



OCP for AAC

Agricultural Advisory Committee
September 10, 2020



We are here





What is an Official Community Plan?



Forces Shaping the OCP Review



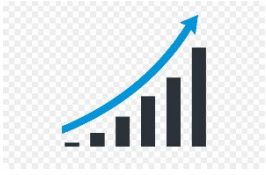
Climate change: Significant impacts are expected in the form of increased precipitation, higher temperatures, rising sea levels, increased extreme weather events and more weather variability.



Increasing housing costs: Before 2000, the sale price of a two-storey detached home was around 3.2 times to median household income; by 2015, the cost of an average home was more than 19 times higher than income



Changing Demographics: By 2041 the seniors population (65 +) is expected to triple.



Growing region / growing local population: Metro Vancouver is anticipated to grow by about 980,000 by 2040. Pitt Meadows is expected to grow by 4,354 residents in the same period.



Small town character: One of the most important goals for the town, revealed through public consultation, is protecting Pitt Meadows' small town character:

Agriculture Vision:

Agriculture is the dominant land use in Pitt Meadows and farmland is protected for food production.

KEY OCP AGRICULTURE ACTION AREAS

The following Key OCP Action Areas were identified during the visioning process for the development of this Official Community Plan:

ALR LAND FOR PRODUCTIVE PURPOSES

PRESERVATION OF LARGE AGRICULTURAL PARCELS

HOUSING IN THE ALR

URBAN-RURAL RELATIONSHIP

DIVERSIFICATION OF THE AGRICULTURAL ECONOMY

WORKING CONSULTATION WITH FARMERS AND LANDOWNERS

STRENGTHENING OF THE FARMING COMMUNITY

FOOD SYSTEMS

Agriculture Chapter – Policy Objectives

1. Preserve ALR land for productive uses
2. Minimize conflicts between rural and urban land uses
3. Support the agricultural economy in Pitt Meadows
4. Provide safe and reliable infrastructure services for farming
5. Support the farmers
6. Address the impacts of climate change in the agricultural area of Pitt Meadows and on farming operations
7. Ensure Pitt Meadows has a healthy and resilient food system

Other OCP policies that address agriculture:

Chapter 6 Local Systems:

- Implement and manage the drainage systems in the floodplain to support agriculture production.

