



MINUTES of the Agricultural Advisory Committee meeting held on **October 10, 2019** at 10:00 a.m. in the Meadows Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

PRESENT:

Voting Members: Joe Bachmann (Chair)
Bob Hopcott
Sandy Howkins
Mike Manion
Philip Robinson
Nadia Mori, Ministry of Agriculture

Non-Voting Members: Councillor Nicole MacDonald

Guests: Robert Heinze

Staff: Lisa Grant, Director of Community Services
Allison Dominelli, Development Services Technician
Stefanie Ekeli, Development Services Technician
Tanya Hupka, Clerk II
Colin O'Byrne, Project Manager, Community Development
Alex Wallace, Manager of Community Development

REGRETS: Councillor Anena Simpson
Alana Aquilini
Macky Banns
Hank Bitter
Lynn Kemper
Dan Kosicki
Wayne Wisselink

SECRETARY: Tanya Barr

1. CALL TO ORDER

The meeting was called to order at 10:06 a.m.

With only five voting committee members in attendance, quorum was not achieved. There was general consensus to continue with an informal meeting.

Lisa Grant, Director of Community Services, introduced our new Ministry of Agriculture Representative, Nadia Mori. The Committee then participated in a roundtable of introductions.

2. **LATE ITEMS**

None.

3. **APPROVAL OF AGENDA**

There was general consent amongst the Committee to proceed with the agenda for information purposes only.

4. **ADOPTION OF MINUTES**

Due to lack of quorum, the minutes of the September 12, 2019 committee meeting will be carried forward to the next AAC meeting for adoption.

5. **DELEGATIONS/PRESENTATIONS**

None.

6. **REPORTS**

1.1 **Soil Permit Application - 14406 Rippington Road (FILE 4520-08-2109-4)**

Alex Wallace, Manager of Community Development, gave a verbal overview of the application, including a PowerPoint presentation which is included as Attachment 1.

The Committee participated in a roundtable discussion with the following points being raised:

- Due to volume, the fill permit must be presented to Council for approval;
- Not enough land to farm effectively; therefore, one home per property;
- Opportunity to implement a bond to ensure original dwelling is demolished;

- This would occur at the time of building permit process.
- Opportunity to increase the performance bond from \$25,000;
- It's believe that the Council policy C026, Temporary Accessory Dwellings in A.L.R, is dated and needs review;
- Square footage of new home is within the allowance;
- Would have to go to ALC for use of initial home during build of second;
- Concerns if inhabitable, how is occupancy ok during build;
- Final occupancy of new home would be subject demolition of original home;

There was general consensus amongst the Committee in attendance, that the application be recommended to Council with the condition that the original dwelling be demolished prior to construction of the second dwelling.

A formal resolution of recommendation will be sought from the Committee at the next meeting once quorum is achieved.

1.2 Temporary Industrial Use Permit Renewal Application – 17612 Ford Rd Detour (FILE 4520-20-2019-02)

Allison Dominelli, Development Services Technician, gave a verbal overview of the application, including a PowerPoint presentation which is included as Attachment 2.

The applicant was introduced to answer any questions from the Committee.

The Committee participated in a roundtable discussion with the following points being raised:

The application was referred to the Committee from Council;

- Zoning changes have made the home business no longer permitted;

- There was previous thoughts that the business would be beneficial to the agricultural community;
- The property is currently farmed;
- The applicant advises that the property has been vacant for 10+ years. To build the business will take time and although no signage, it is actively operating as a fabrication business;
- Concerns of precedence and setting approvals for these types of businesses; there needs to be consistency;
- Expansion is required for the purpose of artisanal usage;
- Concerns of expansion to the footprint of the shed;
 - Applicant spoke to the shed existing 25 years. The storage container is used for personal belongings and items for the business.
- It's felt that if the TUP process is only for two years, perhaps business should relocate;
- Doesn't qualify for home based business based on type of work;
- As AAC members, it's felt that the Committee is supposed to be a proponent for farming;
- String of non-agri business; conflicted when being asked to support;
- Small businesses in the area but would like to see existing footprint contained; and
- History of property should be included in staff report.

1.3 North Loughheed Study Area Update: Amended Scoping Report

Colin O'Byrne, Project Manager of Community Development, provided a verbal update to the North Loughheed Area Scoping

Project, including a PowerPoint presentation which is included as Attachment 3.

Announced the next public engagement opportunity is scheduled for October 26, 2019.

The committee participated in a roundtable discussion with the following points being raised:

- Concerns that the concept has moved from more of an industrial feel to more of a residential use;
- Concerns that what was initially presented for use has drastically changed;
- Concerns of public perception that AAC supports the concepts and any potential fall out if it's non-farm use;
- Ultimate decision resides with Council;
- Council's priorities for land use concept; what's driving their selection;
- Councillor MacDonald spoke to the importance of the process of collecting differing goals, visions, and desired outcomes. Council is taking into consideration traffic flow, technical reports, market demands, etc...
- Lisa Grant encouraged the committee to attend the next public engagement opportunity and assured all that feedback is still being sought and taken into consideration.
- Spoke to the importance of edge planning, traffic calming on Old Dewdney Trunk Road, connector routes, and land use conditions. Exclusions do not tie to land use.

