



Staff Report to Council

Planning and Development

FILE: 08-3360-20/24-03

REPORT DATE: April 23, 2026 **MEETING DATE:** May 12, 2026

TO: Mayor and Council

FROM: Patrick Ward, Director of Planning and Development

SUBJECT: Rezoning Application for 19963 McNeil Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL: M. Roberts / April 23, 2026

RECOMMENDATION(S):

THAT Council:

- A. Has, pursuant to Section 479(6) of the *Local Government Act*, considered the Provincial Policy Manual: Transit-Oriented Areas, as outlined in the “Rezoning Application for 19963 McNeil Road” report presented at the May 12, 2026 Council meeting, and in that regard, considers that no further consideration of the Provincial Policy Manual is required at this time; AND
 - B. Grant first, second and third readings to Zoning Amendment Bylaw No. 3028, 2026; AND
 - C. Require the following conditions be fulfilled prior to consideration of adoption of Zoning Amendment Bylaw No. 3028, 2026;
 - 1. Payment of \$46,000 as Residential Community Amenity Contribution as offered by the developer;
 - 2. Payment of \$22,000 as a heritage contribution as offered by the developer; OR
 - D. Other.
-

PURPOSE

To present a Zoning Amendment Bylaw to rezone the property at 19963 McNeil Road (PID: 008-397-597) to RR-4 (Small Lot Rural Residential) to accommodate subdivision into five rural residential lots.

Information Report Decision Report Direction Report

DISCUSSION

Background:

Address: 19963 McNeil Rd
Property Size: 5.13 ha (12.67 ac)
OCP Designation: Rural
Current Zoning: A-1 General
Agricultural
Proposed Zoning: RR-4 Small Lot Rural
Residential

The parcel contains the Menzies House, an existing heritage-listed house that has deteriorated beyond repair, and some other abandoned structures.

It is located in the rural area, surrounded by agricultural properties and rural lots. The property is not located in the Agricultural Land Reserve (ALR), but does border it on the west (Figure 2). From south to north, the site transitions from a flat area in the floodplain, to steep slope conditions (Figure 3).

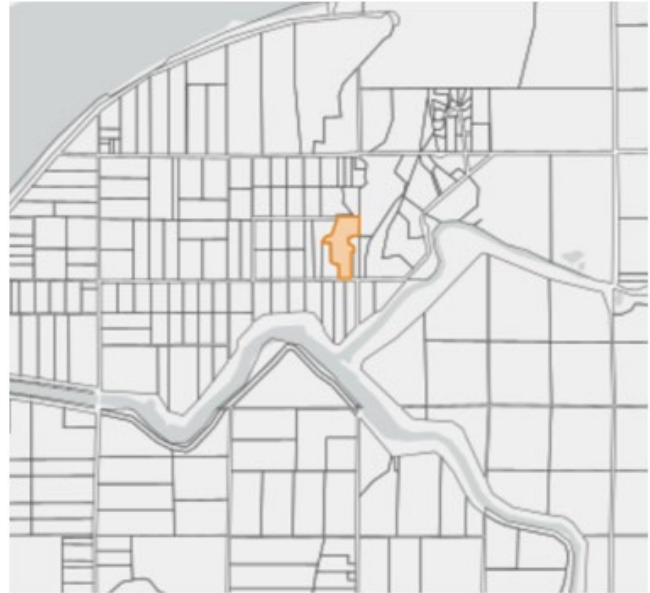


Figure 1: Location

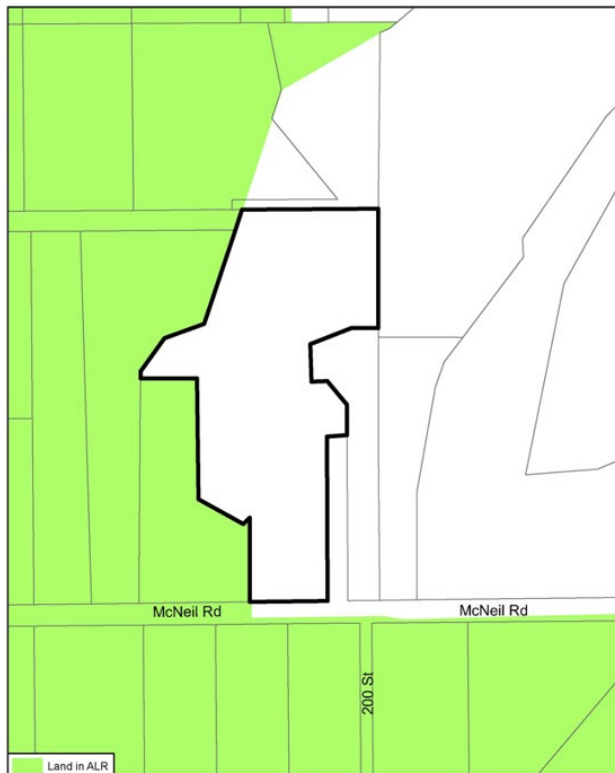


Figure 2: ALR Boundary

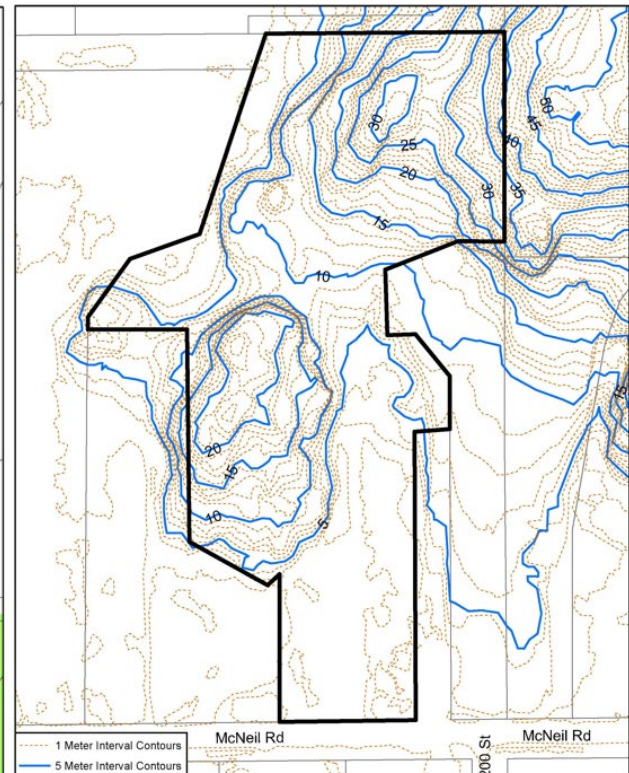


Figure 3: Contour Lines

At the October 29, 2024, Regular Meeting, Council initially considered this application and passed the following motion:

“Direct the applicant to host a Development Information Meeting regarding the application to rezone the property at 19963 McNeil Road to permit subdivision into five rural residential lots.”

Since that time, the applicant has refined the plans in response to further technical studies and review. The plans are not substantially different than what Council contemplated in 2024 (i.e. five lots are still proposed), but the proposed subdivision boundaries have been adjusted slightly, along with the locations of proposed building envelopes on each lot.

Developer Information Meeting

The applicant hosted a development information meeting on February 18, 2025, from 5-7 pm. Residents within 488 m of the proposed development were notified about the meeting, and advertisements were placed in the local newspaper. 17 members of the public attended, mainly nearby residents. A summary of the meeting is included as Attachment A.

The majority of people attending the meeting expressed no opposition to the development, although several technical concerns were noted, including water supply, geotechnical and slope considerations, stormwater management, and potential blasting impacts.

Relevant Policy, Bylaw or Legislation:

As required by the Local Government Act, the Provincial policy guidelines related to transit-oriented areas were consulted; those guidelines are not considered applicable to this application as the site is located outside of a transit-oriented area.

The site is designated as Rural Residential in the City’s Official Community Plan (OCP). This designation is intended for lower-density residential uses in rural areas that are not within the floodplain and are outside of the ALR, with a maximum density of one unit per net hectare. Section 5.6.3 of the OCP outlines a number of requirements for development applications in the Rural Residential designation, as further described below.

Development Permit Areas No. 1 (Natural Environment), No. 2 (Wildfire Hazard), No. 3 (Riparian Areas), No. 4 (Slope Hazard), and No. 5 (Farmland Protection) apply to the site. If the rezoning application is successful, these development permits will be required prior to subdivision. Review and issuance of these types of development permits are technical in nature and are delegated to staff.

Currently, the site is zoned A-1 General Agricultural, which permits agricultural and associated uses and requires a minimum lot size of 8 ha (20 acres).

Analysis:

This application generally concerns the overall land use and density of the site. Zoning Amendment Bylaw No. 3028, 2026 would, if adopted, rezone the site to RR-4 (Small Lot Rural Residential). RR-4 zoning would enable consideration of subdivision into a maximum of five residential lots with a minimum lot size of 1 ha (2.5 acres), in alignment with the OCP land use designation. A single-family home is proposed on each lot, with the option of a secondary suite or a garden suite, and for associated residential and light agricultural uses, in accordance with the proposed RR-4 zoning.

If the proposed rezoning is approved, subsequent applications, including subdivision and development permits, are anticipated to refine the proposal and further work out the technical details. This means that the proposed lot boundaries, driveway access, and building envelopes may change slightly during the subsequent development applications, but the overall land use of up to five residential lots would not.

In alignment with the development permit area guidelines, a no-disturbance buffer area is proposed along the west side of the development, ranging from 20 to 30 m in width, with most sections 30 m wide (see Figure 5). This is intended to serve as a wildlife corridor, an area for protecting natural features, and a buffer for the ALR land to the west.

