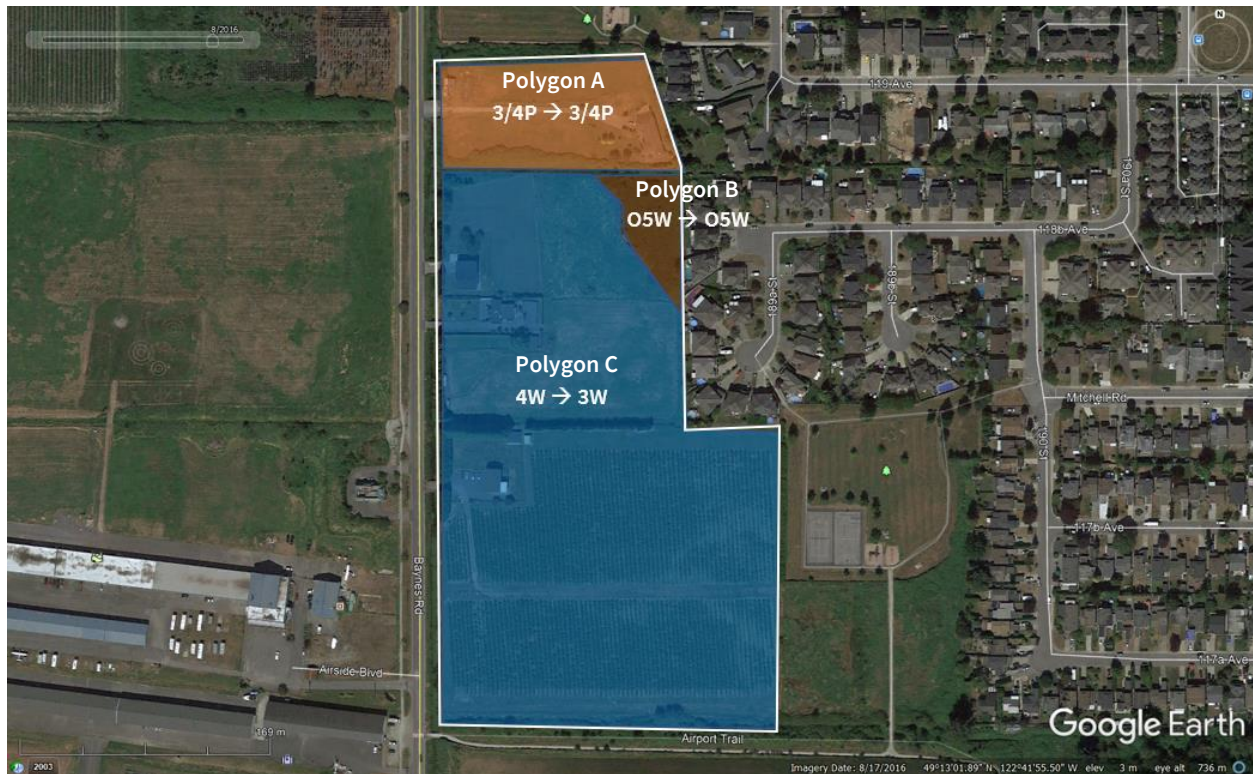
(Appendix A). Mr. Keyes noted local topography, surface drainage and current land-use activities on the Site as part of his evaluation.

Figure 1 below shows two polygons representing the provincially mapped agricultural capability, while Figure 2 shows the Site delineated into three polygons representing agricultural capability based on Madrone's field assessment. Table 1 presents observed details relating to each of the three delineated polygons for the Site. Additional maps are included in Appendix B, and suitability class details are included in Appendix C<sup>5</sup>.



**FIGURE 1. POLYGONS SHOWING THE PROVINCIALY MAPPED AGRICULTURAL LAND CAPABILITY ON THE SITE (UNIMPROVED → IMPROVED).**

<sup>5</sup> BC Ministry of Environment and Ministry of Agriculture and Food (1983). Land Capability Classification for Agriculture in British Columbia MOE Manual 1. <https://www.alc.gov.bc.ca/assets/alc/assets/about-the-alc/alr-and-maps/agricultural-land/land-capability-classification-for-agriculture-in-bc.pdf>. Accessed July 22, 2020.



**FIGURE 2. POLYGONS SHOWING THE AGRICULTURAL LAND CAPABILITY BASED ON THE SITE ASSESSMENT BY MADRONE ON JULY 15, 2020 (UNIMPROVED → IMPROVED). INFORMATION ABOUT EACH POLYGON IS SHOWN IN TABLE 1 OF THIS REPORT (NOTE THAT LOWER CLASSES TAKE PRECEDENCE OVER HIGHER CLASSES WHEN EXPRESSING THE LCA RATING, RESULTING IN THE SIMPLIFIED EXPRESSION IN THE ABOVE MAP. THE FULL BREAKDOWN OF OBSERVED LIMITATION IS INCLUDED IN TABLE 1 BELOW).**

**TABLE 1. OBSERVED AGRICULTURAL SUITABILITY AND SUPPORTING INFORMATION FOR EACH DELINEATED POLYGON ON THE PROPERTY**

Polygon	Approx. area; % of land on the Site	Current land-use	Class	Limitations	Best improved rating
A	1.3 ha (3.2 acres); 14.9%	Private residence w/ large lawn; no agricultural land-use (Fill area)	3/4P 3D	Stoniness (P) Undesirable soil structure and imperviousness (D)	3/4P 2D
B	0.33 ha (0.82 acres); 3.8%	Private residence; W half agricultural land-use (hay), E half no land-use	O5W O3L	Excess water (W) Degree of decomposition (L)	O5W O3L
C	7.1 ha (18.1 acres); 81.3%	Private residences; majority under agricultural land-use (hay, blueberries)	4W	Excess water (W)	3W

## Soils

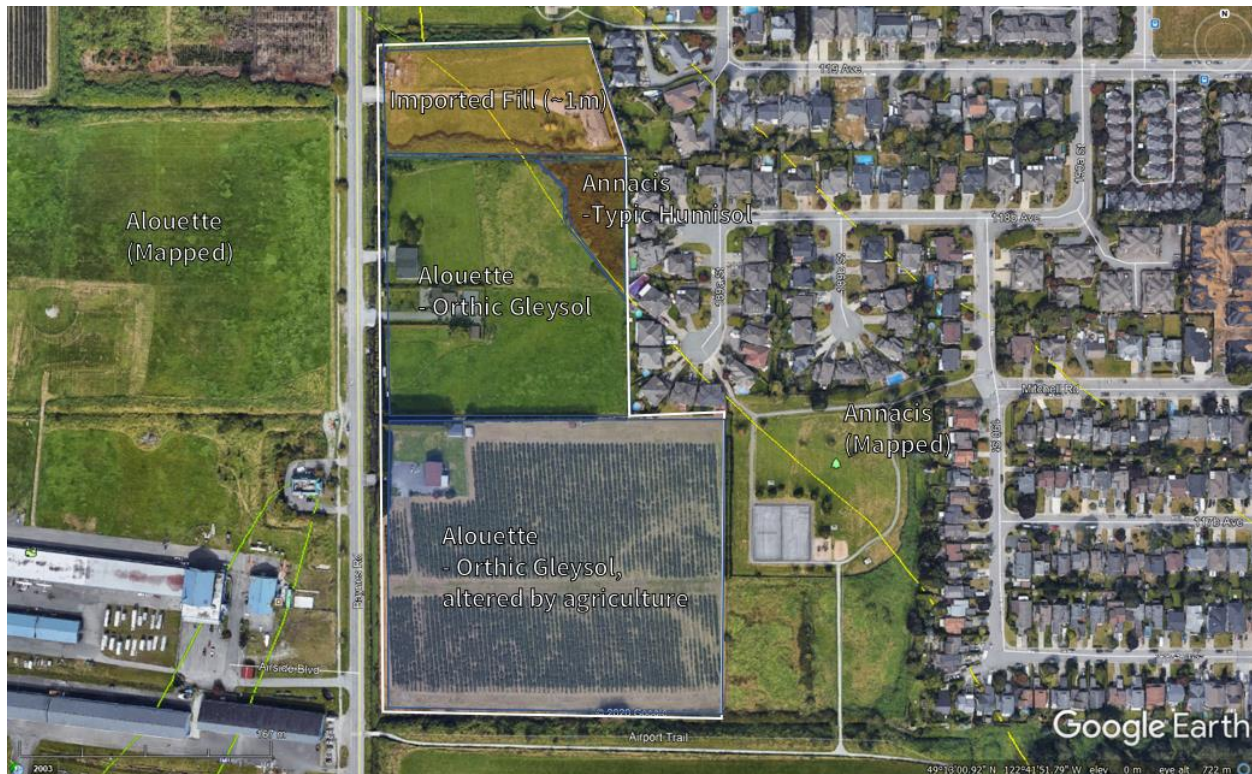
There were four soil units identified on-Site, representing three native soil types and one imported, all of which have been altered by human activity (Figure 2). Polygon A delineates the extent of historic fill placement, which is across the entirety of the northernmost parcel (11898) to a depth of approximately 1m. In Pit 1, organic soil was observed below 100cm which resembled the upper-mid horizons of *Annacis* soil found at Scratch Pit 2 ~40cm below surface. The extent of the imported fill was confirmed by Scratch Pit 1, at which the base of the fill was not found. Within the fill material, strong mottling was observed as shallow as 30cm, indicating cyclic water saturation. Given the relative higher elevation of Polygon A, this would indicate a poor drainage condition within the fill which was reinforced by the fine-medium texture and firm consistence – which can be an indicator of severe compaction.

Polygon B identified *Annacis* Soil, confirmed by Scratch Pit 2, which is characterized by thick mesic and humic horizons that continue through the bottom of the pit (~110cm). Organic material at a moderate stage of decomposition (von post 5-6) was found between 13- 60 cm, and a more advanced stage (von post 7-8) below 60cm through the bottom of the pit, which reached 90cm.

*Alouette* soils were found throughout the remainder of the Site, represented by Polygon C and encompassing the majority of the southern three properties. The distinction within this polygon shown in Figure 2, below, is the different observed upper horizon; the northern two properties were found to have a thick upper organic (O) horizon directly matching *Alouette* soils description, whereas the southern property has a modified A horizon (Ap) forming the upper layer with a thin (but of irregular thickness) O horizon resembling that found at Pits 2 and 3 below it. This Ap horizon was likely created through continuous agricultural activity, mainly blueberry production, since 1979<sup>6</sup>. Throughout all of Pits 2-5, a Bg horizon was identified at between 25-50 cm below surface, correlating to both an Orthic Gleysol soil type and *Alouette* soils.

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<sup>6</sup> According to anecdotal information gathered while on-Site, in conversation with the landowner of the southernmost property of the Site (11782 Baynes Rd.), who has resided there most of his life.



**FIGURE 2: AERIAL PHOTO PROVIDED BY GOOGLE EARTH (2020). THE SITE IS SHOWN AS A WHITE LINE. POLYGONS HAVE BEEN DELINEATED TO REPRESENT DIFFERENT SOILS BASED ON FIELD ASSESSMENT BY MADRONE ON JULY 15, 2020.**

## Discussion and Recommendations

The Site was observed to contain substantial limitations to agricultural suitability. Approximately 85% of the Site (Polygons B and C) contains a 4W excess water limitation. A Class 4W limitation may be improvable to 3W in Polygon C through ditching, pumping, and shallow subsoiling, which would allow for early season planting. This area has been provincially mapped as improvable to 2W, however Class 3W is defined as:

*“Occasional occurrence of excess water ... during the winter months adversely affecting perennial crops. Water level is near the soil surface until mid-spring forcing late seeding, or the soil is poorly and in some cases imperfectly drained...”<sup>7</sup>*

The first condition would remain true regardless of any improvements due to poor local conveyance and rainfall intensity. The second and third conditions would be true due to poor drainage on-Site and poor

<sup>7</sup> BC Ministry of Environment and Ministry of Agriculture and Food (1983). Land Capability Classification for Agriculture in British Columbia MOE Manual 1. <https://www.alc.gov.bc.ca/assets/alc/assets/about-the-alc/alr-and-maps/agricultural-land/land-capability-classification-for-agriculture-in-bc.pdf>. Accessed July 22, 2020.

regional conveyance. Given the above identified cumulative factors and the current elevation of the Site, improvement of Polygon C from perimeter berm and pump activities would be limited.

Polygon B is not reasonably improvable beyond O5LW, as ditching, pumping, and shallow subsoiling will not reduce lateral conveyance into this low-lying area which will result in excess moisture conditions persisting due to the presence of humic organic soils which are characterized by high water tables. The installation of drainage measures on the Site is not recommended as it will result in only minor improvement to existing limitations with questionable longevity, as the hydrology of the area has been altered such that a local low-lying area has been created of the Site (particularly the southern half). Soil importation throughout Polygon C could remove all limitations, though this would require significant expense and regulatory hurdles.

There is also a 3D undesirable soil structure and imperviousness limitation throughout Polygon A due to a compacted horizon around 40 cm, which could be improved through deep tillage/ripping. Due to the presence of asphalt debris throughout the soil profile within Polygon A, we have assigned a Class 3/4P stoniness (as a reasonable proxy) to the polygon which cannot be improved due to the size and distribution of such coarse fragments. Thus, the Polygon A stoniness limitation is unimprovable without complete removal of all imported materials, which would also resolve the undesirable soil structure limitation.

The following are Madrone's recommendations on how activities on the Site can be changed to better align with the agricultural suitability of the Site. These recommendations focus on the development of new agricultural practices as well as beneficial re-use of existing lands on the Site:

- Importation of Soil: Removal of the unsuitable fill on Polygon A, and importation of clean, agriculturally suitable soil to a minimum depth of ~1m across the entirety of the Site (all four parcels). This practice would elevate the Site to the approximate level of surrounding properties to the north and east. The excess water (W) limitation present throughout the Site would, in part, be improved through soil importation. The Site could subsequently be further improved through installation of tile drainage after importation and deposit of suitable soil. However, the suitability of the importation of soil and subsequent drainage tile would need to be evaluated in separate Agricultural Economics, Hydrology and Fill Assessments.

Given the cost associated with the above recommendation and the already encroaching development, the suitability of the recommendation may not meet long term regional planning goals.



If there are any questions about the statements and/or recommendations contained in this report, please contact the undersigned authors.

Yours truly,

**MADRONE ENVIRONMENTAL SERVICES LTD.**



Conley Keyes, B.Sc, A.Ag  
Articling Agrologist

*\*This is a digitally signed duplicate of the official manually signed and sealed document.*



Thomas R. Elliot, PhD, P.Ag, P.Geo  
Professional Agrologist, Professional Geoscientist



## **APPENDIX A**

# **Soil Profile Descriptions**

**Soil Pit 1 – Soil Profile Description (Placemark 1, Photo 1)**

Horizon	Depth (cm)	Description
Ap	0 - 25	Black (5YR, 2.5/1) fine sandy loam, very friable, medium sub-angular blocky, plentiful fine roots, 10% coarse fragments (gravel - subrounded). <u>Comments:</u> Likely imported topsoil
IBp	25 - 43	Brown (7.5YR, 4/2), loamy sand, very friable, fine angular blocky, few fine roots, 5-10% coarse fragments (gravel - subrounded). Many, medium, distinct, 7.5YR Mottles. <u>Comments:</u> Silty clay loam peds (~5cm) throughout. Imported Fill.
IIbP	43 - 60	Dark Grey (7.5Y, 4/1), silty clay loam, coarse angular blocky, firm, no roots, 5% coarse fragments (gravel - subrounded). Many, medium, distinct 7.5YR mottles. <u>Comments:</u> Imported Fill.
IIIbP	60 - 100	Dark Grey (Gley 1, 4/N), silty clay loam, massive, firm, no roots, 5% coarse fragments (gravel - subrounded). Many, medium, distinct 7.5YR Mottles <u>Comments:</u> Imported fill (asphalt found at base of horizon).
Ob	100 +	Moderate aggregation/ Granular/vPOST=7, plentiful fine roots, friable. <u>Comments:</u> Buried Horizon (Annacis)

**Comments:** Top 100 cm is imported fill. Poorly Drained. Represents Polygon A. Mixed textures plus presence of construction debris (asphalt – gravel to cobble in size, 5%) indicate fill material. Excavated in the centre of the north half of the north property over flat ground ~ 1 m higher elevation than the adjacent southern property.



**PHOTO 1: SOIL PIT 1 PROFILE.**

**Scratch Pit 1 – Simple Profile Description (Placemark 2, Photo 2)**

Horizon	Depth (cm)	Description
IAp	0 - 17	Sandy Loam. <u>Comments:</u> Asphalt debris
IIAp	17 - 25	Sandy Loam, 20% coarse fragments (gravel – angular). <u>Comments:</u> Asphalt debris
IB	25 - 47	Loamy sand/Silty Clay Loam mixed. <u>Comments:</u> Asphalt debris
IIIA	47 - 63	Sandy Loam. <u>Comments:</u> Asphalt debris
IIB	63 +	Silty Clay, MMD Mottles. <u>Comments:</u> Asphalt debris

**Comments:** Imported fill. Imperfectly Drained. Represents Polygon A. Mixed textures plus presence of construction debris (asphalt – gravel to cobble in size, 10%) indicate fill material. Excavated in the west side of the south half of the north property over flat ground ~ 1 m higher elevation than the adjacent southern property.



**PHOTO 2: SCRATCH PIT 1 PROFILE.**

**Soil Pit 2 – Soil Profile Description (Placemark 3, Photo 3)**

Horizon	Depth (cm)	Description
Oh	25 - 0	Black (10YR, 2/1) Strong aggregation/ Granular/vPOST=9, plentiful fine/few medium roots, friable. Comments: Some mineral fraction present near the lower boundary.
Bg	0 - 15	Greyish Brown (10YR, 5/2) silty clay loam, firm, coarse angular blocky, few fine/few very fine roots, no coarse fragments. Comments: Many, medium, prominent 7.5 YR mottles.
ICg	15 - 56	Greyish Brown (10YR, 5/2) silty clay loam, firm, coarse angular blocky, few fine roots, no coarse fragments. Comments: Many, medium, prominent 7.5 YR mottles.
IICg	56 - 110+	Brown (10YR, 4/2) silty clay loam, firm, massive, few fine roots, no coarse fragments. Comments: Many, medium, prominent 7.5 YR mottles. Water seepage around 90 cm depth.

**Comments:** Orthic Gleysol. Poorly Drained. Polygon C. Correlates to Alouette soils. Excavated in the center of the middle-north property on level ground. At least 1 m lower than Polygon A.



**PHOTO 3: SOIL PIT 2 PROFILE.**

**Scratch Pit 2 – Simple Profile Description (Placemark 4/5, Photo 4)**

Horizon	Depth (cm)	Description
Of	0 - 13	Moderate aggregation/ granular/vPOST=4, plentiful fine/few medium roots, friable. <u>Comments:</u> Mushy
Om	13 - 60	Strong aggregation/compact matted/vPOST=5, few fine/few medium roots, friable. <u>Comments:</u> Mucky
Oh	60 - 90+	Strong aggregation/ compact matted/vPOST=7, no roots, friable. <u>Comments:</u> Mucky

**Comments:** Typic Humisol. Very Poorly Drained. Polygon B. Correlates to *Annacis* soils. Excavated in the eastern portion of the middle-north property, placement based on the mapped soil polygon border and visual cues (vegetation) observed on-Site. Correlates to the mapped border between *Annacis* and *Alouette* soils.



**PHOTO 4: SCRATCH PIT 2 PROFILE.**

**Soil Pit 3 – Soil Profile Description (Placemark 6, Photo 5)**

Horizon	Depth (cm)	Description
Oh	26 - 0	Black (10YR, 2/1) Strong aggregation/ Granular/vPOST=9, plentiful fine/few medium roots, friable. Comments: Some mineral fraction present near the lower boundary.
Bg	0 - 20	Greyish Brown (10YR, 5/2) silty clay loam, firm, coarse/very coarse angular blocky, few fine/few medium roots, no coarse fragments. Comments: Some organic matter inclusion. Many, medium, prominent 7.5 YR mottles.
ICg	20 - 45	Greyish Brown (10YR, 5/2) silty clay loam, firm, coarse/very coarse angular blocky, few fine roots, no coarse fragments. Comments: Many, medium, prominent 7.5 YR mottles.
IICg	45 - 85+	Greyish Brown (10YR, 5/2) silty clay loam, firm, coarse/very coarse angular blocky, few fine roots, no coarse fragments. Comments: Many, medium, prominent 7.5 YR mottles. Water seepage around 70 cm depth.

**Comments:** Orthic Gleysol. Poorly Drained. Polygon C. Correlates to Pit 2 and *Alouette* soils. Excavated in the center of the middle-south property on level ground, which is the same elevation as the previous Pit.



**PHOTO 5: SOIL PIT 3 PROFILE.**

**Soil Pit 4 – Soil Profile Description (Placemark 7, Photo 6)**

Horizon	Depth (cm)	Description
Ap	0 - 20	Very Dark Grey (10YR, 3/1) silty clay loam, firm, coarse granular, plentiful fine roots, no coarse fragments. <u>Comments:</u> Topsoil disturbed by agricultural activities.
Oh	20 - 29	Black (10YR, 2/1) Strong aggregation/ Granular/vPOST=9, plentiful fine/few medium roots, friable. <u>Comments:</u> Extends into the above and below horizons irregularly.
Bg	29 - 61	Very Dark Greyish Brown (10YR, 3/2) silty clay loam, firm, coarse angular blocky, few fine roots, no coarse fragments. <u>Comments:</u> Few, medium, distinct 7.5 YR mottles.
Cg	61 - 88	Dark Grey (2.5Y, 4/1) silty clay, firm, massive, no roots, no coarse fragments. Few, medium, faint mottles. <u>Comments:</u> Preserved organic matter (reeds) present.
Cg	88 - 104+	Dark Grey (5Y, 4/1) silty clay, firm, massive, no roots, no coarse fragments. Few, medium, faint mottles. <u>Comments:</u> Preserved organic matter (reeds) present.

**Comments:** Orthic Gleysol. Poorly Drained. Polygon D. Correlates somewhat to *Alouette* soils, however it has been altered by agricultural disturbance. Excavated in the north-east of the south property on level ground. Similar elevation to previous pit.



**PHOTO 6: SOIL PIT 4 PROFILE.**



**Soil Pit 5 – Soil Profile Description (Placemark 8, Photo 7)**

Horizon	Depth (cm)	Description
Ap	0 - 14	Very Dark Grey (10YR, 3/1) sandy clay loam, friable, fine angular blocky, plentiful fine/few medium roots, 5% coarse fragments. <u>Comments:</u> Topsoil disturbed by agricultural activities.
Oh	14 - 24	Black (10YR, 2/1) Strong aggregation/ Granular/vPOST=9, few fine roots, friable. <u>Comments:</u> Extends into the above and below horizons irregularly.
Bg	24 - 45	Dark Brown (10YR, 3/3) silty clay loam, firm, coarse subangular blocky, no roots, no coarse fragments. <u>Comments:</u>
Cg	45 - 100	Dark Grey (5Y, 4/1) silty clay loam, firm, massive, no roots, no coarse fragments. Many, coarse, prominent mottles. <u>Comments:</u> Preserved organic matter (reeds) present.

**Comments:** Orthic Gleysol with a peat phase. Poorly Drained. Polygon D. Correlates somewhat to *Alouette* soils, however it has been altered by agricultural disturbance. Excavated in the north-east of the south property on level ground. Similar elevation to previous pit.

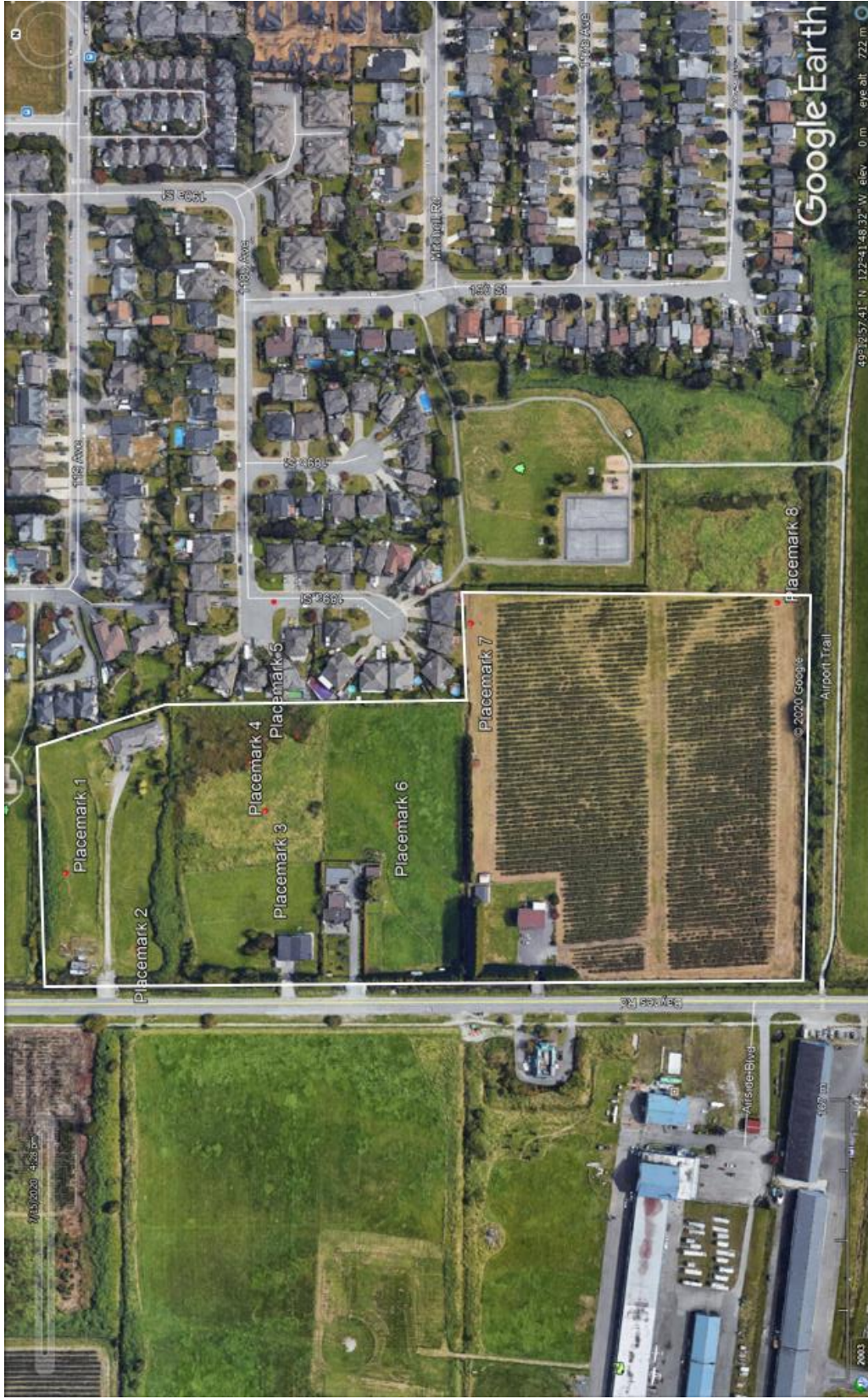


**PHOTO 7: SOIL PIT 5 PROFILE.**



## APPENDIX B

# Soils and Land Capability Mapping



**FIGURE 1. OVERVIEW OF THE SITE (OUTLINED IN WHITE) SHOWING FIELD PLACEMARKS WHICH CORRESPOND TO THE FIVE SOIL PITS AND TWO SCRATCH PITS EXCAVATED**

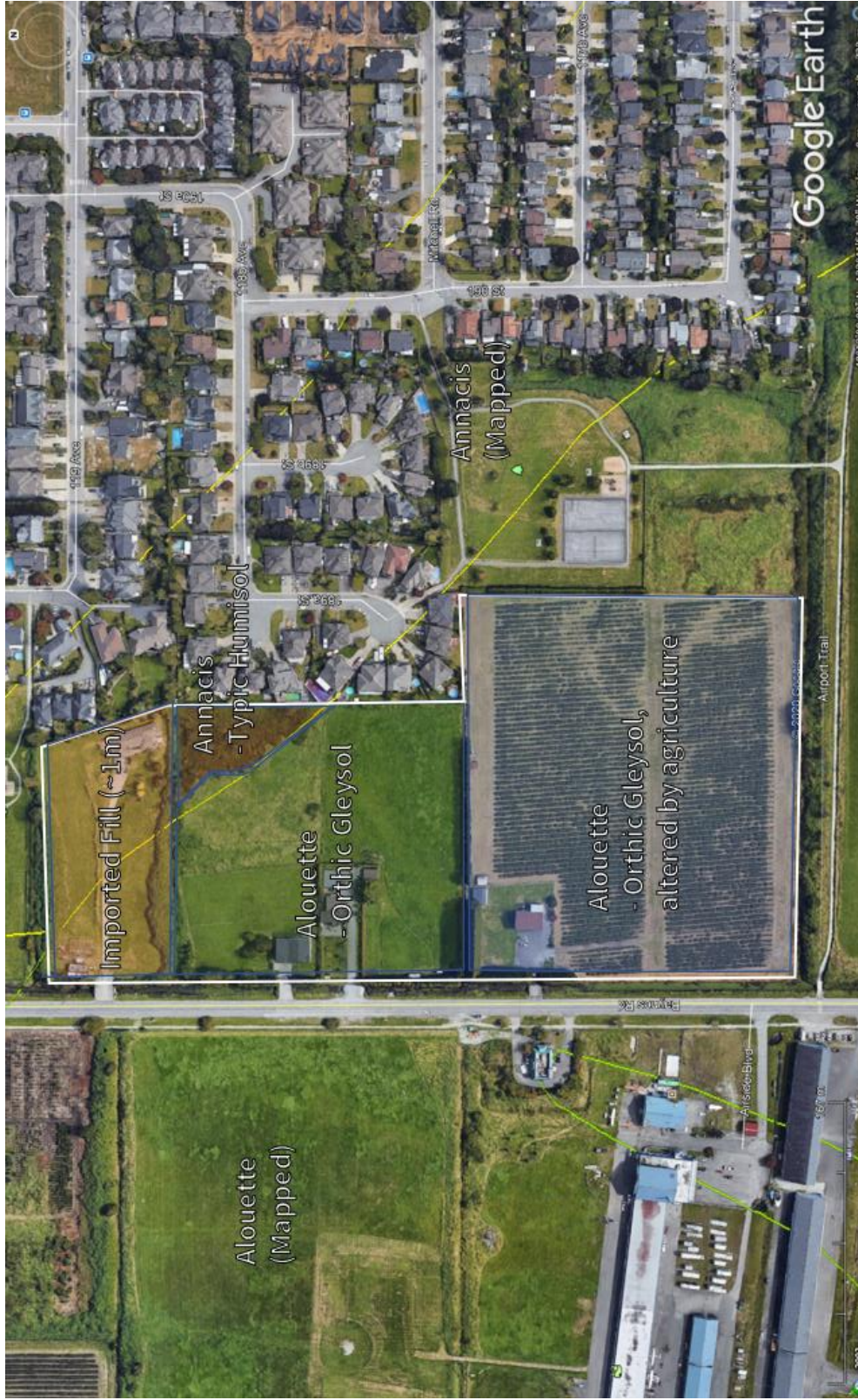


FIGURE 2. SOIL CLASSIFICATION ON THE SITE. MADRONE OBSERVED TWO MAIN SOIL TYPES CORRESPONDING TO TYPIC HUMISOL AND ORTHIC GLEYSOL. THE YELLOW LINE SHOWS THE MAPPED BORDER BETWEEN ALOUETTE AND ANNACIS SOILS.



FIGURE 3. THE DELINEATED LCA POLYGONS ACROSS THE SITE.

**APPENDIX C**

**Land Capability for Agriculture Overview**

## **Land Capability for Agriculture Overview**

Land Capability for Agriculture (LCA) in BC is a classification system that groups agricultural land into classes that reflect potential and limitations to agriculture. The classes are differentiated based on soil properties and climate conditions. The system considers the range of possible crops and the type and intensity of management practices required to maintain soil resources but it does not consider suitability of land for specific crops, crop productivity, specific management inputs or the feasibility of implementing improvements.

There are two land capability hierarchies, one for mineral soils and one for organic soils. Each hierarchy groups the land into seven classes that describe the range of suited crops and required management inputs. The organic soil class definitions are equivalent in relative capabilities and limitations for agricultural use to those defined for mineral soils.

The range of suited crops decreases from Class 1 to Class 7 and/or the management inputs increase from Class 1 to Class 7. For example, Class 1 lands can support the broadest range of crops with minimal management units.

Lands in Classes 1 to 4 are considered capable of sustained agricultural production of common crops. Class 5 lands are considered good for perennial forage or specially-adapted crops. Class 6 lands are good for grazing livestock and Class 7 lands are not considered capable of supporting agricultural production.

LCA Classes are subdivided into subclasses based on the degree and kind of limitation to agriculture. Subclasses indicate the type and intensity of management input required to maintain sustained agricultural production and specify the limitation. For example, lands rated Class 2W have an excess water limitation that can be improved by managing water on the site. There are fewer subclasses for organic soils than for mineral soils (see below).

Most lands are rated for unimproved and improved conditions. Unimproved ratings are calculated based on site conditions at the time of the assessments, without irrigation. Past improvements are assessed as part of the unimproved rating. Forested lands are assessed assuming they are cleared. Improved ratings are assigned assuming that existing limitations have been alleviated. Generally, improvement practices taken into account are drainage, irrigation, diking, stone removal, salinity alleviation, intensive fertilization and adding soil amendments.

### LCA Classes and Characteristics for both Mineral and Organic Soils.

Class	Description	Characteristics
1	no or very slight limitations that restrict agricultural use	<ul style="list-style-type: none"> <li>• level or nearly level</li> <li>• deep soils are well to imperfectly drained and hold moisture well</li> <li>• managed and cropped easily</li> <li>• productive</li> </ul>
2	minor limitations that require ongoing management or slightly restrict the range of crops, or both	<ul style="list-style-type: none"> <li>• require minor continuous management</li> <li>• have lower crop yields or support a slightly smaller range of crops than Class 1 lands</li> <li>• deep soils that hold moisture well</li> <li>• managed and cropped easily</li> </ul>
3	limitations that require moderately intensive management practices or moderately restrict the range of crops, or both	<ul style="list-style-type: none"> <li>• more severe limitations than Class 2 land</li> <li>• management practices more difficult to apply and maintain</li> <li>• limitations may: <ul style="list-style-type: none"> <li>○ restrict choice of suitable crops</li> <li>○ affect timing and ease of tilling, planting or harvesting</li> <li>○ affect methods of soil conservation</li> </ul> </li> </ul>
4	limitations that require special management practices or severely restrict the range of crops, or both	<ul style="list-style-type: none"> <li>• may be suitable for only a few crops or may have low yield or a high risk of crop failure</li> <li>• soil conditions are such that special development and management conditions are required</li> <li>• limitations may: <ul style="list-style-type: none"> <li>○ affect timing and ease of tilling, planting or harvesting</li> <li>○ affect methods of soil conservation</li> </ul> </li> </ul>
5	limitations that restrict capability to produce perennial forage crops or other specially adapted crops (e.g. cranberries)	<ul style="list-style-type: none"> <li>• can be cultivated, provided intensive management is employed or crop is adapted to the particular conditions of the land</li> <li>• cultivated crops may be grown where adverse climate is the main limitation, crop failure can be expected under average conditions</li> </ul>
6	not arable, but capable of producing native and/or uncultivated perennial forage crops	<ul style="list-style-type: none"> <li>• provides sustained natural grazing for domestic livestock</li> <li>• not arable in present condition</li> <li>• limitations include severe climate, unsuitable terrain or poor soil</li> <li>• difficult to improve, although draining, dyking and/or irrigation can remove some limitations</li> </ul>
7	no capability for arable culture or sustained natural grazing	<ul style="list-style-type: none"> <li>• all lands not in Class 1 to 6</li> <li>• includes rockland, non-soil areas, small water-bodies</li> </ul>



### LCA Subclasses for Organic Soil

LCA Classes, except Class 1 which has no limitations, can be divided into subclasses depending upon the type and degree of limitation to agricultural use. There are nine LCA subclasses to describe organic soils, as summarized below.

LCA Subclass	Map Symbol	Description	Improvement
Wood in the profile	B	layers of wood in the form of trunks, stumps, and branches occur in many organic soils; wood located within 50 cm of the surface can interfere with cultivation; buried wood may be well-decomposed or solid and large.	The amount of wood present is variable and difficult to remove or manage. Therefore the improved rating is equivalent to the unimproved rating
Adverse climate	C	used on a subregional or local basis, from climate maps, to indicate thermal limitations including freezing, insufficient heat units and/or extreme winter temperatures (applicable to both mineral and organic soil)	N/A
Depth of organic soil over bedrock and/or rockiness	H	the presence of bedrock near the surface restricts the depth of rooting and the feasibility of subsurface drainage, and / or the presence of rock outcrops restricts agricultural use	improvement of limitations due to bedrock near the surface and/or rockiness is not considered practical; therefore the improved rating is equivalent to the unimproved rating
Fertility	F	limited by lack of available nutrients, low cation exchange capacity or nutrient holding ability, high or low pH, high amount of carbonates, presence of toxic elements or high fixation of plant nutrients (applicable to both mineral and organic soil)	constant and careful use of fertilizers and/or other soil amendments
Inundation	I	includes soils where flooding damages crops or restricts agricultural use (applicable to both mineral and organic soil)	diking
Degree of decomposition - permeability	L	Degree of decomposition of the rooting zone probably of less importance to the overall capability than the lower part of the soil. The degree of decomposition of lower layers is important because of its effect on drainage, permeability, capillary rise of water and rate of subsidence.	Improvement of this limitation is not considered practical; therefore the improved rating is equivalent to the unimproved rating
Salinity	N	includes soils adversely affected by soluble salts that restrict crop growth or the range of crops (applicable to both mineral and organic soil)	specific to site and soil conditions
Excess Water	W	applies to soils for which excess free water limits agricultural use (applicable to both mineral and organic soil)	ditching, tilling, draining
Permafrost	Z	applies to soils that have a cryic (permanently frozen) layer (applicable to both mineral and organic soil)	N/A

## LCA Subclasses for Mineral Soil

LCA Classes, except Class 1 which has no limitations, can be divided into subclasses depending upon the type and degree of limitation to agricultural use. There are twelve LCA subclasses to describe mineral soils, as summarized below. Mineral soils contain less than 17% organic carbon; except for an organic surface layer (SCWG, 1998).

LCA Subclass	Map Symbol	Description	Improvement
Soil moisture deficiency	A	used where crops are adversely affected by droughtiness, either through insufficient precipitation or low water holding capacity of the soil	irrigation
Adverse climate	C	used on a subregional or local basis, from climate maps, to indicate thermal limitations including freezing, insufficient heat units and/or extreme winter temperatures	N/A
Undesirable soil structure and/or low perviousness	D	used for soils that are difficult to till, requiring special management for seedbed preparation and soils with trafficability problems includes soils with insufficient aeration, slow perviousness or have a root restriction not caused by bedrock, permafrost or a high watertable	amelioration of soil texture, deep ploughing or blading to break up root restrictions cemented horizons cannot be improved
Erosion	E	includes soils on which past damage from erosion limits erosion (e.g. gullies, lost productivity)	N/A
Fertility	F	limited by lack of available nutrients, low cation exchange capacity or nutrient holding ability, high or low pH, high amount of carbonates, presence of toxic elements or high fixation of plant nutrients	constant and careful use of fertilizers and/or other soil amendments
Inundation	I	includes soils where flooding damages crops or restricts agricultural use	diking
Salinity	N	includes soils adversely affected by soluble salts that restrict crop growth or the range of crops	specific to site and soil conditions
Stoniness	P	applies to soils with sufficient coarse fragments, 2.5 cm diameter or larger, to significantly hinder tillage, planting and/or harvesting	remove cobbles and stones
Depth to solid bedrock and/or rockiness	R	used for soils in which bedrock near the surface restricts rooting depth and tillage and/or the presence of rock outcrops restricts agricultural use	N/A

**LCA Subclasses for Mineral Soil (continued)**

<b>LCA Subclass</b>	<b>Map Symbol</b>	<b>Description</b>	<b>Improvement</b>
Topography	T	applies to soils where topography limits agricultural use, by slope steepness and/or complexity	N/A
Excess Water	W	applies to soils for which excess free water limits agricultural use	ditching, tilling, draining
Permafrost	Z	applies to soils that have a cryic (permanently frozen) layer	N/A



August 20, 2020

Baynes Road Properties Group  
c/o Chris Begg  
11898 Baynes Road  
Pitt Meadows, BC  
V9E 1J5

Dear Chris Begg,

**Technical memorandum: Drainage and Suitability of Excess Water Management Options for Baynes Road Properties, Pitt Meadows, B.C.**

**1 Introduction**

Madrone Environmental Services Ltd. (Madrone) was retained by you (the 'Client') for a Land Capability for Agriculture (LCA) assessment of four properties within the Agricultural Land Reserve (ALR) located at 11898, 11848, 11834, 11782 Baynes Road, Pitt Meadows, B.C. (hereafter referred to as the 'Site'). It is our understanding that the Client wishes to pursue exclusion from the ALR to further a residential development across from the Site. The purpose of this technical memorandum is to supplement the LCA assessment by outlining drainage and suitability of excess water management options for the Site, and offer qualified professional (QP) commentary on the feasibility of each option. Detailed information pertaining to project background including the context of drainage conditions on the Site are contained with the LCA assessment report<sup>1</sup> prepared by Madrone. In summary, approximately 85% of the Site contains a Class 4W excess water limitation due to the presence of soils from the Annacis Soil Series (very poorly drained organic soil) and Alouette Soil Series (poorly drained silt loam).

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<sup>1</sup> RE: Land Capability for Agriculture (LCA) Assessment for Baynes Road Properties, Pitt Meadows, B.C. Prepared for Chris Begg. Prepared by C. Keyes and T. Elliot of Madone Environmental Services Ltd. Dossier 20.0228. Dated August 2020.

## 2 Applicable Regulations

The Agricultural Environmental Management Code of Practice (AEMCoP) Division 4 (Section 48 to 60) governs the land application of nutrient sources to agricultural parcels experiencing excess water conditions. Specifically, Section 49 (Prohibitions on applications to land) of the AEMCoP indicates that:

- (1) *A person must not apply nutrient sources to land*
- a. ***On which there is standing water or water-saturated soil,***
  - b. *On ground in which the top 5 cm of soil is frozen so as to be impenetrable to manually-operated equipment,*
  - c. *On a field having at least 5 cm of ice or snow over at least 50% of its area, or*
  - d. ***At a rate of application, under meteorological, topographical or soil conditions, or in a manner, that may cause nutrient sources or contaminated runoff, leachate or solids to enter a watercourse, cross a property boundary or go below the seasonal high water table.***  
[emphasis is added]

After clarification with the Ministry of Environment and Climate Change Strategy (MoECCS), it was determined that:

- Inundation due to flooding does not discount application of nutrient sources (fertilizers, compost, wood residue, etc.), which allows for continued use of floodplains as agricultural lands so long as nutrients are not applied during flood-conditions; and
- Seasonal high water table at, near or above ground surface would restrict land application of nutrient sources both during times of water table being above ground surface, but also during periods of generally high water table whereby precipitation/infiltration/dispersion would result in direct transmission of nutrients to groundwater/nearby watercourse<sup>2</sup>.

