



MINUTES of the Agricultural Advisory Committee Meeting held on Thursday,
February 11, 2021 at 10:00 a.m. via video conference.

PRESENT:

Voting Members:

J. Bachmann
M. Banns
H. Bitter
S. Howkins
L. Kemper
D. Kosicki
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 Meachen

Staff:

A. Berry, Director of Planning & Development
(Chair)
A. Dominelli, Development Services Technician
B. Morgan, Manager, Emergency Program

Regrets:

M. Manion

Guests:

J. Edwards – CP Rail
D. Gardea - Kirk and Co. Consulting
G. Hughes-Games - Hemmera Environmental
Consultant
M. LoVecchio – CP Rail
J. Van Humbeck – CP Rail

Recording Clerk:

T. McCaw, Committee Clerk II

1. CALL TO ORDER

The meeting was called to order at 10:01 a.m.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the February 11, 2021 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 January 14, 2020 be adopted.

CARRIED.

5. NEW BUSINESS**(1) Canadian Pacific Railway Presentation**

J. Edwards, J. Van Humbeck, & M. LoVecchio provided a presentation on the CP Logistics Park: Vancouver concept forming a part of the original minutes as **Attachment 1**.

- Proposed Logistics Park is estimated to open late 2027 or early 2028;
- Currently incorporating feedback received from community engagement session from Jan 2021;
- Three major rail and transload components to this project:
 - Auto lot for North American made automobiles intended for local distribution;
 - Agricultural Hub for Canadian agricultural products;
 - Liquids transload and rail facility, for transportation of ethanol and fuel to mainly serve demands of the lower mainland; and
- CP Rail has undertaken a comprehensive site study which is available online at www.cplogisticspark.ca.

Following the presentation, the Mayor, Council Liaisons and Committee members participated in a discussion, with the following main themes noted:

- Council is unanimously opposed to this project;
- Concerns around losing 100 acres of agricultural land;
- Fire and community safety concerns were raised;
- Detriment to air, soil and water as a result of the expansion;
- Concerns regarding the current tax base paid by CP which is a class 6;
- The Logistics Park is set to be built on what is thought to be the best land from a growing point of view;
- Questions regarding the evaluation of the 14 Key Value components;
- Any consideration to not proceed with the construction of the Logistics Park?
- Concerns regarding the future land acquisition plans for CP in Pitt Meadows;
- Transportation of goods is important for local farmers;
- Canada is considered an unreliable supplier of agricultural products mostly due to transportation inconsistency;
- Recommendation for CP to work with the current land farmer of the proposed site as planting decisions will need to be reviewed;
- If the Kennedy Road overpass will be fundamental in the development of the Logistics Park;
- Concerns with increased truck traffic brought into the City;
- Concerns around the Kennedy Road intersection as it is already at maximum capacity;
- Storm Water Management and drainage concerns;
- Negative impacts on surrounding farms as a result of the proposed development such as dust and silt on plants and crops;
- Request was made that CP offer local farmers the opportunity to have the topsoil from this land prior to CP Rail bringing in fill to the site;
- Importance of producing food close to where it is consumed; and
- In 2014, the City's published its official [Transportation Master Plan](#) which identifies a proposed arterial road connecting Kennedy Road to Ford Road with a connection via McTavish Road; this is protected for the City and CP should design their proposed facility around proposal.

Some of the comments made by CP Rail in response included:

- CP is looking to evaluate what is important to its stakeholders;
- The south lands on Kennedy Road were purchased in 2018;
- Competitive study was done to ensure and identify other potential sites that would fit the criteria, and complete a comparison;
- There is no one other location that was identified that has lower overall impacts;
- Intent is to move forward with regulatory approval at the end of 2021;
- It was noted that CP has acquired all lands required for this project with no intent to move deeper into agricultural land;
- Transload facility which will be set for bringing in products from the east of Canada and US into the Vancouver market;
- Goods and products will be transported in railcars, removed and trucked into the local markets;
- Focus on supporting prairie farmers, agriculture and specialty grains;
- This project will be reviewed by the Canadian Transportation Agency (CTA);
- Environmental approval will come with a number of conditions from the CTA who has various enforcement mechanisms;
- It is a fair assumption that by 2023 this land will no longer be farmed;
- Commitment made on behalf of CP Rail to maximize the time this land can be farmed;
- Kennedy Road overpass is not required to support this proposed project;
- CP Rail is interested in moving forward on the overpass and underpass projects as they remain separate projects;
- Working with the Ministry of Transportation and Infrastructure on the traffic studies and all of the traffic impacts in the area;
- Storm Water Management is an item that the Environmental Team is working on as it has been raised as concern through public engagement;
- Completing various technical studies and looking to develop a regional model around the Katzie Slough, inputs and output request from the City and how the different pump stations are being managed;
- Looking for feedback, concerns, comments, recommendations from members of the AAC and residents of Pitt Meadows in order to put forward the best project possible.