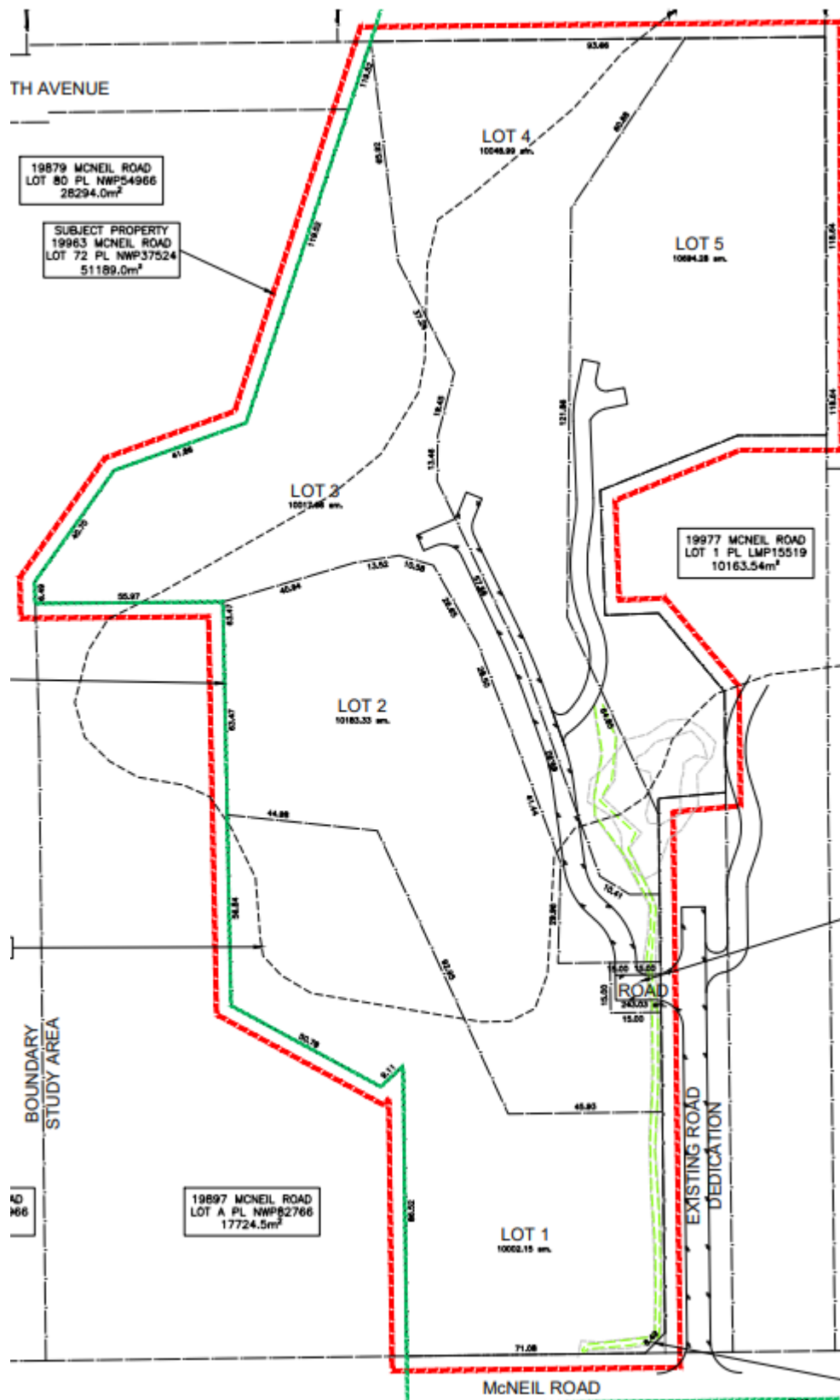


Figure 4: Proposed preliminary site plan

Access to the lots is proposed via an existing, unbuilt road dedication along the southeast edge of the site. At the subdivision stage, the developer will secure construction of a road approximately 2/3 of the way up the road dedication to provide driveway access to all the new lots. Individual driveway access to each lot is proposed from the unnamed road, though lots 3, 4, and 5 are likely to use a shared driveway, which will reduce the need for vegetation clearing and earthworks.

Where possible, driveway locations use former access routes to minimize land disturbance. Some limited blasting may be required to construct driveway access, but imported fill material is largely proposed to create the driveways (i.e. to smooth out grade changes).

OCP Considerations

The OCP contemplates limited rural residential development at a scale of one lot per ha, and if certain requirements are met as outlined in the OCP:

Section 5.6.3: Require development applications within the Rural Residential land use designation areas to provide:

a. A clear and direct community benefit

The applicant has offered \$46,000 as a community benefit, based on four new lots. This aligns with the suggested amounts contemplated in Council Policy C091, Residential Community Amenity Contributions: \$8,100 for single-family dwellings and \$3,400 for secondary or garden suites.

b. Protection of natural features

As identified by Metro Vancouver's Sensitive Ecosystem Inventory and the City's Environmental Inventory and Management Strategy, much of the site is covered by mature forest and exposed steep areas. The subject site is located in Development Permit Area 1: Natural Environment and Development Permit Area 2: Riparian Areas, which provide guidelines for the protection of the natural environment and riparian areas.

An environmental overview assessment was submitted. It notes that some impacts on wildlife, sensitive species, and associated habitats will occur on the property due to development and suggests mitigation measures to limit these impacts. The proposed 20-30 m wide "no disturbance" buffer area along the ALR boundary (see Figure 5), along with retaining the drainage ditch on the eastern side of the site, will provide the most notable habitat preservation measures. This 30 m wide buffer strip will support wildlife movement corridor through the site, protect the identified ecosystem areas, and act as a buffer between the new residential and the agricultural uses on adjacent ALR land.

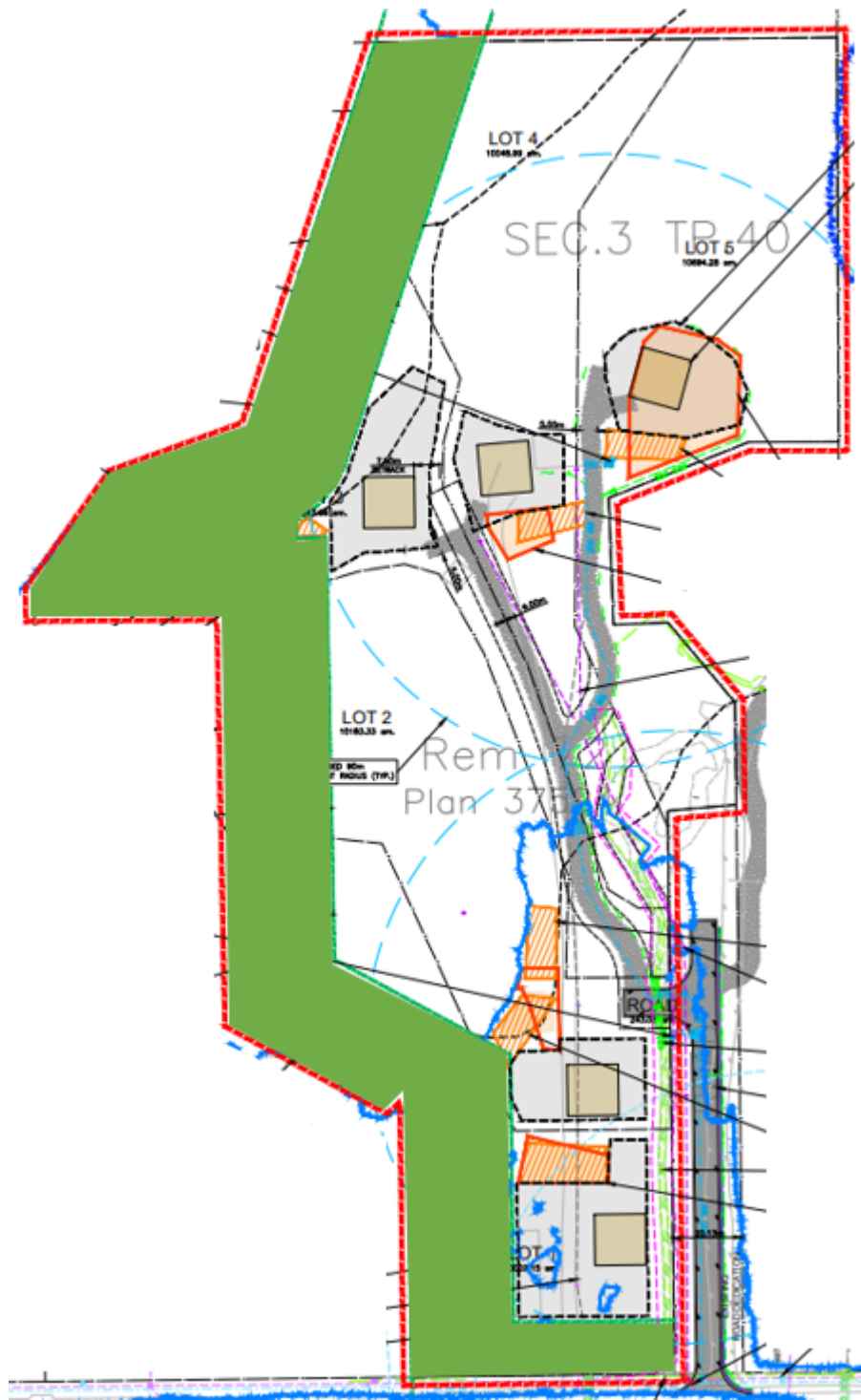


Figure 5: Proposed "no-disturbance" buffer (shown in green)

Further study and refinement of no-disturbance areas may be required as part of future development application stages. A restrictive covenant or other protection tool for the buffer area will be secured prior to completing the subdivision process.

c. Safe and reliable sanitary sewage collection with no requirement for the extension of the public system

There are no City sewers in the vicinity of the site. Initial engineering work provided by the applicant indicates that individual septic sewage treatment is feasible on each proposed lot.

d. Water pressure analysis

The applicant's engineer has provided preliminary information indicating that the City's water system can adequately serve the development. Water pressure details may be further considered at the subdivision application stage, in accordance with the provisions in the City's Subdivision and Development Servicing Bylaw.

e. A third party independent fiscal analysis on the impact of the proposed development on municipal finances

The applicant has submitted this analysis. The focus of the review was on the new infrastructure specific to this development and the portion of the projected property tax allocated for future asset replacement. An initial analysis resulted in modifications to the servicing plan for the cul-de-sac (e.g., shorter road construction with less infrastructure to maintain and replace). Based on this modified servicing concept, the fiscal analysis found that the anticipated taxation revenue from this development allocated towards asset replacement is anticipated to be sufficient to cover the asset replacement costs associated with the new infrastructure. This development will also provide new taxation allocated towards the City's operating costs (e.g., costs associated with the new residents), in addition to the new taxation allocated towards asset replacement.

f. Environmental and geological reports indicating that the area can be safely and sustainably developed to the density proposed

- Slope hazard

The subject site is located in Development Permit Area 4: Slope Hazard, which provides guidelines for developments that may create hazardous conditions. The applicant provided a slope analysis (Figure 5), illustrating the areas of the site where the slopes range from 0 to 40%. The development permit area guidelines note that residential development should be avoided on slopes exceeding 30%. Each of the five proposed lots provides a building envelope that avoids steep-slope areas (i.e., greater than 30%).

