

Disclaimer: These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.



MINUTES of the Agricultural Advisory Committee Meeting held on Thursday, December 10, 2020 at 10:00 a.m. via video conference.

**PRESENT:**

Voting Members: J. Bachmann  
M. Banns  
H. Bitter  
S. Howkins  
L. Kemper  
D. Kosicki  
M. Manion  
P. Robinson \*  
W. Wisselink

Non-Voting Members: N. Mori, Ministry of Agriculture, Food and Fisheries

Council Liaisons: Councillor MacDonald  
Councillor Simpson \*

Staff: A. Berry, Director of Planning & Development (Chair)  
A. Dominelli, Development Services Technician  
M. Roberts, CAO  
A. Seed, Engineering Technologist  
A. Wallace, Manager of Community Development

Guests: Sgt. Luca, Ridge Meadows RCMP \*  
Applicant 1 & Representatives – 18601 Lougheed Highway \*  
Representatives for Applicant 2 – 18315 Ford Rd\*  
Applicant 3 – 17480 Ford Rd. Detour \*

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

None.

## 3. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the December 10, 2020 Agricultural Advisory Committee Meeting be approved.

**CARRIED.**

## 4. ADOPTION OF MINUTES

It was **MOVED** and **SECONDED** THAT the Minutes of the Agricultural Advisory Committee Meeting held on November 12, 2020 be adopted.

**CARRIED.**

## 5. NEW BUSINESS

### (1) Crime and Homelessness in Pitt Meadows

Sgt. Michelle Luca, Ridge Meadows RCMP addressed concerns regarding crime and homelessness in Pitt Meadows. Highlights included:

- Encouraged residents to report more crimes to the RCMP non-emergency line;
- Encouraged the Community to report all missing or stolen items to the RCMP as this provides stats for our community which will allow for analysis and further resources;
- Working to help provide support and find shelter for homeless;
- Encouraged residents to track serial numbers on all equipment and etch phone numbers into them where possible;
- Reminded residents to let the RCMP & Bylaws know when people are setting up living quarters; and
- RCMP is working diligently to keep the community safe and supporting the needs of its residents.

Some of the points raised by the Committee included:

- Crimes and concerns posted on Facebook rather than contacting RCMP directly;

- Increased presence of homeless persons in the community (Sgt. Luca responded encouraging *online reporting* at (<https://ocresielc.rcmp-grc.gc.ca/ridgemeadows/en>).
- Increased property theft and trespassing (Sgt. Luca recommended the City create a Social Media post reminding residents about the rules around trespassing);

*\*P. Robinson joined the meeting 10:19 a.m.*

- Recommendation for additional RCMP presence and patrol around both urban and rural areas in Pitt Meadows; and
- Reminder was made to ensure all equipment is brought in from the fields each day and not left out.

*\*Councillor Simpson left the meeting at 10:26 a.m.*

*\* Sgt. Luca left the meeting at 10:36 a.m.*

(2) Exclusion Application – 18601 Lougheed Highway (FILE: 6635-20-2020-06)

A. Dominelli, Development Services Technician provided a PowerPoint presentation on an application to exclude the property at 18601 Lougheed Highway from the Agricultural Land Reserve (ALR) which is included in the minutes as **Attachment 1**. Highlights included:

- Commercial property on Lougheed highway developed in the 1960's;
- No record of there being any agricultural use on file for this property;
- Property is under two acres;
- Currently houses two buildings with multiple tenants;
- Heavily developed with pavement and buildings;
- In the Official Community Plan designated as Highway Commercial;
- Agricultural Impact Assessment (AIA) was provided and completed by the applicant which summarized this property has limited capacity for agriculture; and
- Owner has offered a \$25,000 contribution to City's Drainage Fund.

Some questions and comments from the Committee included:

- Land hasn't been farmed since the addition of Lougheed Highway;
- Property is currently taxed as business class;

- Farming this property would be a challenge as it is covered in pavement and gravel;
- The recommendation was made that a more significant contribution be made to the City's Drainage Fund;
- Does not make sense for this land to remain in the ALR;
- There were no concerns with removing the parcel from the agricultural land;
- Due to the site circumstances, it is supported that this land is not farmable;
- AIA was very thorough and supplied a wealth of information;
- Question regarding environmental protection plan for the area (*Staff noted that yes, environmental impact is considered in redevelopment*);
- Question regarding possible land swap for other land that could be added to ALR ;
- Question regarding ALR exclusion process for parcels under 2 acres.

It was **MOVED** and **SECONDED** THAT the Agricultural Advisory Committee:

- Supports the ALC application to exclude 18601 Lougheed Highway from the Agricultural Land Reserve subject to a contribution to the City's Drainage Reserve.

**CARRIED.**

\* Applicant 1 and their representatives left the meeting at 10:52 a.m.

(3) Non-farm Use Application for Meadow Valley Meats at 18315 Ford Rd (FILE: 6635-20-2020-08)

A. Dominelli, Development Services Technician provided a PowerPoint presentation on an application for a temporary addition to the existing meat processing facility at Meadow Valley Meats at 18315 Ford Rd which is included in the minutes as **Attachment 2**. Highlights included:

- Property is under two acres;
- Property has housed a meat shop prior to ALR in 1972;
- 1980 slaughterhouse added with an expansion in 2007;
- Animals are not raised on site;
- Application to add three trailers temporarily for extra shipping and packaging space;

- Company is expanding and building a new facility in Surrey but is still 18 months away from completion; and
- City is able to approve a temporary Building Permit for this application and apply a bond to ensure that these trailers are removed once the building in Surrey has been built.

