



**Staff Report**  
**Application # O – 37963**  
**Applicant: 498580 BC Ltd**  
**Agent: Dan Kosicki**

**DATE RECEIVED:** February 04, 2008

**DATE PREPARED:** February 12, 2008

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Ron Wallace, Land Use Planner

**PROPOSAL:** To exclude the 1.3 ha subject property for industrial purposes. Specifically the subject properties would be used together with the property to the north, 17949 Kennedy Road, for the future relocation of Meadows Landscape Supply, currently located at 18020 Kennedy Road. The site at 17949 Kennedy Road would be used as an operation centre of the business, whereas the parcels proposed for ALR exclusion would be used for parking, storage and other accessory uses.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The subject property is one of several relatively small parcels isolated in the midst of a generally commercial and industrial area. Until the mid 1990s, the area bounded by the Lougheed Highway, Kennedy Road, the CP Rail mainline and the Pitt River dyke maintained some agricultural integrity except for the small parcels including the Esso Station near the junction of Kennedy Road with the Lougheed Highway. The strip of land to the west of the Pitt River dyke had been industrial since long before 1972. To the east, CP Rail was preparing to construct its intermodal yard within the ALR, based on federal jurisdiction which overrides provincial legislation such as the ALR (notwithstanding strong Commission opposition).

In 1995, the Commission allowed relocation of Kennedy Road to accommodate the Lougheed Highway counter flow lanes and the safety requirement that the intersection be moved farther east. The new road location isolated some lands which had been farmed.

In 1996, the Commission acknowledged the industrial intrusion and allowed exclusion of the ± 2 ha area to the north of the BC Hydro transmission line.

In 2004, the Commission reviewed the CP Rail application to exclude its intermodal yard, its proposed warehousing/distribution area to the east of the intermodal yard and its area of leased farmland to the west of Kennedy Road. With respect to the area west of Kennedy Road, the Commission reluctantly concluded that it should allow the requested exclusion, partly because of the federal jurisdiction issue but more because it considered that the 1994 and 1996 decisions

had effectively written off any agricultural future for the area between the Lougheed Highway and the CP Rail mainline west of the intermodal yard.

Subsequently, in discussion of planning issues with Pitt Meadows Council, Commission members suggested that it might be useful for the local government to consider a block application to exclude that area from the ALR, partly to avoid the need for the Commission to consider a series of individual applications and partly because some of the properties are exempted by section 23 of the *Agricultural Land Commission Act* and would not need formal exclusion – thus a block application would simply “clean up the ALR map” with no loss to practical agriculture. To date, there has been no block application.

**Local Government:**

The Corporation of the District of Pitt Meadows

**Legal Description of Property:**

1. PID: 011-945-184  
Part 2.54 acres (Reference Plan 6505) of Parcel "F" (Reference Plan 6505) Section 16, Block 6 North Range 1 East New Westminster District
2. PID: 026-559-544  
Lot 1, Block 6 North, Section 16, Range 1 East, New Westminster District, Plan BCP21881

**Purchase Date:**

2005-12-08

**Location of Property:**

17799 Ferry Slip Road, Pitt Meadows

**Size of Property:**

1.3 ha (The entire property is in the ALR).

**Present use of the Property:**

The land is dormant, encumbered by distribution and transmission power lines. There is also Terasen Gas Main on the site.

**Surrounding Land Uses:**

**WEST:** Industrial  
**SOUTH:** Industrial  
**EAST:** Industrial  
**NORTH:** Industrial

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G.027 (digital)  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

OCP: N/A  
Designation: Industrial/Commercial/Institutional

**Zoning Bylaw and Designation:**

Zoning: Bylaw No. 1250  
Designation: AG - Agricultural  
Minimum Lot Size: 8 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Council**

Council for the City of Pitt Meadows forwarded the application with a recommendation of support

**Agricultural Advisory Committee**

Comments for their meeting are attached.

**Local Government Staff**

Council Report was prepared for the Chief Administrative Officer dated 20 November 2007. A copy of this report is attached.


**STAFF COMMENTS:**

Based on the background information and the existing use of the property it is recommended that this application for exclusion be supported.