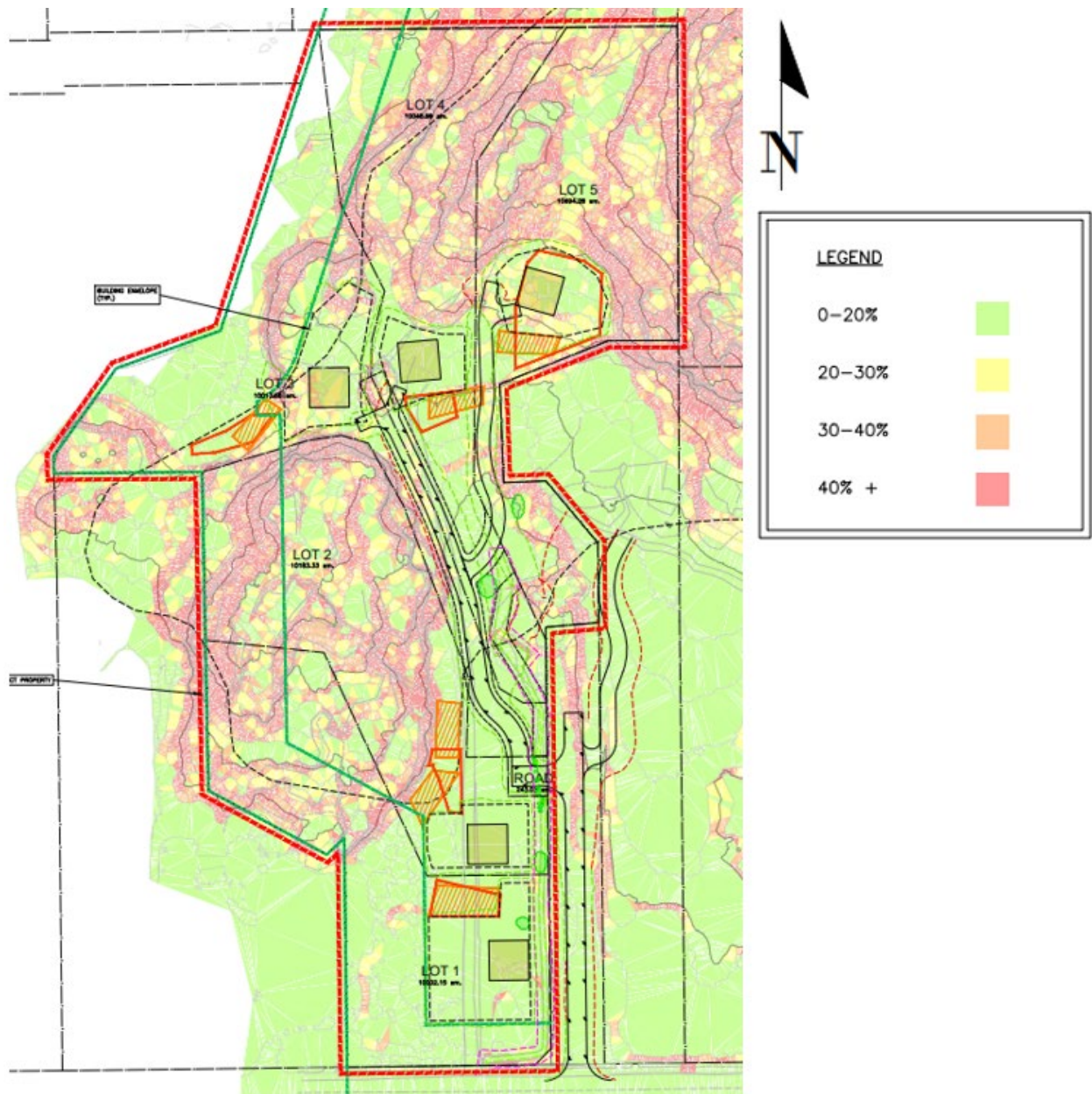


Figure 6: Slope analysis

The applicant also provided a geotechnical overview report indicating that the site is generally suitable for such a residential development, but that further site-specific geotechnical exploration is required at the subdivision stage. This will determine specific hazard mitigation requirements, such as setbacks and stabilization measures (e.g., rock anchors, shotcrete, barriers, etc.). The report also notes that the low-lying area is susceptible to settlement under additional loading (e.g., when houses are built), and therefore, further study in this area will also be required at the building permit application stage.

- Flood hazard

Part of the site is located in the floodplain (Figure 7), and fill may be required for proposed lots 1 and 2 in order to meet minimum flood construction levels. Further study will be required to evaluate flood risk, including impacts to the City’s groundwater hydrology if preloading is used.

- Interface fire hazard

The subject site is located in Development Permit Area 3: Wildfire Hazard, which provides guidelines for lands at risk for wildfire. Sheridan Hill is located in an interface fire hazard area with moderate to high-risk probability of fire occurrence, along with a moderate to high level of consequence if a fire occurred. If this application moves forward, a coordinated FireSmart approach to both individual homes and the overall subdivision pattern will be recommended, prepared by a qualified professional; the applicant is prepared to have this work done as part of the required development permit.

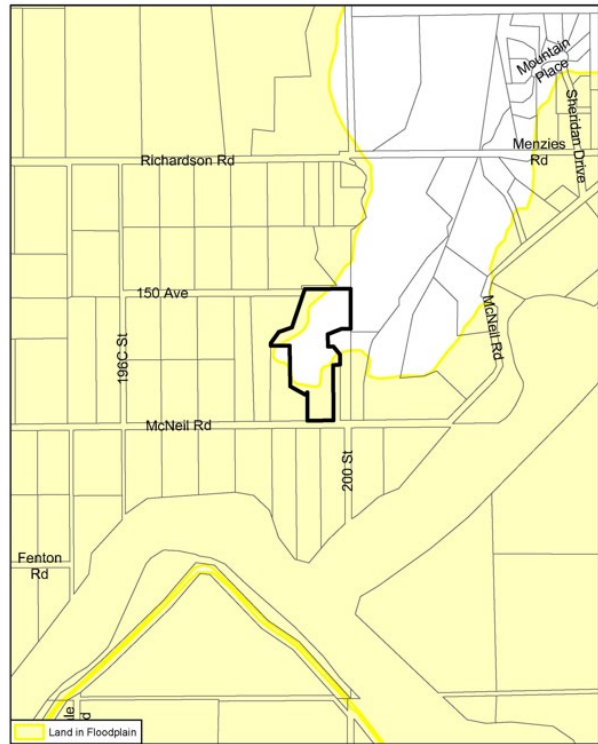


Figure 7: Floodplain

g. An archaeological survey, as required by the Heritage Conservation Act

A Preliminary Field Reconnaissance (PFR) study was conducted for the site. A PFR is a field review that assesses the potential for the presence of archaeological sites, and includes recommendations on the necessity for further archaeological studies, such as an Archaeological Impact Assessment (AIA). The PFR determined that nearly the entire site has high potential to contain buried archaeological heritage. Before any ground-disturbing or alteration activities (e.g., driveway construction), an AIA is recommended under the permitting system of the *Heritage Conservation Act*. The applicant has submitted the permit request to begin the AIA process.

The application was also referred to the ᑭᑭᑭᑭ (Katzie) First Nation, who advised that Sheridan Hill is a site of great importance to Katzie. Katzie First Nation staff advised that their guardians worked with the proponent and were present during the archaeological overview work. Katzie staff understand that the developer is willing to work with Katzie to relocate development activities (e.g., driveways, servicing, building envelopes) on the lots should any sites of cultural significance be discovered.

At the subdivision stage, the City’s Approving Officer can require modifications to lot lines and building envelopes pursuant to the *Land Title Act*. Given this ability and the large lot sizes, it is

anticipated that the discovery of any archaeological heritage sites during the AIA can be managed in compliance with the *Heritage Conservation Act* and by working with Katzie, during the subdivision stage.

h. A proposed lot and road layout

This has been provided as part of the drawing package (see Attachment B). Revisions may follow upon further technical review. The preliminary subdivision plan demonstrates compliance with the proposed zoning, with the exception of variances as noted below.

i. Any other information needed as identified through the development application review process

- Drainage

A stormwater management plan will be required prior to subdivision approval.

- Impacts on surrounding farmland

The subject site is adjacent to the Agricultural Land Reserve, and located in Development Permit Area 5: Farmland Protection, which provides guidelines to minimize conflicts with local agriculture, including guidelines related to subdivision design, building setbacks, and landscape buffering.

As noted above, the application proposes a 20-30 m “no disturbance” buffer along the site's western boundary, where it borders the ALR. An Agricultural Impact Assessment was submitted, indicating that the proposed buffer generally aligns with best practices for maintaining distance between residential and agricultural uses. Additional measures to minimize conflicts between these uses will be considered at the development permit stage.

- Variances

Depending on the final subdivision layout, should this application for RR-4 zoning be approved, variances will likely be required for lot widths because the zoning requires a minimum lot width of at least one-fourth the shortest depth of the site. Waivers will also likely be required for lot frontages on the highway (i.e., the adjacent road), as the Local Government Act requires the minimum frontage to be at least 10% of the perimeter of the lot. In staff's opinion, the variances and waivers are likely supportable in this case, given that the proposed lot configuration will be based on existing topography and preservation of natural features; some allowances for atypical lot shapes are expected, and the same maximum number of lots will be permitted (five total). These variances and waivers will require Council approval after the aforementioned technical work further clarifies the location of the lot lines, and before the subdivision can be finalized.

- Menzies House

The property contains an existing house, Menzies House, listed on the City’s Heritage Register, built approximately in 1910. The Heritage Register is a list of historic buildings and sites deemed to have heritage value to the City, but it does not provide permanent legal protection for a heritage building.

In 2016, a heritage conservation consultant’s report concluded that the heritage house on the property was not a good candidate for rehabilitation. Large additions were made to the home over the years, altering its form and significantly changing its original features. It noted the house's poor condition is the result of many years of neglect. The report concluded that the house is not a good candidate for conservation and that, even if conservation were considered, little of the original material would remain because the house would need to be substantially rebuilt. The house is not visible from McNeil Road, nor is it located in an area of the community where it would be highly visible.

Since the 2016 report, the building has deteriorated further. Acknowledging that the house is not salvageable, the applicant has offered to contribute \$22,000 to the City for heritage conservation projects. The amount represents an average BC Assessment value for the house for 2023 and 2024.

It is not recommended that the Menzies House be saved as part of this development proposal, and that the building be removed from the City’s Heritage Register if the rezoning bylaw is adopted.

Conclusion and next steps

It is recommended that Zoning Amendment Bylaw No. 3028, 2026 be granted first, second and third readings. Under new Provincial legislation, a public hearing cannot be held for this type of application, as it is for a residential development that complies with the OCP.

Recommended conditions of rezoning include:

- Payment of community amenity contribution as offered by the developer; and
- Payment of money in lieu of heritage building retention as offered by the developer.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
 - Community Spirit & Wellbeing Corporate Pride Public Safety
 - Not Applicable
-

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
 - Emergent issue / will require deferral of other priority(ies)
 - Other
-

FINANCIAL IMPLICATIONS

- None
- Budget Previously Approved
- Referral to Business Planning
- Other

\$22,000 is offered by the applicant as a contribution towards heritage conservation projects in the City, in recognition that the Menzies House is not in a salvageable condition. \$46,000 is offered by the applicant as a Community Amenity Contribution.

PUBLIC PARTICIPATION

- Inform
- Consult
- Involve
- Collaborate
- Empower

Comment(s):

A developer information meeting was held on February 18, 2025. A development sign has been posted on the site since June 17, 2025. For residential rezoning applications that are compliant with the City’s Official Community Plan, the City cannot hold a public hearing, pursuant to Provincial legislation. Notices advising that a public hearing will not be held were mailed to properties within 122 m of the site, and ads placed in the newspaper and on the City’s website. The notices included information on how residents can provide input and written submissions.

KATZIE FIRST NATION CONSIDERATIONS

- Referral
- Yes
- No
- Other

As described above, the application was referred to the ᑭᑭᑭᑭ (Katzie) First Nation, who advised that Sheridan Hill is a site of great importance to Katzie. Katzie First Nation staff advised that their guardians worked with the proponent and were present during the archaeological overview work. Katzie staff understand that the developer is willing to work with Katzie to relocate development activities (e.g., driveways, servicing, building envelopes) on the lots should any sites of cultural significance be discovered.

