

Minutes of the **REGULAR MEETING** of Pitt Meadows City Council held on **Tuesday, May 20, 2008** at 7:00 p.m. in the Council Chamber of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

PRESENT:

Elected Officials: Mayor D.F. MacLean
Councillor J. Becker
Councillor D. Bing
Councillor D. Eisel
Councillor A. Tolchard
Councillor D. Walters

Staff J. Rudolph, Chief Administrative Officer
D. Rear, Director of Corporate Services
K. Grout, Director of Operations & Development Services
L. Darcus, Director of Legislative Services
M. Murray, General Manager: Community Development,
Parks and Recreation Services
L. Kelly, Executive Assistant

The meeting was called to order at 7:05 p.m.

A. ADOPTION OF AGENDA

MOVED by Councillor Eisel, **SECONDED** by Councillor Tolchard, THAT the agenda for the May 20, 2008 Regular Meeting of Council be amended by moving Section E ahead of Section D; AND THAT the agenda be adopted as amended.

CARRIED.

B. ADOPTION OF MINUTES

1. **Minutes of the May 6, 2008 Regular Meeting of Council and Minutes of the May 13, 2008 Special Meeting of Council.**

MOVED by Councillor Walters, **SECONDED** by Councillor Bing, THAT the Minutes of the Regular Meeting of Council held on May 6, 2008, and the Minutes of the Special Meeting of Council held on May 13, 2008, be adopted.

CARRIED.

C. ANNOUNCEMENTS

In an effort to make the community aware, the following is announced:

1. **Disability Awareness Week – May 26 to 30, 2008.**

MOVED by Councillor Walters, **SECONDED** by Councillor Eisel, THAT the email communication from the Maple Ridge and Pitt Meadows Parks and Leisure Services date-stamped May 14, 2008, be received.

CARRIED.

E. DELEGATIONS AND PRESENTATIONS

1. **Midget AAA Provincial Hockey Champions.**

Spence Levan, Head Coach for the Ridge Meadows Rustlers, thanked the Mayor for the opportunity to appear before Council. He said the team had worked extremely hard for the past six months in order to reach the Championships this year.

Mayor MacLean congratulated the team on winning the Midge AAA Provincial Championships and presented each team member with a certificate and City pin.

2. **Big Brothers & Big Sisters Mentoring Program.**

David Sheach, Executive Director, provided an overview of the Big Brothers Big Sisters organization, noting there are 17 active locations in the Lower Mainland, with 24,000 children in one-to-one programs; the goal is to mentor 100,000 children by 2020. He said there are three main programs: one-to-one, school-based, and group programs and indicated the time commitment for each one. For more information, contact www.mentoringworks.ca

Art Solomon, Mentoring Coordinator, said he was responsible for screening volunteers, providing training and matching them with Little Brothers and Little Sisters. There are currently 21 community based mentors in the two communities, with 15 boys on a wait-list (6 from Pitt Meadows) and 6 girls on a wait-list (1 from Pitt Meadows). He asked whether it was possible for staff to become involved in the in-school mentoring program (one hour a week).

Katrina Huberman, a Little Sister who has won the CIBC Youth Scholarship – 4 years of post-secondary education, said she is 16 years old and was matched in her 13th year. She does not live with her mother and said her Big Sister has been a huge role model for her. She intends to be a Big Sister as soon as she is old enough.

D. PUBLIC HEARING**3. Land Use Zoning Text Amendment Bylaw No. 2370, 2008 – Agricultural Zone. (3900-20-2370/08)**

The Notice of Public Hearing is included as Attachment 1 and forms part of these minutes.

Staff indicated that three enquiries had been received at the counter regarding the smaller lots and one enquiry regarding building height. Also, an email had been received from Alycia Hayes, Davenport Design Group Ltd. dated May 16, 2008, which is included as Attachment 2 and forms part of these minutes.

Mayor MacLean outlined the rules under which the Public Hearing would proceed.

Ms. Grout provided an overview of the proposed text amendments to Land Use Bylaw No. 1250, which is included as Attachment 3 and forms part of these minutes.

Mayor MacLean then called for speakers for the first time.

Alycia Hayes, 15213 Harris Road, Pitt Meadows, discussed a comparison of roof heights in rural areas in neighbouring municipalities; these figures are included in Attachment 2. She felt Pitt Meadows should look at 11m for construction of homes in the farmland.

