

PITT MEADOWS AGRICULTURAL ADVISORY COMMITTEE

MINUTES of the Agricultural Advisory Committee held at 10:00 a.m. on May 9<sup>th</sup>, 2019 in the Meadows Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia

PRESENT:-

Committee Members:- Joe Bachmann, Chair  
Macky Banns  
Bob Hopcott  
Sandy Howkins  
Dan Kosicki  
Lynn Kemper  
Philip Robinson  
Wayne Wisselink

Guests:- Mike Wallis, BC Cranberry Growers Association  
Geoff Hughes-Gaines

Staff:- Lisa Grant, Director of Community Services, Chair  
  
Colin O'Byrne, Project Manager, Community Development  
Elaine Harrison, Recorder

REGRETS:-

Alana Aquilini  
Hank Bitter  
Dieter Geesing, Ministry of Agriculture  
Councillor Nicole MacDonald  
Mike Manion  
Councillor Anena Simpson

The meeting was called to order at 10:00 am.

1. LATE ITEMS

The meeting chair asked that the Waterway item be removed from the Agenda.

MOVED by Dan Kosicki and SECONDED by Philip Robinson, THAT Waterways be removed from the Agenda.

CARRIED

2. ADOPTION OF MINUTES

MOVED by Wayne Wisselink and SECONDED by Joe Bachmann, THAT the minutes of the April 11<sup>th</sup>, 2019 committee meeting be adopted.

CARRIED

### 3. NORTH LOUGHEED STUDY AREA PLANNING PROCESS UPDATE

Colin O'Byrne, Project Manager, Community Development updated the Committee on information that had recently been presented to Council regarding the North Lougheed Study Area. The area in question was 125 acres of land north of Lougheed Highway and West of Harris Road some of which had been excluded from the ALR in 1985 and 1989 though some areas had not met the exclusion criteria so was still under ALR rules. In 2006 a North Lougheed Connector road had been proposed to alleviate and discourage traffic from using Old Dewdney Trunk Road. The City did not have funding to develop the road and the Ministry of Transport and Infrastructure along with Translink had not been forthcoming with funds. The City then looked at development options for the north Lougheed lands with different concepts being suggested. The concepts had been forwarded for stakeholder consultation and Council had adopted concept C and submitted it to the ALC who had approved it in 2013 with a condition that development commence within 3 years. Since that time more development had occurred in Maple Ridge, less big box commercial development was required, the B-Line had been approved through the City and CP Rail upgrades were planned. The new Council had asked staff to re-connect with stakeholders in light of these changes and to create a revised plan and conditions to re-submit to the ALC and Metro Vancouver.

The Committee made the following comments:-

- The City does not have the budget to fund new road so funds need to be requested from the Provincial Government
- The ALC has changed significantly and has to be driven by the City now
- The AAC agreed many years ago to warehousing at the southern end of Harris Road to get the best financial outcome for the City
- Increased residential development does not yield enough revenue in taxes for the City
- The road levy from Pitt River Quarries should be used solely for Old Dewdney Trunk Road
- The general public do not support agriculture
- It is naive to think the development will not happen and it is better to get infrastructure in the right place early on
- More emphasis should be placed on public transit
- Residential growth will continue to happen in the communities to the East of the City so the City needs to obtain finances to allow traffic to flow
- The widening of Lougheed Highway could be a better long term solution
- The development of North Lougheed lands will not stop commuters using Old Dewdney Trunk Road
- More industrial development is happening in the Abbotsford/Chilliwack area which will bring increased traffic through the City
- Up to date studies need to be undertaken so that better decisions can be made

The Committee asked staff for historical, current and projected traffic counts for Old Dewdney Trunk Road.

The Committee also agreed that the North Lougheed Study Area should remain as a standing item on each agenda so that as information becomes available they can be kept informed.

Staff said that an Economic Land Use Study had been undertaken for the city looking at land required for industrial and commercial uses and this would be included on the next Agenda for the committee to peruse as it gives information the Committee would find beneficial. It was also noted that the Ministry of Transport and Infrastructure had also studied the North Lougheed Connector and how it could integrate into the current road network.

Staff also advised that a Traffic Analysis would help explain and understand traffic flows, residential growth and how the new B-Line will impact commuters. Staff said the City wants to work with Maple Ridge on traffic issues to provide a favourable outcome for both communities.

#### 4. ROUNDTABLE

Macky Banns – asked if anybody knew how much the Provincial Government pays CP Rail to allow the West Coast Express to use the railway. It did not appear that this figure was accessible to the public.

Joe Bachmann – thanked staff for installing the new tractor signs on Old Dewdney Trunk Road.

He also asked the Committee for observations as to why they serve on the AAC. Comments ranged from protecting farmland for the next generation, maintaining the Pitt Meadows community, having a voice and to be educated, listening to what has happened in the past and seeing what can be achieved in the future.

Philip Robinson – asked if a permit had been issued for the winery that the Committee had discussed at the March meeting. Staff said that it was currently with the ALC for processing.

Bob Hopcott – said that long time local dairy farmer Dirk Kootstra had recently passed away.

He also spoke about a letter he had received regarding mineral rights on his property.

Sandy Howkins – advised land owners to obtain mineral rights for their property if they have not already done so.

#### 5. ADJOURNMENT

The next Committee meeting will be held on June 13<sup>th</sup> 2019 at 10:00 a.m.

The meeting adjourned at 11:10 a.m.