

# INTRODUCTION





## 1. INTRODUCTION

Under the Local Government Act, all municipalities may develop one or more plans for future land use. The Pitt Meadows Official Community Plan (OCP) is a tool for guiding the future of this community. Its purpose is to establish a common vision for the community's future and to provide strategies to guide development towards attaining that vision.

An OCP is primarily an advisory document intended to provide a framework for consistent decision-making by the City's Council and other City boards, panels and commissions, and also by local residents, business owners and developers with regard to conservation and development activities in Pitt Meadows over the next decade. Although Council is not committed to carrying out any projects recommended by this plan, Council may not enact any landuse decisions which are contrary to the provisions of this Plan. Any landuse proposal that run contrary to the provisions of this Plan will require amendment by bylaw after a public hearing.

Among other things, an OCP must address the following:

- Residential development anticipated to meet future housing needs;
- Locations for economic, agricultural and recreational land use;
- Approximate location and phasing of any major road, sewer, water system and public facilities;
- Location of hazardous or environmentally sensitive land.

An OCP may also, but is not required to, include social policies, environmental policies and agricultural policies.

The OCP of any Metro Vancouver municipality must include a Regional Context Statement which indicates how the OCP will further regional goals.



THE BLUE HERON IS A  
CONSTANT FIGURE IN THE  
CITY OF PITT MEADOWS



This is the fourth major revision to the Pitt Meadows Official Community Plan. The previous OCP review and amendments were adopted in 2000. Several issues have influenced the preparation of the 2007 Official Community Plan review. The primary issue is transportation. Over the next few years, Pitt Meadows will see several major regional transportation improvements in and around its boundaries. These transportation works will improve the city's connectivity to the rest of the region, making it a very attractive place for new residents and businesses, thus influencing the development of housing, commercial areas and industry.

Pitt Meadows has a relatively small urban area that must accommodate a balance of land uses. Each use - residential, commercial, industrial and recreational, support each other in a complete community and each enhances the quality of life.

The challenge ahead is to maintain and enhance liveability and environmental integrity, strike a balance between the land uses, and protect agricultural land as the City experiences growth. In response to these challenges, environmental policies have been strengthened and "Smart Growth" concepts used as the framework to accommodate growth and change.

The City is introducing the concept of an Urban Containment Boundary in this OCP. For years, Pitt Meadows has effectively managed development growth through its commitment to farmland and the Agricultural Land Reserve and by way of its natural features (i.e. floodplain), which curtails development in most of the City. An Urban Containment Boundary will more clearly identify those areas to be preserved as rural and those areas to be developed. The Urban Containment Boundary is a conceptual line which generally coincides with the Agricultural Land Reserve and with Metro Vancouver's Green Zone. It is the intention of the City to consider development proposals in those areas where the Urban Containment Boundary does not coincide with one or both of these designations.

Possible development of each area will require separate review and consideration from the City, and will also require the approval of Metro Vancouver and the Agricultural Land Commission.



## 1.1 OCP Update Process

City Council appointed an OCP Steering Committee composed of Pitt Meadows residents in February 2005, with a mandate to review the existing OCP and provide recommendations on policies that should be amended and new policies that should be added.

Members of the Committee included:

- *Councillor Doug Bing*
- *Paul Brinton*
- *Mario Cabral*
- *Leo Captein*
- *Annette Code*
- *Peter Jongbloed*
- *Kate Nightingale*
- *Sandy Wakeling*
- *Ihor Zalubniak*

The Committee met regularly over two years to review and discuss OCP policies, as well as a number of background studies prepared by consultants and staff on topics such as housing, industrial and commercial lands, transportation, and heritage. The Committee also carefully considered input received from an OCP Open House hosted by the City on November 9<sup>th</sup>, 2006, which was attended by approximately 150 people.

The Committee's policy recommendations were presented to Council in April 2007, at which time Council directed that the OCP document be prepared and presented in bylaw form for Council's consideration.

A public information meeting was held on October 25<sup>th</sup>, 2007, where a draft of the OCP was presented.

The OCP Bylaw received First and Second Reading on November 13, 2007, and presented at Public Hearing on January 15<sup>th</sup>, 2008 and April 15, 2008.

The OCP was adopted on September 2, 2008.



## 1.2 Vision

The OCP Steering Committee updated and confirmed the following vision as stated in the 2000 Official Community Plan:

*The citizens of Pitt Meadows aspire to achieve a diverse community that:*

- Provides for increased transportation choice and efficiency;*
- Has a commitment to the productive use of its agricultural land;*
- Protects its natural environment;*
- Maintains its unique "small-town" and rural characteristics and preserves its heritage;*
- Achieves sustainable economic growth;*
- Develops and maintains quality parks, recreation and community services for its residents and visitors; and*
- Carefully manages its residential growth in balance with job creation and the provision of services*

## 1.3 Other Relevant Planning Studies

Several planning studies and papers were commissioned specifically for this OCP review, and have contributed to the policies of this plan. **These studies and papers are not part of the OCP.**

These include:

Commercial and Industrial Analysis -

Prepared by Harris Consulting Inc., August 2006

Housing Demand and Residential Policy Review -

Prepared by City Spaces Consulting Ltd., March 2006

Pitt Meadows Demographic Profile -

Prepared by the City of Pitt Meadows, 2005

The Heritage Resources of Pitt Meadows 2006 -

Prepared by Donald Luxton and Associates, 2006

Agricultural Issues Discussion Paper -

Prepared by the City of Pitt Meadows 2005.

Transportation Discussion Paper -

Prepared by the City of Pitt Meadows with Ed Kola, October 2006



The following studies and papers, while not prepared specifically for the OCP Review, helped to lay the foundation.

These include:

A Smart Growth Direction for the District of Pitt Meadows -  
Prepared by Deborrah Curran, April 2004

Pitt Meadows Heritage Strategic Plan -  
Prepared by Donald Luxton and Associates, 2004

The Livable Region Strategic Plan -  
Prepared by Metro Vancouver, 1996.

#### 1.4 Designated Planning Area

The Official Community Plan applies to all lands within the boundary of the City of Pitt Meadows.