**ATTACHMENTS:**

1. ALC Context Map
2. provincial Orthophoto (2004)
3. agricultural Capability Map
4. Council Report dated 20 November 2007

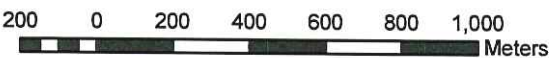
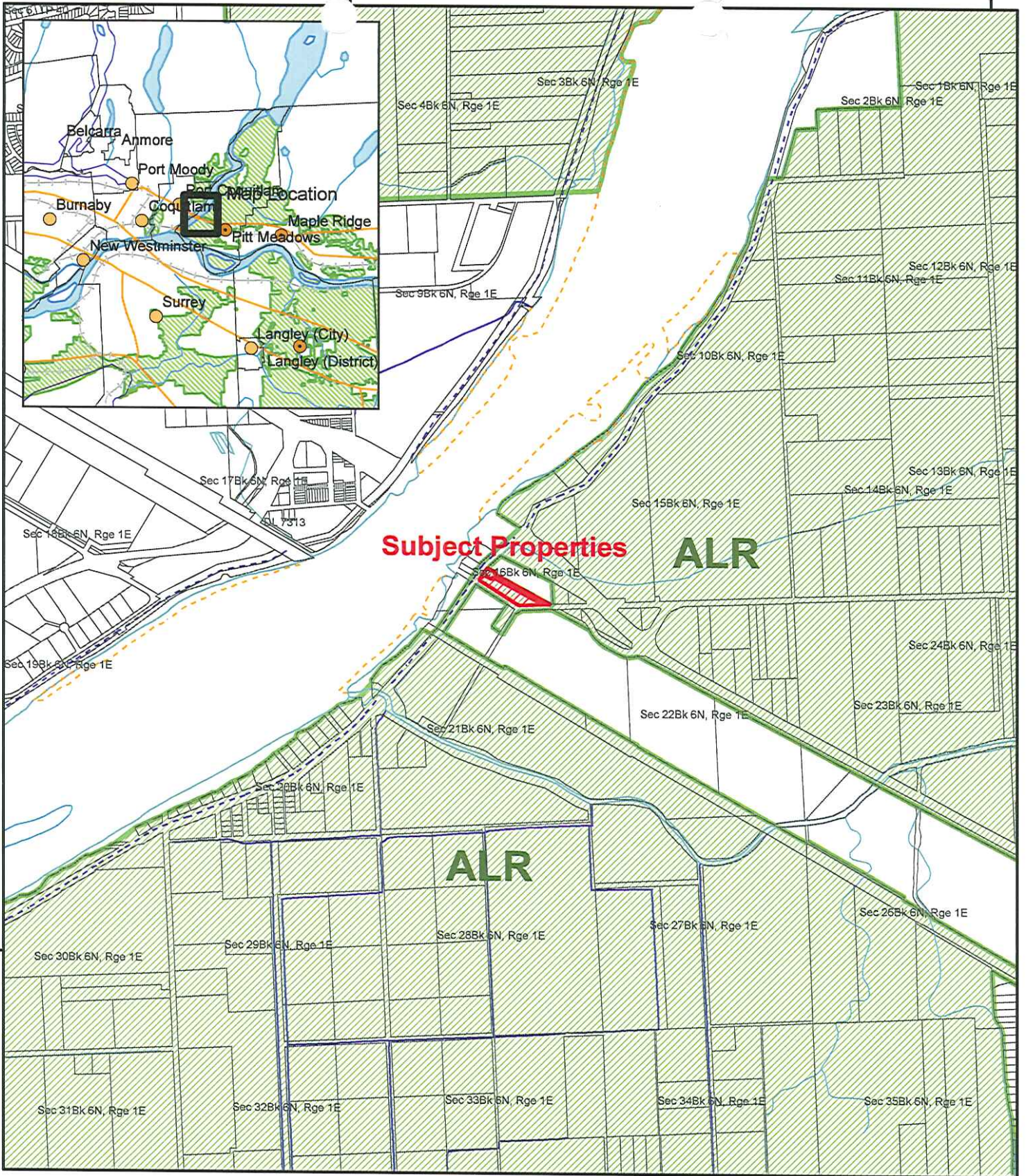
**END OF REPORT**