SIGN-OFFS

Written by:

Allison Dominelli,
Planner

Reviewed by:

Colin O'Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Development Information Meeting Summary
- B. Development Plans
- C. Zoning Amendment Bylaw No. 3028, 2026

1344317 BC Ltd.

5403 Buckingham Ave.,
Burnaby, BC, V5E 1Z9

Feb 20 2025

City of Pitt Meadows
Planning and Development
12007 Harris Road
Pitt Meadows, BC, V3Y 2B5

RE: Public Information Meeting – 19963 McNeil Road Application #3360-20-2024-03

Please accept this letter as a summary of our Public Information Meeting held on Feb 18 from 5:00 – 7:00 at 12240 Harris Road.

There were a total of 13 individuals represent 9 properties that signed in. There were a further 4 individuals that did not sign in, including one city representative. We were only made aware by 1 person that they did not support a subdivision of the lands.

Following is a summary of questions and comments that were raised during our presentation.

- Storm Drainage – Several parties expressed a concern that water runoff resulting from a subdivision should not be allowed to impact adjacent properties. Questions were raised as to who would be responsible for maintaining storm drainage facilities. The civil engineer present outlined how rain gardens and detention can be utilized to reduce peak flows in heavy rain periods.
- 150th – The provision of a right of way for a future extension of 150th was strongly opposed by several attendees.
- Buffer Zone – The concept of a buffer zone between future homes and the adjacent ALR lands was received well however there was mixed responses to the concept of a fence between the subject lands and the ALR lands to the west. While the prevention of trespass on the ALR was a concern there was also some concern that fences may interfere with wildlife movement.
- Buffer Zone - Good support for the maintenance of the existing vegetation within the buffer zone however several questioned if there could be a covenant ensure that the buffer zones were not subject to encroachment.
- Construction issue – the geotechnical engineer present for the evening was questioned as to how to ensure any blasting was safely done.
- It was questioned as to the fate of the existing home on the property. The Applicant stated that it would not be retained.
- When questioned the geotechnical engineer was able to confirm that the existing lands are stable and secure and not prone to failure.

The discussions started promptly at 5:15 and continued for approximately 1 hour. A series of seven colour boards were available for viewing by the attendees. These included

- A key plan
- Draft subdivision plan
- Topographic plan
- Slope analysis plan
- Potential Septic field locations
- Buffer zone planning
- Driveway plan

A total of 4 comment sheets were filled out including one request for copies of the plans that were on display. Further one email request relating to 150th was received. A further email was received from one of the parties that had filled out a comment sheet. All of this material has been included with this letter.

For advertising of the meeting time and location the following took place

- Newspaper ads were run in the Feb 7th and 14th editions of the newspaper
- Some 61 letters with details of the information meeting were mailed out. The mailing list was supplied by CoPM planning.

In conclusion it is our understanding the overall consensus of those attending the meeting was generally supportive of the proposal. To the best of our knowledge only one party was in opposition. Supporting this conclusion was the talking points that came up from the attendees. These conversations were not focused on the rezoning but were rather focused on what steps were going to be taken to lessen any subdivision impacts such as stormwater, trespass, wildlife, buffer zones, etc. This conclusion seems to have been backed up by the comment sheets that we did receive.

This is the conclusion of our summary of the Feb 18th events.

Regards,

FIPPA S.22

David Ehrhardt

Sign In Sheet

Neighborhood Information Meeting
19963 McNeil Road
Feb 18 2025

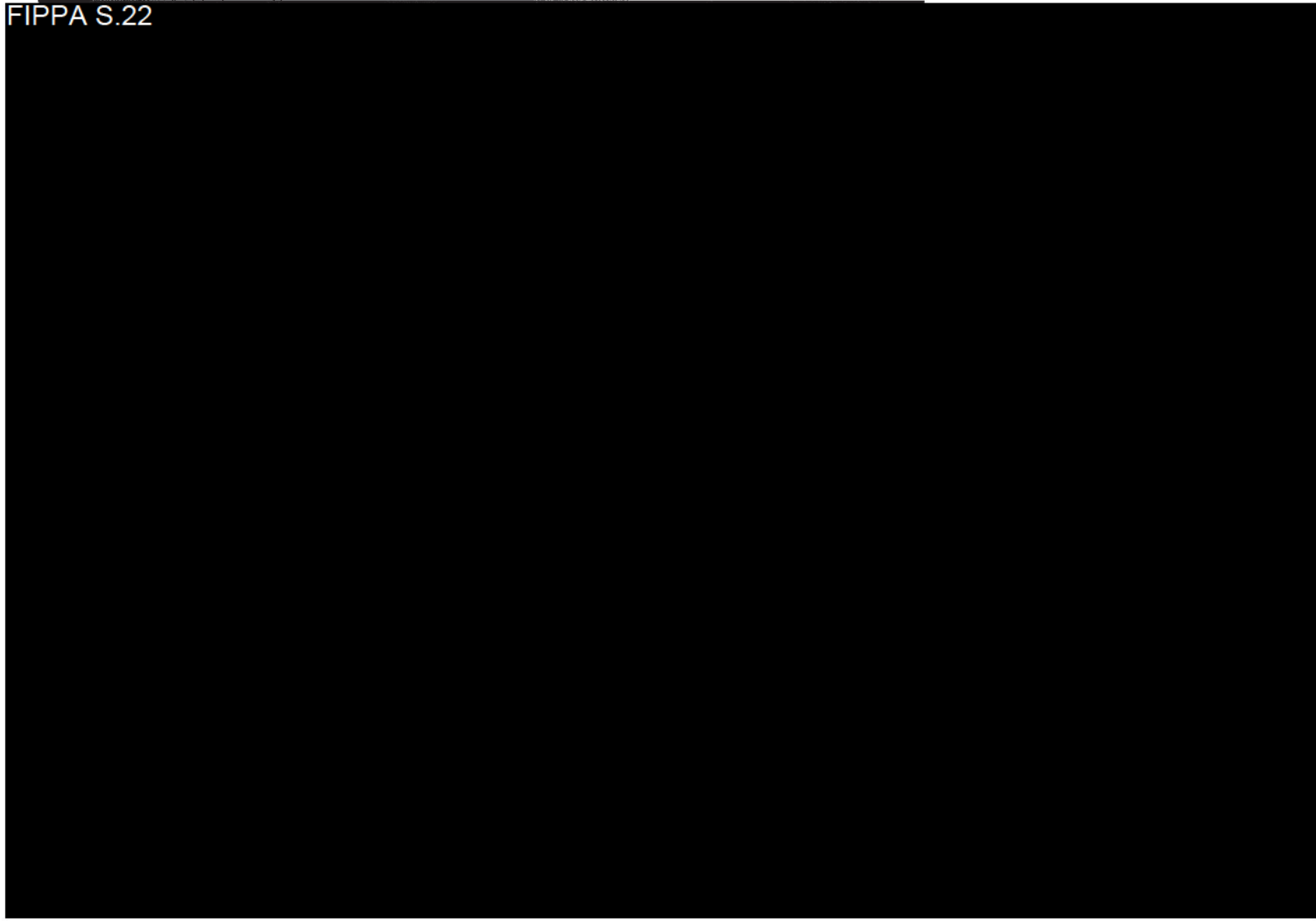


Name

Contact Number

Email - Optional

FIPPA S.22



Comments

Neighborhood Information Meeting

19963 McNell Road

FIPPA S.22

Feb 18 2025

FIPPA S.22

Name

Contact Number

Comments

Do a good job! make sure the septic work!

Comments

Neighborhood Information Meeting

19963 McNeil Road

FIPPA S.22

Feb 18 2025

FIPPA S.22

Name

Contact Number

Comments

REGARDING THE DEVELOPMENT IS THERE

PLANS FOR CITY SEWER SYSTEM ?

& DRAINAGE ISSUES - AS IT FLOODS NOW

- No care taken to property as to date
- Extreme water run off of property
- Animal Corridor - w lafarge taking the backside
- ~~Thereminna~~
- Solid rock below water table.
- Removing land from ALR
- Traffic management @ Harris and dewdney.
- Heritage home
- Katzie involvement.
- Power lines - underground ?

Comments

Neighborhood Information Meeting
19963 McNeil Road
Feb 18 2025

Name

Contact Number

FIPPA S.22

Comments

*Could You please email all documents displayed
at the meeting to* **FIPPA S.22**

Comments

Neighborhood Information Meeting
19963 McNeil Road
Feb 18 2025

Name

Contact Number

FIPPA S.22

FIPPA S.22

Comments

Strongly opposed!

Sewer issues

David Ehrhardt

From: David Ehrhardt
Sent: February 20, 2025 9:37 AM
To: FIPPA S.22
Subject: RE: Rezoning Application 3360-20-2024-03, 19963 McNeil Road.

Good Morning

Thank you for your comments regarding the proposed rezoning at 19963 McNeil. As part of the information process we will be sharing your email with the Planning Department.

Your thoughts regarding the signage and protection of environmentally sensitive areas is noted and will be taken into our consideration moving forward. As to the drainage matters. Our civil engineers are well aware of the need to provide as part of the subdivision approval process a designed system that meets all of the concerns you have raised as well as any other requirements from the CoPM. These issues will be part of the subdivision process if the rezoning of the lands is permitted.

As to timing..... we would hope that 2025 would see the completion of the rezoning and the subdivision/servicing approvals.

Please feel free to call me should you have any further questions or comments.

Best regards,
David Ehrhardt
604 644 1111

From: FIPPA S.22
Sent: February 19, 2025 6:45 PM
To: David Ehrhardt <David@ehrhartco.ca>; odominelli@pittmeadows.ca
Subject: Rezoning Application 3360-20-2024-03, 19963 McNeil Road.

Hi David,

Concerns about the rezoning of the property for the purpose of subdividing to 5 - 2.5 acre lots,

Fencing and signage at the property line with concerns about:

- encroachment issues
- dumping issues such as yard waste
- trespassing
- to keep people from using the open field for walking around themselves or with their dogs.

Signage on or at the edge of the 30 meter buffer:

- environmentally sensitive area
- indicating no fill to be brought in (example for landscaping purposes), this could change the drainage and put the trees at risk.

Concerns about the drainage and the maintenance of the culverts on McNeil road as well as the ditch on the north side of the road. This is where most of the water will drain. Is this something that will be put on the City of Pitt Meadows work plan.

If the rezoning gets approved when would development start?

Can you please confirm receipt of this email.

FIPPA S.22

Pitt Meadows, BC

David Ehrhardt

From: David Ehrhardt
Sent: February 18, 2025 12:00 PM
To: [REDACTED] **FIPPA S.22**
Subject: RE:

Hello **FIPPA S.22**

Thanks for your contact. Firstly let me comment on the subject of 150th. Our application did not contemplate any use or access to 150th for our lands. It was only at the insistence of the planning department that we now show it on our plans. Quite frankly we are surprised that they have asked for it to be shown it as I can confirm to you that our civil engineers have told us that it is technically almost impossible to build a road in that area given the grades involved. When we questioned staff about it we understood them to say that only the allocation of the right of way was required and there were no construction plans. Personally we would be happier if it did not exist.

As to scheduling We are hopeful that we might still be able to begin servicing in the later fall however that could slip into the upcoming new year

Feel free to contact me at 604 644 1111 should you have anything further to discuss.