Since the utilization of agricultural land generally requires addition of nutrient sources to ensure economic growth of crops (particularly following continuous harvest, which depletes the soil of nutrients), and the context discussed in the LCA assessment report prepared for the Site (specifically the definition of the 4W limitation) characterizes a land parcel subject to excess water conditions, it is apparent that AEMCoP Section 49(1)(d) does prohibit nutrient application within the critical early- to mid-season vegetative growth fertilization window. Thus, this prohibition limits the potential crop types to short-season forage and grains, and further restricts the timing of nutrient application which may result in application timing that does not coincide with crop demand.

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<sup>2</sup> A 'watercourse' for this purpose is defined as per the Water Sustainability Act and established by a QEP. Any works inside or around the stream boundary of a watercourse requires a Water Sustainability Act Application.

### **3 Excess Water Management Options**

#### **3.1 Subsoiling & Drainage Ditching**

Subsoiling is the careful disruption of massive soil structure that otherwise restricts infiltration and lateral movement of water within soil. It is typically most effective for soils that were deposited under marine or lacustrine conditions that have subsequently experienced a decrease in the regional water table. Subsoiling is a temporary improvement to infiltration and subsurface conveyance because the subject soils are typically fine-grained (e.g. silt or clay), which ‘heal’ or reconstitute as a massive unit (following saturation) which has a low level of infiltration and conveyance.

Subsoiling is best paired with incorporation of organic matter and potentially soil amendments (sand, gypsum, etc.) which will support development of a granular soil structure that facilitates infiltration and subsurface conveyance. Subsoiling is conventionally utilized where there is ditching to receive the newly mobilized water, which then conveys the water emerging to surface toward larger watercourse (such as the Fraser River) or the ocean.

#### **3.2 Drainage Tile**

Drainage Tile<sup>3</sup> is a series of perforated pipes, often within a fabric filter ‘sock’ to prevent mobilization of fine-grain silt/clay particles, installed at depth to collect and convey subsurface water to ditching along a 1 – 2% gradient. Drainage tile functions entirely through subsurface conveyance of water to the perforated pipe, and subsequent gravity-driven drainage to ditching. The spacing of drainage tile is adjusted based on the soil texture, while the depth is varied depending on local water table elevation and intended crop type. Drainage tile does not function when the water level in the receiving drainage ditch is higher than the drainage tile.

#### **3.3 Berm & Pumping**

Berming is intended to prevent floodwater (i.e. overland water) from inundating a land parcel. Berming is ineffectual when addressing excess groundwater emerging to surface, as the source of water (i.e. the water table) continues to contribute to the land parcel – potentially at a rate which is greater than the rate of evacuation. Evacuation is typically driven by ‘trash pumps’ which are high volume discharge pumps driven by an Internal Combustion Engine (ICE).

While it is possible to artificially suppress a local groundwater table through a combination of drainage tile & ditching (i.e. collection of water), berming (i.e. prevention of overland inundation), and evacuation via pumping – it must be noted that continuous operation of ICE pumps to achieve this is not an acceptable best practice for agriculture due to issues of reliability, local hydrologic function, and cost. Furthermore, the

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<sup>3</sup> The term ‘Drainage Tile’ is becoming an outdated term in agriculture but it is used frequently by the ALC.

location receiving evacuated water must be able to accommodate the volume, and if not there is a high likelihood that the evacuated waters will impact other agricultural operators in the area or re-inundate the land parcel due to an increased hydraulic gradient/water level that would overwhelm the berm or subsurface hydraulic conveyance.

### **3.4 Soil Placement**

The removal of topsoil, placement of soil with suitable quality for agricultural purposes, and replacement of salvaged topsoil (the 'growing medium', now elevated) generally increases the land level above the regional water table, and the resulting capillary fringe within the placed soil. The disrupted native topsoil is often recommended to receive soil amendment with organic matter and be subject to a rotational nitrogen-fixing cover-crop under no-till conditions for a period of 1 to 3 years in order to re-establish soil structure and function. After which, assessment of drainage conditions and soil structure will guide any further requirement for water management infrastructure, such as installation of drainage tile.

It is critical to recognize that placement of quality soil is a solution to excess water conditions resulting from a high local water table that permanently addresses the agricultural limitation. Further, Soil Placement – when Climate Change is accounted for by the QP Agrologist making recommendations on depth of placed soil – is a method of Climate Adaptation that does not require continual input beyond initial establishment.

## **4 Suitability of Excess Water Management Options for Baynes Road Properties**

### **4.1 Subsoiling & Drainage Ditching**

The local excess water conditions are driven by seasonal high water tables and sustained by low conveyance within the regional drainage network. As such, the water table at or near surface during the planting and initial fertilization windows prevents machine access and, according to the AEMCoP S.49, early- to mid-season nutrient application.

Subsoiling and drainage ditching within the Site has a low level of suitability due to the excess waters mobilized (via subsoiling) and accumulated (via ditching) within the agricultural parcel being unable to drain from the area due to the limitation in regional conveyance.

Therefore, subsoiling and drainage ditches will result in the Site – having a 4W limitation – being out-of-compliance with AEMCoP should the Farm Operator attempt to grow economic crops (such as Indian vegetables discussed in the Farm Plan prepared for CoR) that require nutrient application during the early- to mid-season.

***This method of excess water management is not recommended.***

#### **4.2 Drainage Tile**

Similar to the issue of subsoiling and drainage ditching wherein regional conveyance limits efficacy, the installation of drainage tile will result in the Site – having a 4W limitation – being out-of-compliance with AEMCoP Section 49 should the Farm Operator attempt to grow economic crops that require nutrient application during the early- to mid-season.

*This method of excess water management is not recommended.*

#### **4.3 Berm & Pumping**

Due to the Site being subject to excess water resulting from high seasonal water tables, the inability of regional drainage network to convey evacuated waters, and the reliability/cost – the use of berms and pumping is poorly suited to improve the excess water limitation. Furthermore, unless pumping is continued throughout the growing season, the land parcel will be prohibited from receiving nutrient application in accordance with AEMCoP Section 49.

*This method of excess water management is not recommended.*

#### **4.4 Soil Placement**

The context of the Site provides for soil placement that will have low impact to local hydrology, no displacement of water to adjacent agricultural land, and a permanent improvement to the Class 4W limitation to agricultural capability. This excess water management option is the only pathway which will allow the farm operator to pursue economic crops which require nutrient application while meeting Section 49 of the AEMCoP.

*Soil placement is the recommended method of excess water management for the Site.*



If there are any questions about the statements and/or recommendations contained in this report, please contact the undersigned authors.

Sincerely,

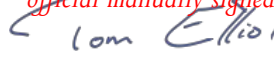
**MADRONE ENVIRONMENTAL SERVICES LTD.**

*\*This is a digitally signed duplicate of the official manually signed and sealed document.*



**Conley Keyes**, B.Sc, A.Ag  
Articling Agrologist

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**Thomas R. Elliot**, PhD, P.Ag, P.Geo  
Professional Agrologist, Professional Geoscientist

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**Daniel Lamhonwah** PhD candidate MES P.Ag  
Hydrologist, Soil Scientist, Professional Agrologist

**Agricultural Land Capability Desktop Assessment:  
 11898, 11848, 11834 and 11782 Baynes Road Pitt Meadows  
 BC**

**Prepared for: Chris Begg**

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**August 04, 2020**

<b>Revision Index</b>			
Revision #	Approved by	Date (YYYY-MM-DD)	Issued Status
1	J McTavish	2020-05-04	DRAFT for review
2	J McTavish	2020-08-04	Final

## Table of Contents

1.0	Introduction .....	3
1.1	Site details.....	3
2.0	Soils located in study area .....	4
3.0	Methodology for determining agricultural capability .....	5
3.1	Desktop Assessment .....	6
4.0	Results.....	6
4.1	Agricultural land capability based on existing mapping .....	6
4.2	Improved agricultural land capability class.....	7
4.3	Soil management groups .....	9
5.0	References .....	11
Appendix I.	Project map.....	12

## List of Figures

Figure 1	Study area .....	3
Figure 2	Mapped soil series .....	5
Figure 3	Agricultural land capability mapping .....	8

## List of Tables

Table 1	Agricultural land capability.....	8
Table 2	Soil management.....	9

## 1.0 Introduction

McTavish Resource and Management Consultants (McTavish) was retained by Chris Begg to conduct a desktop agricultural land capability assessment on the properties located at 11898, 11848, 11834 and 11782 Baynes Road Pitt Meadows BC.

The purpose of this agrologist report is to provide a desktop review on the agricultural land capability of the subject properties. No field observations or soil pit installation was conducted on the property. The information contained in this desktop review summarizes existing available agricultural land capability mapping and soil series mapping.

The desktop review was conducted by Justin McTavish PAg BIT on May 04, 2020.



Figure 1 Study area

### 1.1 Site details

The accumulated area of the four subject properties is approximately 20.8 acres

Surrounding land use includes:

**North:** Residential

**East:** Residential

**South:** Mixed agriculture/industrial

**West:** Airport

## 2.0 Soils located in study area

Within the Study Area there are two mapped soil series (Figure 2) that include Annacis and the Alouette soil series. A description of these soil series are as follows:

### **Annacis**

The surface of Annacis soils generally consists of about 10 to 30 cm of reddish-brown to black, partially-decomposed, matted reed, sedge and woody plant remains. This overlies at least 130cm of black to dark reddish brown, weakly stratified, well-decomposed organic material. The mineral underlay (which occurs at depths below 150 cm) is massive, gray to greenish-gray, silty clay loam or silty clay and is usually water saturated and sometimes saline. Soil reaction is extremely acid throughout

### **Alouette**

The Alouette soils group occupies 7,000 ha in the lowlands of Pitt Meadows, Matsqui Prairie, Sumas Prairie and the mouth of the Fraser River. These soils have developed from shallow organic accumulations which are underlain by mixed Fraser, Alouette and Pitt river floodplain sediments. Texture consists of 15 to 40 cm of well decomposed (humic) organic material overlying silt loam. These soils are slightly depressional to undulating with slopes often less than 3%. These soils are poorly to very poorly drained and have high water holding capacity and slow surface runoff. These soils are classified as Orthic Gleysol: Peaty Phase<sup>1</sup>

Alouette soils are suited for annual legumes, blueberries, cereals, cole crops, corn, perennial forage crops, root crops (except carrots) and shallow root annual vegetables. As soils hold excess water, nursery and Christmas trees, raspberries, strawberries, and tree fruits are all unsuitable crops for Alouette soils. For successful production of suitable perennial and overwintering crops, an under-drain with narrow spacing (12 to 14 m) should be fully functional year round. To limit erosion and increase the effectiveness of water management, a fall cover crop should be planted. Lime and/or fertilizer application requirements are often high, and organic soils are often copper deficient. Periodic subsoiling will be required to break any compacted layers and to improve the effectiveness of the drainage system.

<sup>1</sup> Luttmending, H.A. 1981. Soils of the Langley Vancouver Map Area. BC Ministry of Environment.

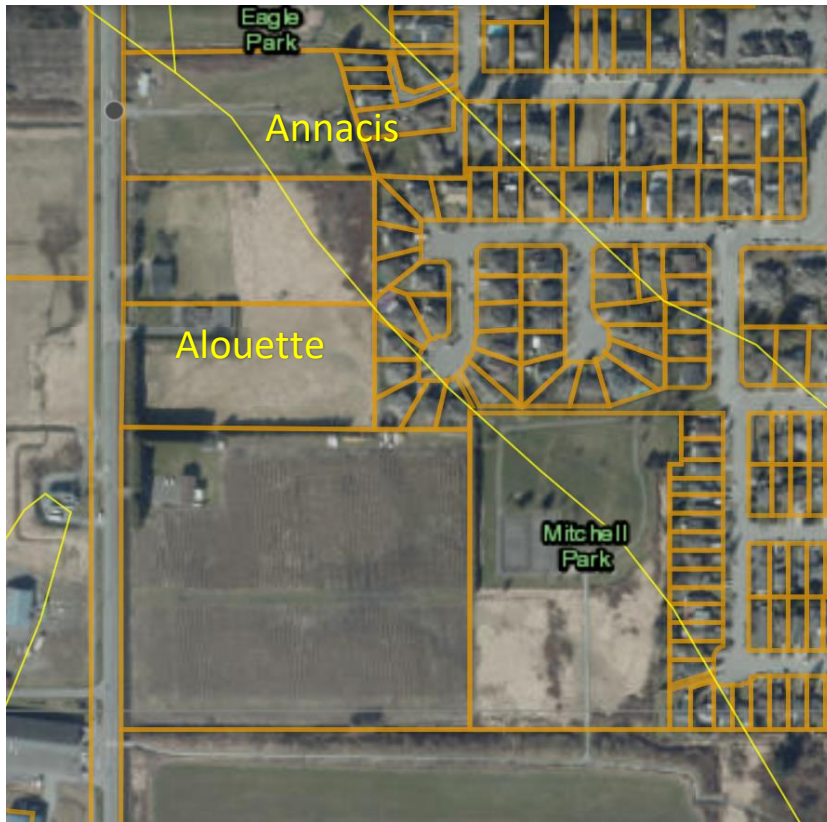


Figure 2 Mapped soil series

### 3.0 Methodology for determining agricultural capability

The agricultural assessment on the subject properties included a desktop review

The Land Capability Classification for Agriculture in British Columbia published by Kenk and Cotic (1983) is used to describe the potential for agriculture and any limitations for soil-based agriculture. This rating system “groups mineral and organic soils into seven classes which indicates the type and extent of any soil and climate parameters which affect the range of crops that can be grown and/or the management inputs required” Kenk and Cotic (1983). Class 1 is land best suited for agriculture and Class 7 is non-arable land. Various subclasses describe the limitations for agriculture.

The agricultural land capability classification indicates the range of suitable crops that can be grown and/or the management inputs required based on soil and climate parameters. The ratings can be *unimproved* based on the conditions that exist at the time of the survey without any management inputs) or *improved* (based on the rating after the limitations have been alleviated through improvements).

### 3.1 Desktop Assessment

A search of mapped soil, soil descriptions and agricultural capability classification of the study area was conducted using the following sources:

- City of Pitt Meadows online system
- BC Soil Information Finder Tool (SIFT)
- Soils of the Langley to Vancouver Map Area (Luttmerding, 1981)
- Land Capability Classification for Agriculture in British Columbia (BC Ministry of Environment, 1983)
- Soil Management Handbook for the Fraser Valley (BC Ministry of Agriculture, 1991)

## 4.0 Results

The following sections outline the results from the desktop assessments.

### 4.1 Agricultural land capability based on existing mapping

Based on existing agricultural land capability mapping, the property contains two separate polygons shown in Table 1 and Figure 3. The following agricultural class ratings are mapped on the property:

**Class 4** Land may only be suitable for a few crops, or a wide range of crops with low yield. Risk of crop failure is high. Soil conditions are such that special development and management practices are required. Limitations may restrict choice of crop, timing and ease of tillage, planting and harvesting, and methods of soil conservation.

#### **Class 4W**

On class 4W land, frequent or continuous occurrence of excess water during the growing period may cause moderate crop damage and occasional crop loss. Water level is at the surface most of the winter and/or until mid-spring forcing late seeding, or the soil is poorly drained.

#### **Class O5<sup>2</sup>**

Land has limitations that make it suitable for perennial forage or other specially adapted crops. Crops such as cranberries may be appropriate, or fruit trees or grapes if area is climatically suitable (stoniness and/or topography are not significant limitations to these crops). Productivity of these suited crops may be high. Class 5 lands may be used to cultivate field crops, provided intensive management is employed. If adverse climate is the main limitation, cultivated crops may be grown, however crop failure is expected under average conditions.

<sup>2</sup> "O" indicates an organic enriched soil series

### **Class O5W**

On class 5W land, frequent or continuous occurrence of excess water during the growing period making land suitable for only perennial forage crops, and/or improved pasture. Water level is at the surface until early summer, or the maximum period of water level is less than 20 cm below the soil surface for 6 weeks during the growing period, or the soil is very poorly drained, commonly with shallow organic layers. Effective grazing is longer than 10 weeks

## **4.2 Improved agricultural land capability class**

With agricultural land capability improvements, the suggested Improved classes are:

### **Class 2W**

On class 2W land, occasional occurrence of excess water during the growing period may cause slight crop damage, or the occurrence of excess water during the winter months may cause adversely affect deep-rooted perennial crops. Water level is rarely, if ever, at the surface and excess water is within the upper 50 cm for only short periods (<2 weeks) during the year.

### **Class O3W**

On class 3W land, occasional occurrence of excess water during the growing period may cause slight crop damage, but no crop loss, or the occurrence of excess water during the winter months may cause adversely affect deep-rooted perennial crops. Water level is at the surface until mid-spring forcing lade seeding, or the water level is less than 20 cm below soil surface for a continuous maximum period of 7 days during the growing period.

### **Class O3L**

Dominantly humic or fibric soils in the 30 to 150 cm depth and/or a cumulo or aquatic muck greater than 5 cm thick in the 100 to 150 cm depth of the organic profile and/or cumulo or continuous layer of loamy soil greater than 5 cm thick occurs in the upper 150 cm of the organic profile.



Table 1 Agricultural land capability

Polygon	Existing agricultural land capability	Improved Class <sup>3</sup>	Limitations to agriculture
Blue polygon	4W	2W	Wetness (W)
Yellow polygon	O5W	O3LW	Wetness (W) Degree of decomposition (L)

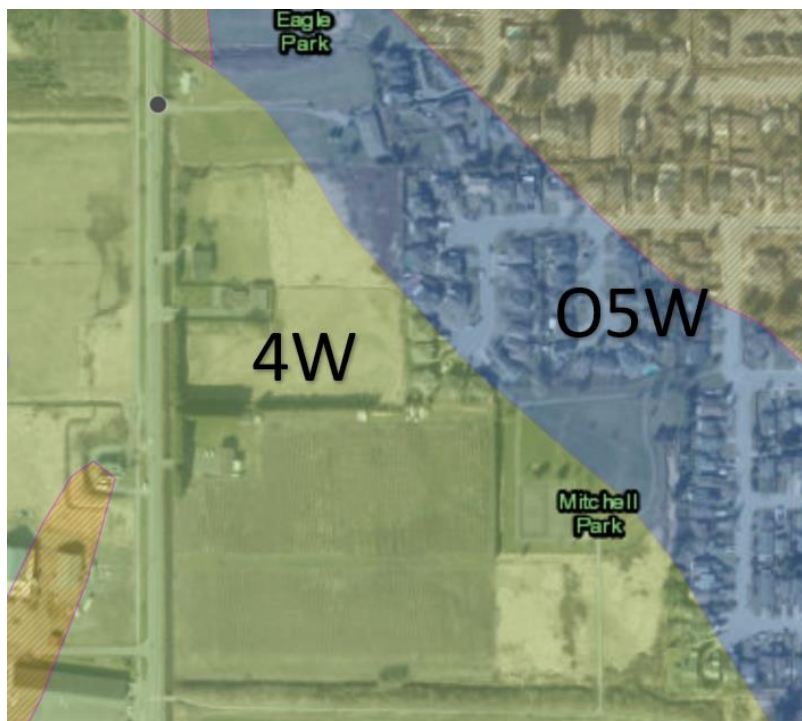


Figure 3 Agricultural land capability mapping

<sup>3</sup> Agricultural land capability if management inputs such as subsurface drainage and irrigation are undertaken

### 4.3 Soil management groups

Table 2 summarizes various management inputs and crop suitability for the mapped soil series located on the subject property. The information included in table 2 is adapted from Soil Management Handbook for the Lower Fraser Valley, BC and provides a general overview of recommended management inputs as well as crop suitability for the soil polygons located on the subject property.

Table 2 Soil management

Soil Series	Soil Management Group	Management inputs	Well suited crops	Suited crops
<b>Annacis</b>	Lumbum	<p><b>Water Management System:</b> A close drainage spacing of 12 m is recommended. With adequate water table control, these soils are highly productive and are used mainly for intensive vegetable production.</p> <p><b>Cover Cropping:</b> When dry, soils are subject to wind erosion and a cover crop is recommended following harvest to maintain infiltration.</p> <p><b>Lime and/or Fertilizer Application:</b> In their natural state, these soils have limitations that require high levels of fertilizer and lime inputs, but most are presently under intensive management and these limitations have been eliminated.</p>	None	Annual legumes, blue-berries, cereals, cole crops, corn, perennial forage crops, root crops and shallow rooted annual vegetables.
<b>Alouette</b>	Alouette/Blundell	<p><b>Water Management System:</b> Due to the slowly pervious subsoil, underdrains should have a relatively narrow spacing (12 to 14 m) for successful production of over wintering and perennial crops and the system should be fully functional year around.</p> <p><b>Cover Cropping System:</b> A fall planted crop is</p>	None	Annual legumes, blueberries, cereals, cole crops, corn, perennial forage crops, root crops (except carrots) and shallow rooted annual vegetables.

		<p>required to limit erosion and increase the effectiveness of the water management system.</p> <p><b>Lime and/or Fertilizer Application:</b> Requirements are often high and organic soils are often deficient in copper.</p> <p><b>Subsoiling:</b> Periodic subsoiling is required to break any compacted layers and to improve the effectiveness of the drainage system.</p>		
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Source: Soil Management Handbook for the Lower Fraser Valley, BC Ministry of Agriculture, 1991.

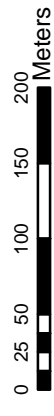
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Appendix I. Project map

- Observation Point
- Study area
- BC Soil Surveys
- PMBC
- FWA Streams

Created by: **CHARTWELL**



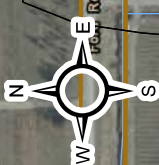
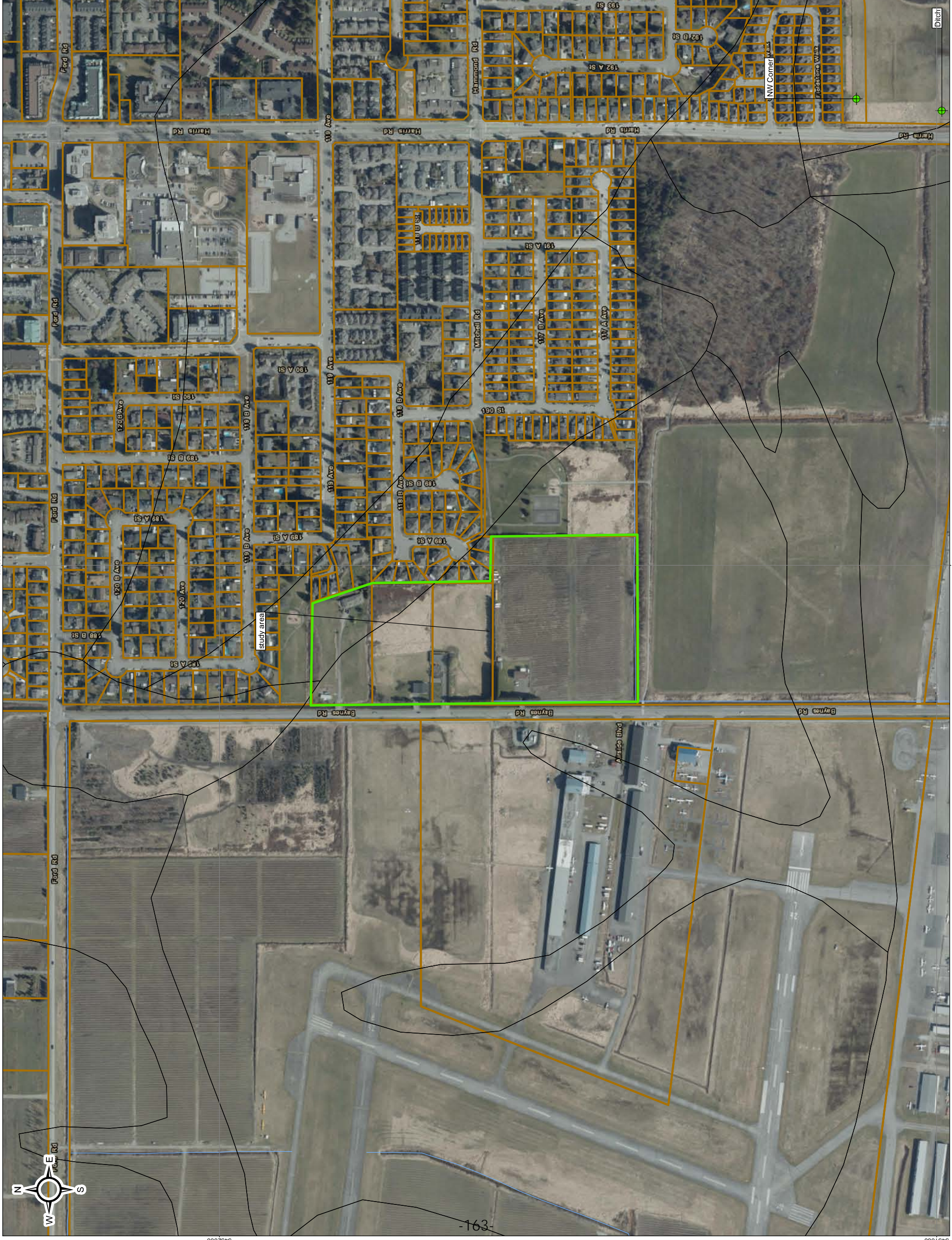
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Date: 2020-05-04

Coordinates of Map Centre E: 521,929 N: 5,451,642  
Latitude: 49°13'1.83"N  
Longitude: 122°41'55.95"W

Projection: NAD 1983 UTM Zone 10N

**PROJECT MAP**



Expert Opinion Report:

Agricultural Suitability Assessment  
Baynes Road Properties, Pitt Meadows, BC

Prepared for:

Baynes Road Property Group  
c/o Mr. Chris Begg

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August 17, 2020

## Executive Summary

The Agricultural Land Commission will consider agricultural suitability factors in determining whether any property should be retained within the Agricultural Land Reserve (ALR). This expert opinion on agricultural suitability is a companion document to **"Land Capability for Agriculture (LCA) Assessment for Baynes Road Properties, Pitt Meadows, BC"** completed by Madrone Environmental Services Ltd. (Madrone) July 23, 2020. Details of the properties is contained in Madrone and summarized in this report.

## General Description of the Site

The area of the Site is 8.905 ha (22.01 acres) located along the east side of Baynes Road in Pitt Meadows, BC. Three of the lots range from 3.25 to 3.53 acres, the fourth lot is 11.58 acres. All properties are in the Agricultural Land Reserve (ALR). Two of the properties have agricultural tax status; two of the properties do not. The agricultural activities consist of haying and blueberry production.

## Agricultural Land Capability

Based on Madrone, agricultural land capability of the Site is found to be constrained by organic soils overlying silt, high water tables, excess water, and undesirable soil structure with the following observations:

- Approximately 85% of the Site contains an unimproved capability classification of Class 4W or 5W excessive water limitation with the remaining 15% of the Site altered by the application of extraneous material.
- About 8% of the Site consists of humic organic soils greater than 40 cm, which are characterized by high water tables.
- The installation of drainage improvements ...**"is not recommended as it will result in only minor improvement to existing limitations with questionable longevity as the hydrology of the area has been altered to an extent such that a local low-lying area has been created of the Site (particularly the southern half)"**.
- For the portion of the Site overlain with extraneous material, that material would have to be removed to facilitate soil-based agriculture as it cannot be improved due to the large size and wide-spread distribution of coarse fragments. Complete removal of all imported materials would also resolve the undesirable soil structure limitation.

## Agricultural Suitability Assessment

In the current circumstances concerning 11898, 11848, 11834, and 11782 Baynes Road, **Pitt Meadows, BC, (herein referred to as the "Site")**, investigation of suitability included consideration of the following factors:

### **Property Location Relative to the ALR Boundary and other ALR Lands**

The Site is physically severed from other ALR areas of Pitt Meadows and have been severed since the establishment of the Pitt Meadows Regional Airport in 1963.



### **Accessibility of the Properties for Farming Operations**

The Site is accessed by means of approaches fronting onto Baynes Road. Proposed future development of Pitt Meadows Regional Airport would be anticipated to significantly increase truck traffic on Baynes Road, a major access route to the airport. As such, the current level of access to the Site for agricultural purposes will remain although the density of non-agricultural traffic may be expected to increase over time.

### **Impacts of Site Exclusion on Adjacent Agricultural Operations**

The Site is severed from other agricultural properties in Pitt Meadows and has a limited interrelationship with other agricultural operations in the areas other than as a source of a small amount of seasonal hay production for livestock consumption and as a leased field for a local blueberry farmer.

It is noted that the yields from the field have declined substantially in recent years as drainage has worsened. Husbandry of the blueberry crop has intensified, and operating costs of production have increased. Blueberry plants are being replaced on an annual basis and areas of the field are in varying states of maturity and productivity. As such, the productivity of the field is unstable, the current renter is reluctant to make crop investments, and it is an open question whether the owner can retain a lessee in the future.

The Site is connected with other agricultural lands primarily by the regional drainage conveyance on the east side of Baynes Road. Being downstream of the bulk of the flow collection of the catchment, the exclusion of the Site will have no effect on drainage hydraulics. The exclusion of the Site would pose no apparent difficulties for the operation agricultural lands to the west and north west of the Site.

### **Suitability of the Site for Agricultural Uses compared to other Agricultural Land in Pitt Meadows**

The Site has a substantially lower level of intensity of farming activity than other agricultural operations in the area, primarily because of poor drainage and absence of options to improve it. Under favourable circumstances, management of the excess water would require intensive management in term of on-farm improvement and conveyance to the Baynes Road ditch. In the existing situation, excess water originating from development to the east, overflow from the Baynes Road ditch, and the hydrological effect of elevated adjacent lands for non-farm development has made on-farm improvements considerably more expensive as a viable water management option<sup>1</sup>.

Adjacent agricultural lands with functioning drainage and absence of non-agricultural development impacts are better suited to agricultural uses. The history of modest agricultural activity on the Site demonstrates the challenges that have constrained agricultural development in the past. Those constraints have intensified

<sup>1</sup> The drainage limitation to the agricultural land capability of the site may be remedied but would require diking of the properties and pumping of excess water into the drainage ditch along Baynes road.

into the present. Aside from the risks associated with crops drowning from excess water, delays in spring seeding and shortened fall harvesting limit cropping options to short-season crops.

### **Feasibility of Agricultural Improvements at the Site**

The Site is a remnant agricultural land use remaining from a deliberate and concerted decision by the City to develop the vicinity for industrial, transportation and residential purposes. Deteriorating agricultural drainage has emerged as a by-product of lack of attention to spillover agriculture impacts from regional drainage improvements. Limited agricultural capability of the Site has obscured the cumulative nature of impacts. Restoration of the conditions necessary to support agriculture at the Site, if they ever existed in the first place, will require at a minimum extensive regional and Site-specific adjustments including possibly the conservation of topsoil, raising of the site, and re-establishment of fertility.

### **Suitability of Non-soil Based Agriculture at the Site**

Assuming that extensive rehabilitation of the Site for soil-based agriculture is not feasible, consideration should be made for the possibility of non-soil-based agriculture. These options are considered unsuitable for the Site for several reasons:

- 85% of the Site would need to be raised to support intensive agriculture activity.
- Greenhouses and mushroom barns would be too close to unbuffered residential properties that would be adversely affected by noises and lights
- Livestock operations would create smells and sounds in their normal activities and application of manures to land.

### **Conclusion**

In conclusion, the assessment of the suitability of the Site for agriculture indicates:

- Site characteristics related to drainage have constrained agricultural activities historically.
- Non-agricultural developments in the vicinity of the Site have compromised the suitability of the site to conduct soil-based agriculture, namely worsened drainage, and flood control.
- The Site is a agricultural remnant of long-term land use conversion to non-agricultural development.
- The feasibility of creating necessary conditions for sustainable agriculture is not apparent.
- The location of the Site in relation to adjacent non-farming land uses is unsuitable for non-soil-based agricultural options.
- Other areas of Pitt Meadows are more suited to soil based and non-soil-based agricultural enterprise.

## Table of Contents

Executive Summary.....	i
General Description of the Site .....	i
Agricultural Land Capability.....	i
Agricultural Suitability Assessment.....	i
Property Location Relative to the ALR Boundary and other ALR Lands .....	i
Accessibility of the Properties for Farming Operations .....	ii
Impacts of Site Exclusion on Adjacent Agricultural Operations.....	ii
Suitability of the Site for Agricultural Uses compared to other Agricultural Land in Pitt Meadows .....	ii
Feasibility of Agricultural Improvements at the Site.....	iii
Suitability of Non-soil Based Agriculture at the Site .....	iii
Conclusion .....	iii
List of Tables .....	v
List of Figures.....	v
1.0 Introduction .....	1
2.0 Methods .....	1
3.0 Site Description .....	1
3.0 Site Properties - Land Capability for Agriculture.....	5
4.0 Agricultural Water Management.....	7
4.1 Drainage Context .....	7
4.2 Drainage Situation in the Baynes Catchment Area Today .....	8
4.3 Other Water Management Issues .....	15
5.0 Agricultural Land Use.....	16
5.1 Current Use of Site .....	16
5.2 Use of Adjacent Properties .....	17
5.2.1 Properties to the West and South.....	17
5.2.2 Properties to the North and East.....	17
6.0 Suitability of the Site for Agriculture.....	17
6.1 Suitability for Soil-Based Agriculture.....	18
6.1.1 Polygon A .....	18
6.1.2 Polygon B .....	18
6.1.3 Polygon C .....	18
6.2 Suitability for Non-Soil-Based Agriculture .....	19
6.2.1 Poultry Barn.....	19

6.2.2	Vegetable, Nursery or Mushroom Greenhouse.....	20
6.2.3	Livestock Operations .....	20
6.3	Other Suitability Considerations .....	20
6.3.1	Property Location Relative to the ALR Boundary and other ALR Lands...	21
6.3.2	Accessibility of the Properties for Farming Operations .....	21
6.3.3	Impacts of Site Exclusion on Adjacent Agricultural Operations.....	21
6.3.4	Suitability of the Site for Agricultural Uses compared to other Agricultural Land in Pitt Meadows .....	21
6.3.5	Feasibility of Agricultural Improvements at the Site .....	22
7.0	Impact of Adjacent Non-farm Development on Suitability for Agriculture ....	22
8.0	Agrologist Qualifications .....	23
	Appendix A: Zbeetnoff Resume.....	25

## List of Tables

Table 1:	Land Capability for Agriculture of the Site .....	5
----------	---	---

## List of Figures

Figure 1:	Location of the Baynes Road Special Study Area in Relation to the Agricultural Land Reserve in Pitt Meadows (circled).....	2
Figure 2:	Location of the Site in Relation to Pitt Meadows Urban Containment Boundary.....	3
Figure 3:	Location Map (Site properties outlined in yellow).....	4
Figure 4:	Breakout of Site by Soils Polygons .....	7
Figure 5:	Map Key to Figures.....	9
Figure 6:	View A – North along Baynes Road showing Spring Water Level in Baynes Road Ditch .....	10
Figure 7:	View C - Southeast from the Blueberry <b>Owner’s Approach</b> .....	10
Figure 8:	View C – South along Baynes Road showing flooding from Baynes Road Ditch into the Blueberry Field .....	11
Figure 9:	View D – South from Blueberry Owners Yard over the Flooded Blueberry Field.....	11
Figure 10:	View E – South from Blueberry Owners Yard over the Flooded Blueberry Field.....	12
Figure 11:	View F – Northeast from the Blueberry Owners Yard .....	12
Figure 12:	View G – East from the Blueberry Owners Yard over the Flooded Blueberry Field.....	13
Figure 13:	View H – East along South Boundary showing Undersized Blueberry Plants and High-Water Table (July 06, 2020) .....	13
Figure 14:	View I – East from Mid-point of Blueberry Field showing Stunted Blueberry Plants.....	14

Figure 15: View J – Southeast from Mid-point of Blueberry Field showing Stunted Blueberry Plants..... 14  
Figure 16: Residential Development to the East on Annacis Soils (in blue) ..... 15  
Figure 17: Pitt Meadows Land Use, 2002..... 24

## 1.0 Introduction

The Baynes Road properties, consisting of 11898, 11848, 11834, and 11782 Baynes Road, Pitt Meadows, BC, (**herein referred to as the "Site"**) are located in the BC Agricultural Land Reserve (ALR). The client, Baynes Road Properties Group, is pursuing an exclusion application pursuant to developing the properties for residential development.

Zbeetnoff Agro-Environmental Inc. has been retained by the Baynes Road Properties Group to prepare an agrologist opinion report on the suitability of the Baynes Road Properties for agriculture.

**This expert opinion is a companion document to "Land Capability for Agriculture (LCA) Assessment for Baynes Road Properties, Pitt Meadows, BC" completed by Madrone Environmental Services Ltd. (Madrone) July 23, 2020.** Details of the properties is contained in the Madrone report.

## 2.0 Methods

The Site was visited on July 13, 2020. Several discussions were had with the owner of Polygon A, who is coordinating the Baynes Road Property Group.

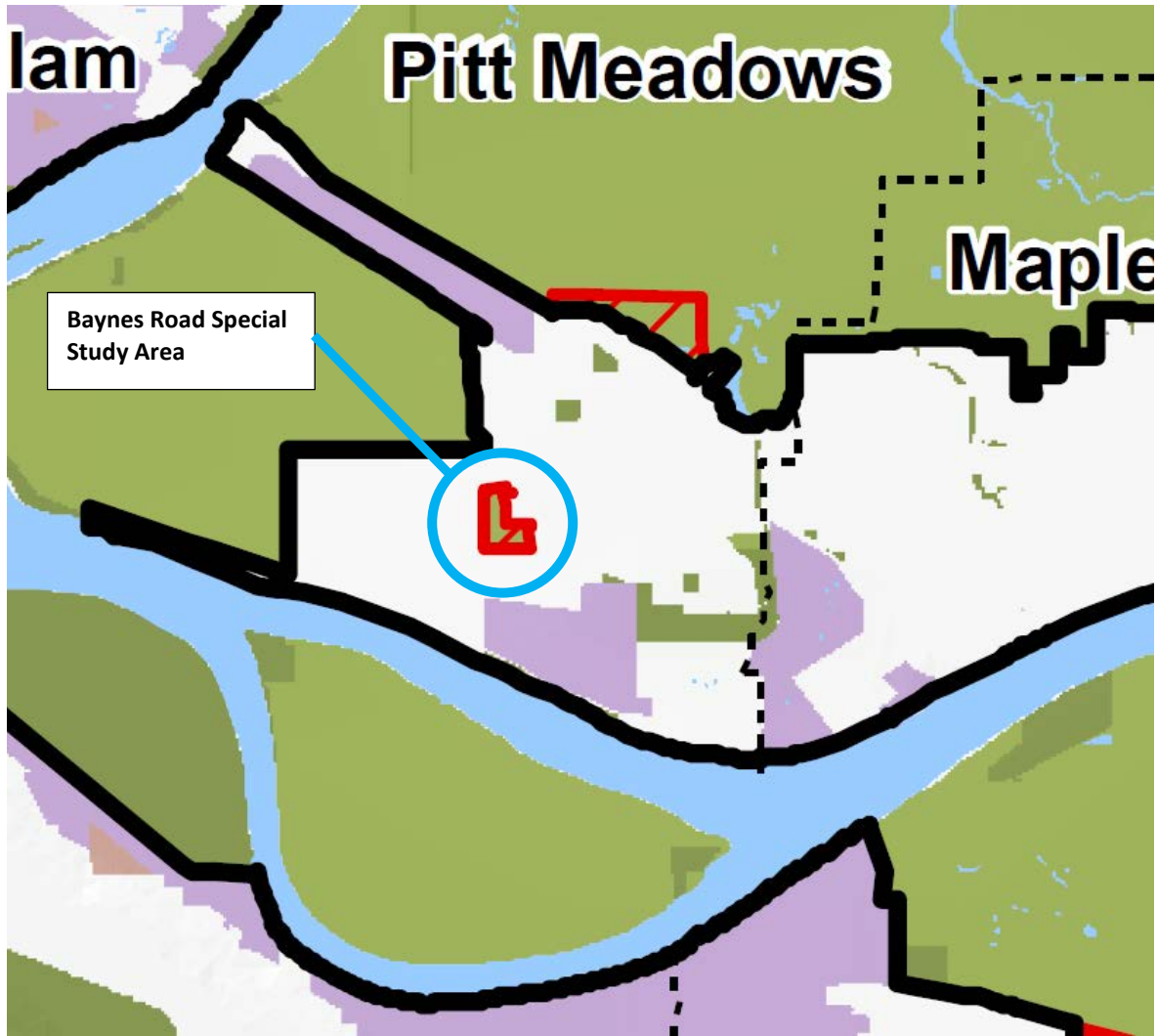
## 3.0 Site Description

The Site is contained in what is defined as a Special Study Area (SSA) by MetroVan Regional District. The SSA is a location in Pitt Meadows identified prior to adoption of the Regional Growth Strategy where the City expressed an intention to alter the existing land use(s) and was anticipating a future regional land use designation amendment. Figure 1 shows that the SSA is physically isolated from other agriculturally designated areas of Pitt Meadows.