7. Roundtable

The Committee participated in a roundtable discussion where the following points were made:

Councillor MacDonald spoke to Minister of Agriculture during recent UBCM Ministry meetings, regarding invasive species and cannabis.

Joe Bachmann spoke to the extensive growth of parrot feather, the upcoming Federal election, and was looking for support against aggressive activists;

Mike Manion spoke to recent news of protestors showing up and invading a farm in Alberta; would like increased fines and penalties for similar instances in Pitt Meadows. He also spoke to the foreign workers policy; would like to see changes that allow for workers after 4 years to be able to apply for permanent status.

Lisa Grant spoke to recent changes to soil regulations and the impacts on farming viability. During recent UBCM discussions, the Minister of Environment spoke to fish protection impacts on our ditches and water systems, cannabis and concerns related to grow licenses, odour, and health regulations.

Sandy Howkins spoke to the seasonal agricultural workers programs, and noted that there were few infractions associated with the program. He feels there may be a 'disconnect' on terminology associated with agricultural workers. He would like to relay his gratitude with the City regarding the ongoing efforts on ditch cleaning of parrot feather.

- o Lisa Grant will pass along comments to Randy Evans and Samantha Maki.

Philip Robinson was looking for feedback regarding a recent Delta farmer event;

- o Nadia spoke to the event purpose, concerns with Bill 51 and noted that input was received from attendees regarding what's working what wasn't in the farming community. Individuals were concerned with raising water levels and climate change.

Mike Manion sought feedback from the AAC Committee regarding a request from Metro's Agricultural Advisory requesting he draft a letter voicing concerns over cannabis.

- o Joe Bachmann doesn't feel the agricultural community should be 'lumped in' with the cannabis industry.

8. ADJOURNMENT

The meeting was adjourned at 11:24 a.m.



Soil Permit Application for 14406 Rippington Road

Agriculture Advisory Committee October 10, 2019



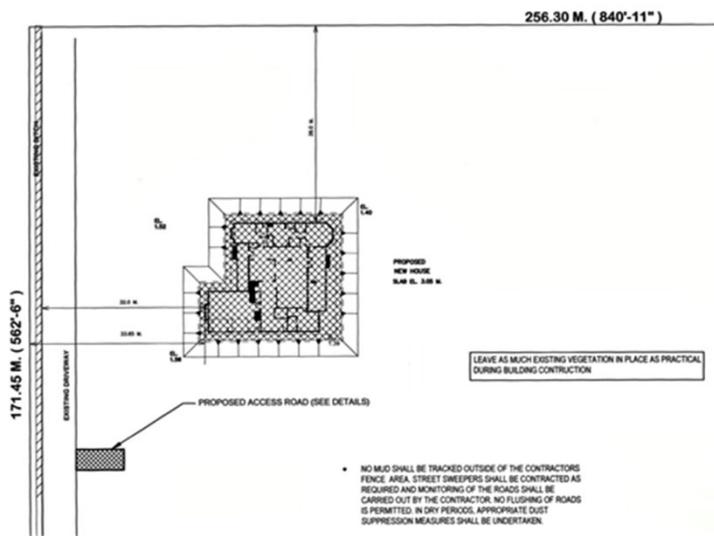
Background

- A Non-Adhering Residential Use application for 14406 Rippington Road was presented to the AAC for comments on March 28, 2019;
- On April 16th, 2019 at the regular Council meeting, the *Agricultural Land Commission (ALC)*, Non-Adhering Residential Use application was presented to City Council.



Background

- Civic Address: 14406 Rippington Road
- Property Size: 9.96 hectares (24.61 acres)
- Zoning: A-1 General Agricultural
- OCP Designation: Agricultural



Proposed Fill

| Estimated Soil Quantity | Type of Material | Quantity (m ³) |
|-------------------------|--|----------------------------|
| to be REMOVED | Preload surcharge fill (onsite soil) | 0 |
| | | |
| To be DEPOSITED | Landscape Fill ¹ (onsite soil) | 0 |
| | Structural Fill (MMCD Base gravel - Pitt River Quarries) | 920 |



ALC Regulations

- Subject to section 36 [prohibited fill], the removal of soil from, or the placement of fill on, agricultural land for one or more of the following purposes is permitted if all applicable conditions are met:
 - (a) constructing or maintaining a structure for farm use or for a principal residence if both of the following conditions are met:
 - (i) the total area from which soil is removed or on which fill is placed is 1 000 m² or less;
 - (ii) if the area from which the soil is removed or on which the fill is placed is in a floodplain, the resulting elevation level is consistent with the minimum elevation level established under all applicable local government enactments and first nation government laws, if any, respecting flood protection in the floodplain;



Suggested Recommendation:

- A. A. The Agricultural Advisory Committee supports the Soil Removal and Fill Deposit Application – 14406 Rippington Road; OR
- B. The Agricultural Advisory Committee does not support the Soil Removal and Fill Deposit Application – 14406 Rippington Road.