The Mayor called for representations from the public for a second and third time and, hearing none, declared the Public Hearing closed at 7:59 p.m.

E. DELEGATIONS AND PRESENTATIONS

This Section was moved as per a motion of Council under Section A of the agenda.

F. ITEMS FROM COUNCIL IN COMMITTEE**1. RECEIPT OF MINUTES.**

MOVED by Councillor Eisel, **SECONDED** by Councillor Becker, THAT the Minutes of the Council in Committee meeting held on May 13, 2008, be received.

CARRIED.

2. REPORTS

2.1 RCMP Update. (7400-01)

MOVED by Councillor Walters, **SECONDED** by Councillor Bing, THAT Council, upon the recommendation of the Council in Committee, receive for information the report from the Director of Corporate Services dated May 8, 2008.

CARRIED.

2.2 Outdoor Pool – Harris Road Park.

MOVED by Councillor Eisel, **SECONDED** by Councillor Walters, THAT Council, upon the recommendation of the Council in Committee, approve the spending of \$8,000 from the Parks/Facilities Infrastructure Budget in order for staff to undertake a structural tank assessment of the Harris Road Park outdoor pool.

CARRIED.

2.3 2006 Census – Housing, Age Distribution and Income. (6600-00/08)

MOVED by Councillor Tolchard, **SECONDED** by Councillor Eisel, THAT Council, upon the recommendation of the Council in Committee, receive the report from the Director of Operations and Development Services dated May 1st, 2008 for information.

CARRIED.

2.4 Information Report: BC SPCA Animal Control Contract. (2320-20)

MOVED by Councillor Walters, **SECONDED** by Councillor Tolchard, THAT Council, upon the recommendation of the Council in Committee, receive the report from the Director of Operations and Development Services dated April 28th, 2008 for information.

CARRIED.

2.5 2008 Utility Fee Exemptions. (2000-03)

MOVED by Councillor Becker, **SECONDED** by Councillor Walters, THAT Council, upon the recommendation of the Council in Committee, consider providing the following water and sewer fee exemptions:

- A. A water and sewer fee exemption (\$594) to the Pitt Meadows Athletic Association; and

2.5 2008 Utility Fee Exemptions Cont'd. (2000-03)

- B. A water and sewer fee exemption (\$594) to the Pitt Meadows Lions Hall Society; and
- C. A water and sewer fee exemption (\$594) to the Maple Ridge & Pitt Meadows Tourism Society; and
- D. A water, sewer, and solid waste fee exemption (\$680) for the Hoffmann House caretaker's residence at 12265 Harris Road, Pitt Meadows, BC; and
- E. A water, sewer, and solid waste fee exemption (\$680) for the Harris Park caretaker's residence at 19235 Davison Road, Pitt Meadows, BC; and
- F. A water and solid waste fee exemption (\$420) for the Cottonwood Park caretaker's residence at 17310 129th Avenue, Pitt Meadows, BC.

CARRIED.

2.6 On-Line and Other Payment Options. (05-1610)

MOVED by Councillor Eisel, **SECONDED** by Councillor Walters, THAT Council, upon the recommendation of the Council in Committee, receive for information the report from the Director of Corporate Services dated May 7, 2008.

CARRIED.

2.7 Civic Centre.

MOVED by Councillor Walters, **SECONDED** by Councillor Bing, THAT Council, upon the recommendation of the Council in Committee, support a public Contractor Prequalification Process (to be electronically posted) for the construction of the Spirit Square.

CARRIED.

3. BYLAWS

BYLAWS FOR FIRST, SECOND, AND THIRD READINGS:

3.1 Land Use Zoning Text Amendment Bylaw No. 2370, 2008 – Agricultural Zone. (3900-20-2370/08)

MOVED by Councillor Tolchard, **SECONDED** by Councillor Walters, THAT Council grant Third Reading to Land Use Text Amendment Bylaw No. 2370, 2008.

CARRIED.