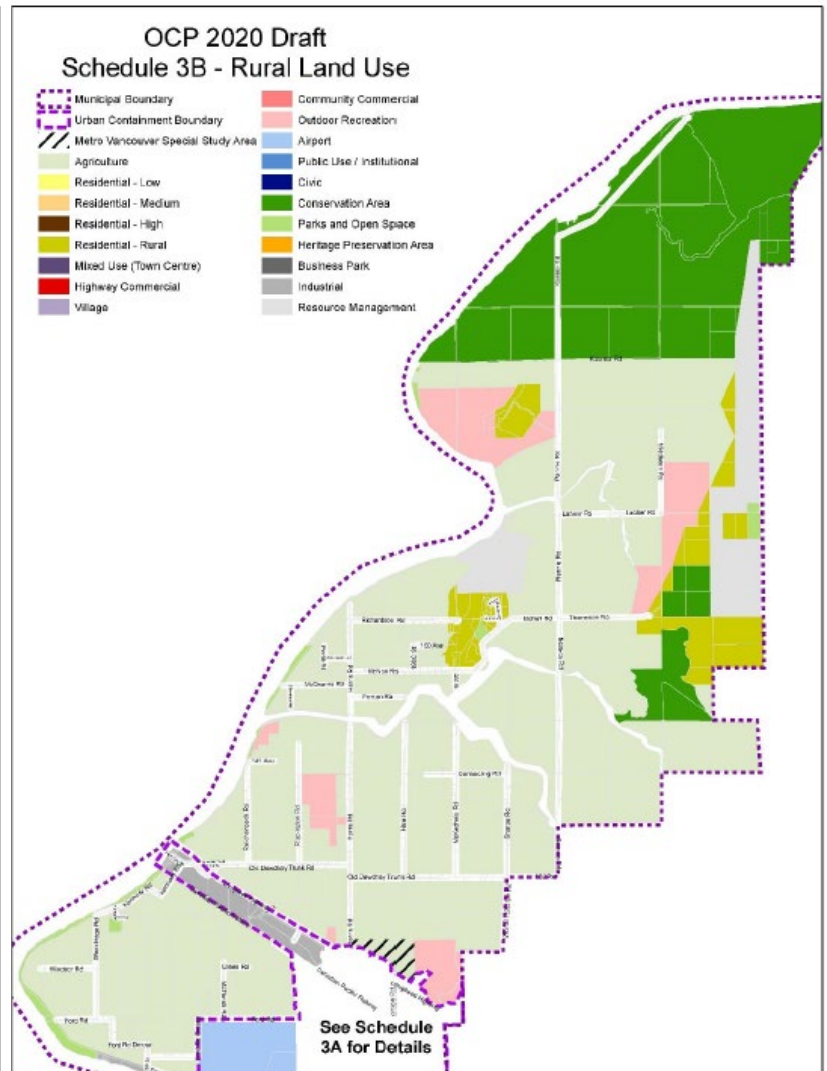
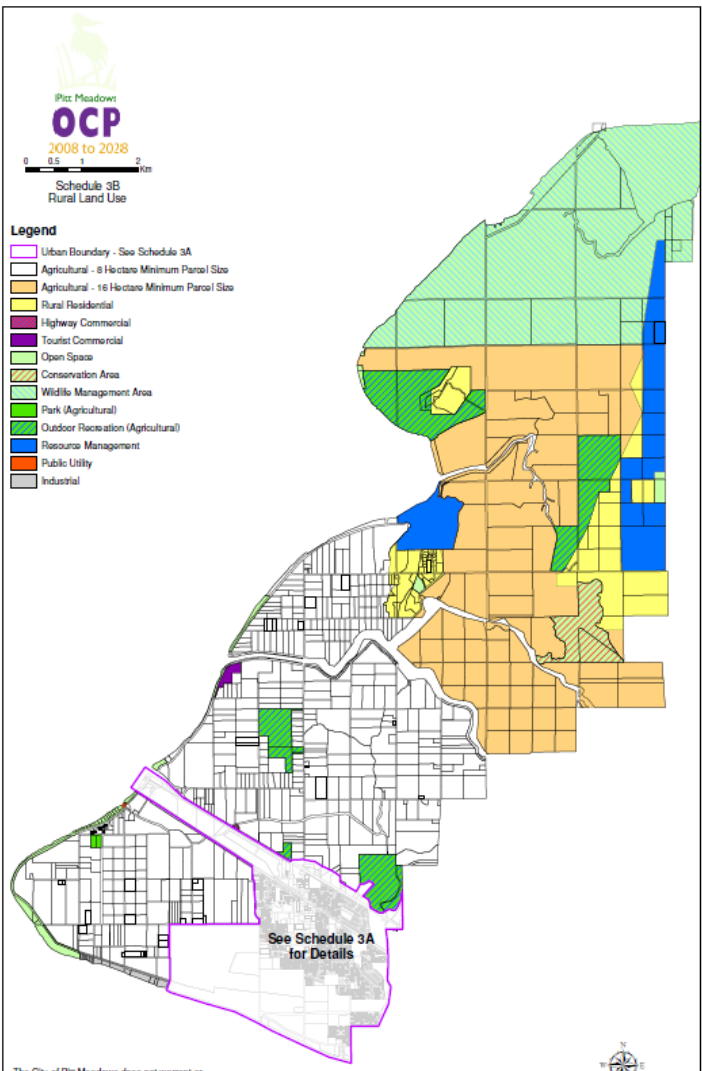
Chapter 8 Environment and Natural Areas

- Minimize the introduction and spread of invasive plant species.
- Consult with agricultural community before implementing measures that may affect agricultural operations.
- Protect soil quality / prohibit illegal dumping

Chapter 5 Transportation

- Ensure existing road connections and mobility are maintained in rural areas.

