

Staff Report to Council

Planning and Development

FILE: 6635-20-2020-08

REPORT DATE: November 20, 2020 MEETING DATE: December 15, 2020
TO: Mayor and Council
FROM: Anne Berry, Director of Planning and Development
SUBJECT: Agricultural Land Commission Non-Farm Use Application for
Meadow Valley Meats at 18315 Ford Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Direct Staff to forward to the ALC, with a recommendation of support, the application for a non-farm use at 18315 Ford Rd to permit an addition to the existing meat processing facility; OR
- B. Other.

PURPOSE

An application to the Agricultural Land Commission (ALC) to permit an addition to the existing meat processing facility at Meadow Valley Meats at 18315 Ford Rd.

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

A meat shop has been located at this site since before the Agricultural Land Reserve coming into existence in 1972. In 1980, a slaughterhouse was added and approved by the ALC. The meat processing and slaughterhouse facility were subdivided from the parent parcel (18389 Ford Rd) in 2002. As a condition of that subdivision, a covenant is registered on title that prohibits residential use.

In 2007, the ALC approved a non-farm use application to expand the meat processing facility and office space. At that time, the property was also rezoned to A-3 (Agricultural and Farm Industrial).

Owner: Meadow Valley Meats Ltd.

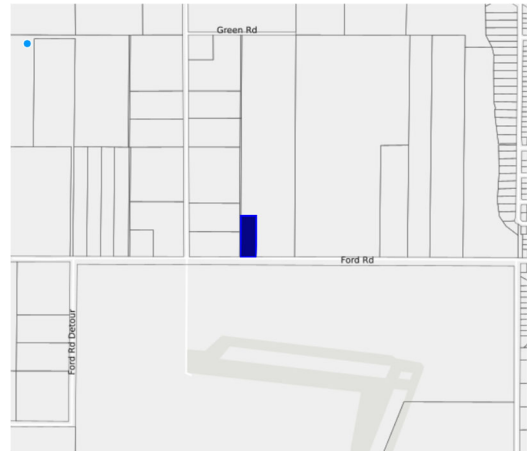
Civic Address: 18315 Ford Rd

Property Sizes: 0.809 ha (1.99 acres)

OCP Designation: Agricultural

Zoning: A-3 (Agricultural and Farm Industrial)

The site is a provincially inspected slaughterhouse. It processes local beef, veal, lambs and goats, including packaging and delivery to customers all over the province.



Due to the Covid-19 pandemic and Worksafe BC requirements for additional physical distancing space for workers, the owner would like to add to the existing building temporarily. The business has also qualified for Emergency Processing Funds from the Investment Agriculture Foundation for this project. The ALC determined that a non-farm use application is required to permit this expansion.

Relevant Policy, Bylaw or Legislation:

The Agricultural Land Reserve Use Regulation regulates this issue; Zoning Bylaw No. 2505, 2011; and Building Bylaw No. 2131, 2003.

The City's Official Community Plan (OCP) states:

- 4.2.5 a) Value-added agricultural business initiatives in appropriate locations, including on-farm sites, are encouraged.

The property's A-3 (Agricultural and Farm Industrial) zoning permits agriculture and farm industrial uses.

Analysis:

In this case, the slaughterhouse and meat processing facility are considered a non-farm use because the animal products are not raised on site.

The proposal involves adding three insulated shipping containers at the front of the existing building for increased shipping and packing space. The increased space is required due to WorkSafe BC's physical distancing requirements related to the Covid-19 pandemic.

The company currently has a new, larger facility in the early stages of development in Surrey. Once that facility is complete, the additional space will no longer be required at the Pitt Meadows location, and the containers will be removed. At this point, the company estimates that the new facility will be ready in approximately 18 months.

Under the Building Bylaw, the City can grant a temporary building permit for this project. A bond in the amount of 10% of the value of the temporary building is held by the City to ensure the removal of the building. In this case, the bond would be \$10,000.

The addition will be required to meet all the regular setbacks and other regulations found in City bylaws, including sprinkler and fire safety plans, and meeting minimum flood construction levels.

Agricultural Advisory Committee

At their meeting on December 10, 2020, this application was considered by the City's Agricultural Advisory Committee and the following motion was passed:

"The Agricultural Advisory Committee supports the Non-farm Use Application for 18315 Ford Road for a temporary addition to the meat processing facility."

Recommendations

A non-farm use application only proceeds to the Agricultural Land Commission for review if it receives approval from the local government to be forwarded in the form of an authorizing resolution. If an 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 Council does not resolve to forward an application to the ALC, then the application does not proceed any further. There is no appeal process to the ALC that an applicant can make in that case.

This application is presented to Council with the following options for consideration on whether or not to forward this application to the ALC:

- A. Forward the Non-farm Use Application for 18315 Ford Road to the Agricultural Land Commission with a recommendation of support; OR
- B. Forward the Non-farm Use Application for 18315 Ford Road to the Agricultural Land Commission with no comments; OR
- C. Forward the Non-farm Use Application for 18315 Ford Road to the Agricultural Land Commission with a recommendation of no support; OR
- D. Decline to forward the Non-farm Use Application for 18315 Ford Road to the Agricultural Land Commission.