3.2 Bylaw No. 2371, 2008: Tobacco Sales and Smoking in Public Places Regulation Amendment and Bylaw No. 2373, 2008: Ticket Information Amendment. (3900-20-2008-2371)

MOVED by Councillor Eisel, **SECONDED** by Councillor Walters, THAT Council:

- A. Grant First, Second and Third Readings to Tobacco Sales and Smoking in Public Places Regulation Amendment Bylaw No. 2371, 2008; and
- B. Grant First, Second and Third Readings to Ticket Information Amendment Bylaw No. 2373, 2008 to reflect changes in the charges and fines; and
- C. Issue a press release and forward a copy of the bylaws to all municipalities in Metro Vancouver, the Provincial Government, Fraser Health Authority and BC Cancer Society.

CARRIED.

3.3 Bylaw No. 2375, 2008: 2008 Amended Financial Plan. (1700-06)

MOVED by Councillor Becker, **SECONDED** by Councillor Bing, THAT Council grant First, Second and Third Readings to the “2008 Amended Financial Plan Bylaw No. 2375, 2008”.

CARRIED.

G. MINUTES OF COMMITTEES/COMMISSIONS

MOVED by Councillor Becker, **SECONDED** by Councillor Bing, THAT the Minutes of Committees and Commissions be received:

1. Maple Ridge/Pitt Meadows Municipal Advisory Committee on Accessibility Issues (MACAI) meeting minutes from April 17, 2008 (Draft).

CARRIED.

H. COUNCIL COMMITTEE LIAISON REPORTS

Councillor Bing, attended the Lower Mainland Local Government Association Conference, (LMLGA), May 7 to 9 – excellent discussions as well as the resolutions sessions – he provided a report on three sessions he attended: (1) Age Friendly Communities – suggestions for improving life for senior citizens (countdown clocks at intersections and lengthening the time for seniors to cross) – “whatever is done to make life better for seniors we are doing for ourselves [for the future]” - (2) It’s Not Easy Being Green – presentation by the Fraser Basin Council to convert solid waste gas to make electricity – reduces greenhouse gases – (3) Address by Premier Campbell – discussed the Olympics and how the government is doing in this regard – Ian Hanamansing will be one of the main network reporters for the 2010 Olympics – he said Beijing is on schedule – air pollution is a concern for the athletes; on May 10 attended the Grand Opening of the Youth Action Park in Maple Ridge – good to see a place for active use by youth – congratulated Mike Murray on his participation in the project; on May 10 attended the 5th anniversary of The ACT – entertaining evening; on May 14 attended the Mayor’s Breakfast in support of the RCMP – enjoyed meeting the members – Inspector Wakely very appreciative of the event.

Councillor Walters, attended the LMLGA Conference, May 7 to 9 – enjoyed the resolutions sessions – lobbied for endorsement of our resolution to urge the provincial government to work with municipalities to identify intersections which are failing – suggested staff send copies of the Annual Report to Premier Campbell and the Minister of Community Services, Ida Chong – attended the City of Surrey’s Crime Reduction Strategy – reviewed problem-solving approach to crime – need to increase youth programs; on May 10 attended the Heritage Tea – learned more about Pitt Meadows past; on May 10 attended The ACT’s 5th anniversary celebration – wonderful night of entertainment; noted that the Citizen of the Year is Annette Code.

Councillor Tolchard, attended the LMLGA Conference, May 7 to 9 – congratulated Council members who attended the sessions – resolution regarding humane egg production was not endorsed but there was a lot of support and it was a very close vote; on May 15 attended the Municipal Advisory Committee on Accessibility Issues - discussed the grants received – some of the money will used to make the school playground at Pitt Meadows Elementary accessible for children who have accessibility issues; congratulated the Ridge Meadows Rustlers hockey team on their achievement – the ice arena in Pitt Meadows has allowed the youth of the community to participate in something worthwhile – this shows the importance of these facilities – need to give thought to expanding in other areas – e.g. turf field.

Councillor Becker, on May 10 attended the Heritage Tea – great event – met many members of long-time residents (the Kvaas family); on May 2 the Economic Development Advisory Committee visited the Golden Eagle processing plant – multi-million dollar state of the art plant – employs hundreds of workers in high season; on May 13 attended Agricultural Advisory Committee meeting – continue to discuss the drainage utility and overall water management including water availability for irrigation – encouraged senior levels of government to come forward with needed funding.