David Ehrhardt

From: [REDACTED] **FIPPA S.22**
Sent: February 18, 2025 10:31 AM
To: David Ehrhardt <David@ehrhartco.ca>
Subject:

This message is brought to you by
Rogers

Re: information meeting, We do not oppose the development, we do question access points to the subdivision. We would be strongly opposed to the use of 150th. It has been indicated to us that 150 ave is not under consideration as it was in a previous meeting a few years back. Could you please confirm that for us. Also is there a timeline at this point for blasting and construction? Best regards,

FIPPA S.22

From: David Ehrhardt
Sent: March 8, 2025 1:35 PM
To: [REDACTED] FIPPA S.22
Cc: Allison Dominelli <adominelli@pittmeadows.ca>; KevinH@VIS-ENG.ca
Subject: RE: Response to Information Meeting

Hello

Thank you for your email from the 21st. I am glad that you now have my corrected email address. I have been on vacation and consequently have been slow in providing a response to you however I trust the following information is helpful.

After reading thru your email I have provided some responses in red alongside your initial comments. Hopefully these will clarify our intentions should the City choose to approve our rezoning which will result in the processing of a further subdivision application.

A significant portion of your comments and our responses we suspect will be part of the separate subdivision process rather than handled at the current rezoning stage. Regardless our comments below may have some influence on the position Council takes on our application even though the implementation may follow later at subdivision.

In the meantime please feel free to contact me further if you require any additional information. Below I suggest that we arrange a site visit for us to consider your last point below. I see you have provided your contact number so I will reach out to you to set up this visit. In the meantime should you wish to call me you can reach me at 604 644 1111.

One last comment. You will see that I have copied the CoPM on this email as I feel it is important that they are aware of your concerns and our responses to them.

Best regards,
David Ehrhardt

From: [REDACTED] FIPPA S.22
Sent: February 21, 2025 3:10 PM
To: David Ehrhardt <David@ehrhardtco.ca>
Subject: Fwd: Response to Information Meeting

----- Forwarded message -----

From: [REDACTED] FIPPA S.22
Date: Fri, Feb 21, 2025 at 10:51 AM
Subject: Response to Information Meeting
To: <david@erhardtco.ca>, <adominelli@pittmeadows.ca>

Re: 19963 McNeil Road
Rezoning application #1344317

I [REDACTED] FIPPA S.22 and attended the “Neighbourhood Information Meeting” held on Tuesday, Feb. 19. This rezoning application appears to be much more appropriate for this environmentally sensitive site than one submitted by a previous owner. The previous application involved dumping fill in the low lying areas along the west boundary of the property to create home sites and septic fields. The current application establishes an undisturbed buffer zone in that area that should minimize the impact on trees, wildlife and ALR land - if the protection covenants are effective.

I was positively impressed by many aspects of the development plan but I have some questions and concerns. I am pleased that you have come to that conclusion.

Will the “buffer zone” remain undisturbed?

Will future owners understand the importance of adopting Firesmart strategies on their properties, and avoid adding to fire hazard by dumping green waste from the landscaped portion of their property in the buffer zone?

Will owners resist dumping grass clippings, which can damage tree health, especially if chemicals have been used on the lawn, in the buffer zone?

Given that much of the buffer zone is not visible from adjoining properties, is there any way that the City can ensure that owners are not disposing of waste, adding fill, expanding landscaped areas, building stairways, or in other ways disturbing the buffer zone? I understand that the CoPM will require the registration of a covenant in favour of the CoPM on the title of the lands to ensure that the intentions of a buffer zone are ensured and enforceable. While the wording of the covenant will be established by the CoPM it is our suspicion that the points that you raised could well be the subject of the covenant. This is a position that we have no issue with and we will pass on to the City your comments..

You have raised the subject of adopting Firesmart strategies. Inclusion of a Firesmart strategy is something I have implemented in other projects that I have been involved in. I fully support such a strategy for this location as well. There does remain a question as to how this will be implemented as I suspect that the “buffer zone” covenant may not be the best place for this to be dealt with. We will be discussing with the City as to how best to include such a strategy into our project.

Will the rate of runoff be affected?

At the meeting, the presenters mentioned a number of measures being proposed to control the rate of runoff once houses, patios and driveways have significantly increased the area of impervious surface on an already rocky hillside.

Will these measures be able to cope with extreme weather events such as the “atmospheric rivers” of November 2021 and October 2024? I hope that measurements to plan for control of the runoff were not done during one of the dry periods we have had during the usually rainy months.

To respond to our comment above we reached out to our Civil engineers. They commented as follows “In extreme weather events, the soil is generally saturate such that the rate of run off is equivalent to hard surface. The Stormwater Management systems are geared around maintaining run off from up to 1:10 years storms to match predevelopment rates. Storms greater than 10 year return act similar to hard surface run off”. The issue of the storm water will be considered and dealt with in greater detail at the subdivision level. As was mentioned in our Open House our engineers and the City will be working together to ensure the appropriate calculations are taken to ensure the future development does not create new hardships and wherever possible mitigate existing issues. We will ensure that the City is aware of your concern.

How much water that currently drains to the west will be diverted to the south? This has been considered and will be part of the design criteria at the subdivision process.

With recent summers being hotter and dryer there are more dead and dying trees on Sheridan Hill. We will have our environmental consultant view the area you are referring to and see if we can get some indication of why these trees are in stress. The oldest and largest cedars on the property are located in the northwest portion and rely on water which runs off the hill to the west.

The drainage plan presented at the meeting showed that some areas currently draining to the west would be drained to the south. While the areas appear relatively small, will the volume of runoff proposed to be diverted affect the health of the large cedars? Our engineers tell us that our final stormwater drainage plan will have the ability to direct flows in a specific fashion. Again this is a subdivision exercise however in the short term we will ensure that the CoPM is aware of your concern.

How will 19963 McNeil Road be “maintained” pending approval of the rezoning application?

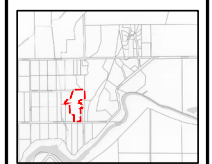
For at least 40 years 19963 McNeil Road has been largely neglected by a series of absentee owners/investors. It became even more derelict after the removal of the tenants over 10 years ago. For neighbours like myself the unsightliness of the property is a minor concern compared with other problems created by this neglect. The overgrown driveway and area surrounding the barn have provided a haven for coyotes, an invitation to trespassers and questionable activities, and a constant challenge to control the blackberries spreading into our field. Dead trees on the western hillside boundary of 19963 have fallen on our property and make working along the eastern edge of our property unsafe. **Thank you for your bringing this to my attention**

When the previous owner applied for rezoning only a few blackberries were cut so that the sign informing people of the proposal could be erected. I hope that the current applicants will demonstrate their commitment to responsible property development by beginning some long overdue maintenance of the property. I would be delighted to co-operate in the removal of the blackberries from the healthy hedging cedars planted along our fence line by the previous owner. **Can I suggest that sometime during the week of March 24th that you and I connect and carry out a site walkabout, specifically directing our attention to our common property line. At that time we can discuss what steps could be initiated to bring some relief to the situation.**

FIPPA S.22

ATTACHMENT 'B'

PERMIT TO PRACTICE # 1005639



SITE MAP

(DRAWING LEGEND)

BOUNDARY	LINE	TYPE	LINE	TYPE
ALR	---	ALR	---	ALR
PROPOSED	---	PROPOSED	---	PROPOSED
EXISTING	---	EXISTING	---	EXISTING
ROAD	---	ROAD	---	ROAD
WATER	---	WATER	---	WATER
UTILITIES	---	UTILITIES	---	UTILITIES
VEGETATION	---	VEGETATION	---	VEGETATION
TOPOGRAPHY	---	TOPOGRAPHY	---	TOPOGRAPHY

1:500	1:1000	1:2000	1:5000	1:10000
1:10000	1:20000	1:50000	1:100000	1:200000
1:500000	1:1000000	1:2000000	1:5000000	1:10000000

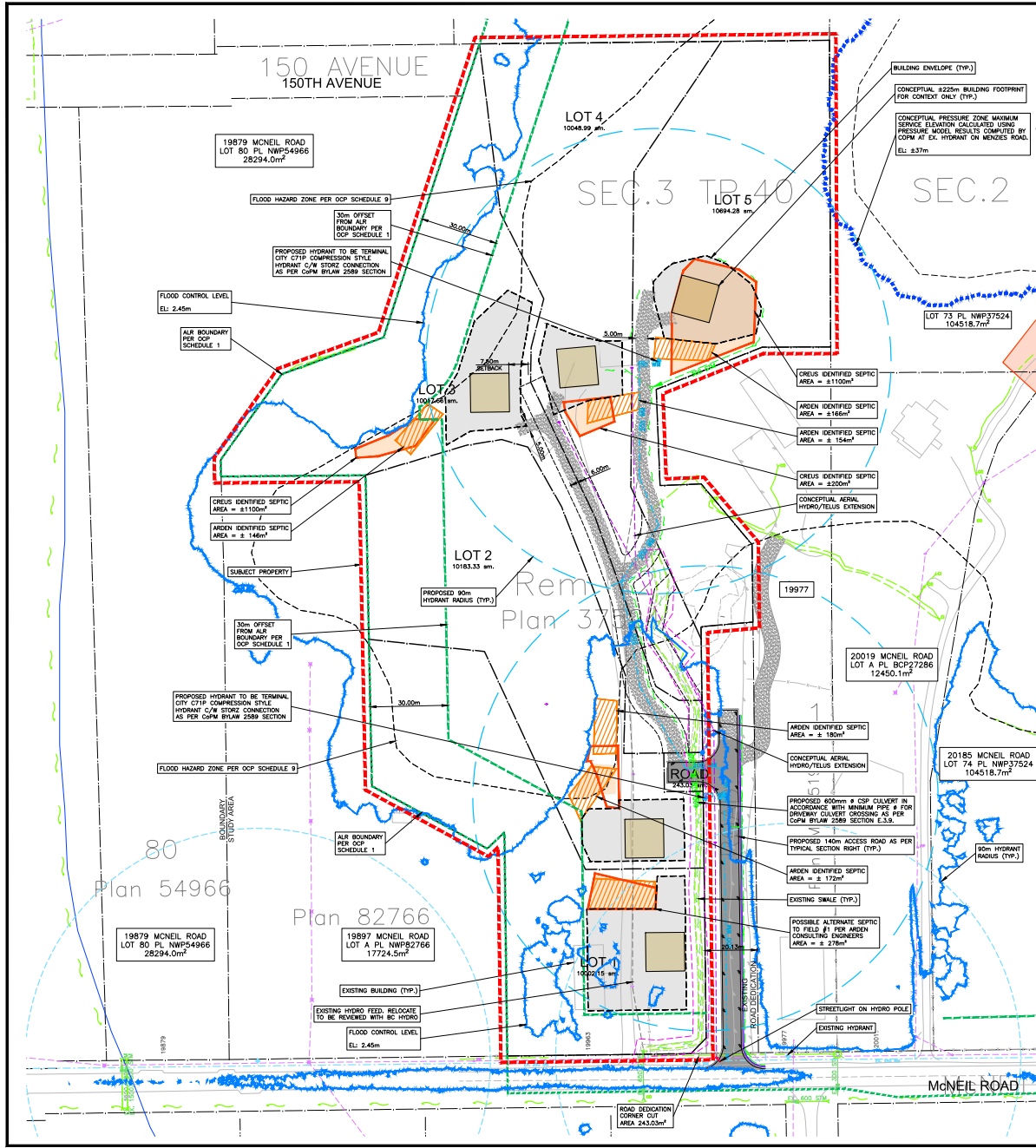
15487 BC LTD.	15487 BC LTD.
18865 MCNEIL S LOT	18865 MCNEIL S LOT
PITT MEADOWS BC	PITT MEADOWS BC