**The Site is also located within the City's urban containment boundary, indicating that it is slated for conversion to non-farm use (Figure 2).**

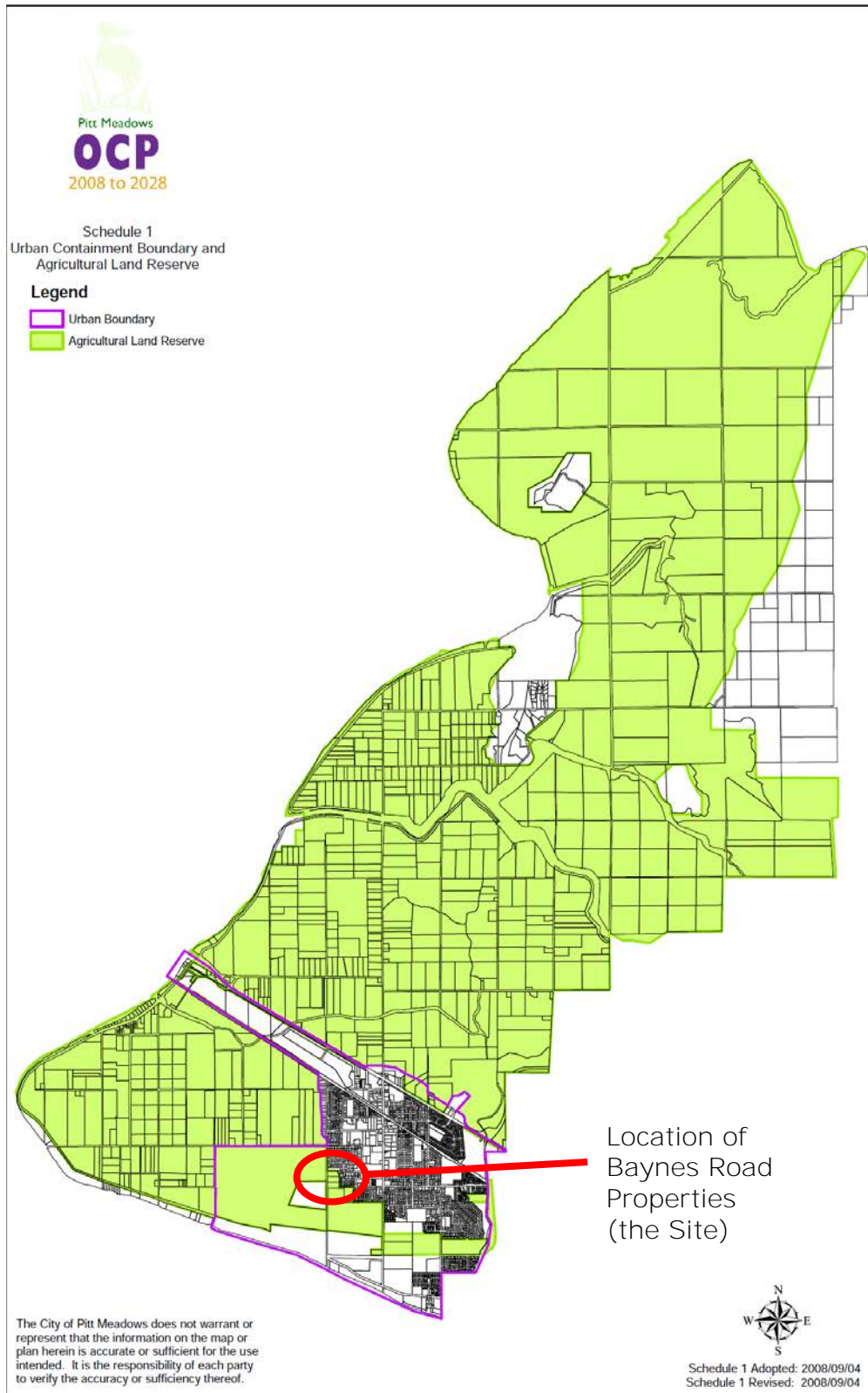
The Site consists of four properties with a combined area of 8.73 ha (21.6 acres) as shown in Figure 3. Parcels range in size from 3.3 to 11.57 acres.

All properties have been owned continuously by the same owners for extended periods of time. In the period, most have tried various agricultural pursuits with varying degrees of success. The agricultural cropping currently occurring is not sustainable due to worsening agronomic conditions related to the excess moisture and high-water table. Deteriorating conditions have discouraged enterprise investments and on-farm improvements are not practical due to constraints associated with catchment drainage.



**Figure 1: Location of the Baynes Road Special Study Area in Relation to the Agricultural Land Reserve in Pitt Meadows (circled)**

(Source: MetroVan Regional Growth Strategy, Map 12. Special Study Areas and Sewerage Extension Areas; light green areas indicate agricultural area)



**Figure 2: Location of the Site in Relation to Pitt Meadows Urban Containment Boundary** (Source: Pitt Meadows Official Community Plan)





**Figure 3: Location Map (Site properties outlined in yellow)**

### 3.0 Site Properties - Land Capability for Agriculture

Madrone has provided a professional opinion on the Land Capability for Agriculture (LCA) of the Site. Based on soil and field assessments, Madrone indicates that improved LCAs are lower than reported in provincial mapping, due to additional on-site limitations (Table 1).

**Table 1: Land Capability for Agriculture of the Site**

Polygon	Property	Hectares (acres)	Percent of Total	Un-improved (1) (*)	Improved as per BC Soils (1) (Madrone (2))	Comment	Soil Series
A	11898 Baynes Road	1.314 (3.25)	15%	3/4P; 3D	3/4P; 2D (3/4P)	Stoniness (P) Undesirable soil structure & imperviousness (D)	Disturbed by human activity
B	Portion of 11848 Baynes Road	0.33 (0.82)	4%	O5W	O3LW (O5W;O3L)	Excess water (W) Degree of decomposition (L)	Annacis
C	Portion of 11848 Baynes Road, 11834 Baynes Road, and 11782 Baynes Road	7.1 (18.1)	81%	4W	2W (3W)	Excess water (W)	Alouette
Total	All	8.905 (22.01)					

Sources: (1) BC Soil Information Finder Tool. <https://www2.gov.bc.ca/gov/content/environment/air-land-water/land/soil/soil-information-finder>; (2) Madrone Environmental Services Ltd. 2020. Re: Land Capability for Agriculture (LCA) Assessment for Baynes Road Properties, Pitt Meadows, BC.

Notes: (\*) P indicates stoniness; D indicates undesirable soil structure; W indicates excess moisture.

Madrone has sorted the land capabilities of the Site into polygons (Figure 4).

Polygon A - consists of soil conditions altered by human activity, i.e., fill placement overlaying the native soils throughout the extent of the property to a depth of approximately 1 m.

Polygon B - Annacis soils consist of partially- to well-decomposed organic material between 0.4 and 2 m in depth overlying mineral deposits<sup>2</sup>. They have very poor drainage with a highwater table and are relatively infertile and acidic in natural state. These soils will subside when drained and cultivated by as much as a third of their depth in the first 10 years. While there are no well-suited crops for

<sup>2</sup> Bertrand, RA, GA Hughes-Games and DC Nikkel. 1991. Soil Management Handbook for the Lower Fraser Valley. BC Ministry of Agriculture, Fisheries and Food.

[http://www.env.gov.bc.ca/esd/distdata/ecosystems/Soils\\_Reports/Docs/soil\\_mgmt\\_hbk\\_fraservalley.pdf](http://www.env.gov.bc.ca/esd/distdata/ecosystems/Soils_Reports/Docs/soil_mgmt_hbk_fraservalley.pdf)

unimproved Annacis soils, with extensive improvements these soils can be productive. Suited crops include annual legumes, blueberries, cereals, cole crops, corn, perennial forage, root crops and shallow rooted annual vegetables. The required improvements for productive agriculture are:

- Underdrainage with close drainage spacing
- Cover cropping to control wind erosion
- High levels of lime and fertilizer application
- Water table control in the peat during the winter to minimize decomposition.

Polygon C - Alouette soils consist of decomposed organic material between 0.15 and 0.4 m in depth overlying mineral deposits<sup>3</sup>. They have poor to very poor drainage and are moderately to slowly pervious. While there are no well-suited crops for unimproved Alouette soils, with extensive improvements these soils can be productive. Suited crops include annual legumes, blueberries, cereals, cole crops, corn, perennial forage, root crops, and shallow rooted annual vegetables. The required improvements for productive agriculture are:

- Underdrainage with close drainage spacing.
- Cover cropping to control water and wind erosion.
- High levels of lime and fertilizer application.
- Periodic subsoiling to break up soil compaction.

Under normal circumstances, the soil of Polygon C would benefit from improved on-farm water management, i.e., underdrainage to remove water from the root zone into ditches and off the field. Polygon B has more limited potential for agriculture because the highwater table and undecomposed organic matter.

Drainage of Polygons B and C at their current elevations is compromised by the raised elevations of neighbouring properties. Madrone recommends that the following physical improvements would be needed to permit soil-based agriculture on the Site:

- Removal of fill in Polygon A.
- Import soil to raise the elevation of all subject parcels by about 1 metre
- Install tile drainage throughout.

An additional drainage improvement option could be to berm the fields that are flooded by regional drainage, underdrain the fields to on-farm ditches, and pump the excess water out.

<sup>3</sup> Ibid.



**FIGURE 2. POLYGONS SHOWING THE AGRICULTURAL LAND CAPABILITY BASED ON THE FIELD ASSESSMENT BY MADRONE ON JULY 15, 2020 (UNIMPROVED → IMPROVED). INFORMATION ABOUT EACH POLYGON IS SHOWN IN TABLE 1 OF THIS REPORT (NOTE THAT LOWER CLASSES TAKE PRECEDENCE OVER HIGHER CLASSES WHEN EXPRESSING THE LCA RATING, RESULTING IN THE SIMPLIFIED EXPRESSION IN THE ABOVE MAP. THE FULL BREAKDOWN OF OBSERVED LIMITATION IS INCLUDED IN TABLE 1 BELOW).**

**Figure 4: Breakout of Site by Soils Polygons** (From Madrone, 2020)

## 4.0 Agricultural Water Management

Agriculture in Pitt Meadows relies on drainage and flood control to make the growing of crops possible. This reality is confirmed by the historical investment by all levels of government in ditches and conveyances, pumping stations and flood boxes.

### 4.1 Drainage Context

Pitt Meadows is located on the flood plains of three river systems and surrounded by a series of dikes to protect it from freshet flooding of the Fraser, Pitt, and Alouette River systems. As such, the dikes also hold in rainwater and snowmelt which collects in lower elevation Pitt Meadows and needs to be pumped over the dike system.

Agricultural drainage criteria were provided to a substantial portion of Pitt Meadows under federal-provincial-local government arrangements **starting in the 1960's** (ARDA, ARDSA). ARDSA agricultural drainage criteria are provincially-accepted levels of drainage provided by these projects and are designed to remove floodwaters from a 10-year, 2-day storm event within 2 days during the growing season, and from a 10-year, 5-day storm event within 5 days during the dormant (winter) season.

A review of the history of Pitt Meadows drainage in the Baynes Road Catchment Area notes the following:

- **Agricultural drainage improvements initially installed in the 1960's under ARDA program finding.**
- In 1977, the ditch between Baynes Road and Harris Road was improved to reduce Lower Hammond flooding and take pressure off the Princess Street Pump station located in Maple Ridge<sup>4</sup>.
- **In the early 1980's the Baynes Road Pump station and flood boxes were upgraded under an ARDSA agreement to provide agricultural drainage and flood control criteria.**
- The Baynes Rainwater Catchment Area report<sup>5</sup> (2014), indicates:
  - Stormwater from the Lower Hammond area is diverted west along the Airport Way ditch to the Baynes Road Pump station to be discharged into the Fraser River.
  - Hydraulics of the stream channels is known to be poor, with localized flooding during high intensity and long duration events.
  - Stormwater is not treated and may contain petroleum, herbicide, and fertilizer pollutants
- Following flooding in 2003 and 2005, local government concluded that ARDSA drainage criteria was no longer acceptable for non-farming landowners, and pursued a modified ARDSA standard, essentially to eliminate flooding during 5-day and 2-day, ARDSA 10-year storm events.
- The Baynes Road ditch is a major conveyor of stormwater to the Baynes pumping station.
- The Pitt Meadows Drainage Utility action plan<sup>6</sup> projects that the Baynes Road pump station would need be upgraded in 2019-2023.

#### **4.2 Drainage Situation in the Baynes Catchment Area Today**

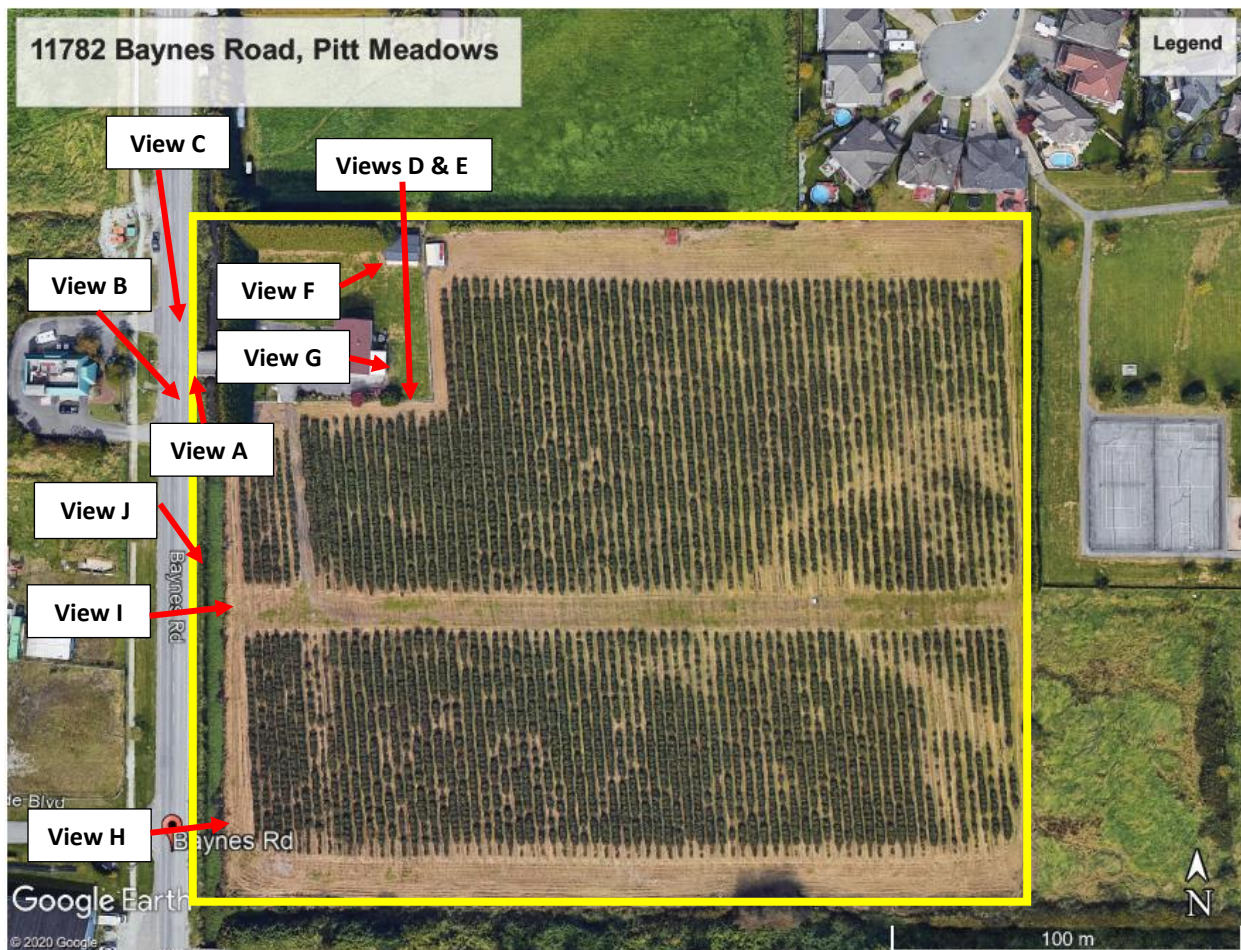
Agricultural drainage in the Baynes catchment area has worsened on properties that have not been raised. The Site is not only among the lowest elevation agricultural properties but also are absorbing the brunt of the impact of drainage solutions on other properties in the catchment area. These harmful drainage solutions include:

<sup>4</sup> Associated Engineering Services Ltd. Districts of Pitt Meadows and Maple Ridge. Operation and Maintenance Instructions: Flood Control Works. Volume 3. As-constructed drawings. [https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/integrated-flood-hazard-mgmt/as-built-dike-drawings-and-reports/pit-om-m-4\\_districtofpittmeadows.pdf](https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/integrated-flood-hazard-mgmt/as-built-dike-drawings-and-reports/pit-om-m-4_districtofpittmeadows.pdf) Projects 1A and 8.

<sup>5</sup> Hammond Area Plan. 2014. Rainwater Management. No.4. Maple Ridge. [https://www.mapleridge.ca/DocumentCenter/View/3237/HammondDrainageBackground?bid=](https://www.mapleridge.ca/DocumentCenter/View/3237/HammondDrainageBackground?bid=Id=)

<sup>6</sup> Pitt Meadows. Council in Committee Report. 2012. Drainage Utility Briefing. [http://pittmeadows.ca.granicus.com/DocumentViewer.php?file=pittmeadow\\_7a4167d225373f6b67622b5ac99f5b9e.pdf#:~:text=The%20ARDSA%20program%20set%20the%20stand%20ard%20for%20rural%2Fagricultural,by%20the%20Ministry%20of%20Agriculture%20and%20other%20municipalities](http://pittmeadows.ca.granicus.com/DocumentViewer.php?file=pittmeadow_7a4167d225373f6b67622b5ac99f5b9e.pdf#:~:text=The%20ARDSA%20program%20set%20the%20stand%20ard%20for%20rural%2Fagricultural,by%20the%20Ministry%20of%20Agriculture%20and%20other%20municipalities) .

- Filled properties in adjacent transportation and industrial areas absorb little stormwater, pushing excess water into ditches and lower-elevation properties.
- Continued infilling of the City of Pitt Meadows has contributed to less rainfall absorption on improved properties and more stormwater flow in the Baynes catchment system.
- Conveyance of lower Hammond and Maple Ridge stormwater to the Baynes pump station via the Airport Way ditch appears to be contributing to backed-up winter stormwater flows in the Baynes Road ditch, spilling onto the Site.
- The Baynes road ditch is undersized for the water flow it must convey, leading to spillover into the Site (Figure 8).
- The elevation of the Baynes Road ditch flow is higher than the elevation of the Site, preventing agricultural drainage at critical times of the year.
- High water table during the growing season (July 2020) is not conducive to high productivity (Figure 13).
- Intensity and duration of flooding after dormancy breaks (Figure 10) lead to weak undersized plants, requiring replacement due to drowning and diseases (Figures 14 and 15).



**Figure 5: Map Key to Figures**



**Figure 6: View A – North along Baynes Road showing Spring Water Level in Baynes Road Ditch**



**Figure 7: View C - Southeast from the Blueberry Owner's Approach**



**Figure 8: View C – South along Baynes Road showing flooding from Baynes Road Ditch into the Blueberry Field**



**Figure 9: View D – South from Blueberry Owners Yard over the Flooded Blueberry Field**





**Figure 10: View E – South from Blueberry Owners Yard over the Flooded Blueberry Field**



**Figure 11: View F – Northeast from the Blueberry Owners Yard**



**Figure 12: View G – East from the Blueberry Owners Yard over the Flooded Blueberry Field**



**Figure 13: View H – East along South Boundary showing Undersized Blueberry Plants and High-Water Table (July 06, 2020)**



**Figure 14: View I – East from Mid-point of Blueberry Field showing Stunted Blueberry Plants**

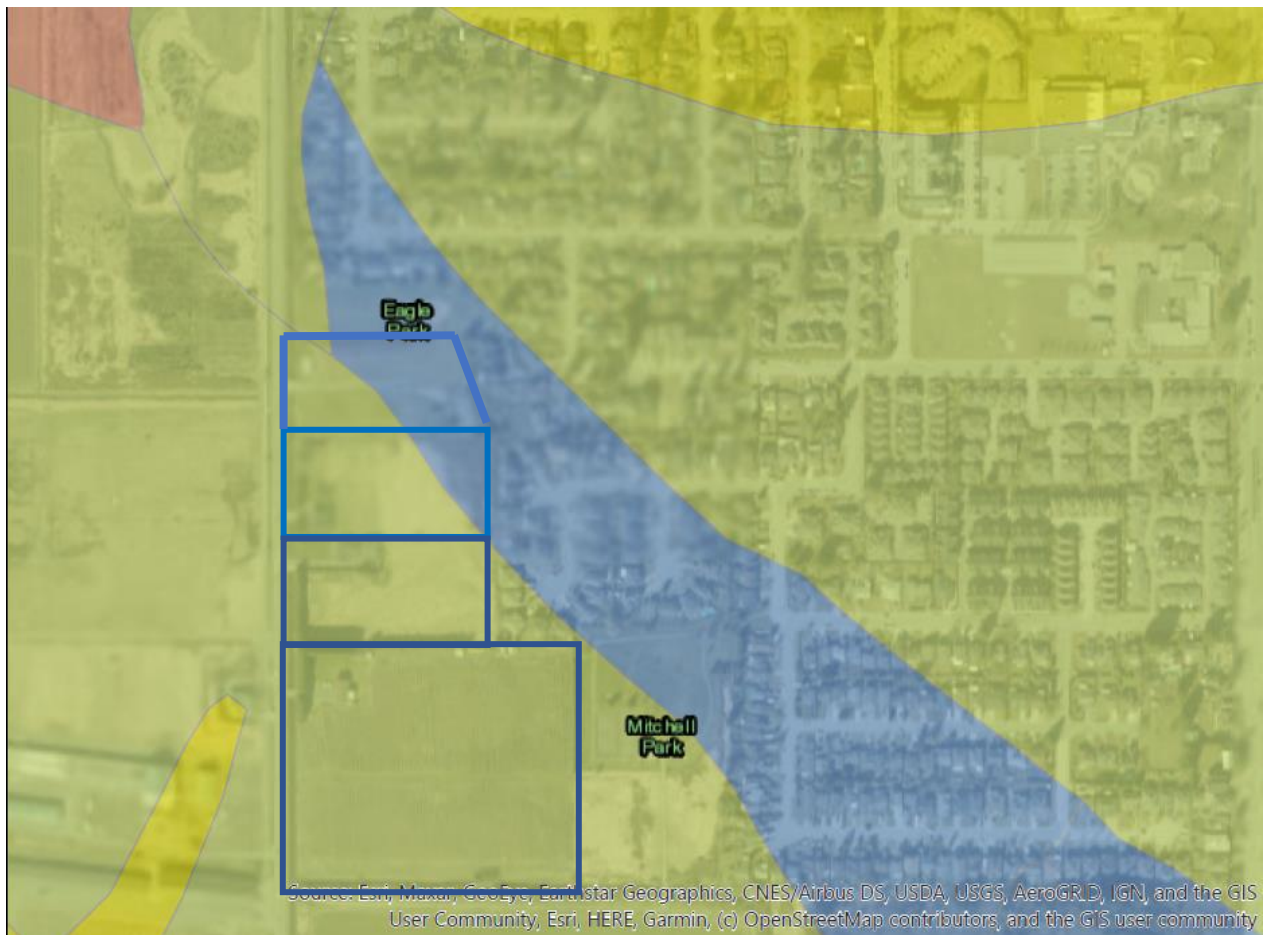


**Figure 15: View J – Southeast from Mid-point of Blueberry Field showing Stunted Blueberry Plants**

### 4.3 Other Water Management Issues

Development of adjacent properties has affected the Site in other ways as well. These include:

- Residential construction immediately east of the Site was preceded by pre-loading to prepare the Site for construction. As shown in Figure 14, these soils are predominantly of Annacis soil series with a substantial layer of organic matter. Owners of Site in Polygons B,C and D have noticed a higher water table appreciable deterioration in drainage as water continues to be squeezed out of the peaty soils.
- The high-water table cannot be alleviated until off-farm outlets for the stormwater are provided.
- At the present time, crops grown on the Site cannot benefit from irrigation because of the excessive soil wetness. If drainage were to be supplied to the Site, irrigation would be required during the growing season to support crop production. Quality of irrigation water from the adjacent ditch would be a concern, considering that the catchment gathers stormwater from urban/suburban areas of Pitt Meadows.



**Figure 16: Residential Development to the East on Annacis Soils (in blue)**

## 5.0 Agricultural Land Use

Historically, Pitt Meadows was primarily a dairy community and the areas adjacent to the Site were used for feed production, primarily forages. In subsequent years, agricultural crops evolved into vegetable production, ornamental nursery, and greenhouse (protected) crops. This was all made possible by two major improvements: regional drainage and diking, and on-farm underdrainage.

The most recent trend that continues to this day is widespread blueberry production. In 2020, the dominant agricultural crops in the vicinity of the Site are blueberries and ornamental field nursery. These crops have less tolerance to prolonged flooding and benefit from irrigation.

### 5.1 Current Use of Site

The combined area of the four Site properties is 8.7 ha (21.5 acres). The land is relatively level draining from north to south. The soil associations found on the Site are:

- Very poorly drained organic
- Poorly drained silt loam.

**As per Madrone's description**, Polygon A comprises 15% of the Site. The soil properties are altered by human activity:

- Polygon A was filled to 1 m around 2004, prior to which it was too wet to farm. While fill has elevated the property significantly, topsoil was not conserved. The existing soil is impermeable.
- Polygon B comprises 4% of the Site and has native soil types:
  - This is the east portion of 11848 Baynes Road, which is differentiated from Polygon C by soil type and depth and degree of decomposition of organic matter.
  - The east half of the property is too wet to farm.
- Polygon C comprises 81% of the Site:
  - In the 1980s, blueberries were planted on the western half of the 11848 Baynes Road but succumbed to chronic wetness.
  - While a small crop of hay is now produced on the west half of 11848 Baynes Road, the property has never had farm taxation status.
  - 11834 Baynes Road has been hayed by the owner since the 1960s, essentially to maintain farm taxation status.
  - The current owner of 11782 Baynes Road established the blueberry field in the 1979. Drainage has deteriorated over time, requiring the replacement of many plants, and reflected in the variability in age and lower productivity in the field.
  - In contrast, blueberry fields in the general area with adequate drainage are irrigated. Blueberry fields can for as long as 50 years with proper management and good growing conditions.

## 5.2 Use of Adjacent Properties

Although the entire area southwest of Pitt Meadows city centre was once entirely agricultural, areas adjacent to the Site are used for a variety of non-agricultural purposes today. **This is the result of deliberate planning to meet the City's non-agricultural development requirements.**

### 5.2.1 Properties to the West and South

Opened in 1963, Pitt Meadows Regional Airport (CYPK), has been the dominant land use immediately to the west and south of the Site (18799 Airport Way). In 2020, the CYPK was the 17<sup>th</sup> busiest airport in Canada and the 4<sup>th</sup> busiest in the Lower Mainland.

The airport lands consist of about 646 acres in two blocks, one on each side of Baynes Road.

1. One block consists of 562 acres west of Baynes Road. Fields within the airport lands around the runways and areas not yet developed are leased out to local farmers. Approximately 90% of this leased land is planted in commercial blueberries. In 2020, blueberries in the northeast corner of this property will be converted to Helipad.
2. The second airport block is immediately south of Polygon C and consists of 84 acres. During the time that this property was used for soil operations, it was raised by soil filling by approximately 4 m.

South of 2., above, 19055 Airport Way is an industrial property of 57 acres. Industrial warehousing on this raised property was built in 2015.

### 5.2.2 Properties to the North and East

The Site abuts recreational and residential uses in the City:

1. Mitchell Park – consisting of about 2.4 ha (6 ac) is a park in the ALR bequeathed to the City.
2. 14 residential properties are back properties that abut the Site (all polygons). Construction of these properties entailed preloading the organic soils in the 1990's. **Water is still being squeezed out of these preloads, finding its way directly into Polygon C.**
3. Eagle Park – immediately north of Polygon A, consists of about 0.6 ha (1.5 ac) out of the ALR.
4. North of Eagle Park, mature infill of suburban residential properties.

## 6.0 Suitability of the Site for Agriculture

From a physical perspective (i.e., climate, topography, soil properties), the soils of the Site (with the exception of Polygon A) in their natural state are capable of productive agriculture with substantial improvements, as indicated above. However, in terms of practicality or feasibility, there are considerable challenges to installing the improvements that would create the necessary conditions for agriculture.

Essentially, there are two categories of agricultural options: soil-based agriculture and non-soil-based agriculture.

## **6.1 Suitability for Soil-Based Agriculture**

As Class 4 and Class 5 soils, the unimproved soils in all the Polygons restrict agricultural capability to perennial forages or specially adapted crops.

Polygon A is unsuited to any type of agriculture, other than grass production, without major improvements to increase soil fertility.

Polygons B and C have excess moisture limitations. This makes the growing of annuals risky due to the potential for root zone saturation due to high water table and crop loss due to growing season inundation. Perennial crops are at risk of prolonged inundation in the winter. Where excess water cannot be managed, annual crops are restricted to short-season varieties due to late spring seeding and early fall harvest periods.

### **6.1.1 Polygon A**

Polygon A is a special situation where soil filling has essentially eliminated current capability for soil-based agriculture. Rehabilitation would consist of fill removal, replacement with agricultural soils, and installation of subsurface drainage. This amount of remediation would be difficult to justify from a business perspective.

### **6.1.2 Polygon B**

Polygon B is of Annacis soil type, developed from deep organic accumulations over silty floodplain sediments. The organic component is partially decomposed, acidity is most pronounced. These soils can only be effectively farmed if groundwater levels are controlled as they are very poorly drained. However, Polygons B is further compromised by:

- Pre-loading of residential properties abutting Polygon B has exacerbated high water table conditions, further reducing its capability for agriculture.

### **6.1.3 Polygon C**

Polygon C is the most indicative of the overall agricultural capabilities of the majority of the Site, showing Alouette soils that have developed from shallow organic accumulations over river floodplain sediments and are poorly to very poorly drained. The organic component is well-decomposed.

The Madrone findings outline the improvements needed to realize the capabilities of the soil under conditions not altered by human non-agricultural activity. The limitations are related to excess moisture, high water holding capacity, high water table, and slow surface runoff. These conditions normally could be remedied by regional drainage and on-farm subsurface drainage.

In addition, Alouette soils are highly acidic. The range of crops that tolerate acidic condition include:

- Perennials such as forages, cranberries, blueberries, silage corn, and some nursery crops.
- Annuals crops such as oats and silage corn
- With liming to raise pH, Alouette soils can support a wider range of crops.

However, other circumstances at his location provide further agricultural restrictions:

- Soil filling on properties south of the Site has raised their elevations leaving Polygon C, and especially 11782 Baynes Road, as the lowest property in the drainage.
- The ditch along the east side of Baynes Road conveys stormwater from properties to the north to the Fraser River. Winter water flows sometimes exceeds the capacity of the ditch. The resulting overflows into Polygon C create prolonged inundation of blueberry plants, causing established blueberry plants to die and compromising the health of survivors.
- Pre-loading of residential properties abutting Polygon C has contributed to higher water table on the east side of the properties. Growing-season flooding is reducing yield, complicating field trafficability, and reducing capability for agriculture.
- Internal drainage ditches running through Polygon C are intended to convey stormwater from the back of the property to the Baynes Road drainage. One ditch has a sewer line in it, which impairs its ability to convey stormwater off the field in a timely manner. A rock pit ditch in the south portion of Polygon C has not provided drainage relief, as it has a restricted drainage window and its elevation does not permit gravitational flow during critical times of the year.

The dominant soil limitations of Alouette soils are related to:

- Shallow organic layer over a mineral soil, limiting rooting and restricting water movement.
- Variable depth of the root zone causes uneven growth and difficulty to drain.
- High susceptibility to water erosion under heavy precipitation and wind erosion when dry.

## **6.2 Suitability for Non-Soil-Based Agriculture**

The Site could be used for non-soil-based agriculture. These types of agriculture could potentially include:

- Poultry farming.
- Vegetable, nursery, or mushroom greenhouse.
- Other intensive livestock.

### **6.2.1 Poultry Barn**

A broiler, egg layer or turkey operation could be established any of the Polygons except Polygon B, with the following considerations:

- Polygons A and C could receive poultry barn(s) with minor flood control measures. However, Polygon A would provide no opportunity to expand beyond a minimal barn size.
- Polygon C could accommodate a poultry barn by installing a raised footprint for the barn and manure storage.
- It is expected that, with the new Agriculture Environmental Management Code (AEM Code) coming into force in 2020, poultry farmers will be able to dispose of less of their manures on adjacent dairy farms and vegetable operations. As such, improving the capability of the home properties to



receive manure will be critical to managing nutrients in an environmentally responsible manner.

- Some amount of manure application could be accommodated on Polygons A and C, as is. Odours drifting to adjacent residential properties could trigger Right to Farm challenges, particularly with prevalence of westerly winds from spring through fall.
- Manure would have to be moved off-farm on Polygon C unless the blueberries were removed and replaced with an annual crop. Given the high-water table associated with the property, manure application would be environmentally risky except under the driest conditions. It would be preferable to raise the whole property to increase the field area capable of receiving manure beneficially.
- Farm smells, dust and sounds could be a concern for adjacent residential properties. These impacts could occur from various farm activities including manure clean-out, fans, feed delivery, outdoor poultry pasturing.

### **6.2.2 Vegetable, Nursery or Mushroom Greenhouse**

Any consideration of a protected production area would need to factor in raising the elevation of the properties. As such, fill would need to be brought in. Other considerations include:

- Potential for growing lights to be used to augment production and length of growing season. Night-time lighting has the potential to create light pollution impacts on adjacent residential areas as well as safety issues for airport operations.
- Smells associated with mushroom medium handling and barn venting.
- Sounds associated with fans, product pick-up and transportation.

### **6.2.3 Livestock Operations**

Livestock operations would require raised pads for barns, corrals, and other farm buildings. The soils are too wet to accommodate pasturing in the winter. Hay production on the soils at current elevation would be limited by late spring and reduced number of cuts. Manure application for plant nutrients would be environmentally risky as nutrient could leach to groundwater.

Field access by livestock for pasturing is constrained by high water table and standing water, suggesting that the land elevation would need to be raised to accommodate a livestock operation.

## **6.3 Other Suitability Considerations**

The Agricultural Land Commission will consider other agricultural suitability factors in determining whether any property should be retained within the Agricultural Land Reserve (ALR). In the current circumstances concerning the Site, investigation of suitability includes consideration of the following factors:

- Property location in relation to the ALR boundary and other ALR lands.
- Accessibility of the properties for carrying out farming activities and operations.
- Impacts of exclusion on agricultural operations on adjacent or nearby lands.
- Suitability of the Site for agricultural uses compared to other land in Pitt Meadows.

- Feasibility of improvements to improve the properties.

### **6.3.1 Property Location Relative to the ALR Boundary and other ALR Lands**

The Site is physically severed from other ALR areas of Pitt Meadows and have been severed since the establishment of the Pitt Meadows Regional Airport in 1963.

### **6.3.2 Accessibility of the Properties for Farming Operations**

The Site is accessed by means of approaches fronting onto Baynes Road. Proposed future development of Pitt Meadows Regional Airport will increase traffic on the Baynes Road truck route. As such, the current level of access to the Site for agricultural purposes will remain although the density of non-agricultural traffic may be expected to increase over time.

### **6.3.3 Impacts of Site Exclusion on Adjacent Agricultural Operations**

The Site is severed from other agricultural properties in Pitt Meadows and has a limited interrelationship with other agricultural operations in the areas other than as a source of a small amount of seasonal hay production for livestock consumption and as a leased field for a local blueberry farmer.

It is noted that the yields from the field have declined substantially in recent years as drainage has worsened. Husbandry of the blueberry crop has intensified, and operating costs of production have increased. Blueberry plants are being replaced on an annual basis and areas of the field are in varying states of maturity and productivity. As such, the productivity of the field is unstable, the current renter is reluctant to make crop investments, and it is an open question whether the owner can retain a lessee in the future.

The Site is connected with other agricultural lands primarily by the regional drainage conveyance on the east side of Baynes Road. Being downstream of the bulk of the flow collection of the catchment, the exclusion of the Site will have no effect on drainage hydraulics. The exclusion of the Site would pose no apparent difficulties for the operation agricultural lands to the west and north west of the Site.

### **6.3.4 Suitability of the Site for Agricultural Uses compared to other Agricultural Land in Pitt Meadows**

The Site has a substantially lower level of intensity of farming activity than other agricultural operations in the area, primarily because of poor drainage and absence of options to improve it. Under favourable circumstances, management of the excess water would require intensive management in term of on-farm improvement and conveyance to the Baynes Road ditch. In the existing situation, excess water originating from development to the east and the effect of elevating adjacent land for non-farm development has eliminated on-farm improvement as a viable water management option.

Adjacent agricultural lands with functioning drainage and absence of non-agricultural development impacts are better suited to agricultural uses. The history of modest agricultural activity on the Site demonstrates the challenges that have

constrained agricultural development in the past. Those constraints have intensified into the present.

### **6.3.5 Feasibility of Agricultural Improvements at the Site**

The Site is a remnant agricultural land use remaining from a deliberate and concerted decision by the City to develop the vicinity for industrial, transportation and residential purposes. Deteriorating agricultural drainage has emerged as a by-product of lack of attention to spillover agriculture impacts from regional drainage improvements. Limited agricultural capability of the Site has obscured the cumulative nature of impacts. Restoration of the conditions necessary to support agriculture at the Site, if they ever existed in the first place, will require at a minimum extensive regional and Site-specific adjustments including possibly the raising of the site, conservation and reapplication of topsoil, re-establishment of fertility.

Alternatively, it is theoretically possible to install perimeter diking to prevent regional drainage from overflowing onto the Site, installing subsurface drainage and on-farm ditching to create soil moisture conditions conducive to soil-based agriculture, and pumping excess water over the dike into the regional drainage ditch.

## **7.0 Impact of Adjacent Non-farm Development on Suitability for Agriculture**

The Site is among some of the lowest elevation properties in Pitt Meadows. Field drainage was probably best when ARDSA drainage standards were established in **the early 1980's**.

The properties have not been attractive for farming for several decades considering that the creation of the airport physically severed the Site from the farming community, occurring in 1963. Subsequent designation of surrounding lands for industrial and airport support uses has re-affirmed perceptions that agriculture is not a priority use in the immediate area of the Site. This can be seen in Figure 17, where the Site is clearly an agricultural remnant in an area targeted by the City for airport, industrial, and urban residential development.

It does not appear that drainage considerations in the Baynes catchment area have included any particular attention to agriculture requirements for some time. The effect of surrounding non-farm development has been to exacerbate the problem of low elevation of the subject agricultural properties and make drainage issues worse. The experience of the owners indicates that the worsening drainage situation is not stabilizing and that the 40-year old blueberry plants can no longer withstand the prolonged flooding and saturated soils associated with deteriorated conditions. Replants are even more susceptible to drowning.<sup>7</sup>

<sup>7</sup> For example, of the 12,000 blueberry plants in the southern portion of Polygon C, 2,400 plants are being replaced in 2020 due to die-off and sickness from poor drainage. This action is opportunistic rather than strategic, as the blueberry plants are being salvaged from the airport field being converted into a heliport. Lease revenues to the landowner, based on

The catchment drainage has limited capacity to provide agricultural drainage for soil-based agriculture to the Site, short of raising the elevation of the properties to provide freeboard necessary to provide drainage for the agricultural root zone.

The encroachment of residential development from the north and east has made the suitability for some types of farming, not dependent on drainage, problematic. There has been no buffering of non-farm development from potential farming operations and sights, sounds and smells associated with livestock or intensive operations would likely be contentious.

## 8.0 Agrologist Qualifications

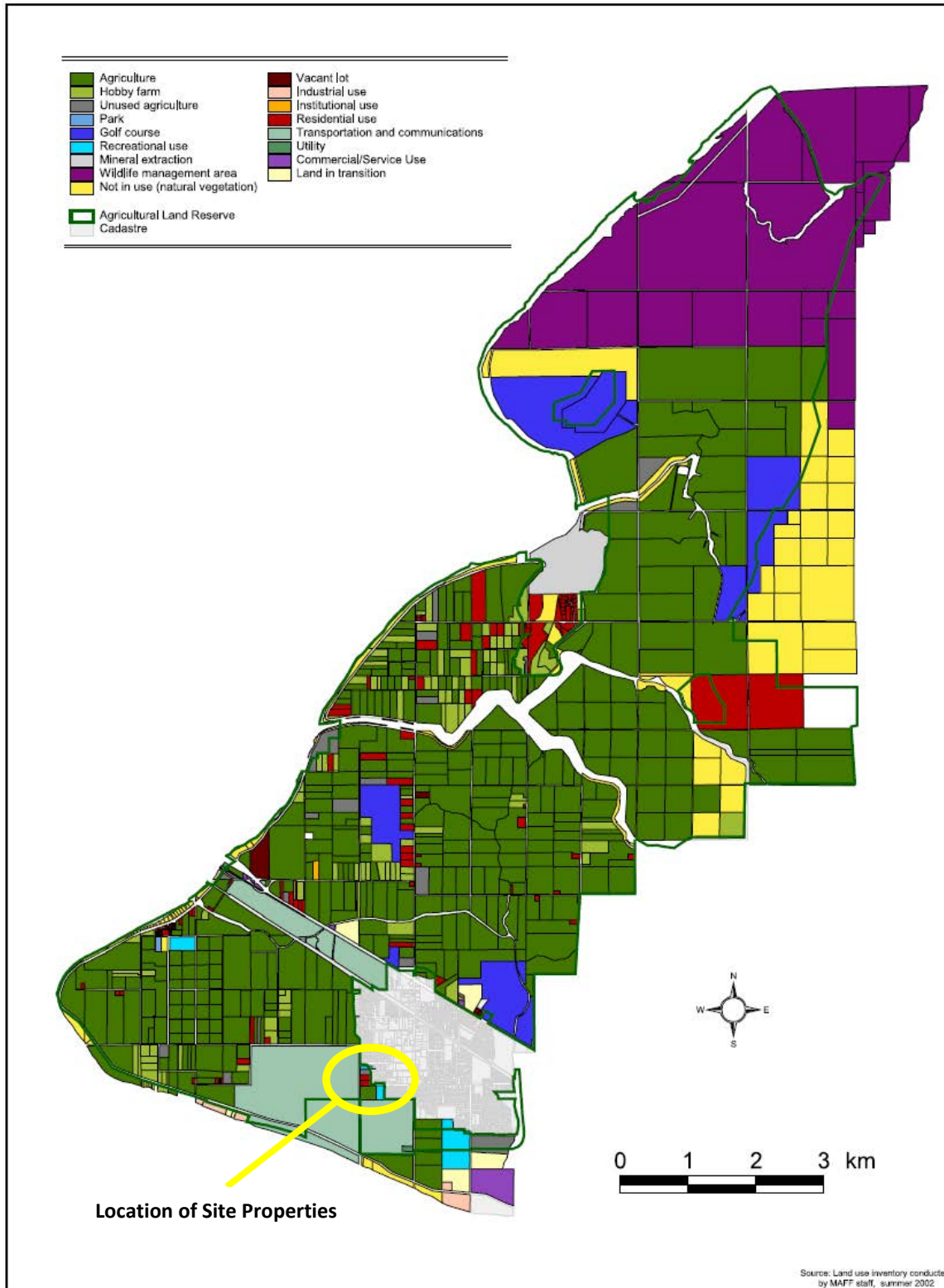
Darrell Zbeetnoff is a professional agrologist (P.Ag.) and certified agricultural consultant (CAC) with over 38 years of experience in agricultural business planning and strategic analysis, feasibility assessments, agro-environmental impact assessments, and project analysis and evaluation. He has post-graduate training in several disciplines, holding an MA in anthropology, MNRM in land/water use management and MSC in agricultural economics and farm management.

Mr. Zbeetnoff has provided services to many agricultural sectors ranging from greenhouses, nursery and berries to livestock, poultry, mushrooms, and functional foods. He has undertaken agricultural area planning and strategies for Regional Districts and municipalities in BC, in which resource challenges facing farmers are regularly articulated. As a Registered Environmental Farm Plan planning advisor, Darrell has completed over 400 environmental farm plans for operators in BC.

Darrell has participated in numerous programs and projects related to assessing land use. He has prepared agrologist reports in support of land use proposals in the context of land use regulations, bylaws, and policies. He has led economic investigations and assessments at the farm level relating to agricultural impacts, crop damages and operational effects, and provided expert testimony in BC.

A copy of his *curriculum vitae* is appended to this report as Appendix A.

share of harvested returns, have dropped 40% in the last 5 years. The ability to attract and retain a lessee of the blueberry field has become more difficult.