  
\_\_\_\_\_  
Signature

12 Feb-2008  
\_\_\_\_\_  
Date

122°44'0"W

122°42'0"W

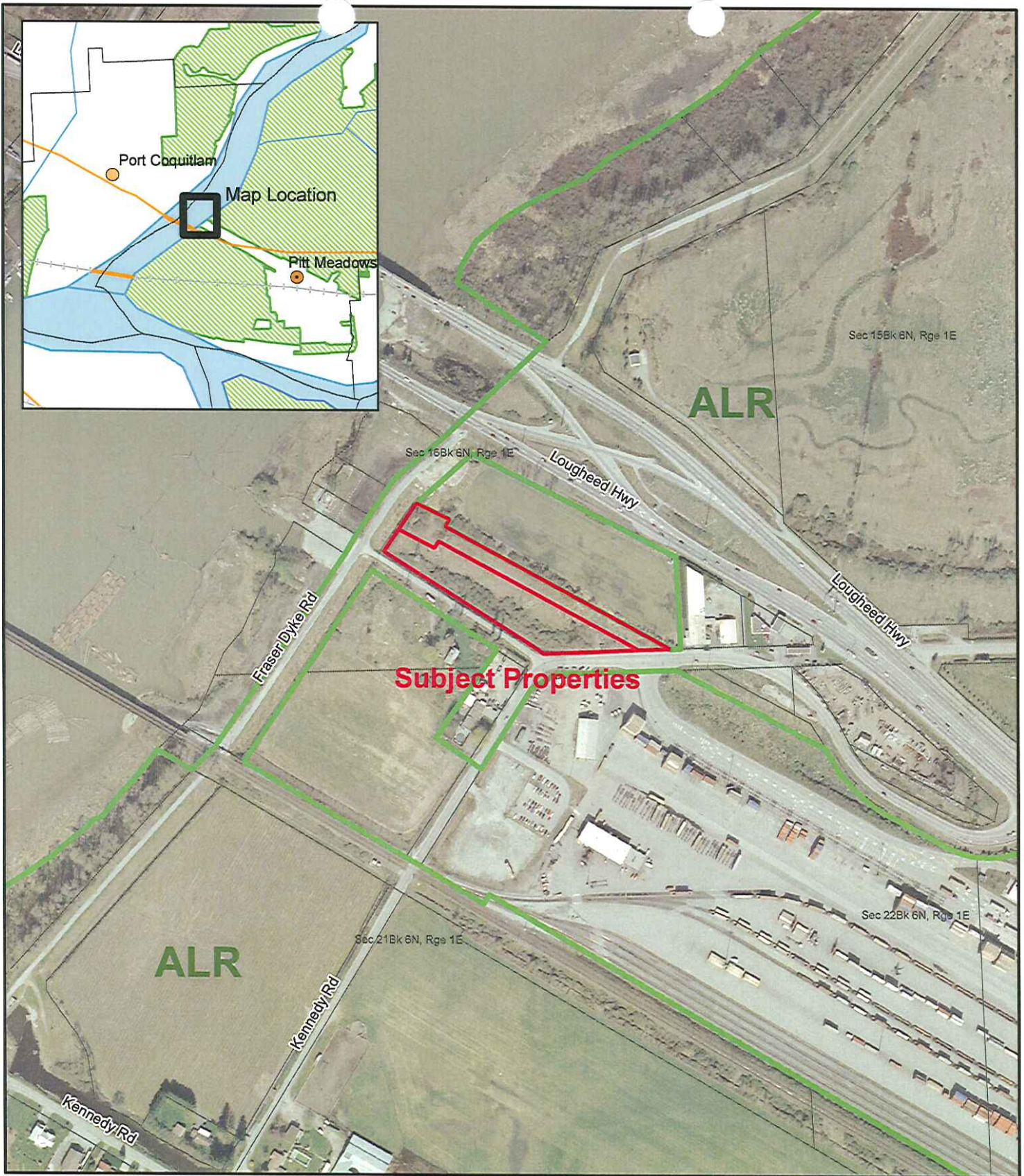


ALC File #: 02-2008-37963  
 Mapsheet #: 92G.027  
 Map Produced: February 06, 2008  
 Regional District: Greater Vancouver