Some questions and comments from the Committee included:

- Support for this application also supports an existing local business;
- There was overwhelming support among the Committee members for this application;
- COVID-19 has taught us how important local food production is and approval of this is supporting a local business;
- Supporting this application will increase local processing plants which we are currently low on;
- Strong support for more local facilities; and
- COVID-19 has uncovered shortcomings in livestock processing.

It was **MOVED** and **SECONDED** THAT the Agricultural Advisory Committee:

- Supports the ALC Non-farm Use Application for 18315 Ford Road for a temporary addition to the meat processing facility.

**CARRIED.**

\* *Representatives for Applicant 2 left the meeting 11:01 a.m.*

(4) **Development Variance Permit Application for 17480 Ford Rd Detour (FILE: 3090-20-2020-06)**

A. Dominelli, Development Services Technician provide a PowerPoint presentation on an application to vary the maximum distance between residential buildings at 17480 Ford Rd Detour to permit a new mobile home which is included in the minutes as **Attachment 3**. Highlights included:

- Sixteen acre family owned farm since the 1920's;
- Currently one single family dwelling (SFD) on the property;

- Addition of a mobile home for a family member with the intent to expand the farming business;
- The addition of the mobile home would be 195m from the existing SFD; and
- Location chosen for this mobile home is on the NE corner of the property which has peat in that area making it harder to farm additionally, already an existing second driveway and water service.

Some questions and comments from the Committee included:

- Support for the proposed placement of the mobile home; minimal impact on rest of property;
- Requirements for second dwelling for farm help vs mobile home for immediate family (*ALC is allowing this until the end of July 2021*);
- Confirmation that this is not for rental purposes but for family;
- Confirmation that the City will require a covenant stating that if this mobile home is not being used for immediate care of a family member on the property, then it must be removed within 90 days;
- Discussion re: location of mobile home vs impact on farming;
- Downside of the proposed location is the addition of a second septic field on the property;
- The question was raised around the intent of the additional mobile home and if it aligned with the existing Zoning Bylaw Section 5.8; and
- Question was raised as to what was currently being farmed on this property (*Staff noted it was horse feed and forage crops*).

*\*Councillor Simpson joined the meeting 11:15 a.m.*

- Applicant 3 provided the following clarifying comments:
  - Son is involved in removing crops;
  - Intentions to expand their family business; and
  - Property is currently being farmed.

It was **MOVED** and **SECONDED** THAT the Agricultural Advisory Committee:

- Supports the development variance permit application for 17480 Ford Road Detour for a mobile home to be located 195 m from an existing single family dwelling.

**CARRIED.**

\* Applicant 3 left meeting 11:22 a.m.

(5) Fill Deposit Application – 18385 Old Dewdney Trunk Road (FILE: 4520-08-2020-03)

A. Seed, Engineering Technician, provided a PowerPoint presentation on the Soil Removal and Fill Deposit application for 18385 Old Dewdney Trunk Road which is included in the minutes as **Attachment 4**. Highlights included:

- Size of the property is just over 101 acres;
- Currently the land is used for cranberry and corn fields;
- Home to Hopcott Premium Meats;
- Property is located on ALR;
- Purposed of the application is to import structural fill in order to build an abattoir (slaughter house);
- Fill will not be removed from the site but be repurposed on the farm; and
- 100% of the cattle going to the abattoir will come from the farm.

Some questions and comments from the Committee included:

- Owner of this property has made a significant investment to ensure we have local food security;
- In support of this application; and
- In support of the ability to have these capabilities locally.

It was **MOVED** and **SECONDED** THAT the Agricultural Advisory Committee:

- Supports the fill deposit application to import structural fill for the construction of an abattoir at 18385 Old Dewdney Trunk Rd.

**CARRIED.**

(6) 2021 Committee Calendar

A. Berry, Director of Planning and Development verbally presented the 2021 Committee Calendar.

(7) Terms of Reference

A. Berry, Director of Planning and Development verbally presented the updated AAC Terms of Reference to reflect the requests made by the members to include a Non-City staff member as a point of contact for the Committee.

The committee members supported the changes in general.

There was general consent to appoint Joe Bachman as the Committee Representative for the AAC.

(8) Food Flows in Metro Vancouver: Study Results

A. Berry, Director of Planning & Development, verbally discussed the letter from Metro Vancouver titled *Food Flows in Metro Vancouver* which includes the study results to the Agricultural Advisory Committee. Highlights included:

- Results identified the movement of food across the regional boundaries which included imports, exports as well as the method used to transport these basic food commodities.

(9) Update on the AAC Application Tracker

A. Berry, Director of Planning and Development provided an update on the AAC Application Tracker.

(10) Update on the 2020 AAC Action Items

A. Berry, Director of Planning and Development provided an update on the 2020 AAC Action Item Tracker.

**6. ROUND TABLE**

The committee engaged in a round table discussion.

It was **MOVED** and **SECONDED** THAT the AAC request A. Berry to write a letter on behalf of the Committees to retiring Manager of Operations, R. Evans giving thanks for all of his time, hard work and dedication to the Agricultural Advisory Committee.

**CARRIED.**



**7. SUMMARY OF TODAY'S ACTION ITEMS**

1. Follow-up on 2021 AAC Budget.
2. Presentation on Flood Mitigation Plan for the City scheduled for January 2021.
3. Letter from the AAC to R. Evans giving thanks for his contributions to the committee.

**8. ADJOURNMENT**

The meeting was adjourned at 12:04 p.m.

*The next meeting for the Agricultural Advisory Committee is set for January 14, 2021 at 10:00 a.m.*