**Figure 17: Pitt Meadows Land Use, 2002.**

Agricultural Land Use Inventory <https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/strengthening-farming/planning-for-agriculture/agricultural-land-use-inventories/south-coast>

## Appendix A: Zbeetnoff Resume

DARRELL M. ZBEETNOFF  
M.Sc. (Agricultural Economics), M.N.R.M. (Natural Resources Management), M.A. (Anthropology), P.Ag., CAC  
[zbeetnoffdarrell16@gmail.com](mailto:zbeetnoffdarrell16@gmail.com)    <http://www.zbeetnoffagro-environmental.com/>

### ACADEMIC AND PROFESSIONAL QUALIFICATIONS:

- 2003 Registered Environmental Farm Planner
- 1997 Certified Agricultural Consultant (CAC)
- 1990 Professional Agrologist (P.Ag.)
- 1990 Master of Science (Agricultural Economics and Farm Management)  
University of Manitoba
- 1979 Master of Natural Resources Management (Water Management/Native Land Claims), University of Manitoba
- 1975 Master of Arts (Physical Anthropology), University of Manitoba

### SUMMARY OF CONSULTING EXPERIENCE:

Darrell M. Zbeetnoff, Director of Zbeetnoff Agro-Environmental Inc., White Rock, BC, V4B 1Z9, has over 30 years of agriculture industry-related experience in:

- Economic assessment and evaluation
- Business and strategic planning,
- Policy, program, and project analysis
- Multiple land/water use analysis and planning
- Preparing and presenting findings to businesses, organizations, technical committees, professional groups, public forum, and the media

Specializations include:

- Business planning for agricultural businesses, organizations, and new marketing agencies
- Comprehensive profiling and strategic planning in various agricultural sectors
- Directed “best effort” appraisals of targeted markets for North American clients
- Issue analysis, materials preparation and client representation in discussion, policy development and negotiation forums
- Environmental and socio-economic assessments and impact evaluations
- Survey design, implementation, and evaluation
- Translation of research and investigation into “ready-to-use” client materials
- Conducting training sessions and workshops.

Mr. Zbeetnoff also has working contacts and networks with professionals in a broad range of other specialized fields.

## PROJECT LIST

### *Agricultural Planning*

- Agricultural Community Readiness Assessments for BC First Nations. Under contract to Urban Systems (Clients: Xaxli'p FN; Nicomen FN; Ongoing)
- Agricultural Opportunity Assessments for BC First Nations. (Clients: Xaxli'p FN; Sik-E-Dakh FN; Ongoing)
- Tsawwassen First Nation Agricultural Business Planning (Client: TFN Economic Development Corporation)
- Creekside Mills Recreation Agriculture Plan, Cultus Lake, BC. In Association with Timmenga & Associates and Quadra Planning (Client: Frosst Creek Developments Ltd.)
- Lil'wat First Nation Agricultural Area Plan (Client: Lil'wat First Nation)
- Tsawwassen First Nation Agricultural Plan (Client: TFN Economic Development Corporation)
- Tsawwassen First Nation Agricultural Needs Assessment (Client: TFN Economic Development Corporation)
- Agri-Industrial Study (Client: City of Abbotsford)
- Development of an Agricultural Plan for Delta. In association with Quadra Planning Consultants Ltd., Coquitlam, BC (Client: Corporation of Delta)
- North Lougheed Land Use Study: Agricultural Context. Sub-contract to AECOM Canada Ltd. (Client: District of Pitt Meadows)
- Development of an Agricultural Area Plan for Central Saanich. In association with Quadra Planning Consultants Ltd., Coquitlam, BC (Client: District of Central Saanich)
- Development of an Agricultural Strategy for the City of Abbotsford. In association with Serecon Management Consulting, Calgary, Alta; Quadra Planning Consultants Ltd., Coquitlam, BC; Timmenga & Associates, Vancouver, BC; and McTavish Resource & Management Consultants Ltd, Surrey, BC (Client: City of Abbotsford)
- Development of an Agricultural Plan for the Pemberton Valley. In association with Quadra Planning Consultants Ltd., Coquitlam, BC and Timmenga & Associates, Vancouver, BC. (Client: Squamish-Lillooet Regional District)
- Development of an Agricultural Plan for Maple Ridge. In association with Quadra Planning Consultants Ltd., Coquitlam, BC and Timmenga & Associates, Vancouver, BC. (Client: District of Maple Ridge)
- Rural Oliver and Town of Oliver Agricultural Area Plan: AAP Content and Format Review. Sub-contract to Artemis Holdings Inc., Burnaby, BC. (Client: Okanagan-Similkameen Regional District)
- Spallumcheen Agricultural Area Plan. In association with Quadra Planning Consultants Ltd., Coquitlam, BC. (Client: Township of Spallumcheen, BC)
- Phase 1: Agricultural Options Identification and Analysis of Colony Farm Regional Park. In association with Quadra Planning Consultants Ltd., Coquitlam, BC. (Client: GVRD)
- Agricultural Review. In association with Quadra Planning Consultants Ltd., Coquitlam, BC, and Timmenga & Associates, Vancouver, BC. (Client: District of Maple Ridge)
- Chilliwack Agricultural Sector Strategy Update. In association with Lions Gate Consulting Inc. Vancouver, BC. (Client: Chilliwack Agricultural Commission)

- Deas Slough/Shato Holdings Context Study. In association with Quadra Planning Consultants Ltd., Vancouver, BC. (Client: Corporation of Delta)
- Development of an Economic Strategy for Agriculture in the BC Lower Mainland. Sub-contract to Artemis Holdings Inc., Burnaby, BC. (Client: GVRD)
- Preparation of an Agricultural Servicing Study in the Hazelmere Valley, Surrey, BC for Greenhouse Development. Sub-contract to Reid Crowther & Partners Ltd., Burnaby, BC. (Client: City of Surrey, Engineering Department)
- Development of a Land Management Plan for Boundary Bay Airport. In association with Quadra Planning Consultants Ltd., Coquitlam, BC. (Client: Corporation of Delta)
- Development of the Surrey Agricultural Plan. (Client: City of Surrey).
- Preparation of Farm Plan for Assembly Land Use Application in the ALR. (Client: Private)

### *Sector Profiles*

- Kent Agricultural and Agri-Industrial Overview in Relation to the Lower Fraser Valley. Sub-contract to Urban Systems Planning Consultants (Client: District of Kent)
- 2012 Update of the North American Greenhouse Vegetable Industry. (Client: Farm Credit Corporation, Regina, Saskatchewan)
- Vancouver Food Security Study. In association with Serecon Management Consulting Inc., Calgary, Alta (Client: Vancouver Food Council)
- 2006 Update of the North American Greenhouse Vegetable Industry. (Client: Farm Credit Corporation, Regina, Saskatchewan)
- Marketing Strategy for Greenhouse Vegetables. Sub-contract to JRG Consulting Group, Guelph, Ontario. (Client: Ontario Greenhouse Vegetable Growers)
- Strategic Profile of the North American Greenhouse Vegetable Industry. (Client: Farm Credit Corporation, Regina, Saskatchewan)
- Strategic Profile of the BC Greenhouse Vegetable Industry. (Client: Farm Credit Corporation, CIBC)
- Agricultural Profile of the BC Raspberry Sector. (Client: ARDSA, BC Raspberry Growers Association).
- Economic Profile of the BC Natural Health Products Industry. (Client: BC Nutraceutical and Functional Foods Network)
- Agricultural Profile of the BC Turkey Sector. (Client: ARDSA, BC Turkey Marketing Board)
- Agricultural Profile of the BC Chicken Sector. (Client: ARDSA, BC Chicken Marketing Board).
- Agricultural Profile of the BC Egg Sector. (Client: ARDSA, BC Egg Marketing Board)
- Agricultural Profile of the BC Broiler Hatching Egg Sector. (Client: ARDSA, BC Broiler Hatching Egg Commission)
- BC Grains and Seeds Commodity and Policy Profile. (Client: ARDSA, BC Grain Producers Association)

### *Farm Business Management and Development*

- Preparation of a Business Plan for Greenhouse Vegetable Marketing Agency Application. (Client: Mastronardi Produce Inc.; Ongoing)
- Development of a Business Plan for an Organic Vegetable Greenhouse, Jamaica, WI (Client: Private)
- Development of an Agricultural Business Plan for Community-Based Agricultural Initiatives. (Client: Tsawwassen First Nation)
- Development of a Farm Plan concerning Small Acreage Property, Richmond, BC (Client: Private)
- Agrologist Report concerning Soil and Drainage Suitability for Developing a Winery, Delta, BC (Client Private)



- ❑ Preparation of A Greenhouse Strawberry Development Plan for ALR property in the ESA Zone in Richmond, BC. (Client: Private)
- ❑ Preparation of a Farm Plan for Organic Vegetable Production Associated with Proposed Assembly Land Use in the ALR. (Client: Po Lam Buddhist Association, Chilliwack, BC)
- ❑ Agricultural Assessment of a Farm Property in Richmond, BC. Sub-contract to McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: Private)
- ❑ Preparation of Background Materials for the Landscape “Managing Marketing and Sales” Module. Sub-contract to McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: Canadian Nursery Landscape Association)
- ❑ Preparation of a Business Plan and Marketing Agency Application for a Greenhouse Vegetable Marketing Agency. In association with View West Marketing, Victoria, BC. (Client: Global Greenhouse Produce Inc., Surrey, BC)
- ❑ Preparation of a Business Plan for an Egg Grading and Marketing Agency. (Client: Fresh Start Foods Corporation, Abbotsford, BC)
- ❑ Advisor to New Crop Farm Development in the BC Lower Mainland. (Client: Private)
- ❑ Investigation of Competitive Factors Affecting the British Columbia Regulated Marketing Sector. Sub-contract to View West Marketing, Victoria, BC (Client: British Columbia Marketing Board)
- ❑ Preparation of a Business Plan for Mushroom Marketing Agency Application. (Client: All Seasons Mushroom Farms Inc.)
- ❑ Preparation of a BC Broiler Business Plan (Client: BC Chicken Marketing Board, Canada-BC Farm Business Management Program)
- ❑ Development of a Grain Farm Business Plan for the BC Peace River Region. (Client: ARDSA)
- ❑ On-Farm Management Accounting Training to Dairy, Beef and Poultry Farmers in the Lower Mainland and Vancouver Island (Client: ARDCORP)

#### *Farming Practices and Technology Evaluation*

- ❑ Review of Closed Greenhouse Technology Systems. In association with Timmenga & Associates, Vancouver, BC. (Client: BC Greenhouse Growers Association)
- ❑ Development of Materials for the "Biodiversity" and "Risk to Biodiversity" Chapters for the BC Environmental Farm Planners Manual. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Agriculture Environment Partnership Initiative)
- ❑ Development of On-Farm Microbial Food Safety Check Lists in the Field Vegetable, Berry, Tree Fruit, Mushrooms, and Vegetable Greenhouse Sectors. (Client: BC Horticultural Coalition)
- ❑ Proposal Preparation for the Implementation of a Greenprint System for Potato Production in BC. (Client: Ministry of Environment, Lands and Parks)
- ❑ Development of a Forage Harvesting System Computer Model. (Client: Canada-BC Farm Business Management Program)
- ❑ Computer-Modeled Economic Evaluation of Conservation Tillage Systems in the BC Peace River Region. (Client: ARDSA)

#### *Market Assessment*

- ❑ Benchmarking Study for Organic Tomatoes. Sub-contract to Serecon Management Consulting Inc., Calgary, Alta. (Client: Agriculture and Agri-Food Canada)
- ❑ Market Assessment for Organics from Greater Vancouver Regional District Utilities. In association with Timmenga & Associates, Vancouver, BC and DH Lauriente Consultants Ltd, Surrey, BC. (Client:

GVRD)

- ❑ Issues Identification for the Value Chain Roundtable Process in the Canadian Horticultural Industry. Sub-contract to JRG Consulting Group, Guelph, Ontario. (Client: Agriculture and Agri-Food Canada)
- ❑ Market Study on Game Birds, Waterfowl and Ratites. In association with View West Marketing Inc., Victoria, BC. (Client: Avian Research Centre, UBC)
- ❑ The US Industrial Market for Potassium Nitrate. Sub-contract to DH Lauriente Consultants Inc., New Westminster, BC and San Francisco, USA. (Client: Kemira OYJ, Finland)
- ❑ The US market for silica gel and colloidal silica. Sub-contract to DH Lauriente Consultants Inc., New Westminster, BC and San Francisco, USA. (Client: CMS Energy, Muskegon Heights, Michigan)
- ❑ Market assessment of potential greenhouse vegetable business in Northern Alberta. Sub-contract to McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: Private Confidential)
- ❑ The US Industrial Market for Emulsion Explosives. Sub-contract to DH Lauriente Consultants Inc., New Westminster, BC and San Francisco, USA. (Client: Mississippi Chemical Inc., Yazoo City, Mississippi)
- ❑ Marketing Plan for Pelleted and Crumbled Composted Poultry Manure Product. In association with View West Marketing Inc., Victoria, BC and DH Lauriente Consultants Inc., New Westminster, BC. (Client: Canada Department of Environment)

### *Feasibility Studies*

- ❑ Overview Report on the Tseshaht Agriculture Potential. Sub-contract to Urban Systems Planning Consultants (Client: Tseshaht First Nation)
- ❑ Overview Report on the Agricultural Capability at Doig River First Nations. Sub-contract to Urban Systems Planning Consultants (Client: Doig River First Nation)
- ❑ Investigation of the Business case for BCLNA Investment in Dart's Hill Garden Park, Surrey, BC (Client: BC Landscape Nursery Association)
- ❑ Evaluation of Waste Management Options for Used Mushroom Media. In association with Timmenga & Associates, Vancouver, BC (Client: BC Ministry of Agriculture)
- ❑ Evaluation of Value-added Options for Mushroom Stems. In association with Timmenga and Associates, Vancouver, BC and First Ideas & Solutions, Maple Ridge, BC (Client: BC Ministry of Agriculture)
- ❑ Agricultural Feasibility Assessment of ALR Land Subject to Exclusion Application for Petro-Canada Facility. Sub-contract to McTavish Resource and Management Consultants Ltd., Surrey, BC (Client: Private)
- ❑ Evaluation of Options to Manage and Add Value to Fruit Waste. In association with Timmenga & Associates, Vancouver, BC (Client: Okanagan Kootenay Cherry Growers' Association and BC Tree Fruit Growers Association)
- ❑ Evaluation of Options for Alberta Layer Waste Utilization. In association with Timmenga & Associates, Vancouver, BC, and Serecon Consulting Group., Calgary, Alta (Client: Alberta Egg Producers)
- ❑ Assessment of the Business Opportunity for Cold Storage Facilities in the Fraser Valley (Client: Private)
- ❑ Assessment of the Feasibility of Fertilizer Supply Options to the Comox Valley, Vancouver Island. In association with Serecon Management Consulting Inc., Calgary, Alta. (Client: Comox Valley Farmers' Institute)
- ❑ Assessment of the Feasibility of a Small-scale Food Processing Facility in Hope, BC. In association with Lions Gate Consulting, Vancouver, BC (Client: Fraser Basin Council)
- ❑ Assessment of the Potential for Bioenergy in the Dawson Creek Area of BC. In association with Timmenga & Associates Inc., Vancouver, BC. (Client: City of Dawson Creek)

- ❑ Assessment of the Feasibility of an Organic Dairy Processing Facility, BC Lower Mainland. In Association with Timmenga & Associates, Vancouver, BC. (Client: Private)
- ❑ Business Plan for New Crop Greenhouse Production. In association with Timmenga & Associates, Vancouver, B.C. (Client: Private)
- ❑ Business Opportunity Evaluation of a Large-scale Vegetable Greenhouse in Alberta. Sub-contract to Serecon Management Consulting Inc., Edmonton, Alta. (Client: Alberta Agriculture, Food and Rural Development)
- ❑ Evaluation of a Proposal to Build a Poultry Waste Materials Processing Plant in the Lower Fraser Valley - Due Diligence Report. In association with Timmenga & Associates, Vancouver, BC and DH Lauriente Consultants Ltd, Surrey, BC. (Client: Sustainable Poultry Farming Group)
- ❑ Assessment of the Feasibility of a “FARMS-Type” Organization to Administer the Foreign Seasonal Agricultural Workers Program in BC. In association with McTavish Resource & Management Consultants Ltd. (Client: BC Blueberry Council)
- ❑ Assessment of Opportunities and Potentials of the Plant Biotechnology Sector. In association with Timmenga & Associates, Vancouver, BC. (Client: Confidential)
- ❑ Investigation of the Feasibility of Using Biofuels in Greenhouse Applications in the BC Fraser Valley. In association with Timmenga & Associates, Vancouver, BC. (Client: BC Greenhouse Growers Association)
- ❑ Research to Support Development of an Organization to Advance and Promote British Columbia's Bioproducts Industry. In association with Timmenga & Associates, Vancouver, BC. (Client: BC Bioproducts Association)
- ❑ Agri-Food Incubator Study. Sub-contract to Lions Gate Consulting, Vancouver, BC. (Client: South Fraser Community Futures Development Corporation, Chilliwack Economic Partners Corporation)
- ❑ Competitive Advantages of Plant Biotechnology in Western Canada. In association with Timmenga & Associates, Vancouver, BC. (Client: Plant BioTechnologies Association)
- ❑ Evaluation of Options for Fraser Valley Poultry Manure Utilization. In association with Timmenga & Associates and DH Lauriente Consultants Ltd., New Westminster, BC. (Client: BC Poultry Environmental Steering Committee)
- ❑ Evaluation of the Economic Potentials of the Vaseux Lake Conservation Lands. Subcontract to Pottinger, Gaherty Environmental Consultants Ltd., Vancouver, BC (Client: Canadian Wildlife Service)
- ❑ Economic Stewardship on Private Land - Economic Opportunities from Habitat Enhancements at Douglas Lake Ranch, BC. Subcontract to PGL Organix Ltd., Vancouver, BC. (Client: Canada Department of Environment)
- ❑ Site-Specific Agricultural Viability Analyses. (Clients: Private)
- ❑ Richmond No. 5 Road Properties Agricultural Capability and Feasibility Assessment, In Association with Powers Environmental Services, Vancouver, BC and Norwest Mine Services, Vancouver, BC. (Client: City of Richmond, No. 5 Road Back Lands Property Owners)

### *Agro-Environmental Analysis*

- ❑ Registered Environmental Farm Planner delivering the BC Environmental Farm Planning Program (Client: ARDCORP; Ongoing)
- ❑ Update of the EFP Drainage Management Guide. Subcontract to EDI Environmental Dynamics Inc., Burnaby, BC (Client: BC Ministry of Agriculture)
- ❑ Preliminary Agricultural Site Assessment Associated with a Property Sale (Client: Sutton Group - West Coast Realty, Vancouver)
- ❑ Chilqua Creek Improvement Project: Group Environmental Farm Plan, Dewdney, BC. (Client: Chilqua Creek Group and BC Agricultural Council)

- ❑ Gap Analysis: Comparison of the Salmon-Safe Certification Program Standards with BC Environmental Regulations and the Environmental Farm Planning Process (Client: Fraser Basin Council)
- ❑ Assessment of the Biodiversity Guide for BC Farmers and Ranchers (Client: Ducks Unlimited, Kamloops, BC)
- ❑ Assessment of Options and Challenges Related to Emergency Disposal of Large Animals in the Lower Fraser Valley of BC. In association with Agri Business Consortium, LLC, Great Bend, Kansas, and Timmenga & Associates Inc., Vancouver, BC. (Client : BC Ministry of Agriculture and Lands)
- ❑ Environmental Farm Planning in the BC Landscape Nursery Sector. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Landscape Nursery Association)
- ❑ Environmental Farm Planning in the BC Vegetable Greenhouse Sector. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Greenhouse Growers Association)
- ❑ Benchmark Study of Pesticide Use and Adoption of Integrated Pest Management in the Canadian Nursery Industry. (Client: Canadian Nursery Landscape Association)
- ❑ Benchmark Study of Pesticide Use and Adoption of Integrated Pest Management in the BC Nursery Industry. (Client: BC Landscape Nursery Association)
- ❑ Wildlife Damage Survey of the BC Nursery Industry. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Landscape Nursery Association)
- ❑ Investigation of Investment Strategies for Addressing BC Agriculture and Wildlife Conflicts. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Agriculture - Wildlife Advisory Committee)
- ❑ Durrell Creek Watershed Management Plan - Agricultural Component. Subcontract to Pottinger Gaherty Environmental Consultants Ltd., Vancouver, BC. (Client: Corporation of Saanich)
- ❑ Preparation of Environmental Self-Audit Materials for BC Horticultural Producers. (Client: BC Horticultural Coalition)
- ❑ Preliminary Northern Pintail Habitat Stewardship Strategy for Surrey, BC. In association with Quadra Planning Consultants Ltd., Coquitlam, BC. (Client: Canadian Wildlife Service, Delta)
- ❑ Preparation of Environmental Guidelines for the BC Tree Fruit and Grape Growers. In association with Andrea Gunner, Armstrong, BC. (Client: BCFG, OVTF)
- ❑ Preparation of Environmental Guidelines for the BC Greenhouse Growers. In association with Nahanni Horticultural Services, Nanaimo, BC. (Client: Green Plan, Western Greenhouse Growers' Coop Association, United Flower Growers' Coop Association)

#### *Agricultural and Economic Impact Assessment*

- ❑ Assessment and Evaluation of Agricultural Impacts related to Trans-Mountain Pipeline Expansion Project. Under Contract to McTavish Resource and Management Consultants Ltd. (Client: Trans-Mountain Pipeline Expansion Project; Ongoing)
- ❑ Economic and Ecosystems Services Assessment of DF&WT Programs (Client: Delta Farmland & Wildlife Trust)
- ❑ Assessment of the Economic Impact of the Agricultural Environmental Management (AEM) Code. (Client: BC Dairy Association)
- ❑ Bentley Farm, Fort St. John BC. Assessment of Site C Impacts and Discussion of Compensation Options. Sub-contract to McTavish Resource & Management Consultants Ltd. (Client: Cox Taylor Lawyers)
- ❑ Economic Evaluation of Agricultural Impacts from a MetroVancouver Sewerage Project (Client: MetroVancouver Sewerage & Drainage District)
- ❑ Economic Evaluation of Agricultural Impacts from the Trans-Mountain Pipeline Expansion Project.

- Under contract to McTavish Resource and Management Consultants, Surrey, BC. (Client: Kinder Morgan Canada; Ongoing)
- Economic Assessment of Pipeline Replacement Impacts on Agricultural Properties (Client: Spectra Gas)
  - Agrologist Report: Agricultural and Groundwater Impact Assessment of Non-Farm Development adjacent to ALR Properties, Maple Ridge, BC (Client: Jaaf Holdings Ltd.)
  - Agrologist Report: Agricultural and Groundwater Impact Assessment of Non-Farm Development adjacent to ALR Properties, Maple Ridge, BC (Client: Platform Properties Ltd., Vancouver, BC)
  - Preparation of an Agrologist Opinion Report Pertaining to an Agricultural Subdivision Application in the Agricultural Land Reserve (Client: Private)
  - Assessment of Agricultural Impacts from the Trans-Mountain Pipeline Expansion Project. Under contract to McTavish Resource and Management Consultants, Surrey, BC and TERA Environmental Consultants, Calgary, Alta. (Client: Kinder Morgan Canada)
  - Economic Evaluation of Integrity Dig Impacts on an Agricultural Operations in Chilliwack, BC (Client: Spectra Gas)
  - Preliminary Assessment of the Economic Benefit to Agricultural Production from a Water Detention Facility on Maber Flats. (Client: District of Central Saanich)
  - Preparation of Agricultural Impact Assessment Guidelines (Client: Metro Vancouver)
  - Potential Economic Impact of the Trans-Pacific Partnership Agreement on Supply Managed Sectors in BC (Client: Confidential)
  - Quantification of Flood-related Losses on an Agassiz Dairy Farm. (Client: Private)
  - Site C Green Energy Project: Agricultural Effects Assessment – Economic Component. Sub-contract to Golder Associates, Burnaby, BC. (Client: BC Hydro)
  - Quantification of Agricultural Crop Loss Impacts from Salmon River Flooding, Langley, BC. (Client: Fort Langley Farmland Preservation Group)
  - Quantification of an Onion Loss Damage Insurance Claim Due to Rainstorm Damage (Client: Cooperators Insurance)
  - Preliminary Economic Impact Assessment of Langley Farmland Flooding. (Client: Fortlang Farms. Fort Langley, BC)
  - Turkey Feed Cost Analysis. Sub-contract to Serecon Management Consulting Inc., Calgary, Alta (Client: BC Turkey Marketing Board)
  - Investigation of Turkey Feed Pricing in BC. In association with Serecon Management Consulting Inc., Edmonton, Alta. (Client: BC Turkey Marketing Board)
  - Economic Valuation of Waterfowl Damage to Forage Fields in Delta, BC, and the Comox Valley of Vancouver Island. In association with DYMAL Risk Management Consultants Ltd., Lacombe, Alberta. (Client: BC Agriculture Council)
  - Risk Analysis of the BC Poultry Industry. Sub-contract to Serecon Management Consulting Inc., Edmonton, Alta. (Client: BC Poultry Advisory Management Committee and Investment Agriculture Foundation)
  - Vancouver Island Transmission Reinforcement Project: Agricultural Impact Assessment and Evaluation. Sub-contract to Jacques Whitford, Burnaby, BC. (Client: BC Hydro)
  - Meadowland Peat Site Development. Agricultural Impact Report. Sub-contract to Keystone Environmental Ltd, Burnaby, BC. (Client: Anthem Group. Burnaby, BC)
  - South Fraser Perimeter Road Project. Agriculture Impact Assessment. Sub-contract to Summit Environmental Consultants Ltd., Vernon, BC. (Client: BC Ministry of Transportation, Gateway Project)
  - Evaluation of the Business Loss Associated with Wind Damage to a Nursery Greenhouse, BC Lower Mainland. (Client: Cooperators Insurance)
  - Evaluation of the Business Loss Associated with Wind Damage to a Vegetable Propagation

- Greenhouse, BC Lower Mainland. (Client: Cooperators Insurance)
- Evaluation of a Brussels Sprouts Loss Claim for Insurance Purposes, BC Lower Mainland. (Client: Zurich Insurance)
- Evaluation of a Field Vegetable Loss Claim for Insurance Purposes, BC Lower Mainland. (Client: Private Insurance Company)
- Evaluation of a Blueberry Loss Claim for Insurance Purposes, BC Lower Mainland. (Client: Zurich Insurance)
- Economic Valuation of the Costs of Cover Cropping in Delta, BC. (Client: Canadian Wildlife Service)
- Evaluation of a Potato Loss Claim for Insurance Purposes, BC Lower Mainland. (Client: Zurich Insurance)
- Nicomekl-Serpentine Lowlands Agricultural Survey and Agricultural Evaluation of Regional Drainage and Flood Control Options. In association with Schori Consultants, Surrey, BC. (Client: City of Surrey)
- Economic Evaluation of the Impact of Waterfowl Grazing on Perennial Forage Fields. (Client: Ducks Unlimited, Delta)

#### *Expert Witness*

- Expert Opinion Report: Assessment of Yield Impacts from The South Fraser Perimeter Road at Chong Farms, Delta, BC (Client: BC Ministry of Attorney General Legal Service Branch)
- Expert Opinion Report: Assessment of Yield Impacts from The South Fraser Perimeter Road at Cranwest Farms, Delta, BC (Client: BC Ministry of Attorney General Legal Service Branch)
- Expert Opinion Report on Crop Loss from Ministry of Highways Highway 15 Project on Sangha Blueberry Farm, Surrey, BC (Client: BC Ministry of Attorney General, Legal Service Branch)
- Expert Witness on Behalf of a Fraser Valley Turkey Grower before a BC Farm Industry Review Board Panel (Client: Private)
- Expert Witness: Site C Green Energy Project: Agricultural Effects Assessment – Economic Component. Sub-contract to Golder Associates, Burnaby, BC. (Client: BC Hydro)
- Expert witness before the BC Vegetable Marketing Commission concerning business plan for marketing agency application. (Client: Global Greenhouse Produce Inc., Delta, BC)
- Issue Analysis and Expert Witness to Pricing Arbitration Proceedings. (Client: BC Chicken Marketing Board)
- Expert witness in support of a Mushroom Marketing Agency Application before BC Farm Industry Review Board. (Client: All Seasons Mushroom Farms Inc.)

#### *Program and Project Planning and Evaluation*

- Freshet Flooding and Fraser Valley Agriculture: Evaluating Impacts and Options for Resilience Study. Sub-contract to Northwest Hydraulic Consultants, North Vancouver, BC (Client: Fraser Valley Regional District)
- Farm Flood Preparedness Planning: Delta Pilot Project. Sub-contract to Northwest Hydraulic Consultants, North Vancouver, BC (Client: Delta Farmers Institute)
- Industry Needs Analysis: Production Horticulturalist Apprenticeship Program. (Client: Hort/Education BC)
- Agricultural Piece Rate Study. In Association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Ministry of Labour, Citizens' Services and Open Government)
- Development of a Strategic Plan for BC Chicken Growers. In Association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Chicken Growers Association)

- ❑ Strategic planning workshop facilitation. Sub-contract to McTavish Resource & Management Consultants Ltd., Surrey, BC (Client: BC Landscape Nursery Association)
- ❑ Development of a Strategic Plan for the Western Agriculture Labour Initiative (WALI). In association with Serecon Management Consulting Inc., Calgary, Alta and McTavish Resource & Management Consultants Ltd., Surrey, BC (Client: BC Agriculture Council)
- ❑ Program Feasibility, Design and Marketing Services for the Arborist Apprenticeship Program. In association with *nk* marketing & communications, Vancouver, BC, and McTavish Resource & Management Consultants Ltd., Vancouver, BC (Client: BC Arborists Labour Market Partnership Joint Adjustment Committee)
- ❑ Development of a Strategic Plan for a BC Farm Animal Care Initiative. Sub-contract to Serecon Management Consulting Inc., Calgary, Alta. (Client: BC Agriculture Council)
- ❑ Distance Education Needs Assessment. In association with *nk* marketing & communications, Vancouver, BC. (Client: University College of the Fraser Valley, Chilliwack Campus, Department of Agriculture Technology)
- ❑ Arborist Apprenticeship Training Needs Survey and Analysis. In association with *nk* marketing & communications, Vancouver, BC (Client: Hort Education BC)
- ❑ Landscape Labour Market Recruitment and Retention Study. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC and *nk* marketing & communications, Vancouver, BC. (Client: Hort Education BC)
- ❑ BC Wildlife Predator Loss Control and Compensation Project: Evaluation Report. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Agricultural Council Agriculture Environment Initiative)
- ❑ Baseline Study of Landscape Nursery Labour Issues, Gaps and Research Needs in British Columbia. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC (Client: Hort Education BC)
- ❑ Identification and Analysis of Strategic Alliances in the Canadian Horticultural Industry. Sub-contract to JRG Consulting Group, Guelph, Ontario and SJT Solutions, Saskatoon, Saskatchewan. (Client: Canadian Horticultural Value Chain Roundtable)
- ❑ Analysis of the 2004 Seasonal Agricultural Worker Program in British Columbia. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Agriculture Council)
- ❑ BC Wildlife Damage Compensation Pilot Projects: Evaluation Report. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Agriculture Council Agriculture Environment Initiative)
- ❑ Review of Canadian Turkey Marketing Agency Export Policy. Sub-contract to Serecon Management Consulting Inc., Calgary, Alta. (Client: Canadian Turkey Marketing Agency)
- ❑ Review of Environmental Regulations Affecting Delivery of Federal Funding Programs in British Columbia. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: Agriculture and Agri-Food Canada: Prairie Farm Rehabilitation Administration)
- ❑ Evaluation of EUREPGAP Produce Supplier Certification Options. (Client: BC Fruit Growers Association, Growing with Care Program)
- ❑ Evaluation of Train the Trainer Programs, Curriculum, and Costs for COR Certification. Sub-contract to McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Road Construction & Maintenance Safety Network) Assessment of the Feasibility of Developing a Post-Certification Pesticide Applicator Continuing Education Credit Program, BC. (Client: BC Horticultural Coalition)
- ❑ Development of a Business Plan for Implementing an Integrated Pest Management (IPM) program in BC. (Client: BC Federation of Agriculture)
- ❑ Analysis of Impacts of the GATT Tariffication Proposal and Options to Modify the Western Grain Transportation Act and Feed Freight Assistance on BC Feed Grain Users. (Client: BCMAFF, Policy and

Legislation, Victoria)

*Survey Design, Implementation and Analysis*

- A Brief Synopsis of the Potassium Nitrate Market in the United States. Sub-contract to DH Lauriente Consultants Inc., New Westminster, BC and San Francisco, USA. (Client: Reilly Industries, Indianapolis, Indiana)
- A Brief Synopsis of the US Industrial Market for Ammonium Sulfate. Sub-contract to DH Lauriente Consultants Inc., New Westminster, BC and San Francisco, USA. (Client: Allied Signal Chemical, Petersburg, Virginia)
- Ammonium Markets in Western North America. Sub-contract to DH Lauriente Consultants Inc., New Westminster, BC and San Francisco, USA. (Client: Pacific Ammonia Inc., Vancouver, BC)
- Wood Residue Inventory Survey of the Lower Fraser Valley and East Vancouver Island. In association with PGL Organix, Vancouver, BC. (Client: Canada Department of Environment)
- Competitiveness Survey of BC Hog Producers. (Client: ARDSA, BC Hog Marketing Commission)
- Compilation and Analysis of Employee Survey Data. (Client: DHIS)
- Survey Design, Implementation and Analysis of Dryland Grain Farming Management and Information Needs. (Client: University of Manitoba, Manitoba Dept. of Agriculture)

*Client Representation and Issue Presentation*

- Agrologist Reports in support of Land Use Applications to Local Governments and the BC Agricultural Land Commission (Clients: Private; Ongoing)
- Agent and Agrologist Report pertaining to Migrant Worker Housing in the Agricultural Land Reserve (Client: Private)
- Agent and Agrologist Report pertaining to an Agricultural Subdivision and Lot Line Re-alignment Application, Delta (Client: Private)
- Agrologist Report pertaining to an Agricultural Subdivision and Lot Line Re-alignment Application, Delta. Prepared for Spencer May, Campbell, Froh May & Rice LLP (Client: Private)
- Agrologist Report pertaining to an Agricultural Subdivision and Consolidation Application, Delta. Prepared for Spencer May, Campbell, Froh May & Rice LLP (Client: Private)
- Agrologist Report concerning Foreign Worker Housing, Pitt Meadows, BC (Client: Private)
- Expert Witness on Behalf of a Fraser Valley Turkey Grower before a BC Farm Industry Review Board Panel (Client: Private)
- Negotiation of Agricultural Leases and Terms for TFN Agricultural Lands (TFN Economic Development Corporation)
- Preparation of a Request for Proposal related to soliciting New Agricultural Land Tenants (TFN Economic Development Corporation)
- Negotiation of a Change in Agricultural Land Commission Decision on Location of Access to an Assembly Use in the ALR (Client: Po Lam Buddhist Association, Chilliwack, BC)
- Negotiation of a Modification in an Agricultural Land Commission Covenant. (Client: Western Aerial Applicators Ltd., Chilliwack, BC)
- Preparation and Negotiation of an Appeal Submission to the BC Farm Industry Review Board (Client: Private)
- Negotiation of Farm Leases for Farmers (Client: Private)
- Analysis of Market Pricing of Greenhouse Peppers in Support of Legal Action. (Client: Private)
- Agrologist's Report in Relation to the Need for On-Farm Agricultural Worker Housing to Support



Farming Operations. (Client: Private)

- ❑ Submission to the BC Vegetable Marketing Commission to Support a Greenhouse Vegetable Quota Transfer and New Quota Application, 2004. (Client: Global Greenhouse Produce Inc., Surrey, BC)
- ❑ Guest Lecturer on the Agricultural Regulatory Environment. (Horticultural Production and Finance Course, Kwantlen University College, Langley, BC)
- ❑ Submission to the BC Vegetable Marketing Commission to Support a Greenhouse Vegetable Quota Transfer and New Quota Application, 2003. (Client: Global Greenhouse Produce Inc., Surrey, BC)
- ❑ Investigation and Presentation of Issues to the BC Marketing Board respecting the BC Chicken Marketing Board's Revised General Orders. (Client: BC Chicken Growers' Association)
- ❑ Investigation and Presentation of Issues to the BC Chicken Marketing Board Respecting a Review of the BC Chicken Marketing Board's Regulations. (Client: BC Chicken Growers' Association)
- ❑ Articulation and Representation of Issues Respecting the BC Chicken Industry Domestic and Export Programs. (Client: BC Chicken Growers' Association)
- ❑ Project Coordinator, BC Landscape Nursery Association Industry Development Council 2000 "Think Tank". (Client: BC Landscape Nursery Association)
- ❑ Negotiation of a Management Contract for a New Agri-Business Operation. (Client: Private)
- ❑ Identification and Write-Up of Agricultural Issues/Topics for Dialog Days Forums with Government Ministries. (Client: BC Horticultural Coalition)
- ❑ Client Representation in Focus Group Sessions to Review the Canada-BC Crop Insurance Program. (Client: BC Horticultural Coalition)

#### *Report Editing and Preparation*

- ❑ Preparation of Background Materials for the Fraser Valley Agricultural Long-term Nutrient Planning Workshop. Sub-contract to McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Agriculture Environment Partnership Committee)
- ❑ Statistical Analysis and Writing of Multi-Client Reports in the Chemical Fertilizer Commodity Sectors. Various Projects. Sub-contract to DH Lauriente Consultants Inc., New Westminster, BC and San Francisco, USA. (Client: Stanford Research Institute)

#### *Forecasting and Projection*

- ❑ Estimation of the Volume of Wood Residue to be Generated by Demolition, Land Clearing and Construction to 2010, East Vancouver Island and Lower Fraser Valley. Sub-contract to PGL Organix Ltd., Vancouver, BC. (Client: Canada Department of Environment)

#### *Occupation Standard, Training Manuals and Materials*

- ❑ Development of Occupational Standard and Background Training Materials for BC Sand and Gravel and Rock Quarry Workers. In association with Andrew Klukas & Associates, Vancouver, BC (Client: BC Aggregate Producers Association)
- ❑ Development of Concrete Pumpers Training Manual, Info-Flip, and PowerPoint Training Materials (Client: BC Ready Mixed Concrete Association)
- ❑ Development of an Occupational Standard and Background Training Materials for BC Concrete Pump Operators (Client: BC Ready Mixed Concrete Association)

### *Presentations*

- ❑ Presentation to Vegetative Buffer Workshop Series: BC Working with Producers and Cost-Share Programs. Abbotsford, BC. June 08, 2017
- ❑ Professional Pest Management Association of BC. Pest Management in Riparian Areas: What is a farmer to do? Feb 28, 2012

September 3, 2020

[REDACTED]

City of Pitt Meadows,

I am writing in support of the ALC exclusion application for the Baynes Rd. properties. We have been told for the past 40 plus years by the city that the land will be developed as residential so I feel that council should take the necessary steps to forward the application back to the ALC for consideration. Going forward, we can no longer afford to keep the land as an open field so will have to look at other uses which, in my opinion, are not as good a fit with the neighbouring residential neighbourhoods.

Sincerely,

[REDACTED]

*out*  
September 25, 2020

City of Pitt Meadows

12007 Harris Road

Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

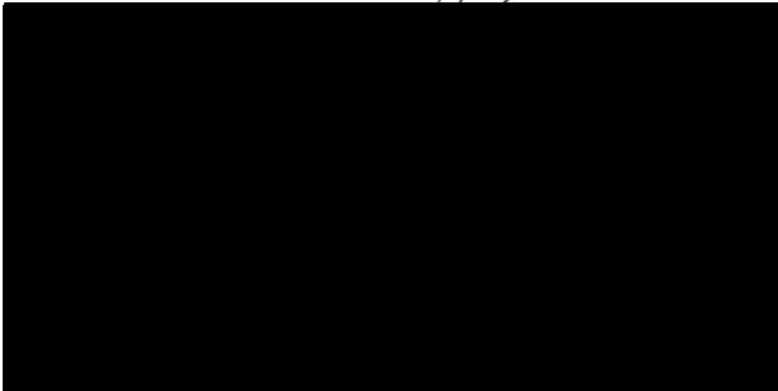
We support the removal of the lots at 11898, 11848, 11834 and 11782 Baynes Rd. in Pitt Meadows from the Agricultural Land Reserve. The property should have been removed long ago as it very close to the center of town and would support many new homes.

Name:	[REDACTED]
Address:	[REDACTED]
City:	Pitt Meadows, BC
Signature:	[REDACTED]

City of Pitt Meadows,

I am in favour of 11898, 11848, 11834 and 11782 Baynes Rd. being excluded from the Agricultural Land Reserve and developed for residential housing. We are aware the land has been slated for land use change for more than 10 years and feel the timing is right to start the process now.

Regards,



September 9, 2020  
City of Pitt Meadows  
12007 Harris Road,  
Pitt Meadows, B. C.

Re: Baynes Road Property ALC Exclusion

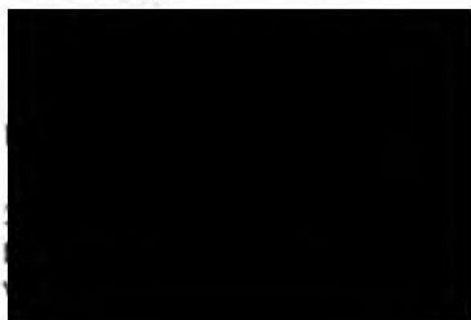
Attn: Planning Department

I have had a look through the proposed community plan for the properties on Baynes Road and like what is being proposed.

There are two existing parks nicely situated on both ends of the development which will allow for a very green neighbourhood full of trails, gardens and buffering.

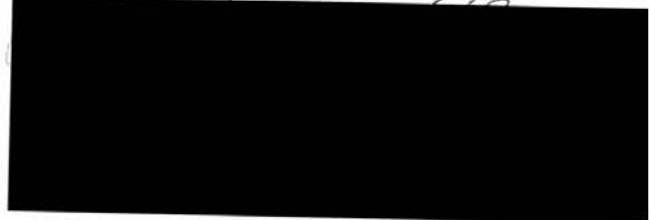
I am in favour of this land being developed for residential housing.

Yours Truly,



Pitt Meadows Planning Department,

Please accept this letter on behalf of the Baynes Rd. land owners application to remove their land from the ALR. We have seen the development plan the owners have put together and it provides the types of housing we need in Pitt Meadows and is very close to shopping. This spot would be a good place for more housing.



[REDACTED]

[REDACTED]

Date:

October 26, 2020 9:32:00 AM

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[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** Baynes Rd. Property Exclusion

To the City of Pitt Meadows

As a resident of Pitt Meadows and a senior citizen I fully support this project proposed by [REDACTED]  
[REDACTED] I have known [REDACTED] for a number of years now and have found them to be honest,  
hard working members of the Pitt Meadows community. The seniors accommodation especially, is  
of interest to me as I am getting older and will need this type of housing in the near future.

[REDACTED]





Date:



September 23, 2020 10:48:55 AM

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Hello!