ALC Context Map

Map Scale: 1:20,000



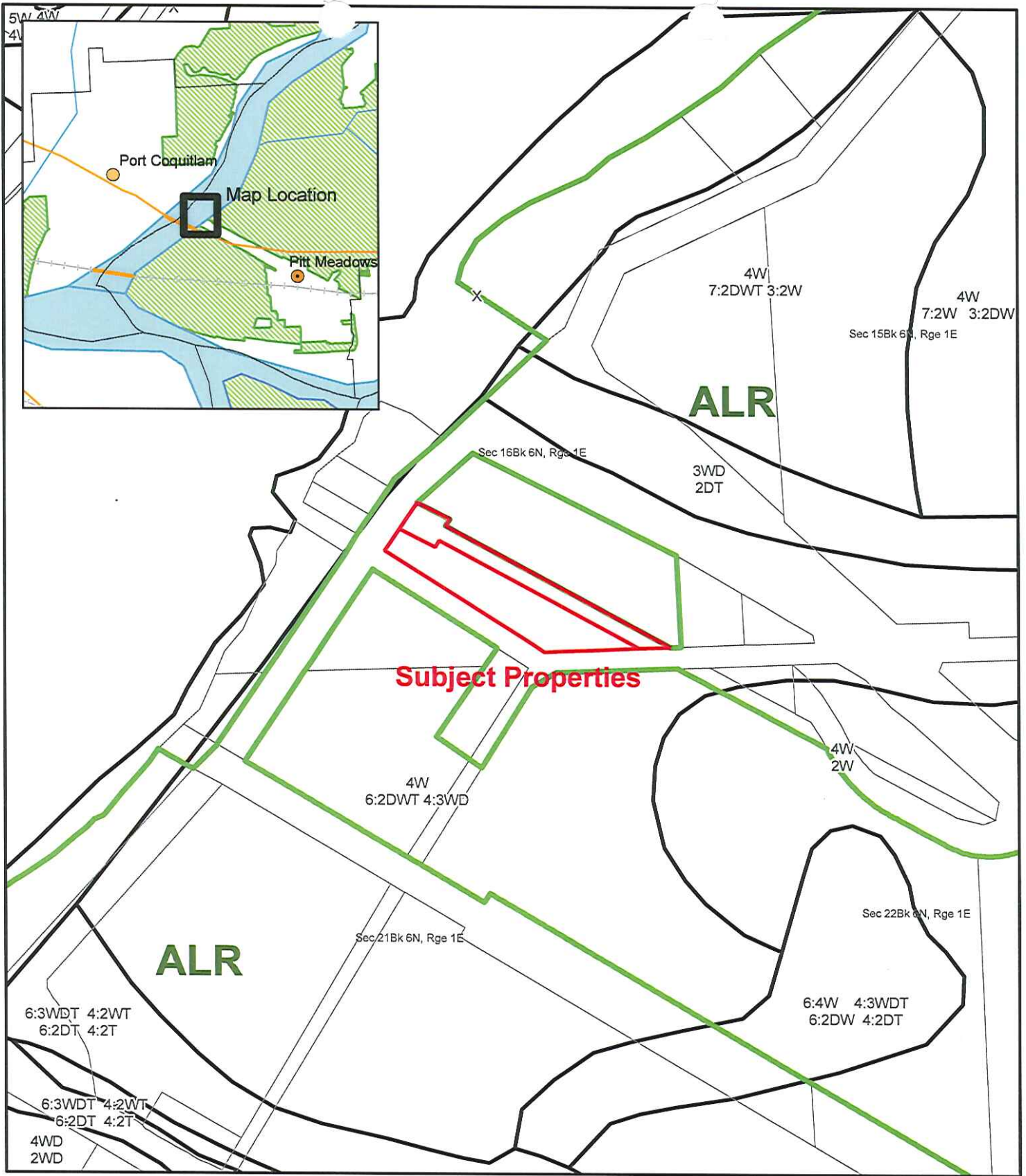


ALC File #:	02-2008-37963
Mapsheet #:	92G.027
Map Produced:	February 06, 2008
Regional District:	Greater Vancouver

Provincial Orthophoto (2004)

Map Scale: 1:5,000





ALC File #:	02-2008-37963
Mapsheet #:	92G.027
Map Produced:	February 06, 2008
Regional District:	Greater Vancouver

Agricultural Capability

Map Scale: 1:5,000



THE CITY OF PITT MEADOWS

COUNCIL REPORT

COUNCIL IN COMMITTEE MEETING

**COPY**

To: Chief Administrative Officer File: 6635-20-2007-08-P  
Date: November 20, 2007 Bylaw No.:  
From: Director of Operations and Development Services

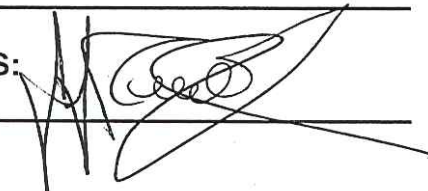
**AGRICULTURAL LAND RESERVE EXCLUSION APPLICATION  
17799 Ferry Slip Road**

□ **RECOMMENDATION:**

THAT Council:

- A. Support the request for exclusion and forward comments to the Agricultural Land Commission; or
- B. Deny the request for exclusion.

□ **CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**



□ **PURPOSE:**

To forward Council a report regarding the Agricultural Land Reserve Exclusion Application of the property located at 17799 Ferry Slip Road and the property south of it (no address assigned) shown in Attachment "A".

□ **BACKGROUND:**

Owner

Dennis and Darryl Augustine (498580 B.C. LTD)

Civic Address: 17799 Ferry Slip Road, Pitt Meadows, BC

Legal Description: Parcel 1: Part 2.54 acres (reference plan 6505) of parcel "F"  
Section 16 Block 6 North Range 1 East NWD  
Parcel 2: Lot 1 Section 16 Block 6 North Range 1 East NWDP  
BCP 21881

PID: 011-945-184  
026-559-544

Property Size: 4573 m<sup>2</sup> or 1.1 acres (17799 Ferry Slip Road)  
8357 m<sup>2</sup> or 2.06 acres (property to the south)

Current Zoning: AG - Agricultural

Current OCP Designation: Industrial/Commercial/Institutional

□ **POLICY:**

The land is currently zoned Agricultural and is designated as "Industrial/ Commercial/ Institutional" in the current Official Community Plan (See Attachments "B" and "C").