Councillor Eisel, on May 14 attended the Mayor's Breakfast – advocating for more members; on May 10 attended the Heritage Tea – great time with 60 in attendance; reminded everyone that Pitt Meadows Day is on June 7 – fundraiser on May 24 at Jersey Joes – tickets are \$15; attended the LMLGA Conference, May 7 to 9 - discussions regarding the resolutions were very interesting – Port Coquitlam wanted to receive a portion of the taxes on liquor sales – Premier Campbell pointed out that his government is promoting active living – visited the bike skills park and the skate park in Whistler – great facilities; on March 21 will attend the Lower Mainland Treaty Advisory Committee meeting – a presenter will speak on archeological sites; noted that Miss Pitt Meadows is Nadine Schlick.

Mayor MacLean, on May 10 attended the Heritage Tea which was well attended; on May 14 attended the Mayor's Breakfast – Council wanted to thank the RCMP Officers for the exemplary job they do – a presentation was made on how to protect your business; on May 7 attended the Haney Rotary Club to give a presentation on what is happening in Pitt Meadows; noted that the second edition of the "Maple Ridge & Pitt Meadows Outdoor Recreation Trails & Events Guide" was available at City Hall and at the Family Recreation Centre – encouraged everyone to pick up a copy.

I. NEW/OTHER BUSINESS

There were no items received for this Meeting.

J. CORRESPONDENCE

MOVED by Councillor Walters, **SECONDED** by Councillor Tolchard, THAT the following twelve items of correspondence be received:

1. Fax communication from the Protect Our Children Group Society dated April 17, 2008, regarding Camp Latona, Gambier Island Silent Auction Fundraiser scheduled for May 10, 2008.

2. Communication from the City of Burnaby Office of the City Clerk dated April 29, 2008, regarding Use and Disposal of Plastic Grocery Bags.
3. Communication from SmartGrowthBC dated April 30, 2008, regarding publication entitled *Creating Market and Non-market Affordable Housing: A Smart Growth Toolkit for BC Municipalities*. (Report is available from the Legislative Services Department or online at www.smartgrowth.bc.ca .)
4. Communication from the Union of British Columbia Municipalities (UBCM) dated April 30, 2008, regarding provincial response to the 2007 Resolutions.
5. Communication from BC Egg Marketing Board dated May 2, 2008, regarding Preserve Egg Choices for all BC Families.
6. Email communication from Wilson Parasiuk dated May 5, 2008, regarding his resignation from the Pitt Meadows Airport Society Board.
7. Fax communication from the Union of British Columbia Municipalities (UBCM) dated May 5, 2008 regarding Building Governance Capacity Pilot Project Program for Shared Local Government & First Nation Initiatives.
8. Communication from the City of Langley dated May 8, 2008, regarding Homelessness Partnering Strategy (HPS) and Homelessness Partnership Initiative (HPI).
9. Communication from the Ministry of Community Services and Minister Responsible for Seniors' and Women's Issues received May 9, 2008, regarding brochure entitled *Donating to Charities – Get the Facts Before You Give*. (Brochures available from the Legislative Services Department.)
10. Communication from the Union of British Columbia Municipalities (UBCM) dated May 12, 2008, regarding federal response to the 2007 Resolutions.
11. Fax communication from the Union of British Columbia Municipalities (UBCM) dated May 12, 2008, regarding Resolution Disposition.
12. Communication from the Union of British Columbia Municipalities (UBCM) dated May 14, 2008, regarding 2008 School Community Connections Program Strengthening the Connection.

CARRIED.

Staff was directed to forward a copy of Items I.4 and I.11 to Janis Elkerton.

Council noted the communication from the Union of BC Municipalities dated May 14, 2008, and indicated there was potential for the City to apply for the 2008 School Community Connection Program Grant; the deadline is October 30, 2008.

K. ITEMS FOR INFORMATION

L. NOTICES OF MOTION

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION

There were no items received for this Meeting.

N. ANY OTHER COMPETENT BUSINESS

O. NOTICE OF CLOSED MEETING

MOVED by Councillor Tolchard, **SECONDED** by Councillor Eisel, THAT this meeting now be adjourned at 9:05 p.m.

CARRIED.

Signed:

Certified Correct:

Mayor

Corporate Officer

ATTACHMENT 1:

NOTICE OF INTENTION TO AMEND PITT MEADOWS ZONING BYLAW

TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, BC on **Tuesday May 20th, 2008 at 7:00 pm** to consider amendments to Land Use Bylaw No. 1250, the Zoning Bylaw for the City of Pitt Meadows.