I am writing regarding the Baynes Road Exclusion Application (ALR).

I wanted to acknowledge my support for the ARL exclusion application being a lifelong resident of Pitt Meadows as well as someone who really believes in the proposed building projects of inclusive and accessible community living.

As the World (specifically Vancouver and surrounding areas) grows, I have been noticing the changes happening in Pitt Meadows. With a growing, aging population, and an influx of younger families needing accessible housing, and an obvious continuous need to be growing a healthy community, this project will be an incredible way to create community space and living, connecting the generations, and building on our already beautiful community. I believe integrated living is of ultimate importance, not only for people's health and wellbeing but also for the communities'. Along with having green space, gardens, sustaining beautiful views and creating accessible housing for many people. This project I believe is the best use of the space and energy to be saved and used for posterity, and keeping that in mind- this is something we need to begin now.

By excluding the land for agricultural use- which I believe would be a poor choice, with the north Pitt Meadows farming region being higher on the water table, and its not being a slough like the Baynes road properties are becoming- along with the soil being surrounded by a (sanitary) sewage crossing, and very close to the airport and huge warehouses- as well the space will be better used for community living, as agricultural practices and vertical farming could be something to consider instead of traditional factory and unsustainable farming on this land. I think it is the best choice to exclude this land from becoming used agriculturally as it would require a lot of work to even be used for agricultural land, as well as having a high potential of being noisy, bright, smelly, and really subtracting from the surrounding neighbourhoods.

I am usually very for more green space, and supporting local business and farmers, but I think the potential for building an accessible community and generating health and wellbeing for Pitt Meadows and its residents would be an overall far greater benefit for all. Creating a connected, well balanced, and healthy community of people will help build Pitt Meadows for generations to come.

Thank you for your time and energy. I appreciate your consideration now and for the future of Pitt Meadows. If you have any questions, I am very interested in discussion and now planning on living and buying a home in Pitt Meadows, I am as keen as ever to help grow this community for a bright, healthy, and sustainable future.

I hope you have a phenomenal day, and take care.



October 10, 2020

[REDACTED]

City of Pitt Meadows,

I support the removal of 11898, 11848, 11834 and 11782 Baynes Rd. from the Agricultural Land reserve. I recently purchased my first home in Pitt Meadows where I grew-up and it was difficult as a first-time home buyer to find what we were looking for at a price point we could afford. The choices in Pitt Meadows are limited, particularly withing walking distance to the town center. The kind of homes proposed in the development would be a welcome addition to the city and will help those looking to get into the market or young families looking for homes.

Regards,

[REDACTED]

Oct 4<sup>th</sup>,2020

Attention:



Dear



I am writing to inform you of our support in the ALC Exclusion Application put forth by Baynes road property owners in their efforts to help create a unique neighbourhood.

As a long-time resident of Pitt Meadows, I am always excited to see individuals try and diversify our local community by providing additional residents into our small city. Furthermore, seeing changes at the fire station which are needed, but come with added burdens of local taxpayers it is important to increase our tax base.

Sincerely,



[Redacted]

[Redacted]

Date:

October 5, 2020 3:14:24 PM

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Hi [Redacted],

I love the idea and the plan. It provides people of all ages an option for housing and a great sense of community.

It allows families to stay in Pitt Meadows but unfortunately it will be sold to outsiders too so the availability for locals first may not be an option.

I also worry if your plan lines up with the new road or will it be ready before that. I would not like Harris Road clogged up anymore then it is.

Overall good idea and addition to Pitt Meadows and you have my support.

[Redacted]

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[Redacted]

[Redacted]

[Redacted]

[Redacted]

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[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

September 11<sup>th</sup>, 2020

City of Pitt Meadows

12007 Harris Road

Pitt Meadows, BC V3Y 2B5

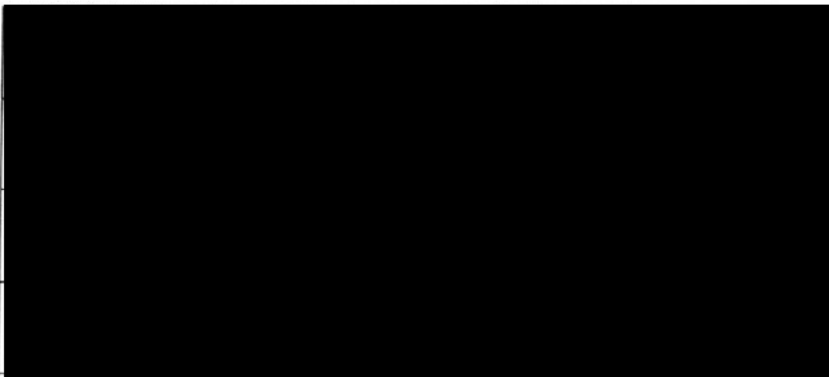
Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

I saw the signs that have gone up on Baynes Rd. and felt compelled to write in with my thoughts.

Over the years I have walked down Baynes and seen more and more the water accumulation on the blueberry farm. It is very clear that although it is nice to walk by blueberry fields, the land isn't great for crops anymore. The pathway that goes between Baynes and Harris Rd is so much higher than the blueberry field, it's no wonder it floods so much.

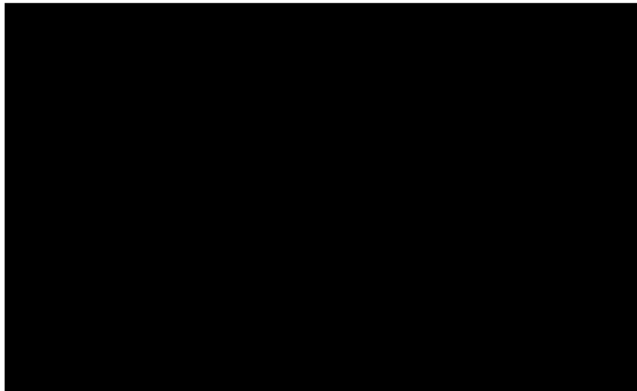
I would like to see housing in this area so am OK with this land being removed from the ALR.



City of Pitt Meadows.

I am in favour of 11898, 11848, 11834 and 11782 Baynes Rd. being excluded from the Agricultural Land Reserve and developed for residential housing. We are aware the land has been slated for land use change for more than 10 years and feel the timing is right to start the process now.

Regards,



October 27, 2020

City of Pitt Meadows,

I support the ALC exclusion of the properties on Baynes Rd. I will be entering the housing market in the near future and have grown-up in Pitt Meadows. It is difficult for young adults to get started in the housing market, particularly in Pitt Meadows where there are limited types of housing available. The neighbourhood plan includes several types of houses I am interested in I love the fact that I can walk to amenities from the development location.



September 11, 2020

[REDACTED]

Re: Baynes Road ALR Exclusion

City of Pitt Meadows,

I am in favour of these land being removed from the ALR. I feel that development of residential in proximity to existing amenities is important to maintain the City's small urban footprint. I also feel that an effective storm water management plan for the proposed development will help with the drainage issues that already face adjacent residential properties. Prior development all around our properties has impacted the ability to use our land for the agriculture purposes it is currently designated for.

Sincerely,

[REDACTED]



Nov 6, 2020

City of Pitt Meadows,

I am writing today to support the ALC exclusion of the properties on Baynes Rd. I am in favour as the development proposes affordable medium density housing units close to the current town core and is in close proximity to my business in the Maple Meadows Business Park. I would also like to add that lack of bus service to the business park is a major problem for my business as staff and clients alike have a exceedingly long walk to access the park if they do not have their own vehicle. Development on Baynes Rd. would dovetail well with bus service to the park.

Sincerely,

A large black rectangular redaction box covering the signature area of the letter.

October 27, 2020

City of Pitt Meadows,

I am writing today to support the ALC exclusion of the properties on Baynes Rd. I am in favour as the development proposes affordable housing units other than just apartments that are close to the current town core and would be suitable for both my children when they are ready to look for housing and for me when I look to downsize. I think it is important that the type of housing available to residents is expanded and appreciate the thoughtfulness put into the plan.

Sincerely,

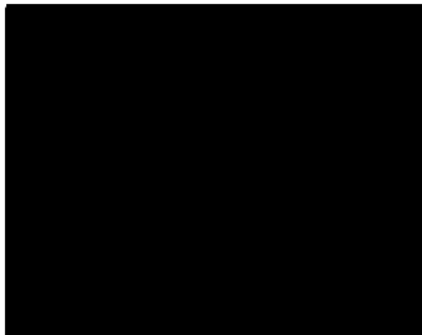
A large black rectangular redaction box covering the signature area.Four horizontal black rectangular redaction boxes of varying lengths, covering contact information.

September 27, 2020



City of Pitt Meadows,

I am writing to you today regarding the proposed development properties on Baynes Rd. As a Pitt Meadows resident who has been able to live in what was a new development at Dorado, I am in favour of the proposed development. I particularly like the number of housing forms designed for seniors and the proximity of the development to existing amenities in Pitt Meadows. I am also generally in favour of development around existing development rather than using land that is detached from other development. In my working life, I have been involved in developments in Ontario and feel that this one ticks all the boxes so to speak.

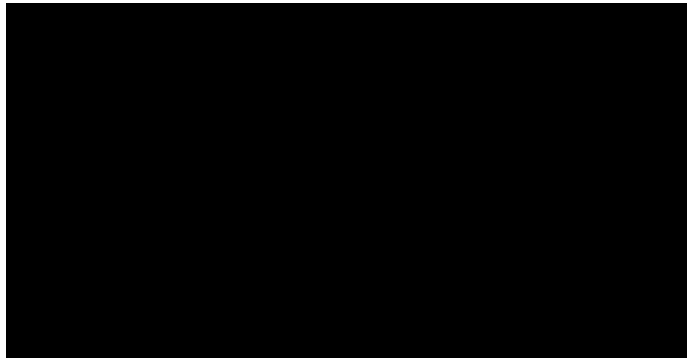


October 1, 2020



City of Pitt Meadows,

I am writing to you today with my support for the proposed ALR exclusion for the properties on Baynes Rd. As a business owner who services many Pitt Meadows residents, it makes sense to me to concentrate development around our existing amenities and build affordable capacity for young families who in turn create more customers and employment for our local small businesses. As a resident of 22 years and having a daughter who is engaged and would love to stay in the Pitt Meadows area, this seems like a great solution. She has lived in Pitt Meadows her whole life and I personally will put her on the list as a future buyer so they can raise their children in our beautiful community.



October 21, 2020

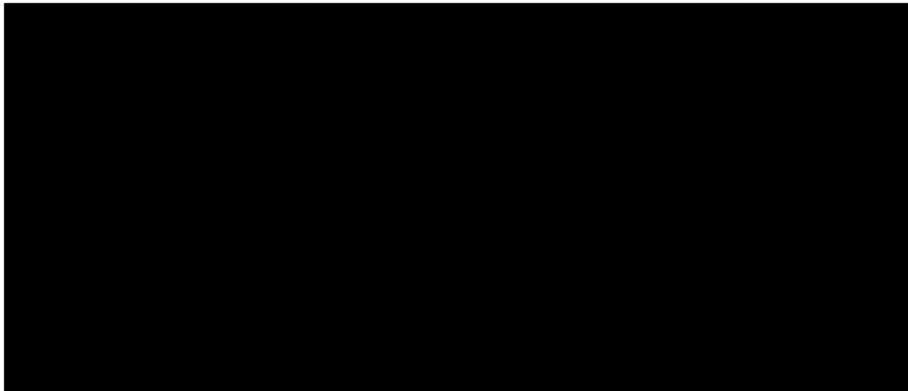
City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

We support the removal of the lots at 11898, 11848, 11834 and 11782 Baynes Rd. in Pitt Meadows from the Agricultural Land Reserve. The property should have been removed long ago as it very close to the center of town and would support many new homes.



September 6<sup>th</sup>, 2020.

City of Pitt Meadows,  
12007 Harris Rd.  
Pitt Meadows, BC, V3Y 2B5

To City Hall,

We are writing this letter to express our support for the development plan for the Baynes Road properties (From 11898 Baynes Rd to 11782 Baynes Rd) proposed by [REDACTED]

We have reviewed their development plan and feel that it is a suitable plan for the area. We feel it is a very well thought out plan with a focus on what will benefit the city of Pitt Meadows and not necessarily on what would be profitable for the land owners. We feel this is a very admirable approach to property development and a departure from the usual trend of placing as many small lot detached homes as possible onto the available land.

We are impressed with the idea of providing a development that is inclusive of those that wouldn't necessarily be able to afford a detached home in this area. We plan to live here for at least the next 20 years with our 3 young children and would love to see more young families receive the opportunity to live in this community.

We would also like to specifically express support and confidence in [REDACTED] with regards to spearheading this project.

We purchased our home at 18864 119B Ave in February of 2019. [REDACTED] have been the most warm and welcoming neighbours any resident could ask for. We have been continually impressed with their ability to plan and execute their ideas. Their house is a reflection of this ability as both the interior and exterior of the home are exceptional in quality.

We have no doubt that this same attention to detail will take place as they look to begin this new project. We have total confidence in both [REDACTED] to approach a project like this with the best interests of Pitt Meadows in mind. We also have confidence that they will see and address any problematic angles that could arise and adapt to any issues they encounter throughout the journey.

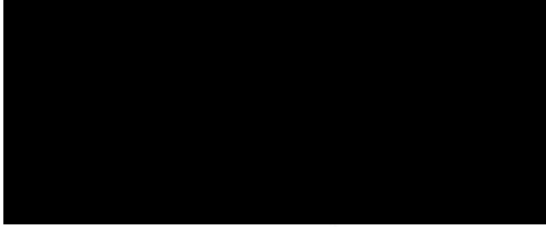
We can be contacted at [REDACTED] if you wish to discuss anything in further detail.

Thank you for taking the time to read our letter of support.

[REDACTED]

To whom it may concern,

We support development of the Baynes Rd. fields. We feel the property should be developed before North Loughheed. Please support the land owners application to the Agricultural Land Commission.





City of Pitt Meadows,

I am writing you today regarding the proposed ALC exclusion on the Baynes Rd. properties. I am writing as a resident of Pitt Meadows and also as the long time lease holder of the blueberry farm at 11782 Baynes Rd (2000-2018).


As a long time resident, I feel the land is better suited to the proposed residential development with the common borders to the existing residential housing. As someone who farmed this particular property, the difficulties to control over-spray into neighboring homes was a major cause of decline in production and fruit quality.

From an agricultural perspective, the land is not as productive as elsewhere in Pitt Meadows and yields have diminished 3-5% annually over the years due to loss of bushes from the increased amount and duration of flooding.

The land could be much better utilized as residential housing and the plan the owners have put forward looks like just what the community needs.

Regards,





10 October 2020

City of Pitt Meadows,  
12007 Harris Rd.  
Pitt Meadows.  
V3Y 2B5

Dear City of Pitt Meadows:

**Re: Support for Baynes Road Property Development and Exclusion from the Agricultural Land Reserve**

I have read a synopsis of the proposal to remove the Baynes Road Properties of Chris Begg and Lisa Begg; Balhar Sidhu; Karl Wohlers and Rovinder and Raghbir Dhiman from the Agricultural Land Reserve to allow development of affordable housing.

I have lived in Pitt Meadows for over 15 years and what I have read supports the proposal. Hence, I am asking for your support of the proposal and changes to the ALR. I would ask that you bring this letter to the attention of Mayor and Council.

Metro Vancouver is forecasting a 77 percent increase to the population in the next 20 years and the development would include a variety of housing suitable for various income levels and desires and include support for more senior members of Pitt Meadows. Given the population projects this type of project is very much in need. Not only this, the area is of low agricultural potential and no longer economically viable for that purpose.

The proposed project with its land allocated to buffering, proximity to city hall and town centre amenities and senior centre would be a very desirable addition to the Pitt Meadows and supportive of the long term forecasts in population increases in Metro Vancouver.

Yours Sincerely,



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

>

> To all council

>

> I am in full support of the land use proposal put forth by the Begg family.

> The project encompasses the growing needs in Pitt Meadows It takes in all the aspects of diverse housing that is needed in our community .

> This is an opportunity to keep our city moving forward in a positive way, entertaining a much needed option in the sky rocketing cost of housing.

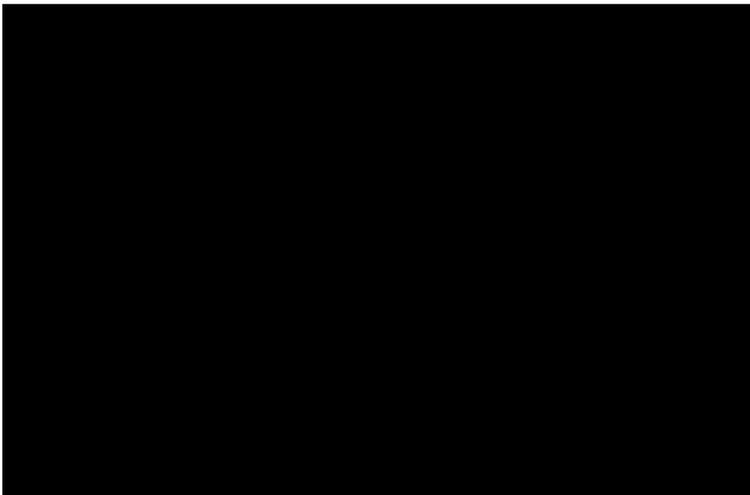
>

> Thanks

> [REDACTED]

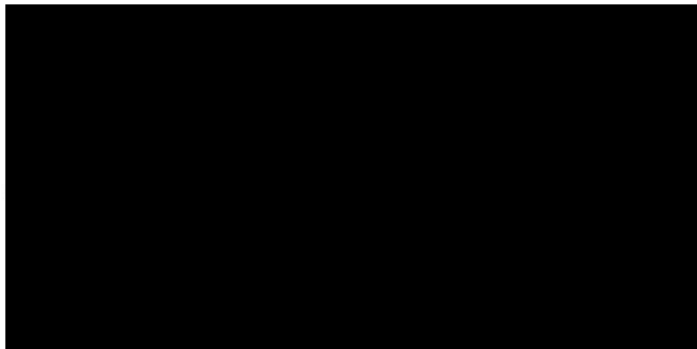
City of Pitt Meadows,

I am in favour of 11898, 11848, 11834 and 11782 Baynes Rd. being excluded from the Agricultural Land Reserve and developed for residential housing. We are aware the land has been slated for land use change for more than 10 years and feel the timing is right to start the process now.



City of Pitt Meadows,

I am in favour of 11898, 11848, 11834 and 11782 Baynes Rd. being excluded from the Agricultural Land Reserve and developed for residential housing. We are aware the land has been slated for land use change for more than 10 years and feel the timing is right to start the process now.



August 31, 2020

[REDACTED]

Re: Baynes Road Land ALC Exclusion

To whom it may concern,

We have been residents of Pitt Meadows since the late 1970's who back on to the North side of Eagle Park. Eagle Park is not very well used and we look forward to a time when the park is alive with the voices of a new generation of young people so we are in favour of the Baynes Rd. land being excluded from the ALR and developed as residential housing. We like the look of the proposed development, particularly the housing options that are proposed for seniors.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

As a long-time resident of Pitt Meadows I love the idea of developing yours and neighboring properties. The idea of some mixed residential and commercial has really caught my eye as there is nowhere close to this side of Ford to run and grab milk or a coffee. [REDACTED] and I fully support the ideas and package you have created and think it will bring a new diversity to Pitt Meadows.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

City of Pitt Meadows

WE SUPPORT THE BAYNES ROAD GROUP.  
ON THE NEW RESIDENTIAL DEVELOPMENT  
PROJECT. WE HAVE LOOKED OVER THE  
PLANS AND THINK IT WOULD BE GREAT  
FOR THE AREA. WITH CURRENT RESIDENTS  
AGING ANOTHER SENIORS CARE CENTRE  
WITH PALLIATIVE AND MEMORY LOSS CARE  
WOULD BE VERY HELPFUL. THIS CONCEPT  
HAS SOMETHING FOR EVERYBODY. WE THINK  
PITT MEADOWS IS A GREAT PLACE TO LIVE  
AND THIS PROJECT WOULD JUST ADD TO  
THE AREA.

September 7, 2020

City of Pitt Meadows,

Hello!

I am writing in regards to the development plan that has been laid out to me by [REDACTED]. I strongly support the approach and reasoning behind the project! Being a young male- eager to move out of my parents home, I struggle with making that next step for myself towards individuality. Even through working full time, I can't wrap my head around the costly living spaces both inside and outside of Pitt Meadows. Everything and everyone I love and am involved in is found in this lovely city; and with living situations growing tighter, I find it even more difficult to leave. The angles that have been shared with me on this project has won my favour, and I am very much looking forward to an extended future in this beautiful home town of mine.

Sincerely,

[REDACTED]



[REDACTED]

First off, we hope this finds you well and that you and your family are all healthy. We are writing to you to extend our support for the ALR Exclusion Application with respect to the properties on Baynes Road.

We have been residents of Pitt Meadows now for 14 years, raising our 3 children who have all attended school in Pitt Meadows. We have been very active in our community volunteering for 14 years in the soccer community, raising funds/donations for the Friends-in-Need as well as countless hours volunteering at the schools. We believe strongly in community and have felt that it is important for us and our children to give back. We have met friends here that have become our extended family. We care about our community and feel this is part of the fabric of what makes Pitt Meadows amazing.

With 2 of our children looking to move out on their own in the very near future (1 graduated last year and 1 is graduating this year), we have found ourselves more and more concerned about their ability to find affordable living in our community. They have started looking at options and are faced with the prospect of having to look outside our community due to a lack of affordable rental and entry-level ownership options. This saddens us as our children have a connection with Pitt Meadows and we want them to continue to live here and to one day start a family here.

The Baynes Road properties provide an excellent location for a planned community as part of the OCP with little-to-no impact on the ALR (due to its poor agricultural quality). It's proximity to Harris will allow residents to access mass transit safely and easily and is within walking distance to City Hall, Rec Center, Schools and other critical infrastructure along Harris Road.

We love our community, and this is our home. And we want this to be our children's home. It is imperative that we start planning today so that the children we are raising today in our community have a place to remain to call their home.

Thank you in advance for your consideration and we welcome you to contact us anytime should you have any additional questions.

Respectfully,

[REDACTED]

Oct 25/  
~~September~~ \_\_\_\_\_, 2020

City of Pitt Meadows

12007 Harris Road

Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

I saw the signs that have gone up on Baynes Rd. and felt compelled to write in with my thoughts.

Over the years I have walked down Baynes and seen more and more the water accumulation on the blueberry farm. It is very clear that although it is nice to walk by blueberry fields, the land isn't great for crops anymore. The pathway that goes between Baynes and Harris Rd is so much higher than the blueberry field, it's no wonder it floods so much.

I would like to see housing in this area so am OK with this land being removed from the ALR.



To The City of Pitt Meadows,

I am writing in regarding the Baynes Road ALR exclusion application.

We are long time Pitt Meadows residents and have seen a lot of changes. Although change can be difficult it can also be beneficial. The proposed future development of Bayes road means there would be affordable housing options that we just don't have now but are very much in need.

We hope that you move forward in the ALR exclusion application and the future development and we are in favour of excluding the land.

Sincerely,



September 11, 2020

City of Pitt Meadows

12007 Harris Road

Pitt Meadows, BC V3Y 2B5

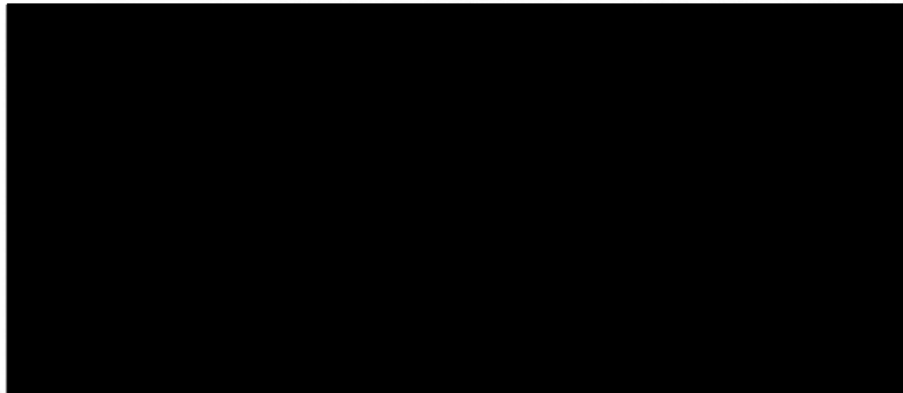
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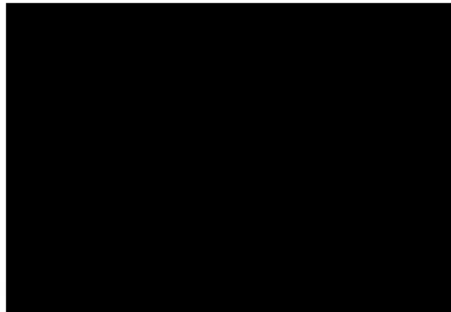
I would like to see housing in this area so am OK with this land being removed from the ALR.



Re: 11898,11848, 11834, 11782 Baynes Rd.

City of Pitt Meadows,

I am glad to see that the city is finally looking at development on Baynes Rd. For years I have wondered why these fields right beside the existing residential haven't been part of the local housing plan. My family and I were forced to relocate to Maple Ridge recently as we couldn't find a suitable home in Pitt Meadows. I am in favour of these fields being converted into residential housing.



September 11, 2020

City of Pitt Meadows

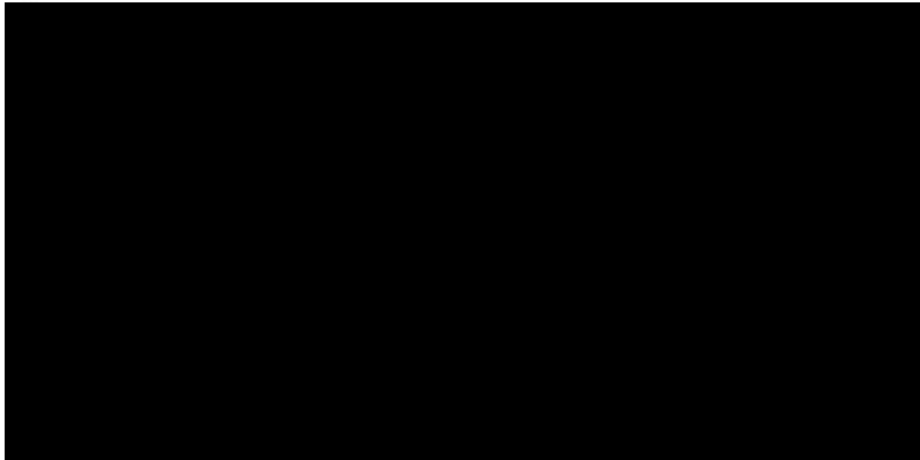
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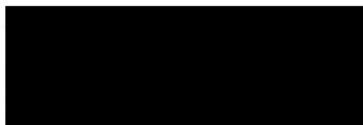
Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

I am in favour of the Baynes Rd. properties being removed from the ALR. It has been a long time coming and I think the land could be better utilized as something other than open fields and more blueberry bushes.



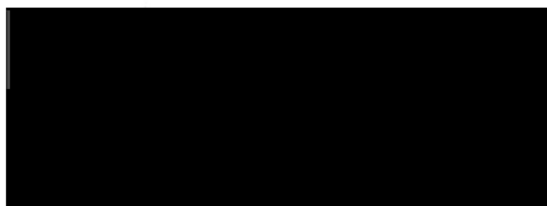
September 25, 2020



City of Pitt Meadows,

As a long time Pitt Meadows resident, I am in favour of the land on Baynes Rd. being excluded from the ALR. My family recently had to leave the city as they could not find appropriate housing. What I have seen proposed for the land would be perfect for what they are looking for. I also like the idea that the city's existing infrastructure would be utilized by this development. It makes more sense than duplicating infrastructure in another area.

Respectfully,



September 11, 2020

City of Pitt Meadows

12007 Harris Road

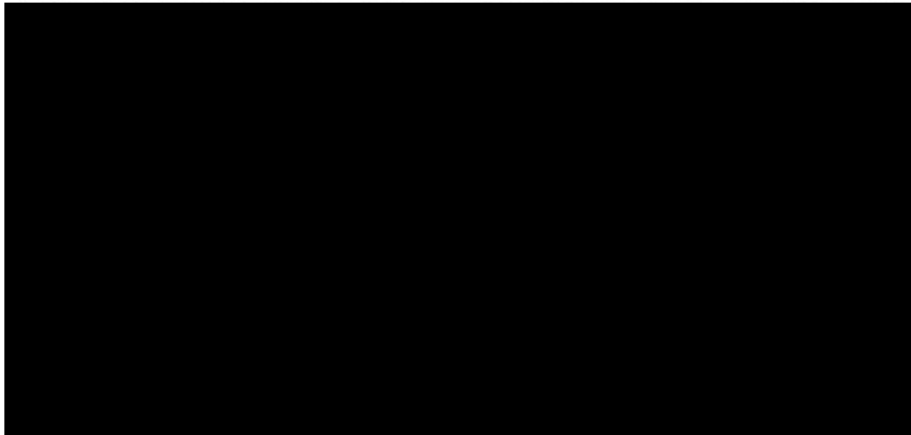
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

Please forward to the appropriate person at the City of Pitt Meadows.

I generally do not want to lose farmland, however the farms on Baynes Rd. seem like a natural extension of the existing residential areas. I would be opposed if the land was in a different location, but it's not so I would support it's used to build some great homes for families.





OCT  
September 25, 2020

City of Pitt Meadows

12007 Harris Road

Pitt Meadows, BC V3Y 2B5

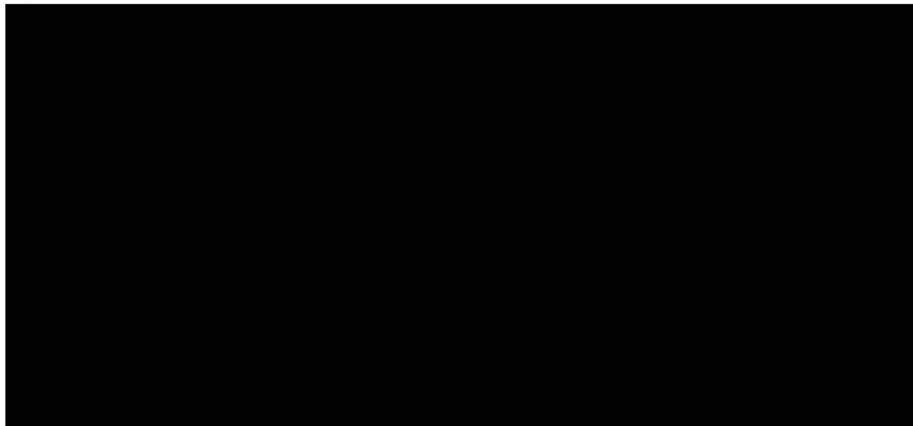
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I would like to see housing in this area so am OK with this land being removed from the ALR.



October 21, 2020

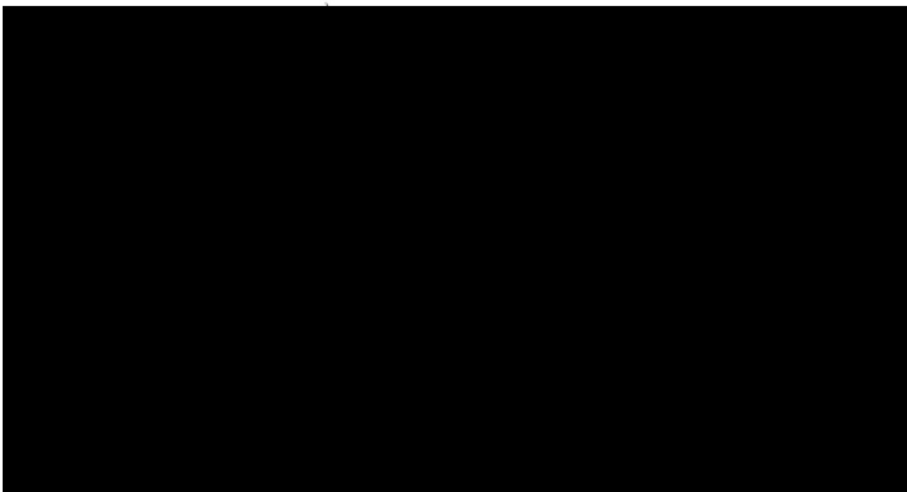
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Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

We support the removal of the lots at 11898, 11848, 11834 and 11782 Baynes Rd. in Pitt Meadows from the Agricultural Land Reserve. The property should have been removed long ago as it very close to the center of town and would support many new homes.



[REDACTED]  
[REDACTED]  
[REDACTED]

September 9, 2020

City of Pitt Meadows  
12007 Harris Road  
Pitt Meadows, BC  
V3Y 2B5

City of Pitt Meadows Planning Department :

**Re: Removal of Properties on Baynes Road from the ALR**

I am writing with regard to the proposed removal of four properties on Baynes Road from the Agricultural Land Reserve. I am writing to show my support for removal if the potential development were to be for residential use and not further warehouse/commercial use.

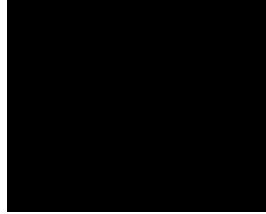
While I love the rural look of the properties, I also realize that it would be very difficult for the owners to have any kind of viable crop or large animal use on the properties due to their small size, the amount of water that gathers in that area and the low income that the above usages would yield. I am very concerned that, if the request for removal from the ALR is not granted, the owners could decide to participate in some kind of agricultural industry such as greenhouses or “warehouse-type” agriculture such as chickens or mushrooms . I live close to the area in question and have a peek-a-boo view of the properties. I would be opposed to this type of agricultural use as the light and smell pollution from the industries would greatly diminish the enjoyment of my own property.

With agricultural use marginal and estate house construction limited by bylaws, I feel incorporating these properties into our projected residential city growth is by far the most viable option. The area is a perfect parcel for residential use because it is adjacent to already developed residential areas and large enough to develop some very well thought out residential neighbourhoods.

I look forward to further discussion on this parcel of land and to hearing other residents’ points of view.

Sincerely,

[REDACTED]  
[REDACTED]



To The City of Pitt Meadows,

I am writing to you as a landowner but also a long time Pitt Meadows resident.

We were lucky that we were able to find an affordable home in a great community 20 years ago where we could raise our two children. There was a French Immersion school just down the road and a playground behind our house. We have had great neighbours who have become friends. It is a short drive, or walk, to most everything we need. About five years ago we moved my aging parents here to be with us.

Pitt Meadows has continued to grow and as we could see from the recent Lower Mainland Best Neighbourhood contest Pitt Meadows is a place people want to be and take pride in living here.

I want my children to have the opportunity to purchase a house and raise a family in this community just like we did. I also want to be able to keep my parents close to us as they are getting older and their needs are changing. I am concerned as a parent and daughter that Pitt Meadows does not have the housing options available to them and they may have to move out of our community not because they want to but out of necessity.

The Baynes Road development is a perfect opportunity to custom build a neighbourhood that can include housing options and amenities for everyone that wants to make Pitt Meadows home.

I appreciate your time and consideration in moving this development forward.

Sincerely,



To Whom It May Concern:

I have reviewed the proposal to remove the Baynes road from the ALR in order to develop a new and diverse neighbourhood and support it 100%.

Having lived in Pitt Meadows for 24 years and watching the prices of housing go up and the limited amount of affordable rent I worry for our children.

This project would help in all those areas.

Thank you,





Date:

October 24, 2020 5:42:35 PM

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To whom it may concern,

I would like to lend my support to the Baynes Road development proposal.

I have lived in Pitt Meadows for over 40 years and although I would not normally support removing land from the ALR, if this is in fact “marginal” with respect to agriculture, I would support this particular application.

I would much rather see any land removed from the ALR used for housing, such as this proposal, as opposed to being used for further warehousing.

This particular proposal seems to offer a good selection of residential development with even a small percentage of commercial use added to the mix.

If you need to contact me my address is:



October 21, 2020

City of Pitt Meadows,

I support the removal of the Baynes Rd. properties from the Agricultural Land reserve for residential development. I live close to the properties and think the pesticide spraying done on the blueberries isn't healthy for the residential neighbourhoods all around the land

Sincerely,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

September 11, 2020

City of Pitt Meadows

12007 Harris Road

Pitt Meadows, BC V3Y 2B5

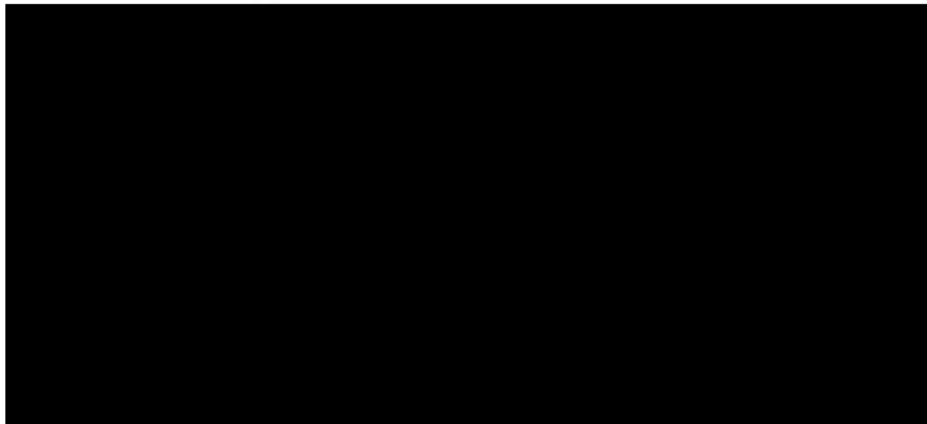
Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

I saw the signs that have gone up on Baynes Rd. and felt compelled to write in with my thoughts.

Over the years I have walked down Baynes and seen more and more the water accumulation on the blueberry farm. It is very clear that although it is nice to walk by blueberry fields, the land isn't great for crops anymore. The pathway that goes between Baynes and Harris Rd is so much higher than the blueberry field, it's no wonder it floods so much.

I would like to see housing in this area so am OK with this land being removed from the ALR.





7 October 2020

To The City of Pitt Meadows,

I am writing in regarding the Baynes Road ALR exclusion application.

We are long time Pitt Meadows residents and have seen the city grow a lot over that time. We have been able to benefit from the growth in development as we live in the south Bonson/Osprey Village area of Pitt Meadows. We know that there is a big need for affordable housing in Pitt Meadows and the proposed future development of Baynes road would be a great addition to the city.

We hope that you move forward in the ALR exclusion application and the future development and we are in favour of excluding the land.

Sincerely,

A large black rectangular redaction box covering the signature area.

OCT 25  
September \_\_\_\_\_, 2020

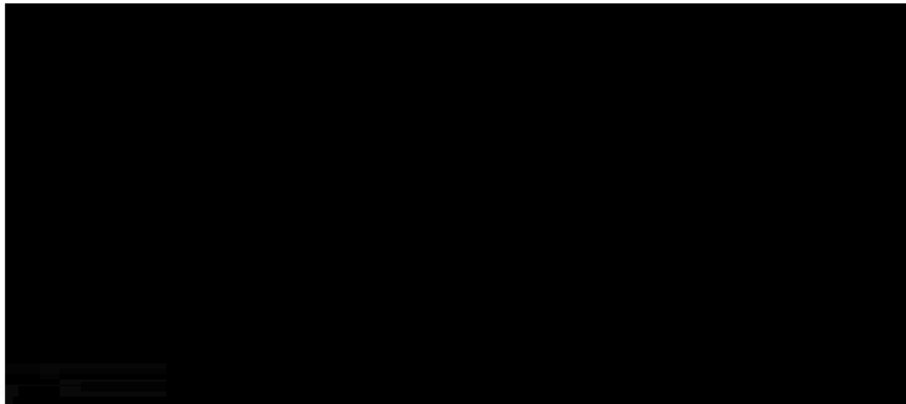
City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

I am writing to acknowledge my support of the Baynes Road properties exclusion application. Most of the land is not being used for agricultural purposes and the one blueberry farm floods quite often and at some point will likely cease operations as well. I would prefer to see it used for residential homes, community services and retail shops that would be a welcome addition to this particular area near the Pitt Meadows core. There are plenty of viable farms in North Pitt Meadows and agricultural land near the airport. Thank you for your attention.



[REDACTED]

---

[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]

Hi there,

I am writing in to support the ALR exclusion application put forward by [REDACTED] on 11898 Baynes Road.

As a local Pitt Meadows business and long-time resident, I see this opportunity for development as a necessary direction of growth for the future of Pitt Meadows. Currently, the land on 11898 Baynes road is very poor agricultural quality and the flood zone in this area is increasing annually, further reducing its ability to produce agriculture. Having a development geared towards all ages including the 55+ year population promises a much better use of the land. Additionally, as a young resident looking to purchase real estate in Pitt Meadows, I see a need for more diverse and affordable housing opportunities.

Kind regards,

[REDACTED]

October 9, 2020



City of Pitt Meadows,

We are writing today to support the ALC exclusion of the properties on Baynes Rd. We are particularly interested as the development proposes affordable housing units other than just apartments that would be suitable for our adult children. This will allow them to stay in the community they grew-up in rather than having to look elsewhere to purchase a home.



City of Pitt Meadows  
12007 Harris Rd.  
Pitt Meadows, BC  
V3T 2B5

Mayor , Council & City Planners;

Re: Baynes Road Properties, AL exclusion and development proposal

As a businessman and long- time contributor to the Pitt Meadows community, I fully support this proposal.

The Wesbrooke Seniors Community is located in Pitt Meadows and provides Independent and Assisted Living to local residents as well as residents from neighboring municipalities. Since 2004 we have been providing seniors housing in Maple Ridge at Willow Manor and now at The Wesbrooke. We have learned that one of the most important factors in choosing a place to live for a senior, as well as their families, is that they want to stay in their own community! This is especially true of Pitt Meadows' residents. They do not want to leave this community.

However, the housing choices are limited to The Wesbrooke or moving in with family. Both of these choices have limitations as The Wesbrooke does not provide services beyond Assisted Living such as Advanced Dementia Care, Alzheimers care, Psychiatric Care, etc. Families are strained to care for loved ones as they usually do not have the proper home space or design a senior or elderly person requires, the children are usually working and thus the parent is left alone and vulnerable.

The Baynes Road Proposal is thoughtful and comprehensive. It provides a wonderful mix of housing with a plan that retains a Pitt Meadows feeling with caring for parks, open space, activity opportunities and a sense of well- being. The various housing and small business opportunities is much needed and will create a community and neighborhood feel with pedestrian accesses, parks, community focal points and a variety of housing types which aim to promote aging in place. Thus this proposal will also allow the seniors residing at The Wesbrooke to remain in Pitt Meadows when they need to move to a level of Care The Wesbrooke does not provide.

In short, this proposal provides everything Pitt Meadows represents and needs, a unique and Natural Place to live, grow and age in place in a very special community!

Respectfully

[Redacted Signature]

[Redacted]

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August 31, 2020

[Redacted]

To The City of Pitt Meadows,

We are writing regarding the Baynes Road ALR exclusion application.