Proposed OCP Map Schedules



Agricultural Land Use Designation

Purpose: to preserve and support land reserved for agriculture. More than 80% of the land in the municipality is in the Agricultural Land Reserve (ALR) and is governed by provincial Agricultural Land Commission Act and Regulations. The intention of the designation is to provide a stable, long-term land base for agriculture limited only by the Farm Practices Protection Act and the Agricultural Land Commission Act.

Principal forms and uses: farming uses as permitted under the *Agricultural Land Reserve Use Regulation*.

Appropriate built forms: agricultural buildings, farm houses and limited accessory residential buildings.

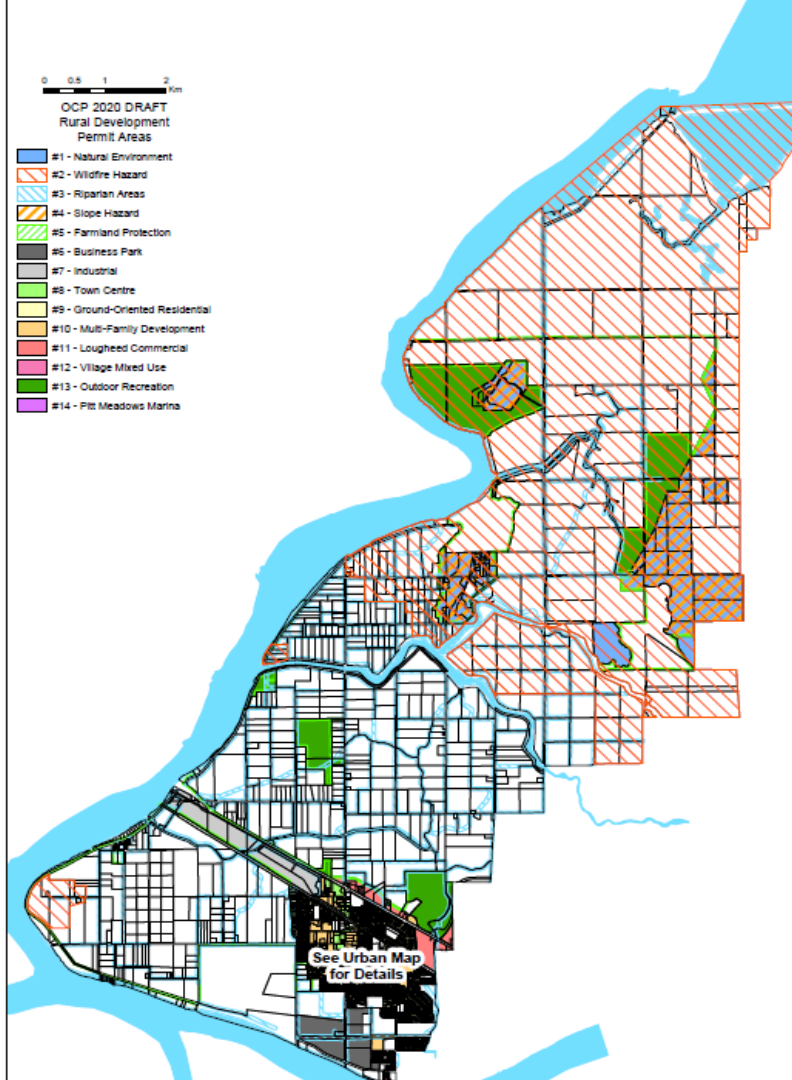
Complementary uses: limited residential uses.

Density: the Agricultural Land Commission ultimately governs the subdivision of properties in the ALR. With the exception of subdivision of a homesite severance, subdivision of existing parcels is generally not supported.

0 0.5 1 2 Km

OCP 2020 DRAFT
Rural Development
Permit Areas

- #1 - Natural Environment
- #2 - Wildfire Hazard
- #3 - Riparian Areas
- #4 - Slope Hazard
- #5 - Farmland Protection
- #6 - Business Park
- #7 - Industrial
- #8 - Town Centre
- #9 - Ground-Oriented Residential
- #10 - Multi-Family Development
- #11 - Low-density Commercial
- #12 - Village Mixed Use
- #13 - Outdoor Recreation
- #14 - Pitt Meadows Marina



Development Permit Area No. 5: Farmland Protection



Next Steps