KEY PLAN
SITE PLAN

1	25.04.00	EXISTING CONVEYOR	18
2	25.05.01	PROPOSED EXISTING	19
3	25.05.02	EXISTING CONVEYOR	20
4	25.05.03	EXISTING CONVEYOR	21
5	25.05.04	EXISTING CONVEYOR	22
6	25.05.05	EXISTING CONVEYOR	23
7	25.05.06	EXISTING CONVEYOR	24
8	25.05.07	EXISTING CONVEYOR	25
9	25.05.08	EXISTING CONVEYOR	26
10	25.05.09	EXISTING CONVEYOR	27
11	25.05.10	EXISTING CONVEYOR	28
12	25.05.11	EXISTING CONVEYOR	29
13	25.05.12	EXISTING CONVEYOR	30

NOT FOR CONSTRUCTION

KEY-1



PROPERTY INFORMATION

ADDRESS	LEGAL DESCRIPTION	AREA	ZONING	OWNED
19961 MCNEIL ROAD	LOT 73 PL NWP37524	51207.3m ²	A1 - RURAL RESIDENTIAL	YES
THIRD PARTY OWNERSHIP				
20020 RICHMOND RD	N/A	4619.7m ²	RR-4 - RURAL RESIDENTIAL	NO
20006 RICHMOND RD	LOT 59 PL NWP42780	11713.6m ²	A1 & RR-4 - RURAL RESIDENTIAL	NO
19930 RICHMOND RD	LOT 82 PL NWP35082	17357.2m ²	A1 & RR-4 - RURAL RESIDENTIAL	NO
19977 MCNEIL ROAD	LOT 1 PL LMP15519	10339.3m ²	A1 & RR-4 - RURAL RESIDENTIAL	NO
20018 MCNEIL ROAD	LOT A PL BCP27286	12450.1m ²	RR-4 - RURAL RESIDENTIAL	NO

±225m² BUILDING FOOTPRINT (FOR CONTEXT ONLY)

DESCRIPTION	TOTAL AREA (m ²)	TOTAL AREA (ft ²)	TOTAL AREA (acre)	PERIMETER (m)	FRONTAGE (m)	*FRONTAGE VAR. REQ.
LOT 1	10002	107662	2.47	532	66	NO
LOT 2	10183	109612	2.52	534	45	YES
LOT 3	10018	107029	2.48	790	20	YES
LOT 4	10049	108166	2.48	647	31	YES
LOT 5	10694	115112	2.64	617	21	YES
ADDITIONAL ROAD	243	2616	0.06	N/A	N/A	N/A
*Variance required for frontages <10% of perimeter						
AVERAGE LOT AREA	10189 m ²		2.52 acre	1.019 ha		
TOTAL LOT AREA	51189 m ²					

BEFORE REV 51189.453

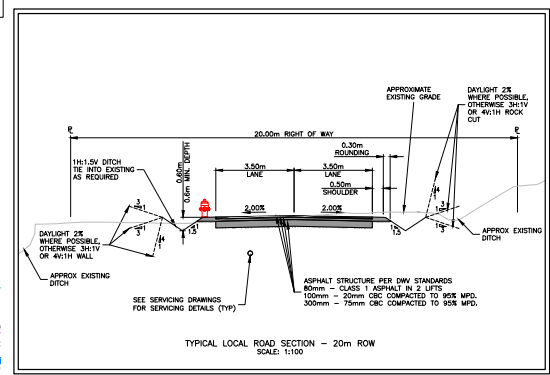
THERE WAS INITIALLY 14,300m² OF ALR BUFFER TO BE PRESERVED BY COVENANT.
 THERE IS FURTHER 3,000m² OF LAND DESIGNATED AS 150m BUFFER THAT WILL NOT BE DISTURBED AS PART OF THE DEVELOPMENT, WHICH EQUATES TO A TOTAL OF ALMOST 34% OF THE LAND BEING UNDEVELOPED AS A RESULT OF THE PROPOSED SUBDIVISION.

THE ROCK KNOLL IN THE SOUTHWEST CORNER IS APPROXIMATELY 11,600m², OF THAT 4,745m² (OVER 40% OF ROCK KNOLL AREA) IS PRESERVED IN THE ALR COVENANT.

PROPOSED ZONING RR-4 - SMALL LOT RURAL RESIDENTIAL
 PER ZONING BYLAW NO. 2505-2011 - CAPM BYLAW PART 9.4, PAGE 9-8

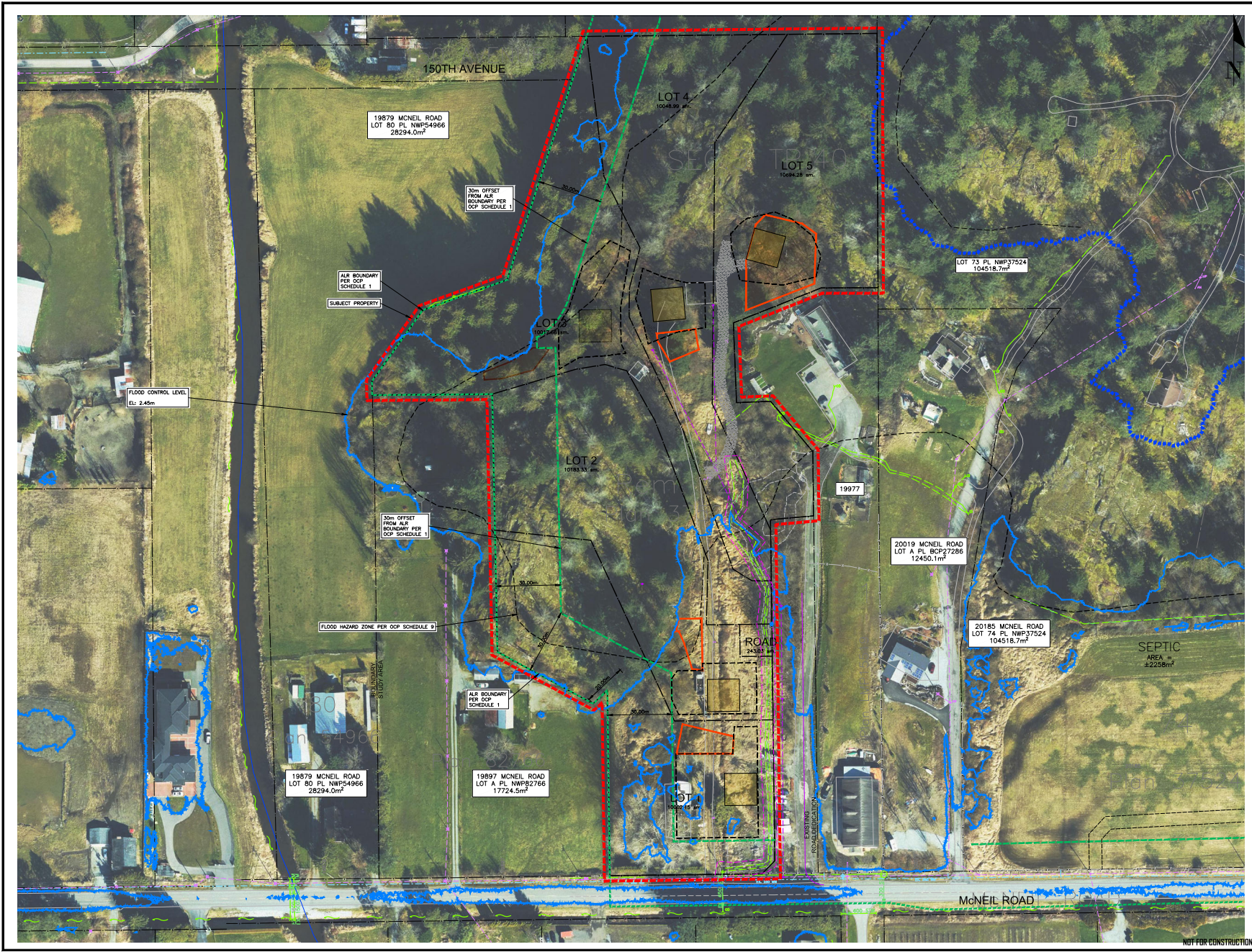
- MIN PARCEL AREA: 1.0ha
- MIN LOT WIDTH: NO LESS THAN 1/4 THE LEAST DEPTH OF SITE
- MIN SITE DEPTH: N/A
- PERMITTED LOT COVERAGE: MAX LOT COVERAGE IS 10%
- MIN FRONT YARD SETBACK = 7.5m
- MIN REAR YARD SETBACK = 7.5m
- MIN SETBACK FROM EXTERIOR SIDE LOT LINES = 7.5m
- MIN SETBACK FROM INTERIOR SIDE LOT LINES = 3m
- MIN SETBACK FROM WATERCOURSES & KEY/CONSTRUCTION DITCHES = 15m

SIDE YARD SETBACKS TO BE CONFIRMED AT BUILDING PERMIT STAGE, 7.5m USED AS TYPICAL CONSERVATIVE WIDTH



TYPICAL LOCAL ROAD SECTION - 20m ROW
SCALE: 1:100

NOT FOR CONSTRUCTION



VIS-ENG CONSULTING LTD.

CIVIL ENGINEERING & PROJECT MANAGEMENT
 #3023 - 2671 ESPLANADE WEST, NORTH VANCOUVER, BC V7M 1A5
 PHONE: 604-278-4402 FAX: 604-278-4403

PERMIT TO PRACTICE # 1005639

SITE MAP

DRAWING LEGEND

LINE USE	LINEING	PROP.	LINE	PROP.	LINE
EXISTING	---	---	---	---	---
PROPOSED	---	---	---	---	---
...