We have lived in Pitt Meadows for only five years but in that short period of time have come to call Pitt Meadows home. We enjoy our daily walks in nature and can easily walk many medical appointments, coffee shops and grocery shopping.

We also have been a part of the community at the Seniors Center and the programs that were available prior to Covid-19.

We want to continue to live in Pitt Meadows and are excited about the prospect of the Senior living component to the Baynes road development. This is ideal as we will be able to stay close to our family.

We hope that you move forward in the ALR exclusion application and the future development and we are in favour of excluding the land.

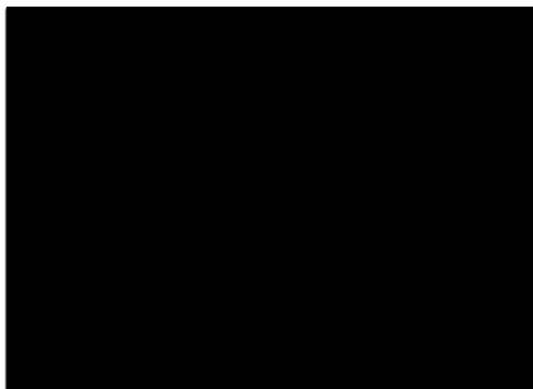
Sincerely,

[Redacted]

City of Pitt Meadows,

I am in favour of 11898, 11848, 11834 and 11782 Baynes Rd. being excluded from the Agricultural Land Reserve and developed for residential housing. We are aware the land has been slated for land use change for more than 10 years and feel the timing is right to start the process now.

Regards,



October 1, 2020



City of Pitt Meadows,

Please accept this letter as our support for the land on Baynes Rd. being excluded from the ALR. We feel that lands adjacent to existing development are the best place for new development and Baynes Rd. is close to everything and will not need duplication of infrastructure to be viable. We would prefer development here prior to the North Lougheed area.

Sincerely,







September 4, 2020

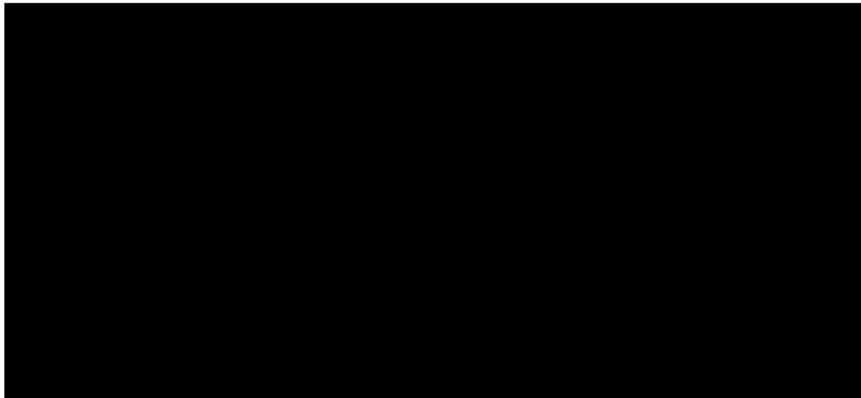
City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

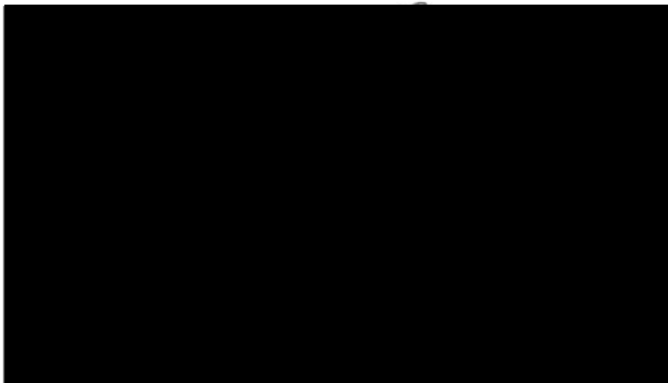
RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND

I am writing to acknowledge my support of the Baynes Road properties exclusion application. Most of the land is not being used for agricultural purposes and the one blueberry farm floods quite often and at some point will likely cease operations as well. I would prefer to see it used for residential homes, community services and retail shops that would be a welcome addition to this particular area near the Pitt Meadows core. There are plenty of viable farms in North Pitt Meadows and agricultural land near the airport. Thank you for your attention.



Dear City of Pitt Meadows,

I am writing to support the removal of the Baynes Rd. lands from the Agricultural Land Reserve. I lived north of Eagle Park for several years and the fields were consistently flooded and not farmed. The land would be better suited to residential development as the lack of housing options in Pitt Meadows forced myself and my family to relocate to another community recently. I would have preferred to stay in Pitt Meadows but there were just no affordable options available.



[REDACTED]

---

[REDACTED]

---

[REDACTED]

[REDACTED]

Good evening Mayor and Council,

I am writing in support of the four properties on Baynes Road being removed from ALR. I feel that the proposed development will provide badly needed housing for the community. Hopefully the four land owners will abide with the proposed drafts and the development will look as lovely as proposed.

Kind regards,

[REDACTED]

[REDACTED]

---

Mayor and Council  
City of Pitt Meadows  
12007 Harris Road  
Pitt Meadows, BC  
V3Y 2B5

September 25, 2020

Dear Mayor and Council:

Please consider this letter of support for the removal of the properties along Baynes road from the ALR.

Last year, I attended the city's open house on creating diverse living arrangements in our city, and it was clear the city lacks available residential space to grow. I support maximizing the use of existing residential land in a reasonable way through infill and dwelling style while maintaining the integrity of neighbourhoods. I am also in favour of protecting the ALR, while removing land from the ALR that makes sense. Therefore, I fully support the removal of the Baynes Road properties from the ALR as they are no longer typical agricultural land, as long as they are redesignated as residential rather than light industrial.

What drew me to Pitt Meadows originally was its natural surroundings and sense of community. I am confident that removing these properties from the ALR can protect these two things, and therefore thank you for considering this letter of support. Please do not hesitate to reach out to me via email or phone if you have any questions.

Sincerely,

[REDACTED]

September 23, 2020

Dear Pitt Meadows Mayor & Council,

Having been a resident homeowner of our fine city since 2005, I have strong affinity for and informed opinions about developments, improvements and various changes that we all fund and, ultimately, live with.

I've reviewed the maps and fifteen points put forward by the Baynes Road Group (i.e. homeowners at 11898, 11848, 11834 and 11782 Baynes Rd) and give it my support without condition. While I am normally of the mind of not removing land from ALR designation, these particular parcels have shown to be of limited agricultural value.

I admire the thoughtful mixed density plan and appreciate the considerable effort they've put into seeking and acquiring expert consultation, particularly pertaining to agriculture and commercial endeavours derived from it. Indeed, my wife and I could see ourselves as future residents of a dwelling in the proposal.

Regards,



City of Pott Meadows  
12007 Harris Rd Pott Meadows V3Y 2B5

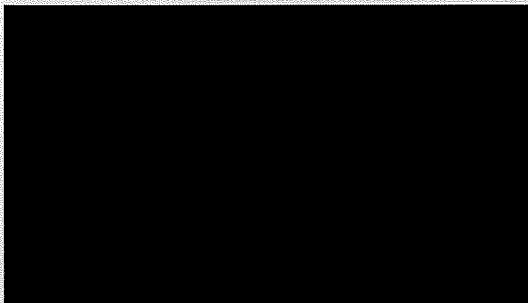
13 October 2020

RE. Proposal for removal from ALR Baynes Road properties

I am writing to indicate my support of the current proposal to remove these properties from the ALR

I have had an opportunity to read through the proposal and I found it to be very thorough and a good plan for future use of this area. Much thought went into the proposed project and there is a good mix which could address many different needs.

Thank you



September 11, 2020

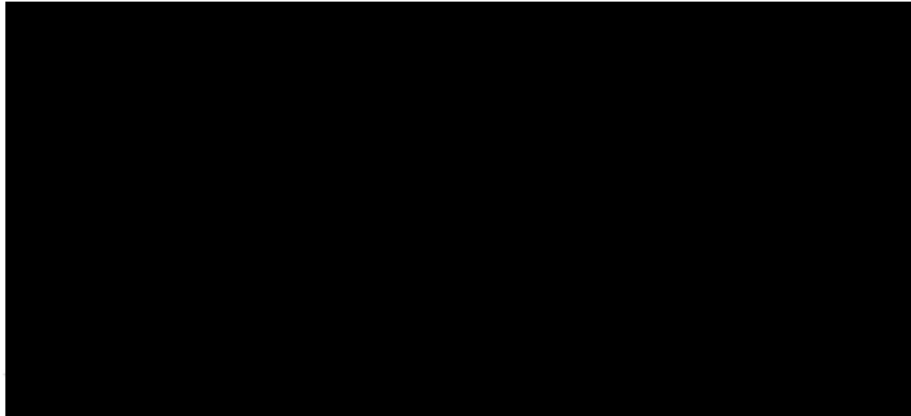
City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

We support the removal of the lots at 11898, 11848, 11834 and 11782 Baynes Rd. in Pitt Meadows from the Agricultural Land Reserve. The property should have been removed long ago as it very close to the center of town and would support many new homes.





October 21, 2020

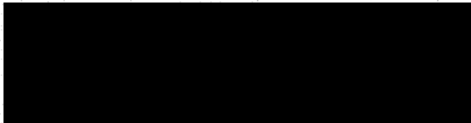
City of Pitt Meadows  
12007 Harris Rd  
Pitt Meadows BC  
V3Y 2B5

Re: Proposal for removal from ALR - Baynes Rd Properties

Please accept this letter supporting the current proposal removing these properties from the ALR.

I have read through the proposal and believe that this plan will be a good use of land for the future. I have lived in Pitt Meadows for 23 yrs now and would love to see this kind of project succeed in the future.

Sincerely,





[REDACTED]  
[REDACTED]  
[REDACTED]

November 2, 2020

City of Pitt Meadows  
12007 Harris Rd  
Pitt Meadows BC V3Y 2B5

Dear Planning department,

I am writing in support of the Baynes Road Group application for an Agricultural Land Reserve exclusion. I have read the vision and plan for development of the Baynes Road properties and think this plan is in the best interest of the residents of Pitt Meadows. Like the applicants, I am a long-term citizen of Pitt Meadows.

I am not one to hastily support the removal of lands from the ALR; I strongly believe we owe our children the retention of valuable productive agricultural land. However, the Baynes Road Properties land no longer fit that description. The surrounding development has changed the quality of the land. Increasing high water table, more frequent and extensive flooding, combined with the low relative agricultural land quality have greatly reduced productive capacity and financial viability for farmers. With temperature and hydrology changes due to climate change, we only expect more of the same stressors that reduce viability of the Baynes Road Property lands in the short and long term. The properties are within the Urban Containment Boundary and have been approved as a special study area in 2009, a pre-cursor to land use change.

The proposed development, situated conveniently in walking distance to schools, transit, and services, would bring valuable opportunities to Pitt Meadows. The diversity of housing types planned for affordability, and the inclusive approach for residents at various life stages is very appealing and can bring a unique opportunity for connection and social integration. How amazing it would be to have multiple generations living in walking distance and supporting each other without having to commute. The green space allocation is generous; I am also excited to see proposed access to unused land abutting Mitchell Road park which could be used for a community garden similar to the existing one on south Bonson.

I think the time is now to set the wheels in motion for such a community development. I think our current council works proactively for our citizens and acknowledges that working reactively is sometimes not the best scenario because options can be limited. We have a chance to do this right, with discussion, planning and foresight. Please consider the application with an open mind and the future of our citizens, especially youth and elders, being able to stay in the community they love.

With thanks,

[REDACTED]

Email [REDACTED]

Message:

Good morning Mayor & Council,

I am writing to you with my feedback regarding the exclusion of property in the ALR along Baynes Road and the application that will be put forth to you about the potential of properties being developed on that site.

Full disclosure; 1) I did help one of the parties purchase one of those sites in years past, as well as - I would be purchasing one of those properties today if they were available now. :)

I fully support and would love to see something useful developed along that Baynes Road corridor. The proposal I have read over seems like it is exactly what is required [REDACTED] community!

Being a REALTOR I have had to move many a [REDACTED] out of our community because they have not been able to transition to a smaller &/or easy care lifestyle in this community. Just not enough inventory options for the demand (including myself) here.

That area would provide some airport entertainment and views too many residents living along there in their senior years when they can't get out of their homes very easily.

I look forward to hearing more about this development and seeing [REDACTED]

[REDACTED] nts.

If only it was available to move-in now! :)

Thank you for all you are doing for our community now!

Happy Fall everyone!

[REDACTED]

Council Email:

[REDACTED]

[REDACTED]

[REDACTED]

October 1, 2020

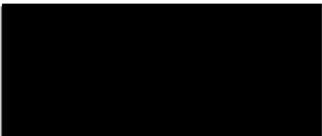
[REDACTED]

City of Pitt Meadows,

Don and I support the removal of the Baynes Rd. land from the Agricultural Land Reserve. Pitt Meadows needs more diverse housing options and I am in favour of capitalizing on lands available within walking distance to our town core. It looks like it will be a beautiful development.

Respectfully,

[REDACTED]



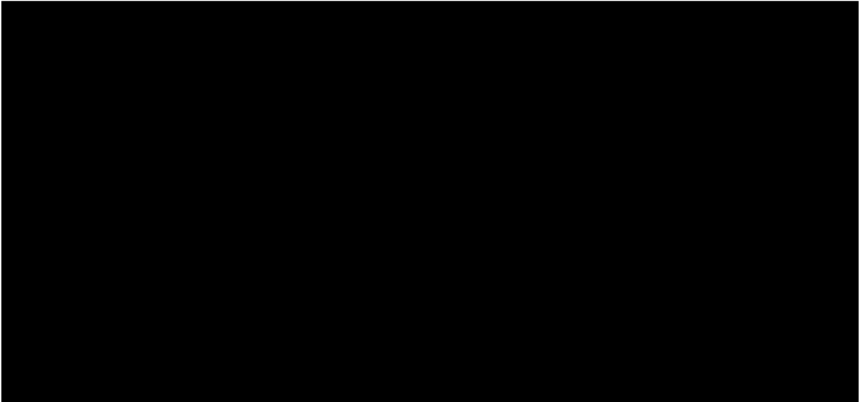
September 4, 2020

City of Pitt Meadows  
12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND

I am writing to acknowledge my support of the Baynes Road properties exclusion application. Most of the land is not being used for agricultural purposes and the one blueberry farm floods quite often and at some point will likely cease operations as well. I would prefer to see it used for residential homes, community services and retail shops that would be a welcome addition to this particular area near the Pitt Meadows core. There are plenty of viable farms in North Pitt Meadows and agricultural land near the airport. Thank you for your attention.



[Redacted]

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To Whom it may concern,

Attn : City of Pitt Meadows,

I am in favour of the Baynes Rd. properties being removed from the ALR. It has been a long time coming and I think the land could be better utilized as residential housing.

Thank you,

[Redacted]

To Whom it may concern,

Sept 9, 2020

### **Baynes road Group Project**

I am reaching out to you today to show my support as a Pitt Meadows resident for an exciting new residential development project. I feel that the proposed development is needed in our community. As land and building costs have risen over the years (particularly in areas close to urban centers) the need for affordable housing makes sense. The plan to achieve the desired density differently than just town homes which will create a greener, more affordable, and liveable development. I have outlined a few points why below.

- The Baynes Road Project lands are amongst the lowest agricultural quality lands in Pitt Meadows.
- The North 50% of the BRP's have never been farmed and the north 3.3 acres was filled with non-agricultural fill about 20 years ago.
- High intensity agriculture on the BRP's would have a greater impact on the surrounding residential community than residential development. High intensity agriculture will necessitate extensive fill and farm buildings or Greenhouses which would be more intrusive than the proposed development. Issues around smell and sound in the case of livestock or poultry production and light and smell from greenhouses or manure production are not a good fit with the surrounding community but are protected under right to farm legislation. We feel residential development is a better fit on these lands with the residential properties to the east.
- The Airport to the South and West is primarily agricultural land in the ALR (645 acres in total) which can be excluded and developed without any public consultation. 40 acres of Airport AL have recently been removed to build the new helipad and hangers on Baynes Rd. The development of the viable Airport agricultural lands will result in 65 times the amount of land removed from agricultural production compared to the BRP's.
- The Airport to the west has begun extensive development on the west side of Baynes Rd. which will eliminate most of the view out over the airport in the future.
- The project supports a beautiful development with almost 10% of land allocated to buffering neighbouring residential lands, trails, gardens, greenways, and a mobility pathway spine.
- The project is only 3 blocks, walking distance to municipal hall and our town center amenities including the seniors center.

Please contact me with any questions you may have.





Oct. 8, 2020

To The City of Pitt Meadows,

We are long time residents of Pitt Meadows and have raised our children here. We were fortunate to be able to find affordable housing when our children were young. They are now at the age where they want to start looking for their own home.

Their first choice would be to stay in Pitt Meadows but at this time there is very limited housing available for them in Pitt Meadows. The idea that there would be community-based housing for all ages along Baynes road would be a great option for them.

We hope that you move forward in the ALR exclusion application and the future development and we are in favour of excluding the land.

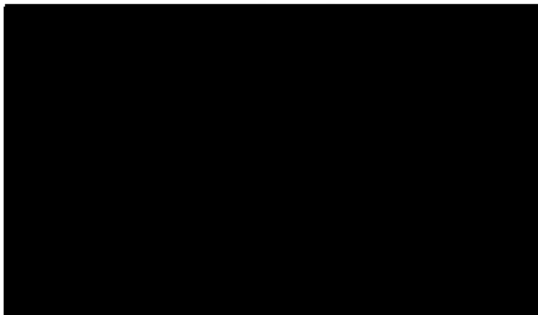
Sincerely,



City of Pitt Meadows,

I am in favour of 11898, 11848, 11834 and 11782 Baynes Rd. being excluded from the Agricultural Land Reserve and developed for residential housing. We are aware the land has been slated for land use change for more than 10 years and feel the timing is right to start the process now.

Regards,







As per our conversation I would be in favor of the below development provided there was infrastructure/plan in place to support that kind of density. Thanks again and have a nice day.

October 9, 2020

[REDACTED]

City of Pitt Meadows,

I support the removal of the lots at 11898, 11848, 11834 and 11782 Baynes Rd. from the Agricultural Land reserve. The property has been demonstrated to have limited agricultural capacity and being so close to the town center would be a logical place for the city to expand.

Sincerely,

[REDACTED]

September 11, 2020

City of Pitt Meadows

12007 Harris Road

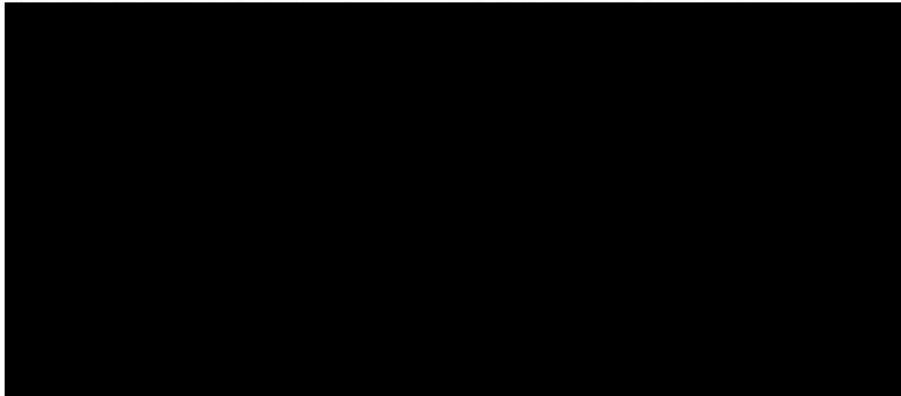
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

Please accept this letter of support regarding the exclusion application for property on Baynes Rd.

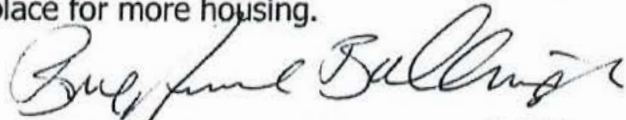
I see lots happening at the airport so these places are basically all on their own. I'm not sure what kind of farming happens or could happen there but they seem to be wedged in between development on all sides and my questions is, do we even want farming there? I will watch and see how things go but currently support removal of the land.



SCANNED

Pitt Meadows Planning Department,

Please accept this letter on behalf of the Baynes Rd. land owners application to remove their land from the ALR. We have seen the development plan the owners have put together and it provides the types of housing we need in Pitt Meadows and is very close to shopping. This spot would be a good place for more housing.

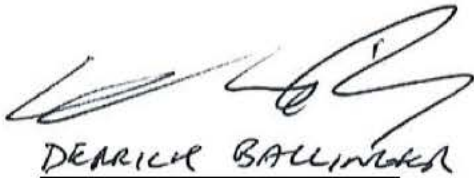
  
BREANNE BALLINGER



SCANNED

To whom it may concern,

We support development of the Baynes Rd. fields. We feel the property should be developed before North Loughheed. Please support the land owners application to the Agricultural Land Commission.



DERRICK BALLINGER



SCANNED

Dear City of Pitt Meadows,

I am writing to support the removal of the Baynes Rd. lands from the Agricultural Land Reserve. I lived north of Eagle Park for several years and the fields were consistently flooded and not farmed. The land would be better suited to residential development as the lack of housing options in Pitt Meadows forced myself and my family to relocate to another community recently. I would have preferred to stay in Pitt Meadows but there were just no affordable options available.



RYAN BALLINGER



SCANNED

Re: 11898, 11848, 11834, 11782 Baynes Rd.

City of Pitt Meadows,

I am glad to see that the city is finally looking at development on Baynes Rd. For years I have wondered why these fields right beside the existing residential haven't been part of the local housing plan. My family and I were forced to relocate to Maple Ridge recently as we couldn't find a suitable home in Pitt Meadows. I am in favour of these fields being converted into residential housing.



Jayne Ballinger



SCANNED

To Whom It May Concern:

I have reviewed the proposal to remove the Baynes road from the ALR in order to develop a new and diverse neighbourhood and support it 100%.

Having lived in Pitt Meadows for 24 years and watching the prices of housing go up and the limited amount of affordable rent I worry for our children.

This project would help in all those areas.

Thank you,

Dan Walton  
19355 118B Ave  
Pitt Meadows BC  
V3Y 2P7





SCANNED

To Whom It May Concern:

I have reviewed the proposal to remove the Baynes road from the ALR in order to develop a new and diverse neighbourhood and support it 100%.

Having lived in Pitt Meadows for 24 years and watching the prices of housing go up and the limited amount of affordable rent I worry for our children.

This project would help in all those areas.

Thank you,

Lory Walton  
19355 118B Ave  
Pitt Meadows BC  
V3Y 2P7



**Purewal Blueberry Farms Ltd.  
13753 Hale road  
Pitt Meadows BC  
V3Y 1Z1**

**SCANNED**

City of Pitt Meadows,

I am writing you today regarding the proposed ALC exclusion on the Baynes Rd. properties. I am writing as a resident of Pitt Meadows and also as the long time lease holder of the blueberry farm at 11782 Baynes Rd (2000-2018).

As a long time resident, I feel the land is better suited to the proposed residential development with the common borders to the existing residential housing. As someone who farmed this particular property, the difficulties to control over-spray into neighboring homes was a major cause of decline in production and fruit quality.

From an agricultural perspective, the land is not as productive as elsewhere in Pitt Meadows and yields have diminished 3-5% annually over the years due to loss of bushes from the increased amount and duration of flooding.

The land could be much better utilized as residential housing and the plan the owners have put forward looks like just what the community needs.

Regards,

---

Gary Purewal

Dear Anena Simpson,

I am writing in support of the Baynes Road Properties project. I lived on Baynes Road for a few years. I found the land not very good for agriculture and would have better use as a developed property. By taking this area off the ALR, it could increase housing options for multiple income levels without developing land that is already established for agriculture.

I reviewed the proposed development plan and really think the diverse housing options is exactly what Pitt Meadows really needs.

Please consider taking the properties off the ALR so they can be developed for the betterment of our community.

Thanks,

Daniel Mikolay  
12-19034 McMynn Rd  
Pitt Meadows

SCANNED

SCANNED

Email: [REDACTED]

Message:

Good morning Mayor & Council,

I am writing to you with my feedback regarding the exclusion of property in the ALR along Baynes Road and the application that will be put forth to you about the potential of properties being developed on that site.

Full disclosure; 1) I did help one of the parties purchase one of those sites in years past, as well as - I would be purchasing one of those properties today if they were available now. :)

I fully support and would love to see something useful developed along that Baynes Road corridor. The proposal I have read over seems like it is exactly what is required in our community!

Being a REALTOR I have had to move many a client out of our community because they have not been able to transition to a smaller &/or easy care lifestyle in this community. Just not enough inventory options for the demand (including myself) here.

That area would provide some airport entertainment and views too many residents living along there in their senior years when they can't get out of their homes very easily.

I look forward to hearing more about this development and seeing how our municipality can assist with ensuring this happens and provides a great new lifestyle for many of our mature residents.

If only it was available to move-in now! :)

Thank you for all you are doing for our community now!

Happy Fall everyone!

Terri Smith \_\_\_\_\_

SCANNED

**From:** terrywalton [REDACTED]  
**Sent:** Saturday, August 22, 2020 4:18 PM  
**To:** info <[info@pittmeadows.ca](mailto:info@pittmeadows.ca)>  
**Subject:** 4 Notices of Exclusion Application Regarding Land in the Agricultural Land Reserve published in the local paper

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I saw notices for application for exclusion from the ALR of 4 properties on Baynes Road – 11782, 11834, 11848, and 11898, in the Maple Ridge News. Apart from the area of each parcel, there is no other information. I have seen other such applications (in Maple Ridge) that provided reasons for the application such as proposed use. In the absence of such information, I am not able to weigh the pros and cons of these parcels staying in the ALR or being removed. Upon driving by, it appears that the three smaller parcels appear to be used as residential while the larger parcel appears to be a blueberry farm. The three smaller parcels abut residential properties to the East and the larger parcel abuts Mitchell Park to the East. As I understand things, if these parcels were to be removed from the ALR, they would remain in Pitt Meadow's A1 zoning until such time as the owner of the day applied for rezoning. As I understand things most if not all other land uses other than agricultural would require filling of these properties to facilitate construction and the type of zoning applied for would govern the area of site coverage and the maximum height of the buildings proposed. The proposed future zoning is of critical importance in considering these applications.

Given that the larger parcel at 11782 is an operating blueberry farm, I am opposed to its removal from the ALR.

The three other parcels are small but may be suitable for some form of agricultural use. This would have to be evaluated by someone with expertise in the matter. In the absence of such information, I am opposed to the application for removal from the ALR.

Terry Walton  
19452 Fraser Way  
Pitt Meadows

**From:** Glen LaBarre & Julie Bennett [REDACTED]  
**Sent:** Monday, August 24, 2020 10:07 AM  
**To:** Allison Dominelli <[adominelli@pittmeadows.ca](mailto:adominelli@pittmeadows.ca)>  
**Subject:** Re: ALR rezoning

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Allison. Thanks for getting back to me to clarify.

Quite frankly, I don't think any of the properties within ALR should be released for residential or commercial use. ALR lands produce food to sustain an already large population on Earth.

Pitt Meadows is loved for its country feel. If we allow more building, that country feel will be gone.

There are also many environmental concerns regarding more building including sewage, water use, air pollution, traffic, just to name a few.

I am also against the Harris Road project.

Please present these objections to our council on my behalf. Thank you very much.

Julie Bennett  
[REDACTED]

**From:** Christina Delmark [REDACTED]  
**Sent:** Monday, August 24, 2020 3:19 PM  
**To:** info <[info@pittmeadows.ca](mailto:info@pittmeadows.ca)>; Bill Dingwall <[BDingwall@pittmeadows.ca](mailto:BDingwall@pittmeadows.ca)>  
**Subject:** Agricultural Land

SCANNED

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, my name is Christina Delmark and I have been a resident of Pitt Meadows for 12 years. I absolutely fell in love with the city the moment I moved here. Back then it was a lot quieter than it is now. There have been many changes over the last 12 years including many new developments especially at the bottom of Harris Road. The city has become very busy and the calm and natural beauty has slowly been replaced with more and more houses and townhouses. I used to rave about the city and how quaint and peaceful it was. This is unfortunately no longer the case.

I have recently learned that a large area along Baynes Rd. #11782, 1183, 11848 and 11898 is applying for removal of this land from the ALR. My house backs onto this area and it saddens me greatly at the thought of losing my view, my piece of Heaven. It is already getting very busy on that street with the development at the airport and will get even worse as the railway develops its new roads and overpass.

I am also wondering why this piece of land was labeled as being Studied Land, on the last survey the city sent out to residence, showing where the City was heading up until 2040?

I really hope that this application will be denied and that the land will remain ALR. I think it is time to give the south side of Lougheed Highway a break and try to preserve what is left of its natural beauty.

Thank You,

Christina Delmark

To: [REDACTED]  
Subject: Pat & Donna Davidson - 11898 Baynes Rd.  
Date: September 26, 2020 5:59:32 PM

August 31, 2020

Pat and Donna Davidson  
11898 Baynes Road  
Pitt Meadows, BC  
V3Y 0A5

To The City of Pitt Meadows,

We are writing regarding the Baynes Road ALR exclusion application.

We have lived in Pitt Meadows for only five years but in that short period of time have come to call Pitt Meadows home. We enjoy our daily walks in nature and can easily walk many medical appointments, coffee shops and grocery shopping.

We also have been a part of the community at the Seniors Center and the programs that were available prior to Covid-19.

We want to continue to live in Pitt Meadows and are excited about the prospect of the Senior living component to the Baynes road development. This is ideal as we will be able to stay close to our family.

We hope that you move forward in the ALR exclusion application and the future development and we are in favour of excluding the land.

Sincerely,

Patrick and Donna Davidson



September 1, 2020



SCANNED

Harinder and Kuldeep Dhiman  
18874 119B Ave.  
Pitt Meadows, BC V3Y 1W7

Re: Baynes Road Land ALC Exclusion

To whom it may concern,

We have been residents of Pitt Meadows since the late 1970's and our property backs on to the North side of Eagle Park. Eagle Park is not very well used and we look forward to a time when the park is alive with the voices of a new generation of young people so we are in favour of the Baynes Rd. land being excluded from the ALR and developed as residential housing. We like the look of the proposed development, particularly the housing options that are proposed for seniors.

Sincerely,

Harinder Dhiman

Kuldeep Dhiman

September 2, 2020



SCANNED

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND

I am writing to acknowledge my support of the Baynes Road properties exclusion application. Most of the land is not being used for agricultural purposes and the one blueberry farm floods quite often and at some point will likely cease operations as well. I would prefer to see it used for residential homes, community services and retail shops that would be a welcome addition to this particular area near the Pitt Meadows core. There are plenty of viable farms in North Pitt Meadows and agricultural land near the airport. Thank you for your attention.

Name:	TANIA COULL
Address:	12155 191B ST. #104
City:	Pitt Meadows, BC
Signature:	

September 2, 2020

SCANNED

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department



**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

We support the removal of the lots at 11898, 11848, 11834 and 11782 Baynes Rd. in Pitt Meadows from the Agricultural Land Reserve. The property should have been removed long ago as it very close to the center of town and would support many new homes.

Name:	Brandon Dougan
Address:	11749 192A ST.
City:	Pitt Meadows, BC
Signature:	

September 2, 2020

SCANNED

City of Pitt Meadows  
12007 Harris Road  
Pitt Meadows, BC V3Y 2B5




Attention: Pitt Meadows Planning Department

RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND

I saw the signs that have gone up on Baynes Rd. and felt compelled to write in with my thoughts.

Over the years I have walked down Baynes and seen more and more the water accumulation on the blueberry farm. It is very clear that although it is nice to walk by blueberry fields, the land isn't great for crops anymore. The pathway that goes between Baynes and Harris Rd is so much higher than the blueberry field, it's no wonder it floods so much.

I would like to see housing in this area so am OK with this land being removed from the ALR.

Name:	Sean Douglas
Address:	11729-193A St.
City:	Pitt Meadows, BC
Signature:	

September 2, 2020

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5


Attention: Pitt Meadows Planning Department



**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

Please accept this letter of support regarding the exclusion application for property on Baynes Rd.

I see lots happening at the airport so these places are basically all on their own. I'm not sure what kind of farming happens or could happen there but they seem to be wedged in between development on all sides and my questions is, do we even want farming there? I will watch and see how things go but currently support removal of the land.

Name:	Kalvin Smith.
Address:	11746 192A ST.
City:	Pitt Meadows, BC
Signature:	

September 2 2020



SCANNED


City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

I am in favour of the Baynes Rd. properties being removed from the ALR. It has been a long time coming and I think the land could be better utilized as something other than open fields and more blueberry bushes.

Name:	ROB LALU
Address:	110A-19150 LOUGHEED HWY
City:	Pitt Meadows, BC
Signature:	

September 2, 2020

SCANNED

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department



RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND

Please forward to the appropriate person at the City of Pitt Meadows.

I generally do not want to lose farmland, however the farms on Baynes Rd. seem like a natural extension of the existing residential areas. I would be opposed if the land was in a different location, but it's not so I would support it's used to build some great homes for families.

Name:	Aminder Deyal
Address:	W749 192A ST.
City:	Pitt Meadows, BC
Signature:	

September 2, 2020

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department



SCANNED

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

Please forward to the appropriate person at the City of Pitt Meadows.

I generally do not want to lose farmland, however the farms on Baynes Rd. seem like a natural extension of the existing residential areas. I would be opposed if the land was in a different location, but it's not so I would support it's used to build some great homes for families.

Name:	FAYE DOUGAN
Address:	11706 143 A ST.
City:	Pitt Meadows, BC V3Y 1C6
Signature:	<i>F. Dougan</i>



September 2, 2020



City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

I saw the signs that have gone up on Baynes Rd. and felt compelled to write in with my thoughts.

Over the years I have walked down Baynes and seen more and more the water accumulation on the blueberry farm. It is very clear that although it is nice to walk by blueberry fields, the land isn't great for crops anymore. The pathway that goes between Baynes and Harris Rd is so much higher than the blueberry field, it's no wonder it floods so much.

I would like to see housing in this area so am OK with this land being removed from the ALR.

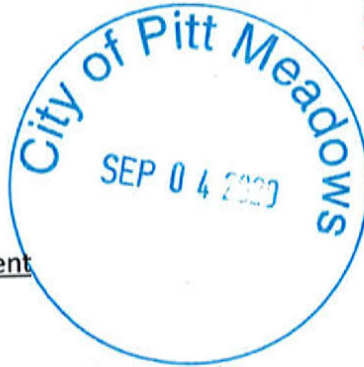
Name:	Tom HARDY
Address:	11753 192 <sup>nd</sup> ST.
City:	Pitt Meadows, BC
Signature:	

September 2, 2020

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department



SCANNED

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

Please forward to the appropriate person at the City of Pitt Meadows.

I generally do not want to lose farmland, however the farms on Baynes Rd. seem like a natural extension of the existing residential areas. I would be opposed if the land was in a different location, but it's not so I would support it's used to build some great homes for families.

Name:	Pat Hardy
Address:	11753 192 AST.
City:	Pitt Meadows, BC
Signature:	Pat Hardy

September 3, 2020

SCANNED

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department



RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND

I am writing to acknowledge my support of the Baynes Road properties exclusion application. Most of the land is not being used for agricultural purposes and the one blueberry farm floods quite often and at some point will likely cease operations as well. I would prefer to see it used for residential homes, community services and retail shops that would be a welcome addition to this particular area near the Pitt Meadows core. There are plenty of viable farms in North Pitt Meadows and agricultural land near the airport. Thank you for your attention.

Name:	PAUL DHIMAN
Address:	11782 BAYNES RD
City:	Pitt Meadows, BC
Signature:	

September 3, 2020



SCANNED

City of Pitt Meadows


12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND

Please forward to the appropriate person at the City of Pitt Meadows.

I generally do not want to lose farmland, however the farms on Baynes Rd. seem like a natural extension of the existing residential areas. I would be opposed if the land was in a different location, but it's not so I would support it's used to build some great homes for families.

Name:	ROB DEMITRI
Address:	17305 FORD R. DET.
City:	Pitt Meadows, BC V3Y-0A6
Signature:	



September 3, 2020

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department



SCANNED

RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND

Please forward to the appropriate person at the City of Pitt Meadows.

I generally do not want to lose farmland, however the farms on Baynes Rd. seem like a natural extension of the existing residential areas. I would be opposed if the land was in a different location, but it's not so I would support it's used to build some great homes for families.

Name:	Abi Coull
Address:	12155 191b st, 104
City:	Pitt Meadows, BC
Signature:	Abi Coull

Rovinder & Raghbir Dhiman  
11782 Baynes Road  
Pitt Meadows, BC  
V3Y 0A5

SCANNED



September 3, 2020

To Whom it May Concern,

We are writing in support of our application for exclusion from the Agricultural Land Reserve for our property located at 11782 Baynes Road, Pitt Meadows, BC.

We have lived in Pitt Meadows at this address for 41 years and have operated a blueberry farm. As the decades passed, we watched Pitt Meadows grow around us. Houses were built on the east side of our property as well as a portion of the north east corner. We found that operating a farm so close to these new neighbors presented a lot of issues that our counterparts in the more traditional farming areas of Pitt Meadows, (eg. north of the highway or the Ford Road detour) did not have to face. For instance, we were not allowed to use devices to scare away birds that feasted on our blueberries, nor could we spray our crops without having a neighbor question what we were doing. I recall one such incident when we had an RCMP officer, acting on a complaint from a neighbor, come and question us about what and why we were spraying. In short, we realized that operating our farm would be much more difficult than it is for farmers in other parts of Pitt Meadows.

Nevertheless, we persisted and continued to farm our land. We continued through the all too often flooding of our fields as the ditches overflowed each and every year, anxiously watching our submerged plants and the water approaching our home. We continued as plants died, likely a result of this flooding. 20% of our plants had to be replaced last year. We continued as our yield and income decreased over the last two decades.

As a part of this application process, we had an agronomist and agricultural viability specialists analyze our land. Their conclusions confirmed what we suspected, here are the ones that stood out for us: 1) Our property was amongst the lowest quality agricultural land in Pitt Meadows. 2) Development by the city all around our property has raised surrounding land and resulted in reduced agricultural potential and effectively resulted in our property becoming a "sump" for all neighboring lands. 3) Our property was amongst the lowest elevations in Pitt Meadows. The increased flooding has caused loss of plants, the replacement cost of which is prohibitive. In fact, the only reason they were replaced last year is that the lessee had lost some land in another location and was able to relocate the plants to our farm, otherwise the plants would not have been replaced. This decrease in productive plants has resulted in a lower yield and thus lower lease payments. We now receive lease payments of \$15,000 per year from a 10-acre plot of land. Farming is no longer economically viable. 4) Diking, pumping and installation of drain tile are not feasible for our property due to the close proximity to the Fraser River. 5) High intensity agriculture, such as Green houses, on our property would have a greater impact on the

SCANNED

surrounding residential community than residential development in terms of smells and light. Similarly, livestock or poultry production would have issues of sound and smells that would impact the surrounding residential community.

In conclusion, we feel that farming of any kind on Baynes Road is not a viable and efficient use of the land. The close proximity to the town centre and the complete lack of other farms on Baynes Road seems to indicate that some sort of residential development would best serve our growing city. As we stated at the outset, we have watched Pitt Meadows grow around us for more than 4 decades, our hope is that it will continue to grow and create new homes for families and individuals seeking a community in which to raise their families and to build their futures, where land use is based on reason, viability and efficiency. Our property, as it stands, is no longer reasonable, viable or efficient.

We hope that you look favorably upon our application and we invite you to discuss this further.

Sincerely,

RK Dhiman

Ragbir Dhiman

Rovinder & Ragbir Dhiman

September 3, 2020

SCANNED



City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND

I saw the signs that have gone up on Baynes Rd. and felt compelled to write in with my thoughts.

Over the years I have walked down Baynes and seen more and more the water accumulation on the blueberry farm. It is very clear that although it is nice to walk by blueberry fields, the land isn't great for crops anymore. The pathway that goes between Baynes and Harris Rd is so much higher than the blueberry field, it's no wonder it floods so much.

I would like to see housing in this area so am OK with this land being removed from the ALR.

Name:	Herke Kunkel
Address:	12315 Nikola St.
City:	Pitt Meadows, BC
Signature:	



September 3, 2020

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5


Attention: Pitt Meadows Planning Department



SCANNED

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

I am in favour of the Baynes Rd. properties being removed from the ALR. It has been a long time coming and I think the land could be better utilized as something other than open fields and more blueberry bushes.

Name:	Mark Smith
Address:	12375 Nikola St.
City:	Pitt Meadows, BC
Signature:	

September 3, 2020



SCANNED

Annelies Spierling  
11834 Baynes Rd.  
Pitt Meadows, BC V3Y 0A5

City of Pitt Meadows,

I am writing in support of the ALC exclusion application for the Baynes Rd. properties. We have been told for the past 40 plus years by the city that the land will be developed as residential so I feel that council should take the necessary steps to forward the application back to the ALC for consideration. Going forward, we can no longer afford to keep the land as an open field so will have to look at other uses which, in my opinion, are not as good a fit with the neighbouring residential neighbourhoods.

Sincerely,

Annelies Spierling

A handwritten signature in blue ink that reads "Annelies Spierling". The signature is fluid and cursive, with a long horizontal stroke at the end.

September 3, 2020

Karl Wohlers  
11834 Baynes Rd.  
Pitt Meadows, BC V3Y 0A5



SCANNED

City of Pitt Meadows,

I am the owner of 11834 Baynes Rd. and would like to see our four properties exclusion application supported by city council. I understand that council support is only the first step in the exclusion process and doesn't guarantee the ALC will agree however after many years of discussion with the city, we have done all the necessary due diligence to provide as complete an application as possible. I feel that it makes sense that the city allows the potential for a development that reflects the needs of our residents today and into the future and is adjacent to our current pool of amenities.

Sincerely,

A handwritten signature in black ink that reads "Karl A. Wohlers".

Karl Wohlers

SCANNED

T. MacLean  
19381-116 B Avenue  
Pitt Meadows, BC V3Y 1E2

September 4, 2020

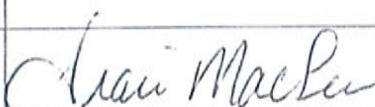
City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

RE: ALR APPLICATION FOR HAYNES ROAD PITT MEADOWS LAND

I am writing to acknowledge my support of the Baynes Road properties exclusion application. Most of the land is not being used for agricultural purposes and the one blueberry farm floods quite often and at some point will likely cease operations as well. I would prefer to see it used for residential homes, community services and retail shops that would be a welcome addition to this particular area near the Pitt Meadows core. There are plenty of viable farms in North Pitt Meadows and agricultural land near the airport. Thank you for your attention.