□ **BACKGROUND:**

**Neighborhood Context**

The subject site is located at the corner of Kennedy Road and Ferry Slip Road. It is located in an area dominated by industrial uses with industrial uses to the north, south and east. The site is also bordered to the west, across the dyke, by land zoned for industrial uses. (See Attachment "B")

□ **PROJECT DESCRIPTION:**

The application has been submitted to exclude the subject properties, totally 12,930 m<sup>2</sup> (3.19 acres), from the Agricultural Land Reserve. The properties are not currently used for agriculture as they are heavily encumbered by distribution and transmission power lines that restrict the use of the land (See



Attachments 'D' and 'E'). The intent of the proposed exclusion is to use the subject properties for industrial purposes pending ALC exclusion and rezoning approval. Specifically, the subject properties would be used together with the property to the north, 17949 Kennedy Road, (currently used by Peter Kiewit & Sons as a staging area for the construction of the Pitt River Bridge) for the future relocation of Meadows Landscape Supply, currently located at 18020 Kennedy Road. The site at 17949 Kennedy Road would be used as an operation centre of the business, whereas the parcels proposed for ALR exclusion would be used for parking, storage and other accessory uses.

The applicant has included the following reasons for applying to remove the subject land from the ALR:

1. Inability to farm the properties due to the presence of distribution and transmission power lines. The pictures shown in Attachment 'D' and the topographical plan shown in Attachment 'E' illustrate the amount and location of the power lines.
2. OCP Designation: The existing Official Community Plan designates the subject site as Industrial/Commercial/Institutional. The proposed revisions to the Official Community Plan also propose industrial uses for the area.
3. Surrounding industrial uses: the site is surrounded by industrial uses to the north, east and south. As shown in Attachment 'B', most properties in the area are zoned Industrial. There are three properties zoned Agricultural in the area: the property located south from Ferry Slip Road used by Hughes Tracking, and two properties on the Pitt River. Although zoned Agricultural, none of these properties are used for agricultural purposes.

□ **DISCUSSION:**

**Agricultural Land Commission**

According to the Section 30 (4) of the *Agricultural Land Commission Act*, an application such as this one, where the property is zoned for an agricultural use on the date the exclusion application is made, must be authorized by a resolution of the Local Government in order to proceed.

The Agricultural Land Commission requires that property owners give notice of the exclusion application by publishing a notice in a newspaper, posting a sign on the land and notifying the owners of the land located within the Agricultural Land Reserve (ALC). The applicants have met the notification requirements. The copies of the required notices are shown in Attachment 'G'. As of

November 20, 2007, no public inquires or comments about the application have been received by the Department.


### **Agricultural Advisory Committee**

The Agricultural Advisory Committee reviewed the application at the October 11, 2007 meeting and is in support of the proposed exclusion. Minutes of the October 11, 2007 Agricultural Advisory Committee meeting are attached to the report (Attachment 'F').

□ **SUMMARY/CONCLUSION:**

In general, staff supports the retention of land within the Agricultural Land Reserve. However, given the presence of transmission and distribution power lines, the Official Community Plan designation of the site, and the fact that the subject properties are surrounded by industrial land uses, staff supports the ALR exclusion application for the subject properties.

Respectfully submitted by:

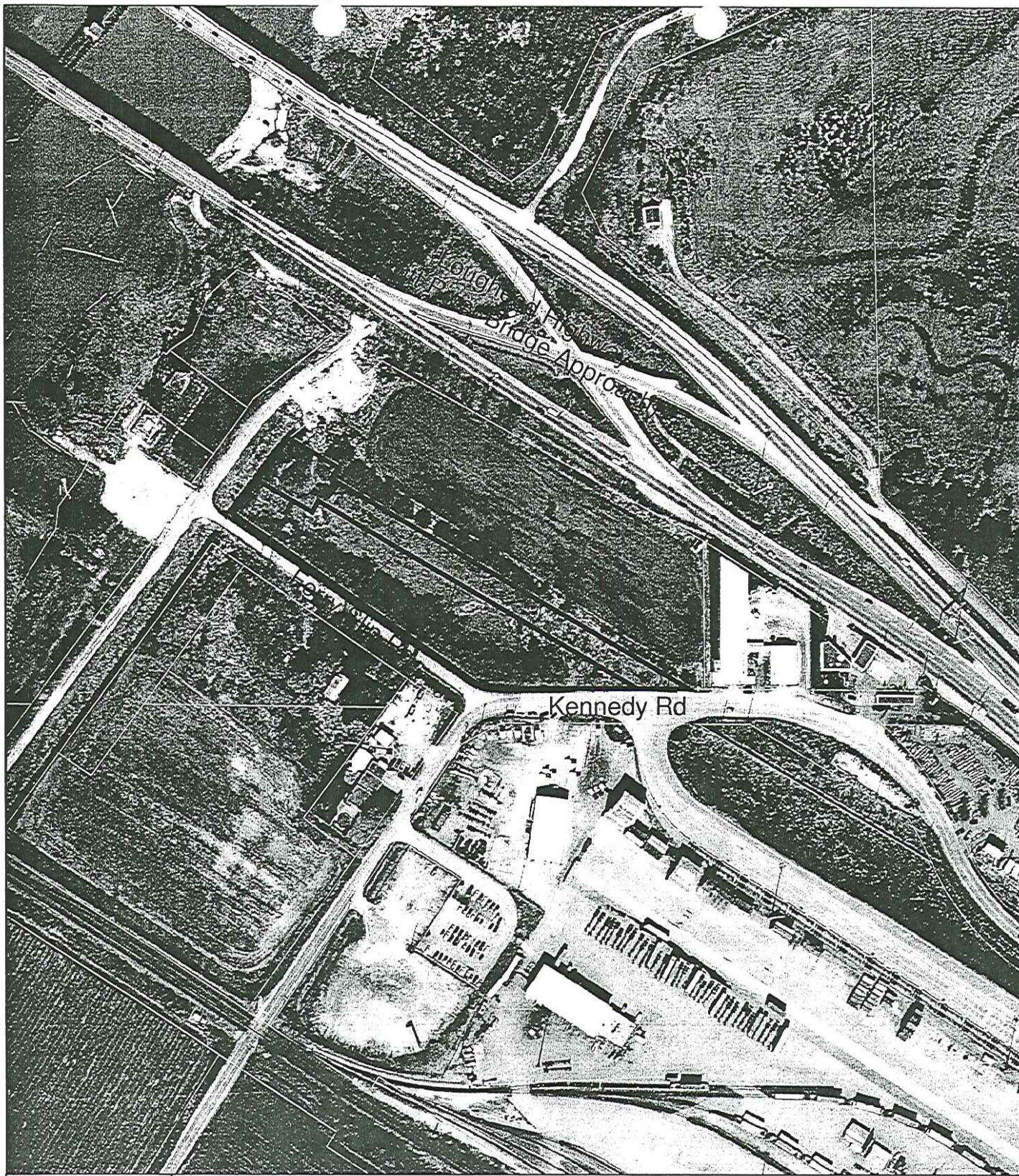
  
Zora Andjelic  
Planning Technician

Reviewed by:

  
Kim Grout  
Director of Operations and Development Services

□ **ATTACHMENTS:**

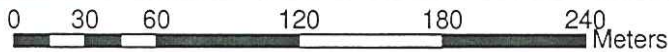
Attachment 'A':	Subject Property Map
Attachment 'B'	Zoning Map
Attachment 'C':	Official Community Plan Designation
Attachment 'D'	Pictures of the Site