134487 BC LTD.

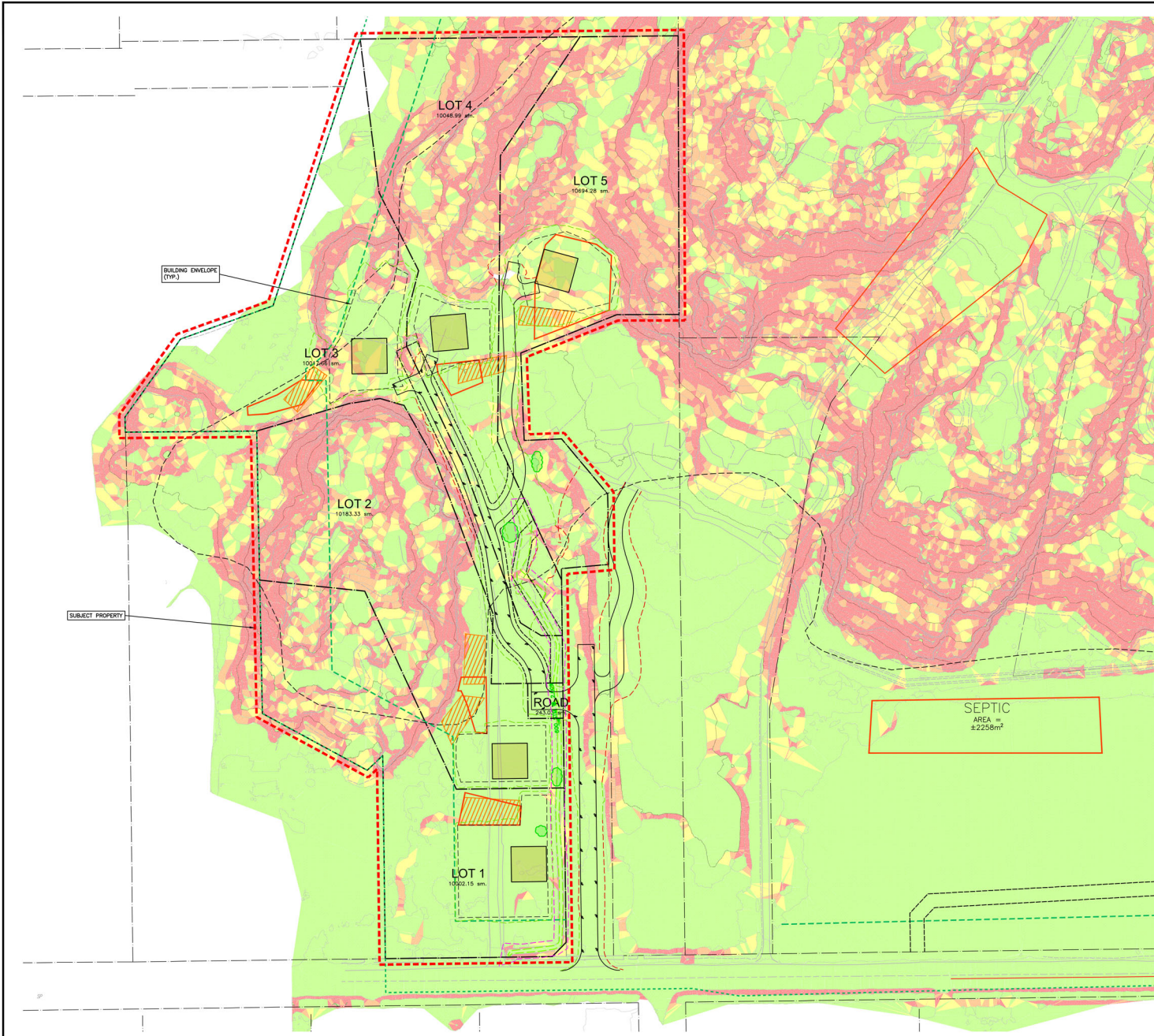
18865 MCNEIL S LOT PITT MEADOWS, BC

KEYPLAN
SITE PLAN WITH DRTHD
PRE-DEVELOPMENT

NO.	DATE	DESCRIPTION	BY
1	20-04-21	ISSUED FOR CONVEYANCE	CEW
2	25-04-21	ISSUED FOR CONVEYANCE	CEW
3	25-04-21	ISSUED FOR CONVEYANCE	CEW
4	25-08-21	REVISED PER CDM COMMENT	CEW
5	25-08-21	ISSUED FOR CDM REVIEW	CEW
6	25-08-21	ISSUED FOR MEETING	CEW
7	25-08-21	ISSUED FOR TDM REVIEW	CEW
8	24-09-21	CONSIDERED FOR RECORDING	CEW
9	24-09-21	ISSUED FOR TDM REVIEW	CEW
10	20-03-24	ISSUED FOR TDM REVIEW	CEW

PROJECT NO. 23345

KEY-1A



LEGEND

0-20%	Green
20-30%	Yellow
30-40%	Orange
40% +	Red



VIS-ENG CONSULTING LTD.

CIVIL ENGINEERING & PROJECT MANAGEMENT
 #3023 - 2571 ESPLANADE WEST, NORTH VANCOUVER, BC V7M 1A5
 PHONE: 604-278-4402 WEB: VIS-ENG.CA

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	SYMBOL	DESCRIPTION
EXISTING	---	ROAD
PROPOSED	---	ROAD
EXISTING	---	SEWER
PROPOSED	---	SEWER
EXISTING	---	WATER
PROPOSED	---	WATER
EXISTING	---	STORM
PROPOSED	---	STORM
EXISTING	---	UTILITY
PROPOSED	---	UTILITY

134437 BC LTD.

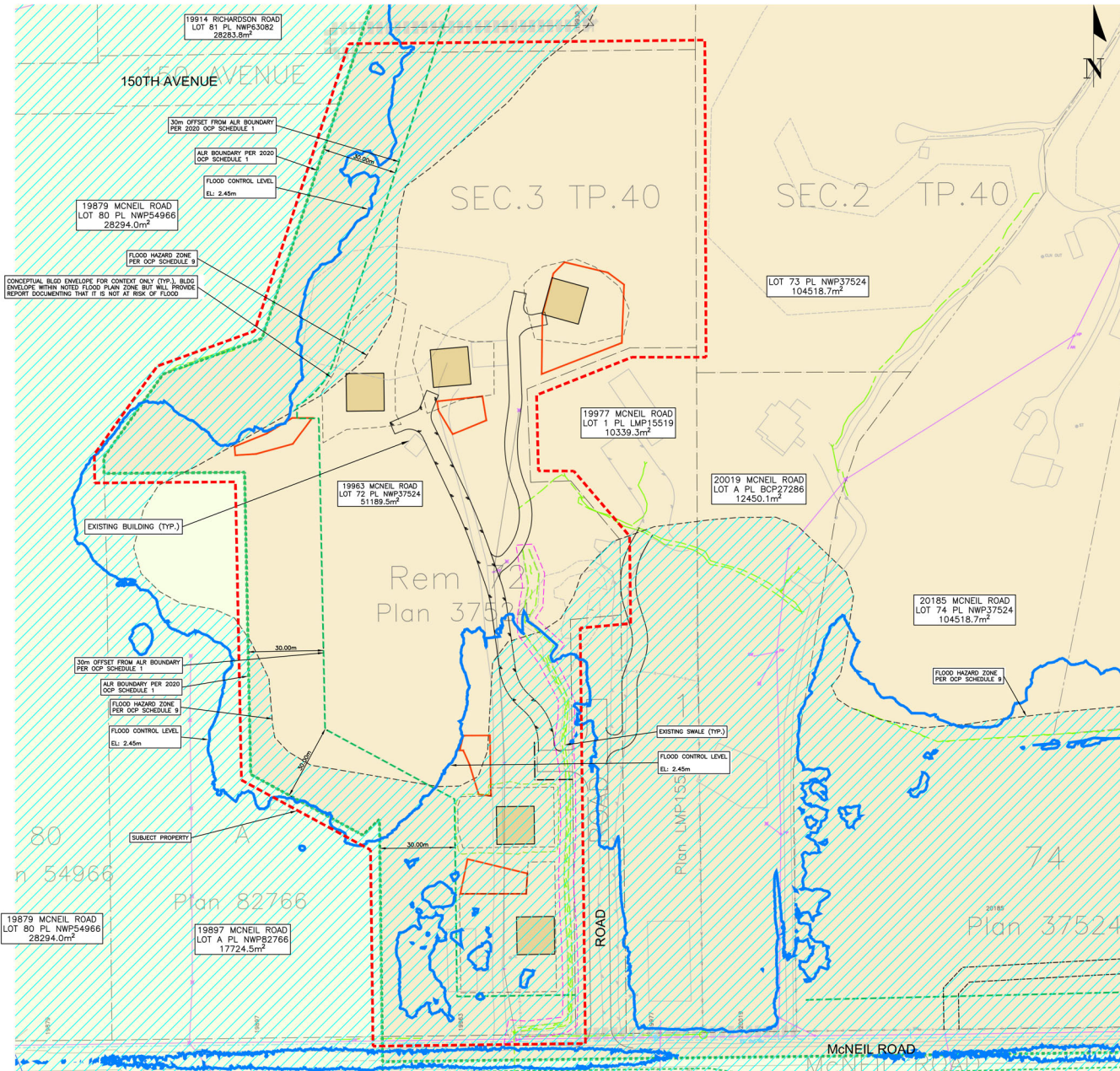
18963 MONIE, S LOT
PATT MEADOWS, BC

KEYPLAN SLOPE ANALYSIS

NO.	DATE	DESCRIPTION	BY
1	20-04-18	ISSUED FOR CON REVIEW	CKW
2	25-04-18	ISSUED FOR CON REVIEW	CKW
3	25-08-18	REVISED FOR CON COMMENT	CKW
4	25-09-18	ISSUED FOR CON REVIEW	CKW
5	25-09-18	ISSUED FOR MEETING	CKW
6	25-09-18	ISSUED FOR TEAM REVIEW	CKW
7	24-09-18	CONGRS ISSUED FOR REVISIONS	CKW
8	24-09-18	ISSUED FOR TEAM MEETING	CKW

DESIGNED BY	CKW	DATE	2020-0-0
DRAWN BY	CKW	DATE	2020-0-0
CHECKED BY	CKW	DATE	2020-0-0
PROJECT NO.	23345	DRAWING NO.	KEY-4

NOT FOR CONSTRUCTION



PROPERTY INFORMATION					
ADDRESS	LEGAL DESCRIPTION	AREA	ZONING	OWNED	
19963 MCNEIL ROAD	LOT 72 PL. NWP37524	51207.3m ²	A1 = RURAL RESIDENTIAL	YES	
THIRD PARTY OWNERSHIP					
20020 RICHARDSON RD	N/A	4619.7m ²	RR-4 = RURAL RESIDENTIAL	NO	
20006 RICHARDSON RD	LOT 59 PL. NWP2780	11713.6m ²	A1 & RR-4 = RURAL RESIDENTIAL	NO	
19930 RICHARDSON RD	LOT 82 PL. NWP3082	17357.2m ²	A1 & RR-4 = RURAL RESIDENTIAL	NO	
19977 MCNEIL ROAD	LOT 1 PL. LMP15519	10339.3m ²	A1 & RR-4 = RURAL RESIDENTIAL	NO	
20019 MCNEIL ROAD	LOT A PL. BCP27286	12450.1m ²	RR-4 = RURAL RESIDENTIAL	NO	

LEGEND

- FLOOD PLAIN PER OCP SCHEDULE 9
- ALR PER OCP SCHEDULE 1
- PARKS & OPEN SPACE PER OCP SCHEDULE 2B
- RESIDENTIAL RURAL PER OCP SCHEDULE 2B

VIS-ENG CONSULTING LTD.