Name:	Traci MacLean
Address:	19381-116B Avenue
City:	Pitt Meadows, BC
Signature:	

SCANNED

R. MacLean  
19381-116 B Avenue  
Pitt Meadows, BC V3Y 1E2

September 4, 2020

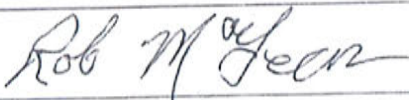
City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND

I am writing to acknowledge my support of the Baynes Road properties exclusion application. Most of the land is not being used for agricultural purposes and the one blueberry farm floods quite often and at some point will likely cease operations as well. I would prefer to see it used for residential homes, community services and retail shops that would be a welcome addition to this particular area near the Pitt Meadows core. There are plenty of viable farms in North Pitt Meadows and agricultural land near the airport. Thank you for your attention.

Name:	Rob MacLean
Address:	19381-116B Avenue
City:	Pitt Meadows, BC
Signature:	

To City of Pitt Meadows Sept. 5/2020

SCANNED

We are not in favor of  
taking farm land out of  
Agricultural Land  
Commission Act.

John & Ann Van Aert.

To many houses & townhouses  
already.



September 6<sup>th</sup>, 2020.

City of Pitt Meadows,  
12007 Harris Rd.  
Pitt Meadows, BC, V3Y 2B5

SCANNED



To City Hall,

We are writing this letter to express our support for the development plan for the Baynes Road properties (From 11898 Baynes Rd to 11782 Baynes Rd) proposed by our neighbours Christopher Begg and Lisa Begg.

We have reviewed their development plan and feel that it is a suitable plan for the area. We feel it is a very well thought out plan with a focus on what will benefit the city of Pitt Meadows and not necessarily on what would be profitable for the land owners. We feel this is a very admirable approach to property development and a departure from the usual trend of placing as many small lot detached homes as possible onto the available land.

We are impressed with the idea of providing a development that is inclusive of those that wouldn't necessarily be able to afford a detached home in this area. We plan to live here for at least the next 20 years with our 3 young children and would love to see more young families receive the opportunity to live in this community.

We would also like to specifically express support and confidence in Chris and Lisa with regards to spearheading this project.

We purchased our home at 18864 119B Ave in February of 2019. Chris and Lisa have been the most warm and welcoming neighbours any resident could ask for. We have been continually impressed with their ability to plan and execute their ideas. Their house is a reflection of this ability as both the interior and exterior of the home are exceptional in quality.

We have no doubt that this same attention to detail will take place as they look to begin this new project. We have total confidence in both Chris and Lisa to approach a project like this with the best interests of Pitt Meadows in mind. We also have confidence that they will see and address any problematic angles that could arise and adapt to any issues they encounter throughout the journey.

We can be contacted at [REDACTED] if you wish to discuss anything in further detail.

Thank you for taking the time to read our letter of support.

David Coyle & Jane Coyle  
18864 119B Ave.  
Pitt Meadows, BC, V3Y 1W7

September 7, 2020

SCANNED

City of Pitt Meadows,

Hello!

I am writing in regards to the development plan that has been laid out to me by Chris and Lisa Begg. I strongly support the approach and reasoning behind the project! Being a young male- eager to move out of my parents home, I struggle with making that next step for myself towards individuality. Even through working full time, I can't wrap my head around the costly living spaces both inside and outside of Pitt Meadows. Everything and everyone I love and am involved in is found in this lovely city; and with living situations growing tighter, I find it even more difficult to leave. The angles that have been shared with me on this project has won my favour, and I am very much looking forward to an extended future in this beautiful home town of mine.

Sincerely,

Jacob Gowler  
19296 117B Ave.

[REDACTED]



SCANNED

Wayne and Pamela Stephen  
18850 -119B Ave.  
Pitt Meadows, BC V3Y 1W7

September 7, 2020

His Worship Mayor Bill Dingwall and Council  
C/O Alisha Dominelli  
City of Pitt Meadows  
12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Re: ALR Exclusion Applications for Baynes Road Special Study Area Properties

Dear Mayor Dingwall and Council,

We recently learned the four land owners whose combined properties make up the block designated as a Special Study Area along Baynes Road have formed a coalition and simultaneously submitted applications with the ALC (Agriculture Land Commission) to have that block of properties excluded from the ALR. This with the intent to make those properties eligible for mixed use residential/commercial development consisting of between 450 to 500 residences in a variety of forms including assisted living and live-above light commercial spaces to name just two.

We do understand that the property owners and not the City of Pitt Meadows are driving this exclusion initiative. We also know the ARC will need to receive an official endorsement from the City of Pitt Meadows before the application can be deemed complete and ready for consideration.

This letter is seeking two outcomes, first, is to make my wife and I's strong opposition to this exclusion application known. And second, to inform the City that in the coming weeks we will be joining with other residents who are similarly opposed to shine a light on this initiative and garner additional opposition before this application is put before Council which we understand will not be until at least October 2020. In other words, this is not the last you will hear from us on this matter.

During the City's OCP public consultation which took place over the course of the past year or two a special focus was put on looking at ways and areas to expanding housing options to meet the expected population growth over the next twenty years. This study took into account many factors including but not limited to, access to public transportation, reducing peoples dependence on automobiles, walking score, access to services and maintaining Pitt Meadows as "The Natural Place".

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Also factored were the specific negatives each of the lands considered had against them.

In the case of the Baynes Road Study Area, we have to believe the following considerations were also considered:

- It is in the flood plain so huge amounts of fill would be needed in order to develop these lands and the negative or even unpredictable impact on drainage a development of this size could have on the surrounding residents and the Airport makes this land unsuitable for development. The ditches directly adjacent to and between these properties fill completely when we get sustained heavy rains and we have even seen it spill over onto the southernmost of these properties, which is currently a blueberry farm. Then there is the buildup of surface water during these rain events. The portion of the airport land we can see from our back deck often becomes a lake during these events. This proves to us that the water table is already so close to the surface the ditches and pump station are already working at full capacity. On top of all this the Pitt Meadows Airport is in the middle of a construction boom including a new hanger atop the very portion of land I just mentioned so now the water that would otherwise pool there for a time while the whether subsided will have to go somewhere immediately. Is the city prepared to spend millions to upgrade local drainage and pump stations to accommodate this new development? If so that would translate into another reason to hike our taxes.
- Its proximity to the airport and the animosity that would surely ensue between the airport and these new, now closer, neighbors. Not to mention the potential danger this could pose to residents living directly under the secondary runway's flight path. Currently there are no homes as close to either end of any runway at YPK as these new homes would be. If this development goes ahead there would be home directly under the point at which the aircraft are at their very lowest before passing over Baynes Road. Our home is a two story with a 2<sup>nd</sup> level exterior deck with a sight line allowing us to look straight out over Eagle Park at the planes as they use this flight path to and from the secondary runway. In particular, the two northern most properties in the block are directly under this path. As we look out at these planes, we imagine them flying over houses and I cannot believe it would even be lawful. Once you build up the land to an elevation needed to satisfy current building codes in a flood plain and then construct the 2.5 story structures consistent with those found on the narrow lots of today these planes would literally be flying 30 feet above the rooftops.
- The impact the additional automobiles would have would also be significant in this quadrant. If you consider the proposed density sited by the applicants of 450 to 500 dwellings and the fact that many households have at least one car and many times two or more. We believe that conservatively there will be a minimum of 712 and perhaps as many as 950 automobiles in such a development ( $450 + 500 = 900$  divided by  $2 = 475 \times 1.5$  or  $\times 2$  automobiles per household = 712 to 950 more automobiles). All of those cars will have just Baynes road fed by Ford and Airport as

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an access. This area is a destination for those who like to walk and cycling because of its proximity to nature and in our opinion, this alone makes this land a bad choice for development.

- An additional narrative I recall from the council meetings back in March was that in the expert opinion of City staff in charge of the study, from the list of properties deemed potential candidates for removal from the ALR the property on Baynes was not the preferred choice. We also recall City Staff as stating that from their professional experience the City stood the best chance of a successful exclusion application by carefully selecting the most well suited singular parcel of land for exclusion rather than applying to exclude numerous parcels and some being less than ideal. We understood the site chosen is the City owed property at the corner of Bonson Road and Airport Way, which we are also opposed to by the way. Considering the comments by the City's own staff the endorsement of this block of four properties on Baynes could jeopardize the pending application by the City plans to submit for the Bonson & Airport property.

It is also our understanding that the area known as the North Lougheed Study Area (NLSA) combined with efforts on the part of City Staff to find other areas that make more sense has already achieved the goal of ensuring Pitt Meadows has a growth strategy sufficient to satisfy the predicted twenty-year population growth. Therefore, if the Baynes Road Special Study Area is not even needed and would only serve to diminish the beauty and serenity of the final natural area in south Pitt Meadows urban zone.

As constituents, who voted for you based on a platform of improved community engagement on matters related to land use etc. we implore you to thoroughly review and take into consideration this letter and those you will undoubtedly receive from others who are also opposed to this exclusion application. There will be more, trust us.

We live here in Pitt Meadow by choice because it's "The Natural Place" and we do not want to see it lose its small town charm to the negative impact this development would surely bring with it.

Thank you very much for your time in considering this opposition letter and in advance for your swift denial of this application.

Yours most sincerely,



Wayne and Pamela Stephen

----- Forwarded message -----

From: Sandy Parfitt [REDACTED]  
Date: Tue, Sep 8, 2020 at 10:54 PM  
Subject: Baynes Road Properties  
To: <[council@pittmeadows.ca](mailto:council@pittmeadows.ca)>

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Good evening Mayor and Council,

I am writing in support of the four properties on Baynes Road being removed from ALR. I feel that the proposed development will provide badly needed housing for the community. Hopefully the four land owners will abide with the proposed drafts and the development will look as lovely as proposed.

Kind regards,

Sandy Parfitt  
18913-119B Ave.  
Pitt Meadows, BC  
V3Y 1W8

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To Whom it may concern,

Sept 9, 2020

### Baynes road Group Project

I am reaching out to you today to show my support as a Pitt Meadows resident for an exciting new residential development project. I feel that the proposed development is needed in our community. As land and building costs have risen over the years (particularly in areas close to urban centers) the need for affordable housing makes sense. The plan to achieve the desired density differently than just town homes which will create a greener, more affordable, and liveable development. I have outlined a few points why below.

- The Baynes Road Project lands are amongst the lowest agricultural quality lands in Pitt Meadows.
- The North 50% of the BRP's have never been farmed and the north 3.3 acres was filled with non-agricultural fill about 20 years ago.
- High intensity agriculture on the BRP's would have a greater impact on the surrounding residential community than residential development. High intensity agriculture will necessitate extensive fill and farm buildings or Greenhouses which would be more intrusive than the proposed development. Issues around smell and sound in the case of livestock or poultry production and light and smell from greenhouses or manure production are not a good fit with the surrounding community but are protected under right to farm legislation. We feel residential development is a better fit on these lands with the residential properties to the east.
- The Airport to the South and West is primarily agricultural land in the ALR (645 acres in total) which can be excluded and developed without any public consultation. 40 acres of Airport AL have recently been removed to build the new helipad and hangers on Baynes Rd. The development of the viable Airport agricultural lands will result in 65 times the amount of land removed from agricultural production compared to the BRP's.
- The Airport to the west has begun extensive development on the west side of Baynes Rd. which will eliminate most of the view out over the airport in the future.
- The project supports a beautiful development with almost 10% of land allocated to buffering neighbouring residential lands, trails, gardens, greenways, and a mobility pathway spine.
- The project is only 3 blocks, walking distance to municipal hall and our town center amenities including the seniors center.

Please contact me with any questions you may have.

Trevor Lewis  
12416 189A Street  
Pitt Meadows, BC  
V3Y 2H2  
[REDACTED]

18851 119B Avenue  
Pitt Meadows, BC  
V3Y 1W8

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September 9, 2020

City of Pitt Meadows  
12007 Harris Road  
Pitt Meadows, BC  
V3Y 2B5

City of Pitt Meadows Planning Department :

**Re: Removal of Properties on Baynes Road from the ALR**

I am writing with regard to the proposed removal of four properties on Baynes Road from the Agricultural Land Reserve. I am writing to show my support for removal if the potential development were to be for residential use and not further warehouse/commercial use.

While I love the rural look of the properties, I also realize that it would be very difficult for the owners to have any kind of viable crop or large animal use on the properties due to their small size, the amount of water that gathers in that area and the low income that the above usages would yield. I am very concerned that, if the request for removal from the ALR is not granted, the owners could decide to participate in some kind of agricultural industry such as greenhouses or "warehouse-type" agriculture such as chickens or mushrooms. I live close to the area in question and have a peek-a-boo view of the properties. I would be opposed to this type of agricultural use as the light and smell pollution from the industries would greatly diminish the enjoyment of my own property.

With agricultural use marginal and estate house construction limited by bylaws, I feel incorporating these properties into our projected residential city growth is by far the most viable option. The area is a perfect parcel for residential use because it is adjacent to already developed residential areas and large enough to develop some very well thought out residential neighbourhoods.

I look forward to further discussion on this parcel of land and to hearing other residents' points of view.

Sincerely,

Linda Duncan  


SCANNED

**Dina Barbosa**

From: Vadim Gramuglia <vadim@teamvadim.com>  
Sent: Wednesday, September 09, 2020 9:06 AM  
To: Allison Dominelli  
Subject: Fwd: Asking for your support  
Attachments: B-Proposal Sketch.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Allison,

As per our conversation I would be in favor of the below development provided there was infrastructure/plan in place to support that kind of density. Thanks again and have a nice day.

----- Forwarded message -----

From: **Chris Begg** [REDACTED]  
Date: Mon, Aug 31, 2020 at 3:09 PM  
Subject: Asking for your support  
To: Vadim Gramuglia ([vadim@teamvadim.com](mailto:vadim@teamvadim.com)) <[vadim@teamvadim.com](mailto:vadim@teamvadim.com)>

Vadim,

I am reaching out to you today to ask for your support as a Pitt Meadows resident for our exciting new residential development project. We feel that our proposed development is very needed in our community and have put together an information package below and attached to provide the background and rationale for our plans.

September 9, 2020  
City of Pitt Meadows  
12007 Harris Road,  
Pitt Meadows, B. C.

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Re: Baynes Road Property ALC Exclusion

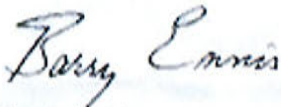
Attn: Planning Department

I have had a look through the proposed community plan for  
the properties on Baynes Road and like what is being proposed.

There are two existing parks nicely situated on both ends of the development  
which will allow for a very green neighbourhood full of trails,  
gardens and buffering.

I am in favour of this land being developed for residential housing.

Yours Truly,



Barry Ennis

113-19639 Meadow Gardens Way,  
Pitt Meadows, BC  
V3Y 2T5



Julie Eckhart  
12028 Bonson Road  
Pitt Meadows BC  
V3Y1K6  
September 10 2020

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City of Pitt Meadows  
12007 Harris Road  
Pitt Meadows BC  
V3Y2B5

To the City of Pitt Meadows.

This letter is regarding the application of **11782 Baynes Road Pitt Meadows** for exclusion from the Agricultural Land Reserve.

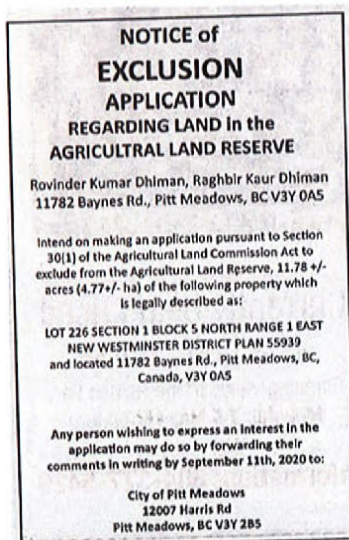
See notice in the August 27, 2020 edition of the Maple Ridge Pitt Meadow News pasted below

I am against this parcel of land being taken from the ALR for the following reasons:

- The plan for residential land in Pitt Meadows has been revised to support higher density housing. My understanding that this is to provide additional housing as the city grows and ensure the protection of the farmland from further development
- We already have a business park that is currently being expanded – the land in the ALR needs to be protected from further development
- The ALR was created to protect farmland from development – lets support this by NOT approving exclusion of farmland from the ALR

Sincerely,

Julie Eckhart



Julie Eckhart  
12028 Bonson Road  
Pitt Meadows BC  
V3Y1K6  
September 10 2020

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City of Pitt Meadows  
12007 Harris Road  
Pitt Meadows BC  
V3Y2B5

To the City of Pitt Meadows.

This letter is regarding the application of **11834 Baynes Road Pitt Meadows** for exclusion from the Agricultural Land Reserve.

See notice in the August 27, 2020 edition of the Maple Ridge Pitt Meadow News pasted below

I am against this parcel of land being taken from the ALR for the following reasons:

- The plan for residential land in Pitt Meadows has been revised to support higher density housing. My understanding that this is to provide additional housing as the city grows and ensure the protection of the farmland from further development
- We already have a business park that is currently being expanded – the land in the ALR needs to be protected from further development
- The ALR was created to protect farmland from development – lets support this by NOT approving exclusion of farmland from the ALR

Sincerely,

Julie Eckhart

**NOTICE of EXCLUSION APPLICATION REGARDING LAND in the AGRICULTURAL LAND RESERVE**

Karl Wohlers  
11834 Baynes Rd., Pitt Meadows, BC V3Y 0A5

Intend on making an application pursuant to Section 30(1) of the Agricultural Land Commission Act to exclude from the Agricultural Land Reserve, 3.45 +/- acres (1.40 +/- ha) of the following property which is legally described as:

LOT A SECTION 1 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN LMP5629 and located 11834 Baynes Rd., Pitt Meadows, BC, Canada, V3Y 0A5

Any person wishing to express an interest in the application may do so by forwarding their comments in writing by September 11th, 2020 to:

City of Pitt Meadows  
12007 Harris Rd  
Pitt Meadows, BC V3Y 2B5

Julie Eckhart  
12028 Bonson Road  
Pitt Meadows BC  
V3Y1K6  
September 10 2020

SCANNED

City of Pitt Meadows  
12007 Harris Road  
Pitt Meadows BC  
V3Y2B5

To the City of Pitt Meadows.

This letter is regarding the application of **11848 Baynes Road Pitt Meadows** for exclusion from the Agricultural Land Reserve.

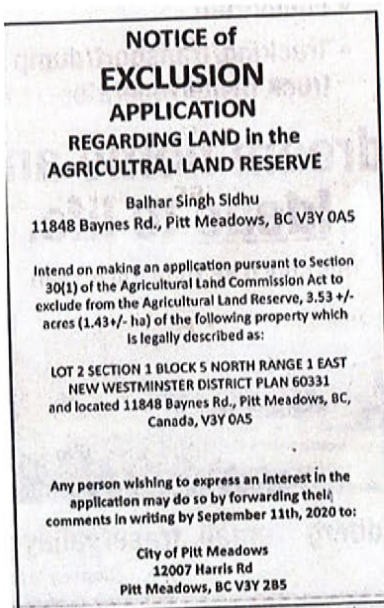
See notice in the August 27, 2020 edition of the Maple Ridge Pitt Meadow News pasted below

I am against this parcel of land being taken from the ALR for the following reasons:

- The plan for residential land in Pitt Meadows has been revised to support higher density housing. My understanding that this is to provide additional housing as the city grows and ensure the protection of the farmland from further development
- We already have a business park that is currently being expanded – the land in the ALR needs to be protected from further development
- The ALR was created to protect farmland from development – lets support this by NOT approving exclusion of farmland from the ALR

Sincerely,

Julie Eckhart



Julie Eckhart  
12028 Bonson Road  
Pitt Meadows BC  
V3Y1K6  
September 10 2020

SCANNED

City of Pitt Meadows  
12007 Harris Road  
Pitt Meadows BC  
V3Y2B5

To the City of Pitt Meadows.

This letter is regarding the application of **11898 Baynes Road Pitt Meadows** for exclusion from the Agricultural Land Reserve.

See notice in the August 27, 2020 edition of the Maple Ridge Pitt Meadow News pasted below

I am against this parcel of land being taken from the ALR for the following reasons:

- The plan for residential land in Pitt Meadows has been revised to support higher density housing. My understanding that this is to provide additional housing as the city grows and ensure the protection of the farmland from further development
- We already have a business park that is currently being expanded – the land in the ALR needs to be protected from further development
- The ALR was created to protect farmland from development – lets support this by NOT approving exclusion of farmland from the ALR

Sincerely,

Julie Eckhart

**NOTICE of  
EXCLUSION  
APPLICATION  
REGARDING LAND in the  
AGRICULTURAL LAND RESERVE**

Christopher George Begg, Lisa Jacqueline Begg  
11898 Baynes Rd., Pitt Meadows, BC V3Y 0A5

Intend on making an application pursuant to Section  
30(1) of the Agricultural Land Commission Act to  
exclude from the Agricultural Land Reserve, 3.25 +/-  
acres (1.31 +/- ha) of the following property which  
is legally described as:

LOT 3 EXCEPT FIRSTLY: PART SUBDIVIDED BY PLAN 21646  
SECONDLY: PART DEDICATED ROAD ON PLAN 61413  
SECTION 3, BLOCK 5 NORTH RANGE 1 EAST  
NEW WESTMINSTER DISTRICT PLAN 3771  
and located 11898 Baynes Rd., Pitt Meadows, BC,  
Canada, V3Y 0A5

Any person wishing to express an interest in the  
application may do so by forwarding their  
comments in writing by September 11th, 2020 to:

City of Pitt Meadows  
12007 Harris Rd  
Pitt Meadows, BC V3Y 2B5

Dina Barbosa

SCANNED

From: Susan hoekstra [REDACTED]  
Sent: Thursday, September 10, 2020 3:32 AM  
To: Allison Dominelli  
Subject: Proposal for property removed out of the ALR on Baynes Rd.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Att: Alison

Dear Alison,

Please do all you can to STOP the proposal of Christopher and Lisa Begg to have the properties removed out of the ALR. The properties along Baynes Rd are huge and they want to have these rezoned for more buildings to go up. This is awful. So much of our beautiful Pitt Meadows natural land has already and continues to be ripped down for more construction. What has already been done to our beautiful Fraser River is terrible, buildings go on forever. Wildlife is being forced out. More and more people being stuffed into our small community. Most of us that moved here many years ago did so for Pitt Meadows serene and natural beauty. ALR is called just that as it is a RESERVE of agricultural land. The owners just want to make money off of it. This is beautiful land that needs to be kept as farm land, and if they want to sell it, sell it as such.

Please try your hardest to fight against this proposal.

Thank you so much,  
Susan Hoekstra  
[REDACTED]

Sent from my iPhone

SCANNED



**THE WESBROOKE**  
SENIORS LIVING COMMUNITY



City of Pitt Meadows  
12007 Harris Rd.  
Pitt Meadows, BC  
V3T 2B5

Mayor , Council & City Planners;

Re: Baynes Road Properties, AL exclusion and development proposal

As a businessman and long- time contributor to the Pitt Meadows community, I fully support this proposal.

The Wesbrooke Seniors Community is located in Pitt Meadows and provides Independent and Assisted Living to local residents as well as residents from neighboring municipalities. Since 2004 we have been providing seniors housing in Maple Ridge at Willow Manor and now at The Wesbrooke. We have learned that one of the most important factors in choosing a place to live for a senior, as well as their families, is that they want to stay in their own community! This is especially true of Pitt Meadows' residents. They do not want to leave this community. However, the housing choices are limited to The Wesbrooke or moving in with family. Both of these choices have limitations as The Wesbrooke does not provide services beyond Assisted Living such as Advanced Dementia Care, Alzheimers care, Psychiatric Care, etc. Families are strained to care for loved ones as they usually do not have the proper home space or design a senior or elderly person requires, the children are usually working and thus the parent is left alone and vulnerable.

The Baynes Road Proposal is thoughtful and comprehensive. It provides a wonderful mix of housing with a plan that retains a Pitt Meadows caring for parks, open space, activity and sense of well- being. The various housing and small business opportunities is much needed and will create a community and neighborhood feel with pedestrian accesses, parks, community focal points and a variety of housing types which aim to promote aging in place. Thus this proposal will also allow the seniors residing at The Wesbrooke to remain in Pitt Meadows when they need to move to a level of Care The Wesbrooke does not provide.

In short, this proposal provides everything Pitt Meadows represents and needs, a unique and Natural Place to live, grow and age in place in a very special community!

Respectfully

Pat and Celeste De Luca,

Owners, The Wesbrooke Seniors Community

*Our Home is Your Home*

September 11, 2020

SCANNED

Christopher Begg  
11898 Baynes Rd.  
Pitt Meadows, BC V3Y 0A5

Re: Baynes Road ALR Exclusion

City of Pitt Meadows,

I am in favour of these land being removed from the ALR. I feel that development of residential in proximity to existing amenities is important to maintain the City's small urban footprint. I also feel that an effective storm water management plan for the proposed development will help with the drainage issues that already face adjacent residential properties. Prior development all around our properties has impacted the ability to use our land for the agriculture purposes it is currently designated for.

Sincerely,

Chris Begg

September 11, 2020

SCANNED

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

Please accept this letter of support regarding the exclusion application for property on Baynes Rd.

I see lots happening at the airport so these places are basically all on their own. I'm not sure what kind of farming happens or could happen there but they seem to be wedged in between development on all sides and my questions is, do we even want farming there? I will watch and see how things go but currently support removal of the land.

Name:	William Bittlecombe
Address:	203-12155 191B Street
City:	Pitt Meadows, BC
Signature:	William Bittlecombe



**Dina Barbosa**

SCANNED

From: Gabor Bona <gabor.bona@cityofpittmeadows.com>  
Sent: Friday, September 11, 2020 4:21 PM  
To: Anne Berry; Alex Wallace; Allison Dominelli  
Cc: Gabor Bona  
Subject: Baynes Road Special Study Area

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**To: City of Pitt Meadows**  
**Re: Baynes Road Special Study Area**

Pitt Meadows prides itself as The Natural Place and many of us moved here for the serene atmosphere and small-town feel of the city. This precious character of our city has already been damaged by the unbridled commercial development along the Fraser and now it seems further development will threaten even more previously agricultural land. We are in complete opposition of removing these lands from the ALR.

There have been ads in the local paper on August 20 and August 27 (page 19)(summer months when many people might be away on holidays) but they did not include all the information that is on the 4 signs on the property. I would like to know why these ads didn't include all the information that the posted signs contain? I would also like to know why there haven't been any ads in the local papers since?

The signs on the 4 properties are set back from the road, and are very hard to see. They are also almost impossible to read, even with attempts to enlarge them. Why are these signs different from any ALR/ALC signs that I have seen over the past 8 years?

Are these 4 properties in the floodplain, and what would be the results of any development be on the surrounding properties?

The proposal for these 4 properties seems to be housing. They are not on a Frequent Transit route and the closest bus stop would be a long walk for a Senior. With RapidBus and plans to densify Harris and Hammond, I doubt that Baynes Road would be included for a bus route anytime soon. Being far from any real amenities (I don't think 7-11 counts as a viable grocery store), there would be a need for most units to have access to a vehicle. Would density bonuses of reduced parking apply to this site?

Is there any further information about these 4 properties at City Hall that has been submitted, and how would I be able to see this information?

Regards  
Gabor Bona

Dina Barbosa

SCANNED

From: P & H Jongbloed [REDACTED]  
Sent: Friday, September 11, 2020 12:46 PM  
To: Alex Wallace  
Cc: Allison Dominelli  
Subject: ALR exclusion applications (4) on Baynes road

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Alex,

I just wanted to express my opposition to allowing these four applications to proceed to the ALC.

These parcels are excellent farmland and the most southerly parcel is being actively farmed.

As the effects of climate change progress we want to ensure we save as much of our farmland as possible.

We must also be as self sufficient as possible for our food supply in these times of global uncertainty.

Even though these parcels are in the Urban Containment Boundary they are not isolated from other active ALR land.

The airport land immediately to the south is being farmed and in fact most of the other airport lands to the west are within the ALR.

Please take this into consideration.

Peter Jongbloed

Dina Barbosa

SCANNED

From: Glen Jones [REDACTED]  
Sent: Friday, September 11, 2020 3:05 PM  
To: Bill Dingwall  
Cc: Allison Dominelli  
Subject: Baynes Road ALR Removal

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day. As a citizen of Pitt Meadows, I would like to express my interest in learning a whole lot more about the process & potential application to the ALC to potentially remove 4 of the very last parcels of growing, natural land in the south (Baynes) region. We've already seen a huge development put an end to our incredible natural area along the Fraser. Do we really want to watch even more land be removed from the ALR; especially land that is actually CURRENTLY growing, or could be used for growing? I believe not.

I would like to find out what the process is moving forward.  
What are the steps involved? What are the deadline dates?  
Who will be making the key decisions and when?  
Does the city rule before or after the ALC?

From what I recall, there was a huge uproar against any further removal of ALR land earlier this year. Council meetings were packed and emotions ran high. People moved to this city for its natural open spaces.

Please reply with all the information the people of this city deserve.

Thank you kindly.  
G. Jones

September 11, 2020

SCANNED

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

I am in favour of the Baynes Rd. properties being removed from the ALR. It has been a long time coming and I think the land could be better utilized as something other than open fields and more blueberry bushes.

Name:	JULIA PACHAL
Address:	19622 JOYNER PLACE
City:	Pitt Meadows, BC
Signature:	J. Pachal

Dina Barbosa

CANNED

From: Maureen Robertson [REDACTED]  
Sent: Friday, September 11, 2020 2:28 PM  
To: Anne Berry; Alex Wallace; Allison Dominelli  
Subject: Re: Baynes Road Special Study Area

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: City of Pitt Meadows

Re: Baynes Road Special Study Area

I am writing to the City of Pitt Meadows to express my concerns about the possibility of these 4 properties being taken out of the ALR, and the way the residents of Pitt Meadows are being informed about this issue.

I am against land being taken out of the ALR.

There have been ads in the local paper on August 20 and August 27 (page 19)(summer months when many people might be away on holidays) but they did not include all the information that is on the 4 signs on the property. I would like to know why these ads didn't include all the information that the posted signs contain? I would also like to know why there haven't been any ads in the local papers since?

The signs on the 4 properties are set back from the road, and are very hard to see. They are also almost impossible to read, even with attempts to enlarge them. Why are these signs different from any ALR/ALC signs that I have seen over the past 8 years?

Are these 4 properties in the floodplain, and what would be the results of any development be on the surrounding properties?

The proposal for these 4 properties seems to be housing. They are not on a Frequent Transit route and the closest bus stop would be a long walk for a Senior. With RapidBus and plans to densify Harris and Hammond, I doubt that Baynes Road would be included for a bus route anytime soon. Being far from any real amenities (I don't think 7-11 counts as a viable grocery store), there would be a need for most units to have access to a vehicle. Would density bonuses of reduced parking apply to this site?

Is there any further information about these 4 properties at City Hall that has been submitted, and how would I be able to see this information?

Yours sincerely,

Maureen Robertson

September 11, 2020

SCANNED

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

I saw the signs that have gone up on Baynes Rd. and felt compelled to write in with my thoughts.

Over the years I have walked down Baynes and seen more and more the water accumulation on the blueberry farm. It is very clear that although it is nice to walk by blueberry fields, the land isn't great for crops anymore. The pathway that goes between Baynes and Harris Rd is so much higher than the blueberry field, it's no wonder it floods so much.

I would like to see housing in this area so am OK with this land being removed from the ALR.

Name:	Joanna Robinson
Address:	11254 Tully Cres
City:	Pitt Meadows, BC
Signature:	Joanna Robinson

September 11, 2020

SCANNED

City of Pitt Meadows

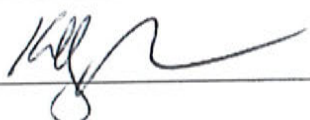
12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

Please forward to the appropriate person at the City of Pitt Meadows.

I generally do not want to lose farmland, however the farms on Baynes Rd. seem like a natural extension of the existing residential areas. I would be opposed if the land was in a different location, but it's not so I would support it's used to build some great homes for families.

Name:	Kelly Robinson
Address:	11254 Tully Cres.
City:	Pitt Meadows, BC
Signature:	

September 11, 2020

SCANNED

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

We support the removal of the lots at 11898, 11848, 11834 and 11782 Baynes Rd. in Pitt Meadows from the Agricultural Land Reserve. The property should have been removed long ago as it very close to the center of town and would support many new homes.

Name:	<i>Sylvia Robinson</i>
Address:	<i>11254 Jolly Cres</i>
City:	Pitt Meadows, BC
Signature:	<i>SRobinson</i>



SCANNED

September 11<sup>th</sup>, 2020

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

I saw the signs that have gone up on Baynes Rd. and felt compelled to write in with my thoughts.

Over the years I have walked down Baynes and seen more and more the water accumulation on the blueberry farm. It is very clear that although it is nice to walk by blueberry fields, the land isn't great for crops anymore. The pathway that goes between Baynes and Harris Rd is so much higher than the blueberry field, it's no wonder it floods so much.

I would like to see housing in this area so am OK with this land being removed from the ALR.

Name:	CEARA TRACEY.
Address:	18841 120 B AVE,
City:	Pitt Meadows, BC
Signature:	<i>Ceara Tracey.</i>

Dina Barbosa

SCANNED

From: DJ Turner [REDACTED]  
Sent: Friday, September 11, 2020 4:48 PM  
To: Bill Dingwall; Tracy Miyashita; Bob Meachen; Gwen OConnell;  
Nicole MacDonald; Mike Hayes; Anena Simpson; Allison Dominelli  
Subject: Baynes Road ALR Removal

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mayor Dingwall and Pitt Meadows City Counsellors;

As a citizen of Pitt Meadows since 1992, I would like to express my concerns and interest in learning more about the process & application to the ALC for the removal of land in the south Pitt Meadows (Baynes Rd) region.

I attended a council sub committee meeting in late January where Pitt Meadows City hall was filled beyond capacity to learn about the "study area" components of the Official Community Plan (OCP). At that meeting the committee received information from dozens of citizens that prepared and presented statements of concerns with respect to further removal of land from the ALR. The Pitt Meadows OCP has many strong aspects to it but it seemed clear that Pitt Meadows citizens want to protect the things that make Pitt Meadows a rural community. Removing the Study Area Lands from the ALR is of significant concern and that was clearly expressed.

We've already seen a huge development put an end to our incredible natural areas along the Fraser River and many agree that protecting the remaining lands within the ALR should be an important consideration and priority!

I would like to have clarity and understand:

- Does the city believe it is important to remove these lands and why?
- What are the processes (ALC and City) moving forward? What are the steps involved? What are the deadline dates? When are the opportunities to provide input?
- Can citizens provide input the the ALC process? If so, how?
- Which organizations (City, ALC) will be making key decisions and when?

Transparency and openness on questions like this is an essential component of good process for Council and for the citizens of Pitt Meadows. I look forward to hearing from you.

Respectfully,

Dan Turner

Dina Barbosa

SCANNED

From: Alex Wallace  
Sent: Friday, September 11, 2020 7:33 AM  
To: Allison Dominelli  
Subject: Fwd: The Willard's Thoughts re: Baynes Road Development

Alex Wallace  
Manager of Community Development  
City of Pitt Meadows

Begin forwarded message:

**From:** Bill Dingwall <BDingwall@pittmeadows.ca>  
**Date:** September 11, 2020 at 6:33:20 AM PDT  
**To:** Laura Willard [REDACTED], "COUNCIL (Inc Mayor & CAO)"  
<COUNCIL.Inc.Mayor&CAO@pittmeadows.ca>, Anne Berry <ABerry@pittmeadows.ca>, Alex Wallace <awallace@pittmeadows.ca>  
**Subject: Re: The Willard's Thoughts re: Baynes Road Development**

Hi Laura,

Thank you for the email. I have taken the liberty of sharing with Council, CAO and our a director of planning.

As mentioned to Tom, the applicant went directly to the ALC and their application has not yet come to council.

You raise a variety of legitimate issues that Council will have to examine if/when the applicant brings it forward to Council.

Thx agin for your email.

Bill  
Mayor Bill Dingwall  
BGS, LL.B., CPHR  
City of Pitt Meadows

Sent from my iPhone

On Sep 11, 2020, at 6:16 AM, Laura Willard [REDACTED] wrote:

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bill,

Tom and I both wanted to send an email through to you personally as we have heard the deadline is today in regards to the communities input on the Baynes Road Development.

Tom and I were made aware about an email being sent around in regards to the hopes and dreams of what could be behind us.

I hope you and the rest of your Councillors take into consideration those of us that bought exactly where we did for a reason.

It's been Tom's wish to get back into Pitt Meadows since we got into the market in 2012. With some luck, a lot of smarts and the ability to save, we've been able to get here, in what we've called our Dream Home 1/2 an acre in the heart of Pitt Meadows. We purchased here, backing onto ALR knowing that it was next to impossible to get it pulled out.

Not only does this open the possibility of 34 homes behind us, the plan also recommends a path directly from Eagle Park to Mitchell Park. We both know the issues that could arise with such a path behind us. Plus with the potential of 34 homes going in, fill needs to be brought in and we are the lowest point in comparison to every property around us.

To put it into perspective, we moved in in March 2017 and that April it rained so hard, our Legal Suite flooded with upwards of \$10,000 plus the labour and money involved in having to put not one, but two sumps in our backyard to push water off our property from those surrounding us. Our back half of the property (backing onto Begg's) is roughly 6 to 7 ft lower than his house. Our neighbours to the South are roughly 4ft above us and to the North, the city approved three houses on a sub-divided property that are 6ft higher. Needless to say, if they go any higher back there, all our time, energy and money we've put into our yard could be destroyed. And that isn't to say that all the digging with the heavy machines wouldn't/couldn't ruin our concrete surrounding the pool, the pool itself and everything else we've done back there.

I could go on and on about what it would do to our roadways and the traffic pile up with Harris being the way it currently is now. There are already three or four portables at PME, where would these children go as it's likely the houses would be completed before a new Elementary School.

Isn't it already approved for development on the Northside of Lougheed. Why can't that be our cities focus. So much has happened on this side of the tracks

SCANNED

already. Isn't our city motto, 'The Natural Place' ? What's so natural about the south side now ?

Never do I want to get too personal, but this is heartbreaking knowing the potential of this actually happening. We purchased this home with the plan to have our grand babies come here one day. This property was our hidden gem found in our favourite city; a city we want to raise our family in for generations to come. This could ruin it all.

I have to apologize this is so long; however, I hope you know how much I appreciate you taking the time to read this.

Thank you,

Laura Willard [REDACTED] !!

Sent from my iPhone

SCANNED



City of Pitt Meadows,

I am in favour of 11898, 11848, 11834 and 11782 Baynes Rd. being excluded from the Agricultural Land Reserve and developed for residential housing. We are aware the land has been slated for land use change for more than 10 years and feel the timing is right to start the process now.

Regards,

18863 - 122 Ave  
Pitt Meadows  
B.C.  
V3Y 2K6  
Debut

SCANNED

**Mike Brain**

---

**From:** Mike Brain  
**Sent:** September 13, 2020 12:55 PM  
**To:** info@pittmeadows.ca  
**Subject:** 11898 Baynes Road ALR Exclusion Application

Hi there,

I am writing in to support the ALR exclusion application put forward by Christopher and Lisa Begg on 11898 Baynes Road.

As a local Pitt Meadows business and long-time resident, I see this opportunity for development as a necessary direction of growth for the future of Pitt Meadows. Currently, the land on 11898 Baynes road is very poor agricultural quality and the flood zone in this area is increasing annually, further reducing its ability to produce agriculture. Having a development geared towards all ages including the 55+ year population promises a much better use of the land. Additionally, as a young resident looking to purchase real estate in Pitt Meadows, I see a need for more diverse and affordable housing opportunities.

Kind regards,



Michael Brain  
Estimator  
New Rhodes Construction

Cell-604.329.8643  
Office-778.657.5944  
Toll free: 1.877.753.9800  
12306 McTavish Rd  
Pitt Meadows, BC V3Y 1Z1  
Website | [www.newrhodesconstruction.com](http://www.newrhodesconstruction.com)  
Facebook | [facebook.com/newrhodesconstruction](https://facebook.com/newrhodesconstruction)  
Instagram | [instagram.com/new\\_rhodes](https://instagram.com/new_rhodes)

SCANNED

**Dina Barbosa**

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From: info  
Sent: Monday, September 14, 2020 8:56 AM  
To: Allison Dominelli  
Subject: FW: Baynes Road Exclusion Application (ALR)

**Gabrielle Kalinich | Corporate Office**  
**City of Pitt Meadows**  
Phone: 604.465.5454 | Fax: 604.465.2493  
[pittmeadows.ca](http://pittmeadows.ca) | [Facebook](#) | [Twitter](#) | [HaveYourSay](#) | [Council Meetings](#)

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From: b m [REDACTED]  
Sent: Sunday, September 13, 2020 1:03 PM  
To: info <info@pittmeadows.ca>  
Subject: Baynes Road Exclusion Application (ALR)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!

I am writing regarding the Baynes Road Exclusion Application (ALR).

I wanted to acknowledge my support for the ARL exclusion application being a lifelong resident of Pitt Meadows as well as someone who really believes in the proposed building projects of inclusive and accessible community living.

As the World (specifically Vancouver and surrounding areas) grows, I have been noticing the changes happening in Pitt Meadows. With a growing, aging population, and an influx of younger families needing accessible housing, and an obvious continuous need to be growing a healthy community, this project will be an incredible way to create community space and living, connecting the generations, and building on our already beautiful community. I believe integrated living is of ultimate importance, not only for people's health and wellbeing but also for the communities'. Along with having green space, gardens, sustaining beautiful views and creating accessible housing for many people. This project I believe is the best use of the space and energy to be saved and used for posterity, and keeping that in mind- this is something we need to begin now.

By excluding the land for agricultural use- which I believe would be a poor choice, with the north Pitt Meadows farming region being higher on the water table, and its not being a slough like the Baynes road properties are becoming- along with the soil being surrounded by a (sanitary) sewage crossing, and very close to the airport and huge warehouses- as well the space will be better used for community living, as agricultural practices and vertical farming could be something to consider instead of traditional factory and unsustainable farming on this land. I think it is the best choice to exclude this land from becoming used agriculturally as it would require a lot of work to even be used for agricultural land, as well as having a high potential of being noisy, bright, smelly, and really subtracting from the surrounding neighbourhoods.

I am usually very for more green space, and supporting local business and farmers, but I think the potential for



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building an accessible community and generating health and wellbeing for Pitt Meadows and its residents would be an overall far greater benefit for all. Creating a connected, well balanced, and healthy community of people will help build Pitt Meadows for generations to come.

Thank you for your time and energy. I appreciate your consideration now and for the future of Pitt Meadows. If you have any questions, I am very interested in discussion and now planning on living and buying a home in Pitt Meadows, I am as keen as ever to help grow this community for a bright, healthy, and sustainable future.

I hope you have a phenomenal day, and take care.

Brianna Milli

SCANNED

From: [Heather Rhodes](#)  
To: [Chris Beza](#)  
Subject: Support Development Project  
Date: September 23, 2020 4:12:58 PM  
Attachments: [Outlook-8425660.png](#)

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Hi Chris,

As a long-time resident of Pitt Meadows I love the idea of developing yours and neighboring properties. The idea of some mixed residential and commercial has really caught my eye as there is nowhere close to this side of Ford to run and grab milk or a coffee. Steve and I fully support the ideas and package you have created and think it will bring a new diversity to Pitt Meadows.