City of Pitt Meadows Land Use Amendment Bylaw No. 2370, 2008

The purpose of the amendment is to:

- a) re-introduce regulations for the use and siting of residential structures on lots less than 2 acres in the Agricultural (AG) Zone; and
- b) to clarify the regulation limiting the height of buildings in the Agricultural (AG) Zone and to limit the height of buildings for residential use in the Agricultural (AG) Zone to 9 metres (29.53 ft).

The Bylaw and associated staff report may be viewed at the City Hall between May 9th, 2008 and May 20th, 2008 from 8:30 a.m. – 4:30 p.m., excluding weekends and statutory holidays.

AND FURTHER TAKE NOTICE ALL PERSONS who deem themselves affected hereby shall be afforded an opportunity to be heard at the Public Hearing before Council on the matters contained herein or by making a written submission (or email) by 3:00 pm on **Tuesday May 20th, 2008** to the attention of the Director of Legislative Services. All submissions will become part of the public record.

Laurie Darcus,
Director of Legislative Services
604-465-2433
(ldarcus@pittmeadows.bc.ca)

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✓ cc MITC
KD/KG
JAG - KW
May 20/08

Laurie Darcus

ATTACHMENT 2:

From: Kim Grout
Sent: Tuesday, May 20, 2008 12:08 PM
To: Laurie Darcus
Subject: FW: Ag zoning height bylaws.- PH
Attachments: pitt meadows heights May 13 08.docx

Alycia Hayes will be speaking at tonight's public hearing and wanted to make sure that Council received a copy of her summary of heights included in this email and that she intends to speak to tonight. thanks

Kim Grout, P.Ag.
Director of Operations and Development Services
City of Pitt Meadows
Phone: 604-465-2420
Fax: 604-465-2404
Email: kgrout@pittmeadows.bc.ca

From: Alycia Hayes [mailto:go4gold@telus.net]
Sent: Friday, May 16, 2008 10:22 AM
To: Kim Grout
Subject: Ag zoning height bylaws.

Hello Kim :

As I mentioned in my phone message of this morning I will not be able to meet with you today @ 2:00.
Please find attached my "quick" research summary that I have gathered.
At the end of this rambling summation is a check of neighboring municipalities and how they handle their AG zoning.
Please call me so that we can discuss this important issue.
Thank you so much
Alycia Hayes
NHDA Qualified Design Consultant
Davenport Design Group Ltd.
go4gold@telus.net
604-467-4724 Office
604-290-6934 Cell

Re: Pitt Meadows Land Use Amendment Bylaw No. 1270, 2008

5.2.4.2 The height of a principal building shall not exceed 9.0 m (29.53 ft.) from the established grade. Determined to the mean of roof

Pitt Meadows:

2.4 Size, Shape and Siting of Buildings and Structures

The construction, moving or extension of buildings and structures within any zone shall be in conformity with the regulations for the size, shape, and siting of buildings and structures specified in this Bylaw.

2.4.1 Height Exceptions

The heights of buildings and structures permitted elsewhere in this Bylaw may be exceeded, with Council approval of a development variance permit pursuant to Section 922 of the *Local Government Act*, for industrial cranes, silos and windmills, towers, tanks and bunkers; retaining walls; radio and television antennas; church spires, belfries and domes; and monuments, chimneys, flag poles, drive-in theatre screens, stadium bleachers, lighting poles, apartment elevator shafts, stair and hose towers and scenery lofts.

5.2 RURAL RESIDENTIAL II - (RR-2)

5.2.3.1 Minimum site area shall be 1 ha (2.47 acres). (Bylaw No. 1526)

The intent of the Rural Residential II Zone is to designate land outside the Agricultural Land Reserve, suitable for one family dwelling development on small holding rural parcels of at least 1ha (2.47 acres) in area; the provisions of this Section shall be interpreted and applied in accordance with this intent. (Bylaw No. 5.2.4.2

The height of a principal building shall not exceed 9.0 m (29.53 ft.) from the established grade.