As the application is only for a temporary situation caused by the Covid-19 pandemic and supports a longstanding business in the community, staff recommend option A.

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.

Business Vitality. Foster a vibrant and diverse economy where local businesses thrive.

FINANCIAL IMPLICATIONS

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

PUBLIC PARTICIPATION

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

This report is available on the City's website and all other agenda locations

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Allison Dominelli,
Development Services Technician

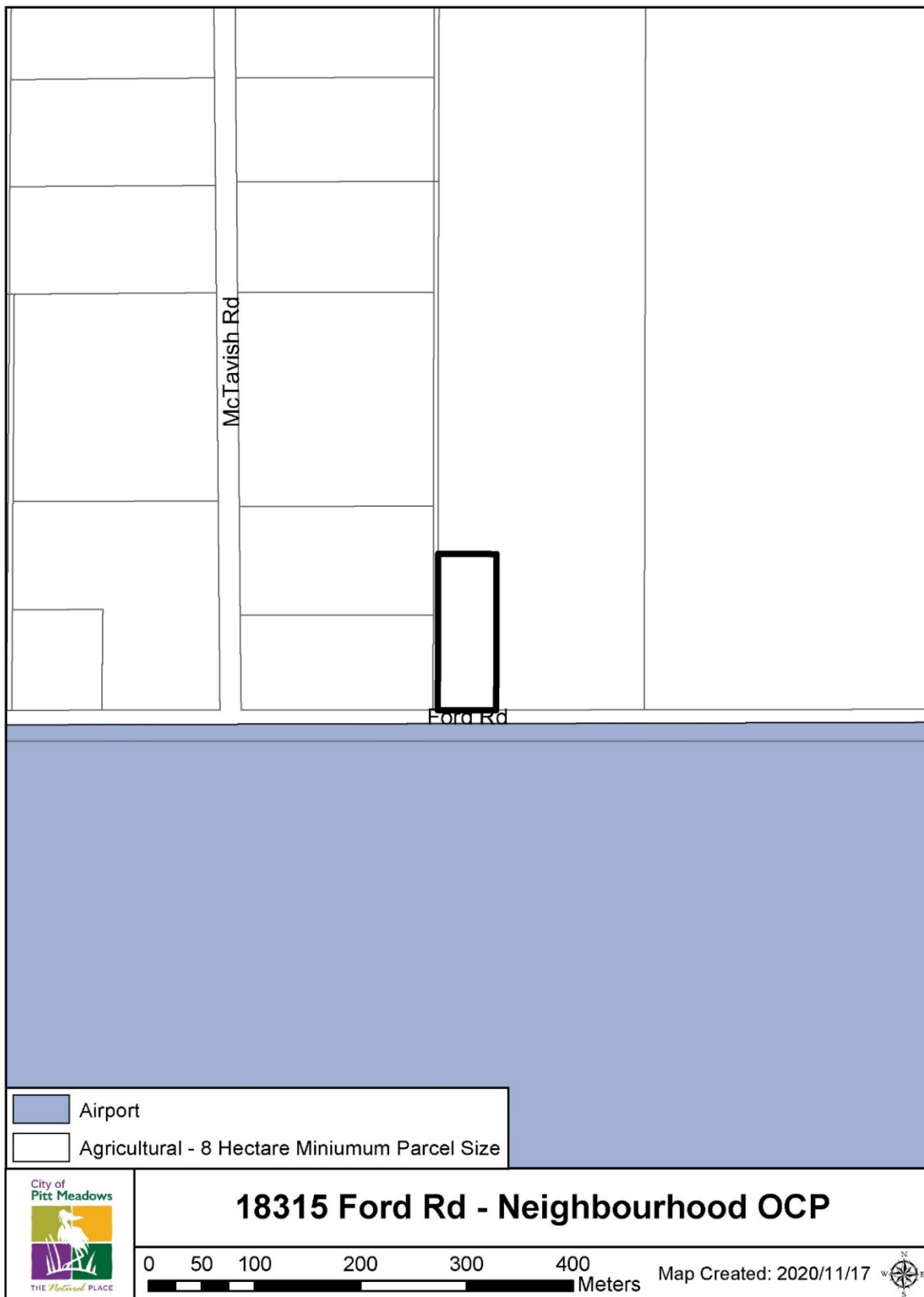
Reviewed by:

Alex Wallace,
Manager of Community Development

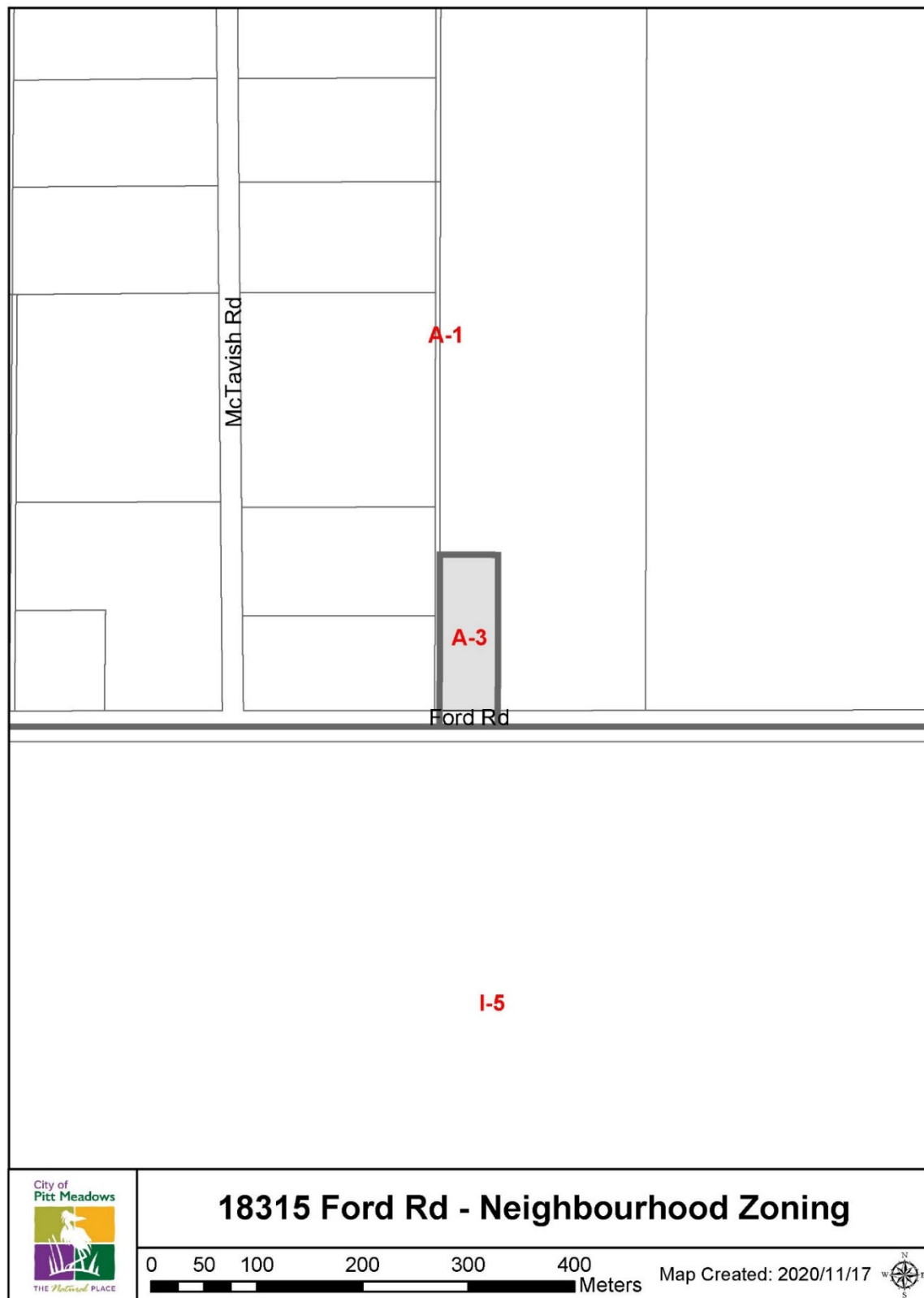
ATTACHMENT(S):

- A. Neighbourhood OCP Map
- B. Neighbourhood Zoning Map
- C. Aerial Photo Map
- D. Letter of Intent
- E. Aerial Photo of Proposed Expansion
- F. Proposed Floor Plan of Expansion

ATTACHMENT A: NEIGHBOURHOOD OCP MAP



ATTACHMENT B: NEIGHBOURHOOD ZONING MAP



ATTACHMENT C: AERIAL PHOTO MAP



ATTACHMENT D: LETTER OF INTENT

November 12, 2020

Letter of Intent

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

Re: Proposed Temporary addition

We are proposing a temporary expansion of our existing building to allow for increased physical distancing of our packaging and shipping staff due to COVID, and as advised by WorkSafe BC. This temporary expansion will consist of 3 insulated shipping containers, providing approximately 1,200 square feet of additional work space. This expansion is only a temporary measure. Our company is in the development permit stage with the City of Surrey to construct a new, significantly larger, federally-inspected slaughterhouse. Once complete, the majority of our production will be transferred to the new location, and this expansion will then be unnecessary.

Allan Les
Controller
Meadow Valley Meats Ltd.
ales@meadowvalleymeats.com

ATTACHMENT E: AERIAL PHOTO OF PROPOSED EXPANSION



Meadow Valley Meats Aerial View

ATTACHMENT F: FLOOR PLAN OF PROPOSED EXPANSION