CIVIL ENGINEERING 8 PROJECT MANAGEMENT
 #303 - 257 EGLANADE WEST, NORTH VANCOUVER, BC V1M 1A5
 PHONE: 604-278-4402 WEB: VIS-ENG.CA

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	ISSUE	REV.	DATE	BY	CHKD.
ISSUE ONE					
ISSUE TWO					
ISSUE THREE					
ISSUE FOUR					
ISSUE FIVE					
ISSUE SIX					
ISSUE SEVEN					
ISSUE EIGHT					
ISSUE NINE					
ISSUE TEN					

134437 BC LTD.

18963 MCNEIL S LOT PITT MEADOWS, BC

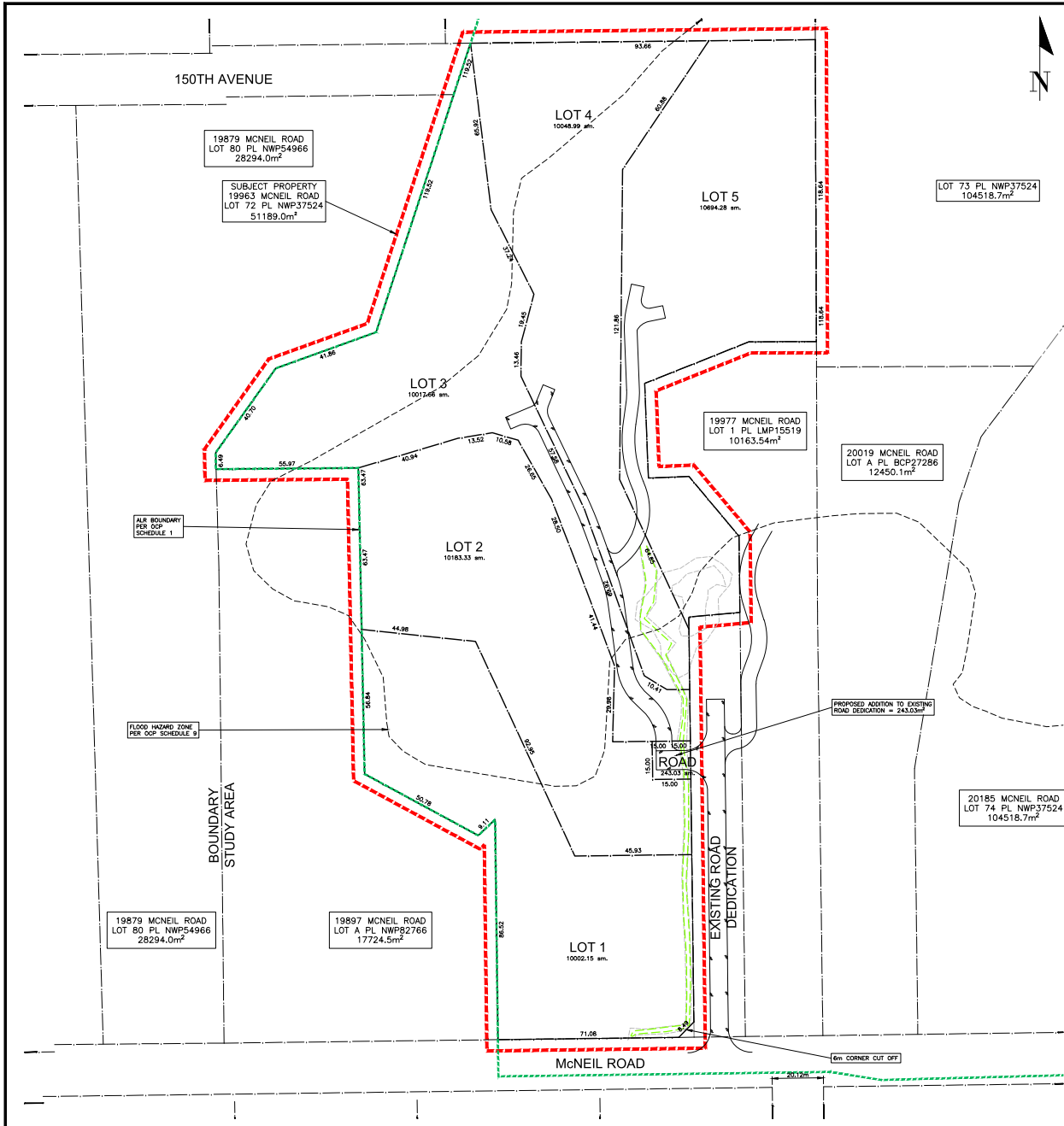
KEYPLAN FLOODPLAIN AND ALR

NO.	DATE	DESCRIPTION	BY
1	18-04-2022	ISSUED FOR CON REVIEW	EN
2	15-04-2022	ISSUED FOR CON REVIEW	EN
3	25-08-2022	REVISED PER CON COMMENT	EN
4	25-02-2023	ISSUED FOR MEETING	EN
5	25-08-2023	ISSUED FOR TEAM REVIEW	EN
6	24-03-2024	CONCEALED FOR REVISION	EN
7	24-03-2024	ISSUED FOR TEAM REVIEW	EN
8	24-02-2024	UPDATED FOR REVISION APPROVED	EN

INFORMATION TAKEN FROM OFFICIAL COMMUNITY PLAN BYLAW NO. 2864, 2020 (ADOPTED SEPT. 27 2022) AS SHOWN ON CITY OF PITT MEADOWS GIS UNLESS NOTED OTHERWISE (TYP.)

Prepared by:	ENR	Scale:	1:200
Checked by:	ENR	Date:	23/04/24
Drawn by:	LTJ	Project No.:	23345
Scale:	2024-0-0	Sheet:	KEY-3

NOT FOR CONSTRUCTION



DESCRIPTION	TOTAL AREA (m ²)	TOTAL AREA (FT ²)	TOTAL AREA (acre)	PERIMETER (m)	FRONTAGE (m)	*FRONTAGE VAR. REQ.
LOT 1	10002	107662	2.47	532	66	NO
LOT 2	10183	109612	2.52	514	45	YES
LOT 3	10018	107829	2.48	790	20	YES
LOT 4	10049	108166	2.48	647	31	YES
LOT 5	10694	115112	2.64	617	21	YES
ADDITIONAL ROAD	243	2616	0.06	N/A	N/A	N/A
*Variance required for frontages <10% of perimeter						
AVERAGE LOT AREA	10189 m ²		2.52 acre		1.019 ha	
TOTAL LOT AREA =	51189 m ²					

BEFORE REV 51189.453

THERE WAS INITIALLY 14,300m² OF ALR BUFFER TO BE PRESERVED BY COVENANT.
 THERE IS FURTHER 3,000m² OF LAND DEDICATED AS 150M AVENUE THAT WILL NOT BE DISTURBED AS PART OF THIS DEVELOPMENT, WHICH EQUATES TO A TOTAL OF ALMOST 34% OF THE LAND BEING UNDEVELOPED AS A RESULT OF THE PROPOSED SUBDIVISION.
 THE ROCK KNOLL IN THE SOUTHWEST CORNER IS APPROXIMATELY 11,600m², OF THAT 4,745m² (OVER 40% OF ROCK KNOLL AREA) IS PRESERVED IN THE ALR COVENANT.

VIS-ENG CONSULTING LTD.

CIVIL ENGINEERING PROJECT MANAGEMENT
 #3033 - 2675 SPRINGDALE WEST, NORTH VANCOUVER, BC V1M 1A5
 PHONE: 604-278-4402 FAX: 604-278-4402

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING LOT
(Symbol)	PROPOSED LOT
(Symbol)	BOUNDARY STUDY AREA
(Symbol)	ALR BOUNDARY
(Symbol)	FLOOD HAZARD ZONE
(Symbol)	ROCK KNOLL

SYMBOL	DESCRIPTION
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING LOT
(Symbol)	PROPOSED LOT
(Symbol)	BOUNDARY STUDY AREA
(Symbol)	ALR BOUNDARY
(Symbol)	FLOOD HAZARD ZONE
(Symbol)	ROCK KNOLL

DATE: 2024-08-01

134-837 BC LTD.

18863 MCNEIL S LOT
 PITT MEADOWS, BC

SUBDIVISION PLAN PROPOSED SUBDIVISION

NO.	DATE	DESCRIPTION	BY
1	2024-08-01	ISSUED FOR CONSTRUCTION	CV
2	2024-08-01	ISSUED FOR CONSTRUCTION	CV
3	2024-08-01	REVISION FOR CONSTRUCTION	CV
4	2024-08-01	ISSUED FOR CONSTRUCTION	CV
5	2024-08-01	ISSUED FOR CONSTRUCTION	CV
6	2024-08-01	ISSUED FOR CONSTRUCTION	CV
7	2024-08-01	ISSUED FOR CONSTRUCTION	CV
8	2024-08-01	ISSUED FOR CONSTRUCTION	CV
9	2024-08-01	ISSUED FOR CONSTRUCTION	CV
10	2024-08-01	ISSUED FOR CONSTRUCTION	CV
11	2024-08-01	ISSUED FOR CONSTRUCTION	CV
12	2024-08-01	ISSUED FOR CONSTRUCTION	CV
13	2024-08-01	ISSUED FOR CONSTRUCTION	CV
14	2024-08-01	ISSUED FOR CONSTRUCTION	CV
15	2024-08-01	ISSUED FOR CONSTRUCTION	CV

NO.	DATE	DESCRIPTION	BY
1	2024-08-01	ISSUED FOR CONSTRUCTION	CV
2	2024-08-01	ISSUED FOR CONSTRUCTION	CV
3	2024-08-01	ISSUED FOR CONSTRUCTION	CV
4	2024-08-01	ISSUED FOR CONSTRUCTION	CV
5	2024-08-01	ISSUED FOR CONSTRUCTION	CV
6	2024-08-01	ISSUED FOR CONSTRUCTION	CV
7	2024-08-01	ISSUED FOR CONSTRUCTION	CV
8	2024-08-01	ISSUED FOR CONSTRUCTION	CV
9	2024-08-01	ISSUED FOR CONSTRUCTION	CV
10	2024-08-01	ISSUED FOR CONSTRUCTION	CV
11	2024-08-01	ISSUED FOR CONSTRUCTION	CV
12	2024-08-01	ISSUED FOR CONSTRUCTION	CV
13	2024-08-01	ISSUED FOR CONSTRUCTION	CV
14	2024-08-01	ISSUED FOR CONSTRUCTION	CV
15	2024-08-01	ISSUED FOR CONSTRUCTION	CV

NOT FOR CONSTRUCTION

SUB-1

CITY OF PITT MEADOWS
ZONING AMENDMENT BYLAW
No. 3028, 2026

A bylaw to amend applicable sections of Zoning Bylaw No. 2505, 2011

WHEREAS it is deemed expedient to amend the City of Pitt Meadows Zoning Bylaw No. 2505, 2011;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Zoning Amendment Bylaw No. 3028, 2026".
2. The Zoning Bylaw No. 2505, 2011, including Schedule A (Zoning Map), is amended as follows:
 - a) The parcel of land legally described as:
 - (i) PID: 008-397-597
Lot 72 Except: Firstly: Part Subdivided by Plan 82766, Secondly: Part on Plan LMP15249, Thirdly: Part Subdivided by Plan LMP15519, Section 3 Township 40 New Westminster District Plan 37524,

and as shown boldly outlined and shaded in Attachment 1, which forms part of this bylaw, is hereby rezoned to Small Lot Rural Residential (RR-4) Zone.

NOTICE OF FIRST READING given on [DATE]

READ a FIRST, SECOND and THIRD time on [DATE].

ADOPTED on [DATE].

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer

Attachment 1