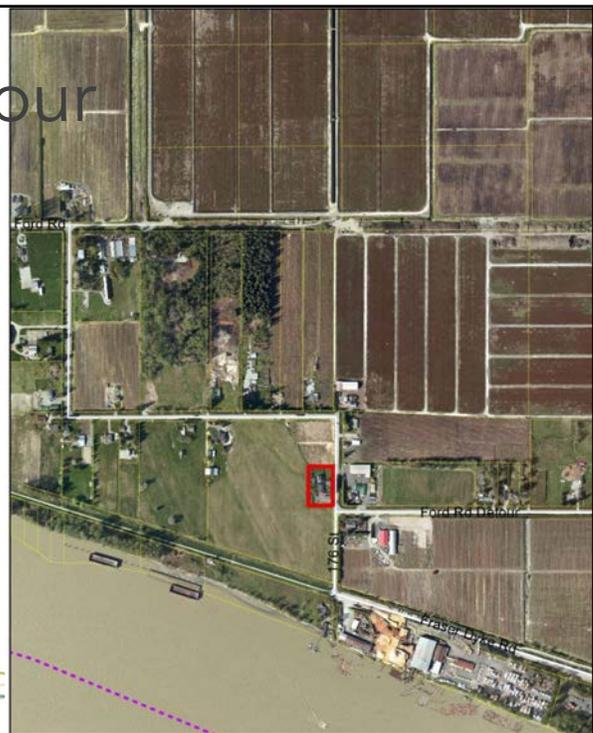
Renewal Application of Temporary Industrial Use Permit 2017-001 for 17612 Ford Rd Detour

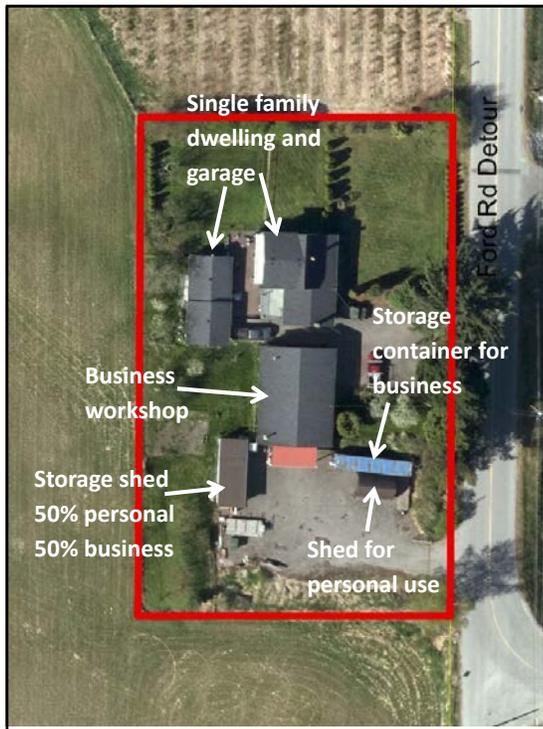
Agricultural Advisory Meeting October 10, 2019



17612 Ford Rd Detour

- Temporary Industrial Use Permit issued 2017
 - Blacksmith and aluminum/metal railing fabrication
 - Owner plus 1 full-time, 1 part-time and 1 summer student employees





- 1 acre property (not subject to ALR regulations)
- Area for business:

| | | |
|--------------------|---------------------|----------------------|
| Workshop | 167 m ² | 1800 ft ² |
| Storage container* | 30 m ² | 320 ft ² |
| Shed* | 37.9 m ² | 408 ft ² |

*Business expanded slightly since original permit to include container and shed



Temporary Industrial Use Permit

- No bylaw complaints since issuance
- \$5000 letter of credit held to confirm compliance with permit conditions
- Only changes to initial permit recommended are to include storage container and shed for area of business



Suggested Recommendations:

- A. The Agricultural Advisory Committee supports the renewal of TUP 2017-001 for 17612 Ford Rd Detour; OR
- B. The Agricultural Advisory Committee does not support the renewal of TUP 2017-001 for 17612 Ford Rd Detour.

North Loughheed Study Area Scoping Report Amendments

Agricultural Advisory Meeting – October 10, 2019



Overview

- Background
- Amendments
- Next steps



Background

- **May 28, 2019** – North Loughheed Study Area scoping report approved by Council.
- **June to August 2019** – Staff engaged public and stakeholders, gathered background research.
- **August 6, 2019** – Received clarification from Agricultural Land Commission that a new application is unnecessary, provided the revised land use concept complies with prior exclusion conditions.



Amendments

- **Removing references** to preparing and submitting a new exclusion application to the Agricultural Land Commission;
- **Amending the discussion of required technical reports** because City staff were able to source the needed information from landowners, the City's archives, and other government agencies;
- **An updated budget** that does not include initial high-level technical studies and reflects a better understanding of the project requirements; and
- **Amended timeline** that reflect the above changes.



Next steps



Engagement update
Background research summary

Engagement findings
Initial land use concepts

Land use concept recommendation

June

July

October

December

Community and stakeholder engagement

Community and stakeholder engagement

Application to Metro Vancouver

Background research

Traffic impact analysis

Technical studies

Market analysis

Land use concept development



Questions?