The Mayor, Council Liaisons and Committee members were given a final opportunity to speak with the following main themes noted:

- Anticipate a significant increase in truck traffic coming from Logistics Park to and from Kennedy Road and the Golden Ears Bridge;
- Concerns with all three major components of this project;
- Recognition of potential negative impacts on community;
- The City values the AAC's input and feedback;
- Expectation that train volumes will double through Pitt Meadows;
- Confusion regarding CP's messaging regarding the connection of the Kennedy Road overpass project and the Logistics Park;
- Mitigation strategies for dust control and Storm Water Management;
- Staff noted that as a part of CP's process, the AAC can expect CP to return and present mitigation ideas before the submission of their application to the CTA; and
- Concerns that the rest of the country is benefitting from this at the cost of Pitt Meadows losing 100 acres of agricultural land.

CP Rail was given a final opportunity to speak in response to the committee's comments with the following main themes noted:

- Push is to put in the CTA application, including all mitigation strategies;
- Kennedy Road overpass is beneficial to the project but not essential; and
- Mitigation strategies will be part of CTA application including a table of commitments.

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

- A. Request CP Rail return to the Agricultural Advisory Committee meeting scheduled for May 13, 2021 to present the findings on their technical study in relation to the development of the CP Logistics Park: Vancouver Concept; AND
- B. Request CP Rail return to the Agricultural Advisory Committee meeting scheduled for September 9, 2021 to present the final mitigation findings in relation to the development of the CP Logistics Park: Vancouver Concept prior to the application submission to the Canadian Transportation Agency in order for the members of the AAC to be given the opportunity to provide feedback and input.

CARRIED.

(2) **FireSmart Economic Recovery Fund**

- B. Morgan, Manager, Emergency Program, verbally presented on the FireSmart Economic Recovery Fund grant opportunity recently launched by the government of British Columbia which can be viewed as **Attachment 2**.

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

- A. Supports the application for the UBCM FireSmart Economic Recovery Fund.

CARRIED.

(3) **Letter from the City's Director of Engineering and Operations regarding Approval of Non-Fish Friendly Flood Infrastructure**

- A. Berry, Director of Planning & Development, spoke to the letter written to Watershed Watch regarding the approval of Non-Fish Friendly Flood Infrastructure as information for the members of the AAC.

Committee members participated in a discussion, with the following main themes noted:

- Positive feedback and support was given regarding the said letter.

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

- A. Supports the letter to Watershed Watch from the City of Pitt Meadows regarding the City's approval of non-fish friendly flood infrastructure.

CARRIED.

(4) **Update on the AAC Application Tracker**

A. Berry, Director of Planning and Development, provided an update on the AAC Application Tracker which forms a part of today's Agenda package.

(5) **Update on the AAC Action Items**

A. Berry, Director of Planning and Development, provided an update on the AAC Action Item Tracker which forms a part of today's Agenda package.

6. ROUND TABLE

The committee engaged in a round table discussion. Highlights included:

- Discussions around the 2021 Recruitment Campaign; and
- Thanks was given to Mayor and Council for ongoing support and firmly speaking up for the needs and wants of the residents of Pitt Meadows in relation to the newly proposed CP Logistics Park.

7. SUMMARY OF TODAY'S ACTION ITEMS

1. CP to be invited to present to the members of the AAC at both the May 13th & September 9th meetings.
2. Discussion on logistics around CP and the members of the AAC working in collaboration outside of the City's platform.
3. Staff to review options on how to include other farmers in AAC meetings.
4. Staff to invite the new Manager of Operations, Cameron Reimer to our next AAC meeting.

5. Letter from local farmer/resident of Pitt Meadows be shared with presenters from CP Rail.

8. ADJOURNMENT

The meeting was adjourned at 12:20 p.m.

*The next meeting for the **Agricultural Advisory Committee** is set for
March 11, 2021 at 10:00 a.m.*