Heather & Steve Rhodes



Heather Rhodes  
Owner/Operator  
The Hard Bean Brunch Co.  
Opening 2021 - Port Moody  
2771 Clarke Street

c.604.220.5696  
Head Office Address  
12306 McTavish Rd  
Pitt Meadows BC  
V3Y 1Z1  
Website | [www.thehardbeanbrunchco.com](http://www.thehardbeanbrunchco.com)  
Facebook | [facebook.com/thehardbeanbrunchco](https://facebook.com/thehardbeanbrunchco)  
Instagram | [instagram.com/thehardbeanbrunchco](https://instagram.com/thehardbeanbrunchco)

SCANNED

September 23, 2020

Dear Pitt Meadows Mayor & Council,

Having been a resident homeowner of our fine city since 2005, I have strong affinity for and informed opinions about developments, improvements and various changes that we all fund and, ultimately, live with.

I've reviewed the maps and fifteen points put forward by the Baynes Road Group (i.e. homeowners at 11898, 11848, 11834 and 11782 Baynes Rd) and give it my support without condition. While I am normally of the mind of not removing land from ALR designation, these particular parcels have shown to be of limited agricultural value.

I admire the thoughtful mixed density plan and appreciate the considerable effort they've put into seeking and acquiring expert consultation, particularly pertaining to agriculture and commercial endeavours derived from it. Indeed, my wife and I could see ourselves as future residents of a dwelling in the proposal.

Regards,  
Sean Sweet  
19271 Ford Road  
Pitt Meadows



SCANNED

**From:** Stacey Loyer [REDACTED]  
**Sent:** Wednesday, September 23, 2020 11:32 AM  
**To:** Kate Barchard <[kbarchard@pittmeadows.ca](mailto:kbarchard@pittmeadows.ca)>; Mark Roberts <[MRoberts@pittmeadows.ca](mailto:MRoberts@pittmeadows.ca)>  
**Subject:** Notice of Exclusion Application for 11782, 11834, 11848 & 11898 Baynes Road

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Barchard and Mr. Roberts:

**Regarding land in the agricultural land reserve**

I am hoping that my letter can still be considered by the the City, even though I have missed the September 11, 2020 deadline for expressing interest by 12 days..

I am writing to ask that the City support the application of the 4 land owners.

Looking at the parcels of land, I don't believe they can be farmed properly, and will soon be totally boxed in by existing residential to the east, Golden ears Business park phase 2 to the south, and the continued development of the airport lands directly across the road to the west of these parcels.

I have communicated with one of the landowners on their vision and draft plans for what they would like develop, and I believe their vision is very fitting for Pitt Meadows with plans for mixed residential, including affordable priced units of varying sizes. Given that the parcels of land in question don't appear to be very 'farmable', I would prefer to see residential development - the land parcels are in a good location, not that far from Central Pitt Meadows.

Again, my apologies for missing the original deadline. I hope The City takes some serious consideration in supporting this application.

Best regards,  
Stacey Loyer  
Pitt Meadows  
[REDACTED]

SCANNED

**Dina Barbosa**

---

From: Chris Begg <chrisbegg@iqsolutionsco.ca>  
Sent: Thursday, September 24, 2020 1:42 PM  
To: Allison Dominelli  
Subject: FW: Support Development Project

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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**From:** Heather Rhodes [REDACTED]  
**Sent:** September 23, 2020 4:13 PM  
**To:** Chris Begg <chrisbegg@iqsolutionsco.ca>  
**Subject:** Support Development Project

Hi Chris,

As a long-time resident of Pitt Meadows I love the idea of developing yours and neighboring properties. The idea of some mixed residential and commercial has really caught my eye as there is nowhere close to this side of Ford to run and grab milk or a coffee. Steve and I fully support the ideas and package you have created and think it will bring a new diversity to Pitt Meadows.

Heather & Steve Rhodes



Heather Rhodes

Owner/Operator

The Hard Bean Brunch Co.

Opening 2021 - Port Moody

2771 Clarke Street

c.604.220.5696

SCANNED

September 25, 2020

Karen Ballinger  
#110 – 19236 Ford Rd.  
Pitt Meadows, BC V3Y 2K1

City of Pitt Meadows,

As a long time Pitt Meadows resident, I am in favour of the land on Baynes Rd. being excluded from the ALR. My family recently had to leave the city as they could not find appropriate housing. What I have seen proposed for the land would be perfect for what they are looking for. I also like the idea that the city's existing infrastructure would be utilized by this development. It makes more sense than duplicating infrastructure in another area.

Respectfully,

Karen Ballinger

SCANNED

**Chris Begg**

---

**From:** greg smith [REDACTED]  
**Sent:** September 25, 2020 11:45 PM  
**To:** Chris Begg  
**Subject:** Re: Begg project proposal

Sent from my iPhone

> On Sep 8, 2020, at 1:14 PM, greg smith <gregbrentsmith2018@gmail.com> wrote:  
>  
> To all council  
>  
> I am in full support of the land use proposal put forth by the Begg  
> family.  
> The project encompasses the growing needs in Pitt Meadows It takes in  
> all the aspects of diverse housing that is needed in our community .  
> This is an opportunity to keep our city moving forward in a positive  
> way, entertaining a much needed option in the sky rocketing cost of  
> housing.  
>  
> Thanks  
> Greg Smith  
[REDACTED]

Sarah Nelson

SCANNED

19019 118B Avenue, Pitt Meadows, BC V3Y 2L2 ■ [REDACTED]

---

Mayor and Council  
City of Pitt Meadows  
12007 Harris Road  
Pitt Meadows, BC  
V3Y 2B5

September 25, 2020

Dear Mayor and Council:

Please consider this letter of support for the removal of the properties along Baynes road from the ALR.

Last year, I attended the city's open house on creating diverse living arrangements in our city, and it was clear the city lacks available residential space to grow. I support maximizing the use of existing residential land in a reasonable way through infill and dwelling style while maintaining the integrity of neighbourhoods. I am also in favour of protecting the ALR, while removing land from the ALR that makes sense. Therefore, I fully support the removal of the Baynes Road properties from the ALR as they are no longer typical agricultural land, as long as they are redesignated as residential rather than light industrial.

What drew me to Pitt Meadows originally was its natural surroundings and sense of community. I am confident that removing these properties from the ALR can protect these two things, and therefore thank you for considering this letter of support. Please do not hesitate to reach out to me via email or phone if you have any questions.

Sincerely,

Sarah Nelson



**To:** [Loris Beag](#)  
**Subject:** Travis Evans Support Letter  
**Date:** September 26, 2020 6:38:49 PM

---

SCANNED

To Whom it may concern,

Attn : City of Pitt Meadows,

I am in favour of the Baynes Rd. properties being removed from the ALR. It has been a long time coming and I think the land could be better utilized as residential housing.

Thank you,

Travis Evans  
19543 Oak Terrace  
Pitt Meadows, BC  
V3Y 2A1

September 27, 2020

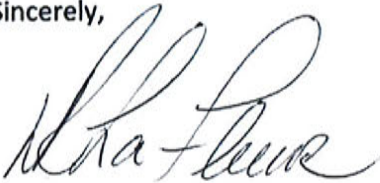
SCANNED

Dan LaFleur  
165-19639 Meadow Gardens Way  
Pitt Meadows, BC V3Y 2T5

City of Pitt Meadows,

I am writing to you today regarding the proposed development properties on Baynes Rd. As a Pitt Meadows resident who has been able to live in what was a new development at Dorado, I am in favour of the proposed development. I particularly like the number of housing forms designed for seniors and the proximity of the development to existing amenities in Pitt Meadows. I am also generally in favour of development around existing development rather than using land that is detached from other development. In my working life, I have been involved in developments in Ontario and feel that this one ticks all the boxes so to speak.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan LaFleur', written in a cursive style.

Dan Lafleur

SCANNED

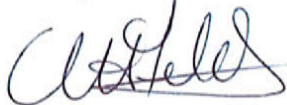
October 1, 2020

Toni & Don Fielding  
11837 Greenhaven Ct.  
Pitt Meadows, BC  
V3Y 1L7

City of Pitt Meadows,

Don and I support the removal of the Baynes Rd. land from the Agricultural Land Reserve. Pitt Meadows needs more diverse housing options and I am in favour of capitalizing on lands available within walking distance to our town core. It looks like it will be a beautiful development.

Respectfully,



Toni Fielding

SCANNED

October 1, 2020

Rick and Ella Fresco  
11774 Herring Pl.  
Pitt Meadows, BC V3Y 2R7

City of Pitt Meadows,

Please accept this letter as our support for the land on Baynes Rd. being excluded from the ALR. We feel that lands adjacent to existing development are the best place for new development and Baynes Rd. is close to everything and will not need duplication of infrastructure to be viable. We would prefer development here prior to the North Lougheed area.

Sincerely,



Rick Fresco

October 1, 2020

SCANNED

Danalynn Dani  
Maple Meadows Equestrian Centre  
13634 Harris Rd.  
Pitt Meadows, BC V3Y 2T3

City of Pitt Meadows,

I am writing to you today with my support for the proposed ALR exclusion for the properties on Baynes Rd. As a business owner who services many Pitt Meadows residents, it makes sense to me to concentrate development around our existing amenities and build affordable capacity for young families who in turn create more customers and employment for our local small businesses. As a resident of 22 years and having a daughter who is engaged and would love to stay in the Pitt Meadows area, this seems like a great solution. She has lived in Pitt Meadows her whole life and I personally will put her on the list as a future buyer so they can raise their children in our beautiful community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Danalynn Dani', written in a cursive style.

Danalynn Dani

Oct 4<sup>th</sup>, 2020

SCANNED

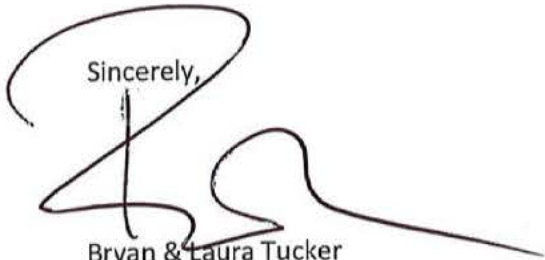
Attention: Allison Dominelli  
Development Services Technician,  
City of Pitt Meadows, BC

Dear Allison,

I am writing to inform you of our support in the ALC Exclusion Application put forth by Baynes road property owners in their efforts to help create a unique neighbourhood.

As a long-time resident of Pitt Meadows, I am always excited to see individuals try and diversify our local community by providing additional residents into our small city. Furthermore, seeing changes at the fire station which are needed, but come with added burdens of local taxpayers it is important to increase our tax base.

Sincerely,



Bryan & Laura Tucker  
19539, 120<sup>th</sup> Ave,  
[REDACTED]

SCANNED

**From:** [Quinn, Carey](#)  
**To:** [Chris Beag](#)  
**Subject:** RE: [External] RE: Asking for your support  
**Date:** October 5, 2020 3:14:24 PM

---

Hi Chris,

I love the idea and the plan. It provides people of all ages an option for housing and a great sense of community.

It allows families to stay in Pitt Meadows but unfortunately it will be sold to outsiders too so the availability for locals first may not be an option.

I also worry if your plan lines up with the new road or will it be ready before that. I would not like Harris Road clogged up anymore then it is.

Overall good idea and addition to Pitt Meadows and you have my support.

Carey

7 October 2020



SCANNED

To The City of Pitt Meadows,

I am writing in regarding the Baynes Road ALR exclusion application.

We are long time Pitt Meadows residents and have seen the city grow a lot over that time. We have been able to benefit from the growth in development as we live in the south Bonson/Osprey Village area of Pitt Meadows. We know that there is a big need for affordable housing in Pitt Meadows and the proposed future development of Baynes road would be a great addition to the city.

We hope that you move forward in the ALR exclusion application and the future development and we are in favour of excluding the land.

Sincerely,

A handwritten signature in black ink that reads "Maxine Mikolay".

Maxine Mikolay  
Marla Sewell



SCANNED



October 7, 2020

Claudia Bertoia  
11545 197A St.  
Pitt Meadows, BC  
V3Y 1P3

City of Pitt Meadows,

I am writing to you today as a long time Pitt Meadows resident since 1996. I would like to support the proposed ALR exclusion for the properties on Baynes Rd. as I feel the type of neighbourhood proposed is exactly what Pitt Meadows needs. There has been extensive residential development all around the properties and the mixed housing and seniors village proposed would be a welcome addition to our community and within walking distance of our town center, seniors center and transit.

Sincerely,

A handwritten signature in black ink, appearing to be "CB", followed by a long horizontal line extending to the right.

Claudia Bertoia



SCANNED

To The City of Pitt Meadows,

I am writing in regarding the Baynes Road ALR exclusion application. We are long time Pitt Meadows residents and have seen a lot of changes. Although change can be difficult it can also be beneficial. The proposed future development of Bayes road means there would be affordable housing options that we just don't have now but are very much in need. We hope that you move forward in the ALR exclusion application and the future development and we are in favour of excluding the land.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Jonsson".

Jennifer Jonsson  
5 19022 119b Avenue  
Pitt Meadows, BC  
V3Y 1X5



Trina Partridge  
12051 189B street  
Pitt Meadows  
Oct. 8, 2020

SCANNED



To The City of Pitt Meadows,

We are long time residents of Pitt Meadows and have raised our children here. We were fortunate to be able to find affordable housing when our children were young. They are now at the age where they want to start looking for their own home.

Their first choice would be to stay in Pitt Meadows but at this time there is very limited housing available for them in Pitt Meadows. The idea that there would be community-based housing for all ages along Baynes road would be a great option for them.

We hope that you move forward in the ALR exclusion application and the future development and we are in favour of excluding the land.

Sincerely,

A handwritten signature in black ink that reads "Trina Partridge". The signature is written in a cursive style.

SCANNED

October 9, 2020

Neil and Carol MacDermid  
#28-19095 Mitchell Rd.  
Pitt Meadows, BC

City of Pitt Meadows,

We are writing today to support the ALC exclusion of the properties on Baynes Rd. We are particularly interested as the development proposes affordable housing units other than just apartments that would be suitable for our adult children. This will allow them to stay in the community they grew-up in rather than having to look elsewhere to purchase a home.

Sincerely,

*Neil + Carol MacDermid*

Neil and Carol MacDermid

SCANNED

October 9, 2020

Vicki Cunningham  
19677 Meadow Gardens Way  
Pitt Meadows, BC V3Y 0A2

City of Pitt Meadows,

I support the removal of the lots at 11898, 11848, 11834 and 11782 Baynes Rd. from the Agricultural Land reserve. The property has been demonstrated to have limited agricultural capacity and being so close to the town center would be a logical place for the city to expand.

Sincerely,

Vicki Cunningham

7 October 2020



SCANNED

To The City of Pitt Meadows,

I am writing in regarding the Baynes Road ALR exclusion application.

We are long time Pitt Meadows residents and have seen the city grow a lot over that time. We have been able to benefit from the growth in development as we live in the south Bonson/Osprey Village area of Pitt Meadows. We know that there is a big need for affordable housing in Pitt Meadows and the proposed future development of Baynes road would be a great addition to the city.

We hope that you move forward in the ALR exclusion application and the future development and we are in favour of excluding the land.

Sincerely,

A handwritten signature in black ink that reads "Maxine Mikolay".

Maxine Mikolay  
Marla Sewell



SCANNED

To The City of Pitt Meadows,

I am writing in regarding the Baynes Road ALR exclusion application. We are long time Pitt Meadows residents and have seen a lot of changes. Although change can be difficult it can also be beneficial. The proposed future development of Bayes road means there would be affordable housing options that we just don't have now but are very much in need. We hope that you move forward in the ALR exclusion application and the future development and we are in favour of excluding the land.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Jonsson".

Jennifer Jonsson  
5 19022 119b Avenue  
Pitt Meadows, BC  
V3Y 1X5



October 10, 2020

SCANNED

Brittany Buchanan  
306-19236 Ford Rd.  
Pitt Meadows, BC V3Y 2K1

City of Pitt Meadows,

I support the removal of 11898, 11848, 11834 and 11782 Baynes Rd. from the Agricultural Land reserve. I recently purchased my first home in Pitt Meadows where I grew-up and it was difficult as a first-time home buyer to find what we were looking for at a price point we could afford. The choices in Pitt Meadows are limited, particularly withing walking distance to the town center. The kind of homes proposed in the development would be a welcome addition to the city and will help those looking to get into the market or young families looking for homes.

Regards,

Brittany Buchanan





110-19639 Meadow Gardens Way  
Pitt Meadows, BC  
V3Y 2T5 CANADA

10 October 2020

**SCANNED**

City of Pitt Meadows,  
12007 Harris Rd.  
Pitt Meadows, BC  
V3Y 2B5

Dear City of Pitt Meadows:

**Re: Support for Baynes Road Property Development and Exclusion from the Agricultural Land Reserve**

I have read a synopsis of the proposal to remove the Baynes Road Properties of Chris Begg and Lisa Begg; Balhar Sidhu; Karl Wohlers and Rovinder and Raghbir Dhiman from the Agricultural Land Reserve to allow development of affordable housing.

I have lived in Pitt Meadows for over 15 years and what I have read supports the proposal. Hence, I am asking for your support of the proposal and changes to the ALR. I would ask that you bring this letter to the attention of Mayor and Council.

Metro Vancouver is forecasting a 77 percent increase to the population in the next 20 years and the development would include a variety of housing suitable for various income levels and desires and include support for more senior members of Pitt Meadows. Given the population projections this type of project is very much in need. Not only this, the area is of low agricultural potential and no longer economically viable for that purpose.

The proposed project with its land allocated to buffering, proximity to city hall and town centre amenities and senior centre would be a very desirable addition to Pitt Meadows and supportive of the long term forecasts in population increases in Metro Vancouver.

Yours Sincerely,

Gordon Ennis

CITY OF PITT MEADOWS

08/13/20

SCANNED

WE SUPPORT THE DRYNES ROAD GROUP.  
ON THE NEW RESIDENTIAL DEVELOPMENT  
PROJECT. WE HAVE LOOKED OVER THE  
PLANS AND THINK IT WOULD BE GREAT  
FOR THE AREA. WITH CURRENT RESIDENTS  
AGING ANOTHER SENIORS CARE CENTRE  
WITH PALLIATIVE AND MEMORY LOSS CARE  
WOULD BE VERY HELPFUL. THIS CONCEPT  
HAS SOMETHING FOR EVERYBODY. WE THINK  
PITT MEADOWS IS A GREAT PLACE TO LIVE  
AND THIS PROJECT WOULD JUST ADD TO  
THE AREA.

JACK TOSSAVAINEN

~~Jack Tossavainen~~

ANNE TOSSAVAINEN

~~Anne Tossavainen~~

SCANNED

City of Pitt Meadows  
12007 Harris Road  
Pitt Meadows BC  
V3Y 2B5

October 14, 2020

**Subject – Letter of Support Baynes Road Development**

To Whom It May Concern:

I am writing today to support the removal of 11898, 11848, 11834 and 11782 Baynes Rd. from the Agricultural Land reserve. Although Agriculture is important to our city and a significant economic driver, as we develop and grow the needs of our citizens evolve. I support the preservation of Agricultural Land reserves; however, I believe that we need to compromise to support the ever-changing needs of our community. We need to consider the needs of our aging population and also our children who grow up in the community and want to raise their families here in Pitt Meadows.

In consideration of these needs, I believe we need more affordable housing and think this development will provide this for our community.

Regards,



Brandi Wingrove  
Pitt Meadows Resident

City of Pitt Meadows  
12007 Harris Rd, Pitt Meadows, V3Y 2B5

SCANNED



13 October, 2020

RE: Proposal for removal from ALR - Baynes Road properties

I am writing to indicate my support of the current proposal to remove these properties from the ALR.

I have had an opportunity to read through the proposal and I found it to be very thorough and a good plan for future use of this area. Much thought went into the proposed project and there is a good mix which could address many different needs.

Thank you

A handwritten signature in black ink that reads "Shelley Boe".

Shelley Boe

[REDACTED]  
12521 188th Street, Pitt Meadows V3Y 2G9  
[REDACTED]

SCANNED

October 21, 2020

City of Pitt Meadows,

I support the removal of the Baynes Rd. properties from the Agricultural Land reserve for residential development. I live close to the properties and think the pesticide spraying done on the blueberries isn't healthy for the residential neighbourhoods all around the land

Sincerely,

Marcela Boggio  
7-12120 189A St.  
Pitt Meadows, BC  
V3Y 1V3

FROM THE DESK OF

**Tania Campfield**

SCANNED

October 21, 2020

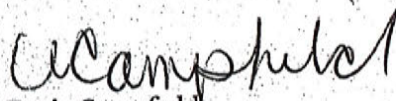
City of Pitt Meadows  
12007 Harris Rd  
Pitt Meadows BC  
V3Y 2B5

Re: Proposal for removal from ALR - Baynes Rd Properties

Please accept this letter supporting the current proposal removing these properties from the ALR.

I have read through the proposal and believe that this plan will be a good use of land for the future. I have lived in Pitt Meadows for 23 yrs now and would love to see this kind of project succeed in the future.

Sincerely,

  
Tania Campfield

October 21, 2020

SCANNED

City of Pitt Meadows

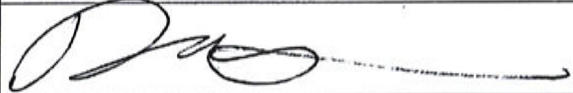
12007 Harris Road

Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

We support the removal of the lots at 11898, 11848, 11834 and 11782 Baynes Rd. in Pitt Meadows from the Agricultural Land Reserve. The property should have been removed long ago as it very close to the center of town and would support many new homes.

Name:	David Whitley
Address:	204-19130 Ford road
City:	Pitt Meadows, BC
Signature:	

October 21, 2020

SCANNED

City of Pitt Meadows

12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Attention: Pitt Meadows Planning Department

**RE: ALR APPLICATION FOR BAYNES ROAD PITT MEADOWS LAND**

We support the removal of the lots at 11898, 11848, 11834 and 11782 Baynes Rd. in Pitt Meadows from the Agricultural Land Reserve. The property should have been removed long ago as it very close to the center of town and would support many new homes.

Name:	Christen Whitley
Address:	204.19130 Ford Road
City:	Pitt Meadows, BC
Signature:	C. Whitley



CITY OF PITT MEADOWS  
OCT 23 2020

SCANNED

Allison Dominelli

First off, we hope this finds you well and that you and your family are all healthy. We are writing to you to extend our support for the ALR Exclusion Application with respect to the properties on Baynes Road.

We have been residents of Pitt Meadows now for 14 years, raising our 3 children who have all attended school in Pitt Meadows. We have been very active in our community volunteering for 14 years in the soccer community, raising funds/donations for the Friends-in-Need as well as countless hours volunteering at the schools. We believe strongly in community and have felt that it is important for us and our children to give back. We have met friends here that have become our extended family. We care about our community and feel this is part of the fabric of what makes Pitt Meadows amazing.

With 2 of our children looking to move out on their own in the very near future (1 graduated last year and 1 is graduating this year), we have found ourselves more and more concerned about their ability to find affordable living in our community. They have started looking at options and are faced with the prospect of having to look outside our community due to a lack of affordable rental and entry-level ownership options. This saddens us as our children have a connection with Pitt Meadows and we want them to continue to live here and to one day start a family here.

The Baynes Road properties provide an excellent location for a planned community as part of the OCP with little-to-no impact on the ALR (due to its poor agricultural quality). It's proximity to Harris will allow residents to access mass transit safely and easily and is within walking distance to City Hall, Rec Center, Schools and other critical infrastructure along Harris Road.

We love our community, and this is our home. And we want this to be our children's home. It is imperative that we start planning today so that the children we are raising today in our community have a place to remain to call their home.

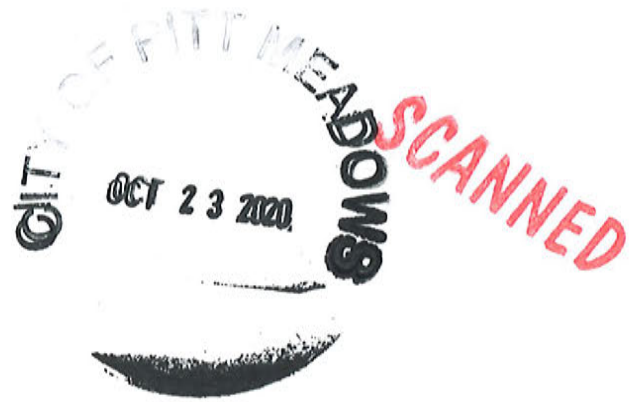
Thank you in advance for your consideration and we welcome you to contact us anytime should you have any additional questions.

Respectfully,

Jamie & Amber Schwingenschloegl  
12405 194 Street  
Pitt Meadows BC, V3Y 1A5



Lisa Begg  
11898 Baynes Road  
Pitt Meadows, BC  
V3Y 0A5



To The City of Pitt Meadows,

I am writing to you as a landowner but also a long time Pitt Meadows resident.

We were lucky that we were able to find an affordable home in a great community 20 years ago where we could raise our two children. There was a French Immersion school just down the road and a playground behind our house. We have had great neighbours who have become friends. It is a short drive, or walk, to most everything we need. About five years ago we moved my aging parents here to be with us.

Pitt Meadows has continued to grow and as we could see from the recent Lower Mainland Best Neighbourhood contest Pitt Meadows is a place people want to be and take pride in living here.

I want my children to have the opportunity to purchase a house and raise a family in this community just like we did. I also want to be able to keep my parents close to us as they are getting older and their needs are changing. I am concerned as a parent and daughter that Pitt Meadows does not have the housing options available to them and they may have to move out of our community not because they want to but out of necessity.

The Baynes Road development is a perfect opportunity to custom build a neighbourhood that can include housing options and amenities for everyone that wants to make Pitt Meadows home.

I appreciate your time and consideration in moving this development forward.


Sincerely,

*Lisa Begg*

City of Pitt Meadows.

I am in favour of 11898, 11848, 11834 and 11782 Baynes Rd. being excluded from the Agricultural Land Reserve and developed for residential housing. We are aware the land has been slated for land use change for more than 10 years and feel the timing is right to start the process now.

Regards,

  
PITT MEADOWS  
B.C  
V3Y 0A5  
BALHAA Sidhu

City of Pitt Meadows.

I am in favour of 11898, 11848, 11834 and 11782 Baynes Rd. being excluded from the Agricultural Land Reserve and developed for residential housing. We are aware the land has been slated for land use change for more than 10 years and feel the timing is right to start the process now.

Regards,



Pitt Meadows

B.C.  
V3Y 0A5

Charanjit Kaur Sohal

Nov 6, 2020

City of Pitt Meadows,

I am writing today to support the ALC exclusion of the properties on Baynes Rd. I am in favour as the development proposes affordable medium density housing units close to the current town core and is in close proximity to my business in the Maple Meadows Business Park. I would also like to add that lack of bus service to the business park is a major problem for my business as staff and clients alike have a exceedingly long walk to access the park if they do not have their own vehicle. Development on Baynes Rd. would dovetail well with bus service to the park.

Sincerely,

Chris Jonhston  
West Coast Flying Trapeze  
# 104 - 19055 Airport Way  
Pitt Meadows, BC V3Y2B4

City of Pitt Meadows,

I am in favour of 11898, 11848, 11834 and 11782 Baynes Rd. being excluded from the Agricultural Land Reserve and developed for residential housing. We are aware the land has been slated for land use change for more than 10 years and feel the timing is right to start the process now.

Regards,

Gurbhey Singh Sohal



Pitt Meadows

B.C

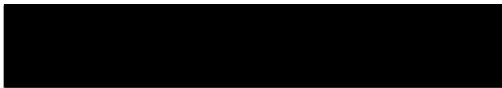
V3Y 0A5

Gurbhey Singh

City of Pitt Meadows,

I am in favour of 11898, 11848, 11834 and 11782 Baynes Rd. being excluded from the Agricultural Land Reserve and developed for residential housing. We are aware the land has been slated for land use change for more than 10 years and feel the timing is right to start the process now.

Regards, GURMIT S. CHUTAI



Pitt meadows B.C.

v3y 1w6

**Tanya Barr**

---

**Subject:** FW: Baynes Road Application

On Nov 15, 2020, at 6:42 PM, [REDACTED] wrote:

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello everyone,

Please feel free to forward this message to anyone on staff and/or council as required.

I noticed that my name was on The Baynes Road Application as supporting this project. This is NOT TRUE, I have never submitted any letter in support of this project.

I have spoken to Chris Begg (I believe he is the project lead on this) about this project on a few occasions, and my position has not changed. My position was, and still is that I do not know enough about the project to make an informed decision either way. So naturally, at this point in time, I do not support this project. Could this change in the future, possibly. But like many others, I definitely need more information to decide either way.

Please acknowledge that my name will be stricken from this list as supporting.

PS – And thanks for all the great work staff and council have been doing, much appreciated!

Regards,  
Jesse Sidhu

[REDACTED]



## Tanya Barr

---

**From:** Wendy Gazzola [REDACTED]  
**Sent:** Sunday, November 15, 2020 1:50 PM  
**To:** Allison Dominelli  
**Cc:** Chris Begg  
**Subject:** FW: Letter Of Support Baynes Road Group

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Nov. 13 2020

[REDACTED]  
Pitt Meadows, B.C.  
V3Y 1W8

[REDACTED]  
Maple Ridge, B.C.  
V2X 8G1

Dear Allison,

I am writing to you in support of Chris and Lisa Begg of the Bayne Road Group, and their proposal to develop 11898, 11848, 11782 Baynes Road, Pitt Meadows.

My family and I have resided in Pitt Meadows for 16 years, enjoying and contributing to this unique community. I feel the growth of our community is essential and this proposal would benefit the people of this area with diverse, affordable housing that is in great demand. For it to be possible for our children to invest and continue to live in the area they grew up in, would be of great value.

I highly support the Baynes Road Group and it's stunning project bringing growth to our community. Your support would be greatly appreciated.

Best Regards,

Wendy and Johnny Gazzola

December 8th, 2020

City of Pitt Meadows,

I am writing today to support the removal of 11898, 11848, 11834 and 11782 Baynes Rd. from the Agricultural Land reserve. The project as proposed is more diverse in scope than anything else I have seen in Pitt Meadows and would be a welcome addition to our community. I am also concerned with the how the North Lougheed will be developed moving forward.

Regards,

Mike and Brenda Leslie



Pitt Meadows, B.C.

V3Y 1B3

City of Pitt Meadows,

I am in favour of 11898, 11848, 11834 and 11782 Baynes Rd. being excluded from the Agricultural Land Reserve and developed for residential housing. We are aware the land has been slated for land use change for more than 10 years and feel the timing is right to start the process now.

Regards,



Pitt Meadows

BC  
V3Y 0A5

Ravneet Hundal

Teresa Phillips

[REDACTED]  
Pitt Meadows, BC V3Y 1C3

November 2, 2020

City of Pitt Meadows  
12007 Harris Rd  
Pitt Meadows BC V3Y 2B5

Dear Planning department,

I am writing in support of the Baynes Road Group application for an Agricultural Land Reserve exclusion. I have read the vision and plan for development of the Baynes Road properties and think this plan is in the best interest of the residents of Pitt Meadows. Like the applicants, I am a long-term citizen of Pitt Meadows.

I am not one to hastily support the removal of lands from the ALR; I strongly believe we owe our children the retention of valuable productive agricultural land. However, the Baynes Road Properties land no longer fit that description. The surrounding development has changed the quality of the land. Increasing high water table, more frequent and extensive flooding, combined with the low relative agricultural land quality have greatly reduced productive capacity and financial viability for farmers. With temperature and hydrology changes due to climate change, we only expect more of the same stressors that reduce viability of the Baynes Road Property lands in the short and long term. The properties are within the Urban Containment Boundary and have been approved as a special study area in 2009, a pre-cursor to land use change.

The proposed development, situated conveniently in walking distance to schools, transit, and services, would bring valuable opportunities to Pitt Meadows. The diversity of housing types planned for affordability, and the inclusive approach for residents at various life stages is very appealing and can bring a unique opportunity for connection and social integration. How amazing it would be to have multiple generations living in walking distance and supporting each other without having to commute. The green space allocation is generous; I am also excited to see proposed access to unused land abutting Mitchell Road park which could be used for a community garden similar to the existing one on south Bonson.

I think the time is now to set the wheels in motion for such a community development. I think our current council works proactively for our citizens and acknowledges that working reactively is sometimes not the best scenario because options can be limited. We have a chance to do this right, with discussion, planning and foresight. Please consider the application with an open mind and the future of our citizens, especially youth and elders, being able to stay in the community they love.

With thanks,

Teresa Phillips

City of Pitt Meadows,

I am in favour of 11898, 11848, 11834 and 11782 Baynes Rd. being excluded from the Agricultural Land Reserve and developed for residential housing. We are aware the land has been slated for land use change for more than 10 years and feel the timing is right to start the process now.

Regards,

Umar K. Chutai



Pitt Meadows BC  
V3Y 1W6



MINUTES of the Agricultural Advisory Committee Meeting held on Thursday, January 14, 2021 at 10:00 a.m. via video conference.

**PRESENT:**

Voting Members: J. Bachmann  
M. Banns  
S. Howkins  
L. Kemper  
D. Kosicki  
M. Manion\*  
P. Robinson  
W. Wisselink

Ex-Officio: Mayor Dingwall

Non-Voting Members: N. Mori, Ministry of Agriculture, Food and Fisheries

Council Liaisons: Councillor MacDonald  
Councillor Simpson

Other Council Members: Councillor Hayes  
Councillor Meachen  
Councillor Miyashita

Staff: A. Ablenas, Project Manager  
A. Berry, Director of Planning & Development  
(Chair)  
A. Dominelli, Development Services Technician  
R. Evans, Manager of Operations  
M. Roberts, CAO  
A. Wallace, Manager of Community Development

Guests: Applicant 1 + Representatives – Baynes Road

Regrets: H. Bitter

Recording Clerk: T. McCaw, Committee Clerk II

## 1. CALL TO ORDER

The meeting was called to order at 10:02 a.m.

## 2. LATE ITEMS

There was general consent to add the following late item to the agenda:

- 5.2 – *Exclusion Application – 11898, 11848, 11834, and 11782 Baynes Road (File 6635-20-2020-05)*

## 3. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the January 14, 2021 Agricultural Advisory Committee Meeting be approved as amended.

**CARRIED.**

## 4. ADOPTION OF MINUTES

It was **MOVED** and **SECONDED** THAT the Minutes of the Agricultural Advisory Committee Meeting held on December 10, 2020 be adopted.

**CARRIED.**

## 5. NEW BUSINESS

### (1) Summary of the Flood Mitigation Plan (FILE: 11-5225-01/20)

A. Ablenas, Project Manager, provided an overview of the recently completed Pitt Meadows Flood Mitigation Plan and background on the 2018 Flood Risk Assessment which is included in the minutes as **Attachment 1**.

\* *M. Manion joined the meeting at 10:13 a.m.*

Committee and Council members then participated in a discussion, with the following main themes noted:

- *Affordability concerns (the Mayor noted that the City is looking into grant opportunities to fund the upgrades);*
- *hydraulic groundwater concerns (Staff noted there are seepage trenches and piping put into the structure to help support and mitigate this issue);*
- *Proposed revisions to the current soil deposit permitting process for farming related matters;*

- Potential devastation for the entire community if the dikes were to fail;
- Current inquiries related to fish friendly pumps;
- City to share with AAC a letter that will be released shortly in response to groups requesting the use of fish friendly pumps;
- Support for the City's decision to move away from the installation of a fish friendly pump at Kennedy Road Pump Station.

(2) **Exclusion Applications – 11898, 11848, 11834, and 11782 Baynes Road (FILE: 6635-20-2020-05)**

A. Dominelli, Development Services Technician, presented an ALC Exclusion Application for 11898, 11848, 11834, 11782 Baynes Road through a PowerPoint presentation, which has been included in the minutes as **Attachment 2**.

The Staff Report and the Applicants Reports have been included as **Attachment 3** which forms a part of the original minutes.

Following Staff's presentation, M. Sanderson, Agent representing the Applicant, provided comments, including:

- Two Technical Reports submitted were comprehensive and provided great detail on suitability and capability for agricultural production;
- Provided a land use concept for review based on previous discussions with Staff;
- Current concept proposal for the land is a wide range mixed use residential development; and
- Conclusions found in the reports indicate that the land is no longer suited for agricultural production both physically and given its location.

Committee and Council members continued their discussion regarding the application with the following main themes noted:

- Request for the regional growth strategy numbers (*A. Berry to follow-up and provide numbers; population projection for the City is expected to grow by 4,300 people by 2041 which would equate to the need of approximately 2,300 new homes*);
- A lack of support for residential use of the land;
- Farming challenges related to the land, including drainage, size, location constraints, and financial viability;



- Lack of support for proposal as presented even though the land has limitation; it will add precedence and speculative pressure causing a net loss of the ALR;
- Ministry of Agriculture, Food and Fisheries is in support of Agri-Tech innovations and funding opportunities are available;
- Food security is high priority;
- Need for more processing facilities for local food;
- Obligation as farmers and members of the AAC to preserve farmland for farmers;
- Support for owners to look into other uses for the land in relation to agriculture and farming; creative solutions to match the realities of the property;
- Properties identified as special study area (*Staff noted, these properties were previously identified in the 2008 OCP as an area that could be looked at and studied further*);
- City's residential growth strategy for anticipated population increase;
- Airport development projects near respective properties;
- Storm water management issues related to development near agricultural lands;
- Potential fill issues arising that impact adjacent properties;
- Excellent soil on these properties; and
- Lower elevation of properties in comparison to surrounding developments.

Some of the key points and comments made by the Applicant and his representatives in response to the Committee's comments included:

- Properties are very suitable for residential development and close to the City Centre;
- Two technical reports demonstrate this land is a good candidate for removal from the ALR; and
- Properties have been identified for many years as a special study area.

Committee members were given another opportunity to speak and it was noted that members seemed to be in consensus with the following four points:

- Land has limitations in terms of traditional farming;
- Little support for residential development;
- Better support for higher end (Agri-Tech) farming; and

- Several members strongly feel that farmland is to remain for food production.

Some of the key points and comments made by the Applicant and his representatives in response to the Committee's comments included:

- High water table results in reduced productivity of land;
- Non-field use of this land, or looking at having it filled and rehabilitated, is an onerous requirement;
- Historical decisions regarding surrounding developments have contributed to current elevation/drainage issues for the lands; parcel is acting as a catch basin;
- Suitability of land for non-soil purpose was questioned;
- Opportunities for alternative agricultural approaches;
- Significant capital cost and investment likely required for alternative agricultural approach;
- Farmer bears the burden created by development of surrounding areas; and
- Fill strategy for this property will be important component of drainage mitigation.

*\*N. Mori left the meeting at 11:30 a.m.*

The Committee continued their discussion regarding the application, with the following key themes captured:

- Responsibility to preserve farm land in all its forms;
- Support for new technologies such as container farming;
- Drainage issues and the potential for farmers to be victimized in the future;
- Remedy may be a fill application and non-traditional farming;
- Farmer is paid to have fill delivered to his site;
- Quantity of fill required to mitigate;
- Confirmation that the comments from this meeting will be forwarded to Council who will decide whether or not to forward to the ALC;
- Discussion re: fill permit process and if it would be denied for this parcel (*Staff confirmed that Council would approve the application and that there was nothing to suggest at this time that a fill application would be denied*); and
- Concern for neighboring properties should the land's elevation be raised (*Staff confirmed that the City would look at all characteristics and the Engineering department would be brought in to review the hydrology*).

The Applicant and his representatives made concluding comments, including the following points:

- Most likely a metre of fill (minimum) would be required
- Careful planning and a thorough fill assessment would be required;
- Fill applications are often not successful due to additional impacts which may occur by bringing in fill; and
- All residences are at current fill level which would create further complications if the plan is to bring fill to the site.

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

- A. Supports the applications to exclude 11898, 11848, 11834 and 11792 Baynes Road from the Agricultural Land Reserve.

**DEFEATED.**

Voted in Favor - J. Bachman, D. Kosicki & S. Howkins

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

- A. Does not support the applications to exclude 11898, 11848, 11834 and 11792 Baynes Road from the Agricultural Land Reserve.

**CARRIED.**

Voted in Opposition – J. Bachman & D. Kosicki

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

- A. Recommends the comments from this meeting in regards to the Exclusion Applications for 11898, 11848, 11984 & 11782 Baynes Road be forwarded to Council for consideration as a part of the application.

**CARRIED.**

(3) **Membership Expiration and 2021 Recruitment Campaign**

T. McCaw, Committee Clerk II, provided an update on the 2021 recruitment process for members who have expiring terms. Highlights included:

- 2021 recruitment open Jan 29<sup>th</sup> – February 28<sup>th</sup>, 2021;
- City will be taking applications online;
- Promotions for this will be done through the local newspaper and the City's various social media platforms; and
- Staff will reach out to all members with expiring memberships.

(4) **Update on the AAC Application Tracker**

No comments or questions pertaining to the AAC Application Tracker were discussed.

(5) **Update on the AAC Action Items**

No comments or questions pertaining to the AAC Action Item Tracker were discussed.

\* Councillor MacDonald left the meeting at 11:58 a.m.

## **6. ROUND TABLE**

The committee engaged in a round table discussion. Highlights included:

- Concerns regarding farm safety in the event of a protest;
- Concerns regarding trespassers, safety of farm equipment, and increased property crime and theft;
- Clarity around owner's rights pertaining to trespassers;
- Concerns regarding Applicant for the Baynes Rd exclusions sending a letter and email to AAC members directly and wondering how the applicant was given their contact information (*Staff noted that although meetings are public, membership and contact information is not disclosed; applicants should not be directing comments to individual members but to the committee as a whole*);
- Ditches are holding together very well though high levels of rainfall;
- Trying hard to preserve local farmland;
- CP is taking over prime productive farmland in Pitt Meadows;

- Property on Baynes Road may be able to get topsoil/fill from CP Rail (*Staff noted that CP Rail has reached out with a request to come before the AAC to provide a presentation*);
- Specimen Trees was approached by Federal Agricultural Committee of Canada. Six top topics for 2020-2021 are:
  1. Labour and Temporary Foreign Workers;
  2. Public Trust;
  3. Water Management;
  4. Agricultural Land Commission and Land Use Policies;
  5. On Farm Programs; and
  6. Activism.
- Pacific Agriculture Show will be held virtually this year which will include the AG Innovation Forum; and
- Surprised and concerned by the proposal of intermodal yard by CP Rail.

## 7. SUMMARY OF TODAY'S ACTION ITEMS

1. A. Berry to coordinate a meeting with Co-Chair J. Bachman & Sgt. M. Luca from the Ridge Meadows RCMP.
2. T. McCaw to email members of the AAC information regarding membership status and expiration.
3. Invitation to S. Maki, Director of Engineering & Operations to provide update to the AAC regarding fish friendly pump stations and provide a copy of the City's response letter to the members of the AAC.
4. Committee Terms of Reference to be reviewed to ensure the City is providing protection to our volunteers.

## 8. ADJOURNMENT

The meeting was adjourned at 12:31 p.m.

*The next meeting for the **Agricultural Advisory Committee** is set for **February 11, 2021** at 10:00 a.m.*