



## A GUIDE TO AGRICULTURAL IMPACT ASSESSMENTS

The agricultural sector in Pitt Meadows can be affected by a variety of non-agricultural activities. The City of Pitt Meadows seeks to reduce potential impacts on agriculture by requiring Agricultural Impact Assessments (AIAs) to accompany development proposals on or near agricultural lands. The AIA will help to identify potential impacts and necessary mitigation measures to preserve the value and integrity of agricultural lands.

The City's Official Community Plan (OCP) and Agricultural Viability Strategy (AVS) outline goals and policies to maintain the agricultural land base of Pitt Meadows and promote sustainable agriculture.

Note that a security may be required as part of the Farmland Protection Development Permit to ensure that the proposed mitigation measures are implemented as proposed.

### Components of an Agricultural Impact Assessment

An AIA must be conducted by a registered Professional Agrologist with experience in preparing AIAs. The assessment must include a written report submitted to the City that addresses the following components:

#### Development Proposal and Scope:

- Identify the type of application and describe the proposal, including a site plan and a plan showing the site in the context of the surrounding area.
- Describe the current use and agricultural capacity of the land under application and the neighbouring lands. Include proximity to farmland, current ALR status, and farm tenure to assess existing agricultural viability.
- Evaluate the compatibility of the proposed non-farm use within an agricultural area and its potential to cause direct and/or indirect impacts.

#### Potential Project Impacts:

- **Floodplain and Drainage Impacts** - Identify potential drainage and floodplain impacts that could lead to flooding, erosion, or siltation damage. Include how existing drainage patterns and floodplain capacity will be affected, and explain how road run-off



*This guide is not a bylaw. It is a guide prepared to assist you in preparing an Agricultural Impact Assessment for the City of Pitt Meadows. For details and legal documents, you must consult relevant bylaws and provincial legislation.*

#### Planning & Development Services

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Hours: 8:30 a.m. - 4:30 p.m.  
(Monday to Friday)

and sediment control will be managed to prevent impacts on adjacent lands.

- **Water Impacts** - Assess potential downstream surface water, irrigation, septic and groundwater impacts on neighbouring lands. If risks are identified for surrounding wells or aquifers, propose mitigation measures. For developments utilizing septic systems and/or wells, a separate Groundwater Impact Assessment may be required.
- **Noise Impacts** – Consider the noise levels generated by the proposal and their potential effects on agricultural operations.
- **Air Quality Impacts** - Describe the type, volume, and concentration of air emissions the proposal will generate and their potential effects on crops and animals.
- **Traffic Impacts** – Assess traffic impacts, including the need for new roads or rural road upgrades, restrictions on farm vehicle movement, impacts on field access, safety concerns from increased traffic volumes and speeds, and the effects of road runoff or pesticide use along roads.
- **Servicing Impacts** - Describe potential impacts on agricultural lands resulting from the proposal, including water, sewer, storm drainage, and utilities.

#### **Compliance with OCP, AVS, and Provincial Guidelines:**

- Refer to the Farmland Protection Development Permit guidelines in the OCP and describe how the project will meet the site, building construction, and landscaping guidelines.
- Refer to the AVS and describe how the project will help protect farmland for farming, plan and manage infrastructure to support agriculture, support the economic viability of agriculture, adapt to future challenges and help the community support agriculture.
- Refer to the Ministry of Agriculture and Food's references on Edge Planning and Subdivisions Near Agriculture and describe how the project will incorporate the recommendations within these guides.

#### **Mitigation Measures:**

- Propose interface edge planning, with recommended landscape buffer zones, building setbacks, fencing to mitigate impacts to neighbouring agricultural properties and minimize conflict to addressing issues like crop theft, animal harassment, trespassing, vandalism, and restrictions on agricultural activities due to noise or spray drift.
- Recommend restrictive covenants for setback areas, or to notify future owners of nearby farm practices and potential disruptions (noise, odour, spraying).
- Suggest improvements to irrigation/drainage, farm road access, and infrastructure servicing aligned with City policies.

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- Identify and minimize potential indirect and longer term use impacts relating to invasive plant species being introduced through non-farm landscaping and yard waste, and bear and predator pattern impacts (e.g. waste management concerns and/or travel corridor changes).

**Summary and Conclusion:**

- Summarize remaining impacts after mitigation and assess whether they are acceptable.
- Provide recommendations to proceed, modify, or reject the development proposal based on agricultural viability and policy compliance.

**Links:**

[Agriculture in Pitt Meadows](#)

[Pitt Meadows Zoning Bylaw 2505, 2011](#)

[Pitt Meadows Official Community Plan](#)

[MAF Guide to Edge Planning](#)

[MAF Subdivision Near Agriculture](#)

[Agricultural Impact Assessment Guidelines – Metro Vancouver Draft](#)