Attachment "E"	Topographical Plan showing the distribution of power lines on the property.
Attachment 'F':	Minutes of the October 11, 2007 Agricultural Advisory Committee meeting
Attachment 'G'	Notices of Exclusion Application (newspaper ads, the picture of the sign)



# Subject Properties

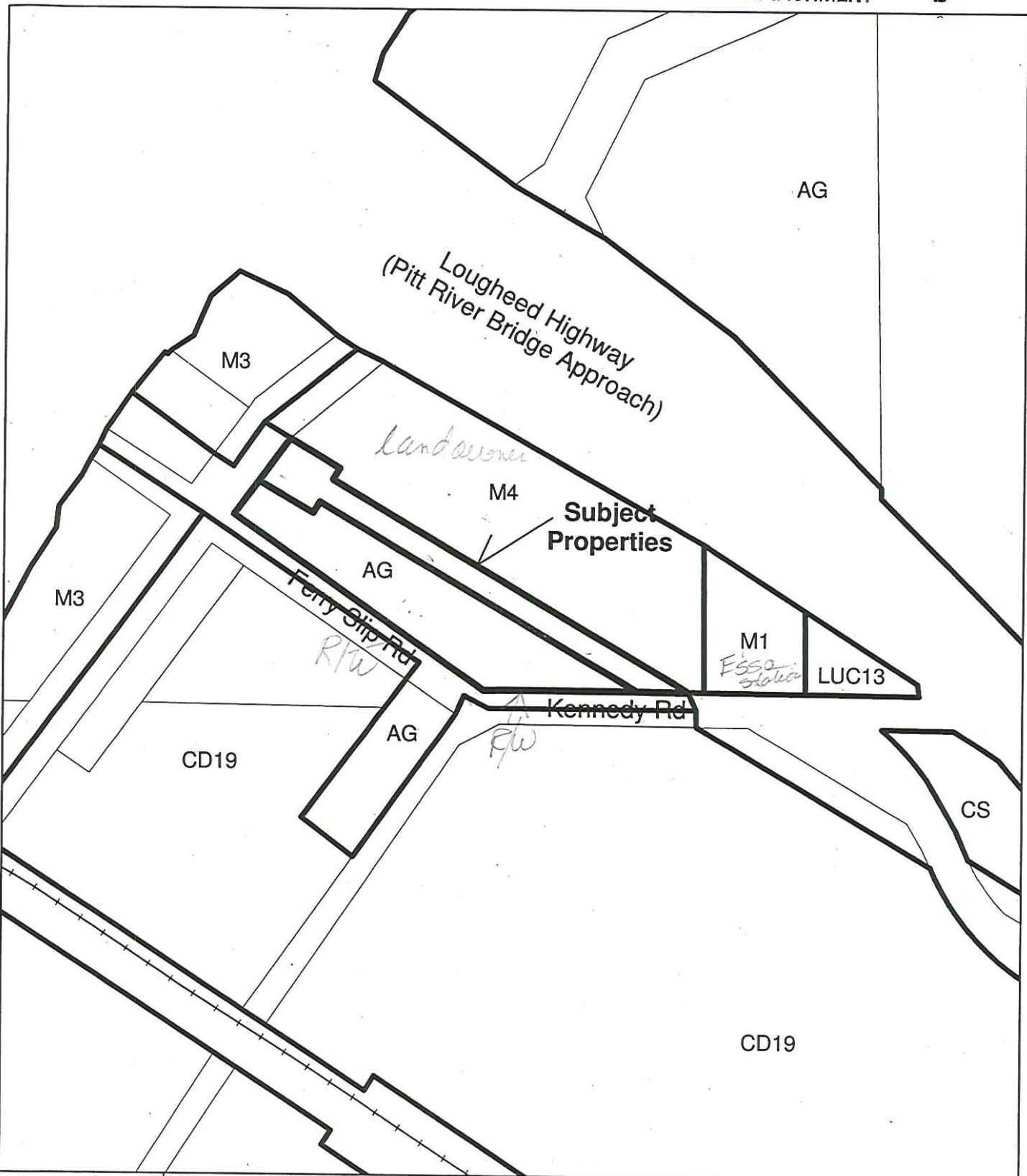
City of Pitt Meadows  
Development Services

