

PITT MEADOWS AGRICULTURAL ADVISORY COMMITTEE

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

PRESENT:-

Committee Members:- Joe Bachmann, Chair
Alana Aquilini
Hank Bitter
Dieter Geesing, Ministry of Agriculture
Lynn Kemper
Councillor Nicole MacDonald
Mike Manion
Philip Robinson
Councillor Anena Simpson
Wayne Wisselink

Guests:- Bill Dingwall, Mayor
Mark Roberts, Chief Administrative Officer
Glenda Hamilton
Janet Moor
Eva Reid

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

REGRETS:- Macky Banns
Bob Hopcott
Bill Park

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

1. LATE ITEMS

The Meeting Chair asked that following late item be included on the agenda:-

City representation on Metro Vancouver's Agricultural Advisory Committee.

2. ADOPTION OF MINUTES

MOVED by Hank Bitter and **SECONDED** by Lynn Kemper, **THAT** the minutes of the November 8th, 2018 committee meeting be adopted.

CARRIED

3. NON-FARM USE APPLICATION – 18745 FORD ROAD

Colin O'Byrne, Development Services Technician reported that a non-farm use application had been received for a dog-orientated animal hydrotherapy, rehabilitation and boarding business to operate at

18745 Ford Road. The applicant was utilising a cement pad foundation that was already on the site and had built a Quonset hut for the hydrotherapy pool. The ground floor of the duplex was being used for an office and to board dogs requiring therapeutic care. The remainder of the property was being used for blueberry farming. If the non-farm use application was approved a zoning text amendment or temporary use permit application would be required to allow canine hydrotherapy as a permitted use on the property.

The applicant who was present at the meeting spoke to the Committee and re-affirmed that they were providing fitness, weight loss, recreation, pre and post-surgery rehabilitation to the dogs in the pool. The business was separate and self-contained from the farming operation and did not take away land for farming as they were utilising the cement pad that was already there. They confirmed that the water in the pool was removed once a year in containers and disposed of off-site and that visitors have pre-arranged appointments with a maximum of 2 dogs per time.

The Committee mentioned that hydrotherapy pools are regularly used in equine farms and therefore a precedent had been set. They did have concerns with the pet wellness aspect of the application and felt that this could involve retail activity which they would not support. They also said that they would not want an expansion of the operation or an additional pool and that safe disposal of the water, which could be considered hazardous, was essential. The Committee's main concern was increased value of farm land once a successful business is operational and how this could cause an influx in similar applications. They also questioned why the applicant had not utilised a commercial building for the business.

RECOMMENDATION

MOVED by Mike Manion and **SECONDED** by Hank Bitter, **THAT** Council be informed that the Agricultural Advisory Committee supports the application subject to the following conditions:-

- (a) The temporary use permit run with the land for a two year period;
- (b) The permit be tied to the applicant;
- (c) The size limit remain consistent with those allowed for a home base business;
- (d) No expansion of the business be allowed; and
- (e) The business be limited to hydrotherapy only.

CARRIED

4. NON-FARM USE APPLICATION – 19705 MCNEIL ROAD

Colin O'Byrne, Development Services Technician reported that a non-farm use application had been received for 19705 McNeil Road to build a two-bedroom garden suite for an elderly parent over a new garage with the lower level of the garage being used for the storage of tools. A new house had been constructed in 2013 and was home to several generations of the owners' family and the remainder of the parcel was planted with blueberries.

The committee commented that the size of the blueberry operation would not produce enough income for the size of house and garage with the number of people living there. They also questioned why an elderly relative would require a two bedroom suite that would have to be accessed by stairs.

RECOMMENDATION

MOVED by Joe Bachmann and **SECONDED** by Hank Bitter, **THAT** Council be informed that the Agricultural Advisory Committee does not supports the non-farm use application for a garden suite at 19705 McNeil Road.

CARRIED

5. METRO VANCOUVER AGRICULTURAL ADVISORY COMMITTEE

Lisa Grant, Director of Community Services asked for a nomination from the Committee as the City's representative on Metro Vancouver's Agricultural Advisory Committee. Mike Manion said that he would be happy to continue as the representative and the Committee had had many interesting discussions.

RECOMMENDATION

MOVED by Wayne Wisselink and **SECONDED** by Hank Bitter, **THAT** Council be informed that the Agricultural Advisory Committee supports Mike Manion as the City's representative on Metro Vancouver's Agricultural Advisory Committee.

CARRIED

6. NORTH LOUGHEED CONNECTOR

Lisa Grant, Director of Community Services reported that the Ministry of Transport was looking for opportunities to take traffic off Old Dewdney Trunk Road with the potential construction of a connector road to feed traffic directly from Lougheed Highway to Golden Ears Way.

Mayor Bill Dingwall said that the Metro Vancouver's Regional Growth Strategy looked at the projected populations and used that to plan infrastructure construction. The expected population for Pitt Meadows for 2040 was anticipated to be 25,000 and that Maple Ridge would increase by an extra 40,000. In anticipation of this a new B-Line bus was being introduced to move people through Pitt Meadows which would hopefully be the precursor to an expansion of the sky train into Ridge Meadows. Council would be deliberating the North Lougheed Connector and were looking for the Committee to revalidate the decision previously made supporting its construction. It was hoped that the City could use this information to support applying for Federal and Provincial capital.

The Committee acknowledged the decision that had previously been made supporting the North Lougheed Connector but pointed out that since then the Committee membership had changed and the new members should be given the opportunity to thoroughly understand the resolution and whether it should be re-evaluated. They also pointed out that since tolls had been removed from lower mainland bridges traffic flow had changed and this should be taken into consideration when planning infrastructure.

Mark Roberts, Chief Administrative Officer advised that if the Connector road was constructed then traffic calming measures would be implemented on Old Dewdney Trunk Road which would reduce traffic volume and allow farming equipment to flow.

The Committee asked that staff provide further information and the item be included on the next Agenda of the Committee.

7. ROUNDTABLE

Joe Bachmann – thanked the Mayor and CAO for attending the meeting and for listening to the concerns of the Committee.

He also mentioned that a traffic count was needed for Old Dewdney Trunk Road to provide valuable information prior to additional signage being installed.

Hank Bitter – commented that the City has 2 large bridges moving thousands of vehicles through the City and Federal and Provincial money is required to help the City.

Philip Robinson – said that he had observed during the recent heavy rainfall that the water levels in the ditches had been particularly high and he wondered whether the pumps had been working at capacity.

Mike Manion – told the committee that the Pacific Agricultural Show was being held on January 24th to 26th at the Tradex Centre in Abbotsford.

8. ADJOURNMENT

The next Committee meeting will be held on February 14th, 2019 at 10:00 a.m.

The meeting adjourned at 12:20 pm.