



5. LAND USE DESIGNATIONS

Map Schedules 3A and 3B show the general location and intensity of land use in the rural and urban areas of Pitt Meadows. The land use designations shown on the map are labelled according to their dominant use, but some categories allow for a mix of land uses.

Agricultural – 8 Hectare (20 Acre) Minimum Parcel Size

Land reserved for farming and agri-industrial uses that serve and support agriculture. The vast majority of the land is in the Agricultural Land Reserve and is governed by the 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. The minimum parcel size is governed by the Agricultural Land Commission, but with the exception of subdivision for a Homesite Severance, shall be not less than 8 hectares.

Agricultural – 16 Hectare (40 Acre) Minimum Parcel Size

Land reserved for farming and agri-industrial uses that serve and support agriculture. The vast majority of the land is in the Agricultural Land Reserve and is governed by the 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. The minimum parcel size is governed by the Agricultural Land Commission, but with the exception of subdivision for a Homesite Severance, shall be not less than 16 hectares.

Airport

Lands of the Pitt Meadows Regional Airport. The majority of the lands are in the Agricultural Land Reserve and use is restricted to aviation and associated uses.



Business Park

Permits clean business industrial uses in office-like structures.

Civic

Permits civic and public institutional uses and may include uses designed to serve the users of the facilities.

Community Commercial

Permits retail and service uses intended to serve the needs of distinct parts of the community and does not include highway commercial uses.

Conservation Area

Provincial, regional and municipal lands intended to remain in their natural state or function as nature preserves. Facilities for passive recreation, such as paths and benches, are discouraged.

Heritage Preservation Zone

Municipal lands that include significant heritage structures and may include commercial uses to serve the users of the lands and facilities.

Highway Commercial

Permits auto-related retail and service, accommodation, food service and hospitality, building supply and recreation facility uses.

Industrial

Permits manufacturing, processing, storage, wholesale, warehouse and transportation uses.

Institutional

Permits public and private institutional uses such as public and private schools, churches and daycare facilities

Open Space

Provincial, regional and municipal lands intended to remain in their natural state or function as nature preserves. Facilities supporting passive recreation, such as parking lots, washrooms, paths and benches are permitted.



Outdoor Recreation

Permits golf courses and other outdoor commercial recreation uses and may include commercial uses to serve the users of the facilities subject to zoning and the Agricultural Land Commission Act.

Park

Regional and municipal lands for public park and recreational uses and may include commercial uses to serve the users of the facilities.

Public Utility

Lands required for public utility purposes, including sewage and drainage pump stations and lands required for wastewater treatment.

Residential - Low Density

Permits low density residential use in a variety of forms, ranging from single, two and three family housing to townhouses at a density of up to 30 units per net hectare.

Residential - Medium Density

Permits medium density residential use generally in the form of townhouses and low rise apartments at a density of 31 to 100 units per net hectare. Ground oriented units are encouraged where possible.

Residential - High Density

Permits high density residential development in low rise and mid rise buildings at densities greater than 100 units per net hectare.

Resource Management

Lands suited to forestry or aggregate extraction.

Rural Residential

Lands in the rural area that are not within the floodplain and generally are rock outcrops. The minimum lot size is one unit per net hectare. Innovative and environmentally sensitive cluster development is encouraged to ensure the preservation of vegetation and protection of slopes. Special stormwater management and innovative sewage disposal systems are required.



Town Centre Commercial

Permits high density mixed commercial and residential uses appropriate to the community's central area and does not include highway commercial uses.

Tourist Commercial

Permits accommodation uses, marinas, recreation and specialized commercial uses designed to serve the users of the facilities.

Urban Containment Boundary

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 Municipality to consider development proposals in those areas where the Urban Containment Boundary does not coincide with one or both of these designations. However, possible development of these areas will require the approval of Metro Vancouver and the Agricultural Land Commission, or possibly both.

Wildlife Management Area

Provincial, regional and municipal lands intended to remain in their natural state or function as nature preserves. Limited facilities for passive recreation, such as paths and benches, are permitted.