



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.*