Name: Kennedy and Ferry Slip  
Path: F:\GIS\Pitt Meadows  
- Map Layouts\10-2007 Present



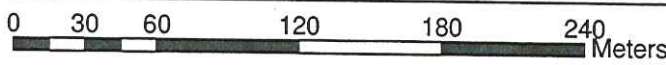
Date: 2007/10/09





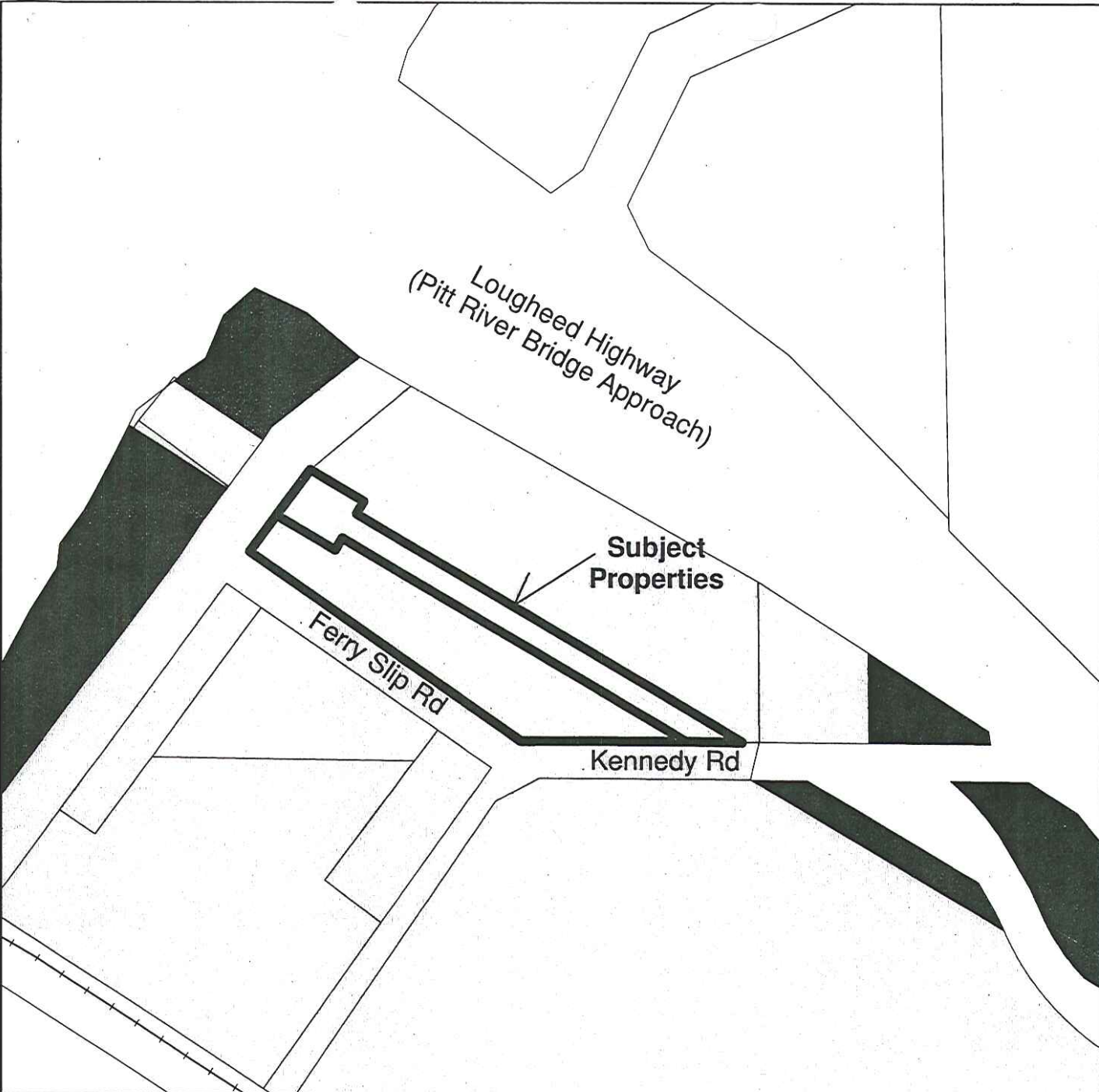
# Zoning Map





City of Pitt Meadows  
Development Services



Name: Kennedy and Ferry Slip  
Path: F:\GIS\Pitt Meadows  
- Map Layouts\10-2007 Present  
Date: 2007/10/09



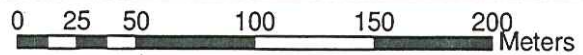


	Agriculture - 20 Acre Minimum Parcel Size
	Commercial Use
	Industrial / Institutional / Business Park
	Tourist Commercial

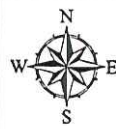


# OCP Designations

City of Pitt Meadows  
Development Services



Name: Kennedy and Ferry Slip  
 Path: F:\GIS\Pitt Meadows  
 - Map Layouts\10-2007 Present  
 Date: 2007/10/09



**CITY OF PITT MEADOWS  
AGRICULTURAL ADVISORY COMMITTEE**

MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING  
held at the Pitt Meadows City Hall, Meadows Room, Pitt Meadows, BC.  
Thursday, October 11, 2007 at 10:00 a.m.

**Committee Members:**

Joe Bachmann,  
Farmers' Institute Representative  
Macky Banns,  
Farmers' Institute Representative  
Dan Kosicki,  
Chamber of Commerce Representative  
Leo Captein,  
Nursery Representative  
Chris Zabek,  
Ministry of Agriculture and Food

**Staff:**

Kim Grout, Dir. of Operations & Dev. Services,  
Chair  
Zora Andjelic, Dev. Services Technician

**Absent:**

Bob Höpcott, John Becker, Scott Pelton

**Adoption of Minutes**

Moved by Joe Bachmann, seconded by Dan Kosicki, that the minutes of September 13, 2007 be adopted.

CARRIED.

**Business Arising from the Minutes**

Although the committee supported the ALR Exclusion for Cardiff Farms, it was not discussed how that parcel could contribute to agriculture in the future. It was suggested that a portion of the property be used for a community garden. Kim advised that a community garden already existed in the area but some thoughts around a future use that would contribute to agriculture should be given during the rezoning process.

**ALR Exclusion Application – Ferry Slip Road**

Dan Kosicki is acting as the agent for Dennis and Daryl Augustine who are the owners of the two parcels of land at Ferry Slip Road in application for an ALR Exclusion. The properties are currently zoned Agricultural (AG) within the Agricultural Land Reserve (ALR) and are bordered by industrial uses to the north, south and east. The parcels are encumbered by distribution and transmission power lines that restrict the use of the land; the parcels are not used for agriculture.

The re-zoning request is for Waterfront Industrial M3 pending ALC approval. The land will be used for dry storage and parking. This proposal is consistent with the existing Official Community Plan designation for the area and with adjacent land uses.

Before going to Council, the applicant must give notice of the exclusion application as per the *Agricultural Land Commission Act* requirements.

Joe Bachmann and Dan Kosicki declared a conflict.

**Recommendation:**

Those committee members in attendance agreed to this item going forward to Council.

CARRIED.

Correspondence

The following items were received for information:

- GVRD – correspondence from Theresa Duynstee, regarding the *Agricultural Water Supply Study*.
- Review of correspondence regarding the Heritage Conservation Act.  
**Action: A memo will be sent to all municipal Agricultural Advisory Committees in the province as well as to the GVRD AAC inquiring if they have encountered any related issues. Our correspondence trail and related minutes will be included.**
- Correspondence dated October 5, 2007 from Elizabeth Brooke and Cliff Eberle regarding soil deposit bylaws.

The next meeting will be held on November 8<sup>th</sup> at which time the drainage utility model will be discussed.