5.4 SUBURBAN RESIDENTIAL - (RS)

5.4.3.1 Minimum site area shall be 0.2ha (0.49 acres);

5.4.4.2 The height of a principal building shall not exceed 8.0 m (26.25 ft.) from the established grade.

5.5 ONE FAMILY DWELLING I - (R-1)

5.5.3.1 Minimum site area shall be 668 m² (7190.53 square feet);

5.5.4.2 The height of a principal building shall not exceed 9.0m (29.53 ft.) from the established grade.

5.6 ONE FAMILY DWELLING II - (R-2)

5.6.3.1 Minimum site area shall be 557 m² (5995.69 square feet);

5.6.4.2 The height of a principal building shall not exceed 9.0 m (29.53 ft.) from the established grade.

5.12 THREE FAMILY RESIDENTIAL I - (RT-1) (Bylaw No. 1683)

5.12.3.1 Minimum site area shall be 1207 m² (13,000 square feet).

5.12.4.2 The height of a principal building shall not exceed 9 m (29.53 ft.) or 2 ½ stories from the established grade.

5.13 COMPACT ONE FAMILY DWELLING - (RC-1)

5.13.3.1 Minimum site area shall be 260 m² (2787 square feet).

The intent of the compact one family dwelling (RC-1) zone is to maintain and enhance the one family

dwelling characteristics of the RC-1 category and to provide for moderate density compact one family

dwelling developments which are unique in character and complimentary in aesthetic appearance to

existing development in this and other categories, while protecting these areas from land uses inappropriate

to residential areas. Emphasis is placed on encouraging neighbourly and innovative development by

preserving open space and views. Neighbourhood amenity is enhanced through pedestrian oriented

buildings and hard and soft landscape design of superior architectural design, material selection and

through the maintenance of healthy trees and planting which reflects and increases the visual quality of the

established streetscape. The provisions of this section shall be interpreted and applied in accordance with

this intent.

5.13.5.2 The height of a principal building shall not exceed 10 m (32.81 ft.) or 2 1/2 stories from the established grade.

5.16 COMPREHENSIVE DEVELOPMENT XXI - (CD-21)

5.16.3 Site Requirements

5.16.3.1 Minimum Site Area shall be 223 m² (2400.35 sq. ft.)

5.16.5.2 The height of a principal building shall not exceed 10.0 m (32.8 ft.) from the established grade. (Bylaw 2254, 2005)

5.16 COMPREHENSIVE DEVELOPMENT XXI - (CD-21)

5.16.3.1 Minimum Site Area shall be 223 m² (2400.35 square feet)

5.16.5.2 The height of a principal building shall not exceed 10.0 m (32.8 ft.) from the established grade. (Bylaw 2254, 2005)

5.18 COMPREHENSIVE DEVELOPMENT XXIV (CD-24)

5.18.3.1 For at least 65% of the total number of lots included in any one development application:

(a) minimum lot area shall be 212 m² (2201.95 sq. ft.);

5.18.3.2 For a maximum of 35% of the total number of lots included in any one development application:

(a) minimum lot area shall be 213 m² (2400.35 sq. ft.);

5.18.5.2 The height of a principal building shall not exceed 10.0 m (32.8 ft.) from the established grade.

7.1

7.1.3 The maximum lot coverage for all buildings and structures, including buildings used for residential

purposes, *accessory seasonal employee residential* and *agri-tourism activities*, shall be in accordance with the following table:

Apiculture Greenhouse, Nursery, Specialty

Wood and Turf Crops

Livestock**,

Poultry, Game and

Fur*

Mushrooms Public Use and

Social Institutions

Tree, Vine, Field

and Forage

Crops

20% Greenhouses: 75%

Nurseries, Specialty Wood and

Turf Crops: 35%

35% 35% 30% 25%

* including dog kennels

** confined livestock areas are included in the lot coverage restriction

7.1.4 Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Buildings, Structures or Facilities

7.1.5 Building Height

The height of any point on the main structure, including the roof, of a building shall not exceed the horizontal distance from such point to any point on the side lines or rear line of the lot on which the building is located, or to the centre line of the street on which the lot abuts; **provided that no building or part of a building exceeds the minimum setbacks as outlined in Section 7.1.4 above.**

District of Pitt Meadows Land Use Bylaw No. 1250 102

Single Family and Two Family

Residential Use

Accessory Full-time Employee

Residential Use

7.5 m 3.0 m 0.0 m 15.0 m -

7) Accommodation shall be at the ratio of 10 persons for each 4.05 ha (10 acres) of land within the *agricultural holding* up to a maximum of 40 persons per bona fide *farm operation* provided that:

(a) the maximum may exceed 40 persons, but may not exceed 150 in relation to any *farm operation* if:

- i. The *agricultural holding* comprises of at least 40.5 hectares (100 acres) based on the cumulative area of all lots within the agricultural holding;
- ii. No more than 60 persons are accommodated in any single building;
- iii. No more than one building for an *accessory seasonal employee residential use* is located on any lot;
- iv. No building for an accessory seasonal residential use is location within 500 metres of any other such building; and
- v. The owner enters into a housing agreement with the District of Pitt Meadows in respect of each parcel of land on which a building for an *accessory seasonal employee residential use* is located in the form attached as Schedule "E".

(b) the maximum may exceed 40 persons, but may not exceed 250 in relation to any *farm operation* if:

- i. The *agricultural holding* comprises of at least 405 hectares (1000 acres) based on the cumulative area of all lots within the agricultural holding;
- ii. No more than 60 persons are accommodated in any single building;
- iii. No more than one building for an *accessory seasonal employee residential use* is located on any lot;
- iv. No building for an accessory seasonal residential use is location within 500 metres of

any other such building; and

v. The owner enters into a housing agreement with the District of Pitt Meadows in respect of each parcel of land on which a building for an *accessory seasonal employee residential use* is located in the form attached as Schedule "E".

7.1.15 An *accessory seasonal employee residential use* may be permitted in an existing residential or

7.2 AGRICULTURAL AND FARM INDUSTRIAL - (AF)

7.2.1 Permitted Uses

- (a) Agricultural use and agricultural buildings;
- (b) Farm Industrial use and farm industrial buildings;
- (c) One family dwelling dwellings and accessory buildings;
- (d) Two family residential use and accessory structures where the second use is maintained for farm worker use;
- (e) Home occupations.

7.2.3 Height of a Building or Structure

7.2.3.1 The maximum height of a building or structure shall be 12m (39.37 ft.)

7.3 AGRICULTURE & GOLF COURSE – (AGC) (Bylaw 2330, 2007)

7.3.4.2 The height of any building or structure used in conjunction with a golf course shall not exceed 12.0 m (39.37 ft.) from the established grade;

Other Municipalities Height restrictions:

Maple Ridge:

Determined to the peak of roof

PART 5 AGRICULTURAL ZONES

503 SITING OF BUILDINGS AND STRUCTURES IN AGRICULTURAL ZONES

(3) Buildings and Structures for One Family Residential Use in the

- (a) shall be limited to one per lot;
- (b) shall not exceed a height of **11 metres**;

Port Coquitlam:

Determined to the mean of the roof

701. AGRICULTURAL ZONE 1 (A-1)

(2) HEIGHT OF BUILDINGS

The height of a building for one-family residential use shall not exceed **11 m** (36.09 feet) nor two and a half storeys.

City Of Coquitlam:

Determined to the mean of the roof

A-3 Agricultural and Resource

(10) Height

Buildings and structures for the uses set out below must not exceed the *heights* set out below:

Maximum *Height*

Uses (**metres**)

***One-family residential* 11**

Accessory residential 11

Accessory employee residential 11

Accessory produce sales 11

Mission:

Determined to the underside of soffit from avg. grade

201.5R-U 1 zone Agricultural

Lot Area

201.6 Each lot shall have an area of not less than 1.8 hectares (4.44 acres),

Height of Buildings

1. The height of a One Unit Residential Use, a Residential Care Use, Accessory Family Residential Use or an Accessory Full-Time Employee Residential Use building shall not exceed **11.0 metres (36.08 feet)**.

Abbotford:

Determined from the lowest avg. grade to peak of roof

250 AGRICULTURAL AND FARM INDUSTRIAL ZONE (A5) (B/L 1632-2007)

Height of a Building or Structure

Permitted Uses

A-1

250.01 The following uses and no others shall be permitted in the A5 zone:

Agricultural Use

Farm Industrial Use

Growing Medium Manufacturer Use (B/L 846-99)

***One Unit Residential Use* (B/L 846-99)**

Accessory Secondary Suite Residential Use (B/L 1632-2007)

Conditions of Use (B/L 1632-2007)

250.04 The maximum *height* of a *building* or *structure* shall be **12.2 m**.

