



## REGULATING RESIDENTIAL USES IN THE AGRICULTURAL ZONE

PUBLIC OPEN HOUSE – DECEMBER 10, 2008

### QUESTIONNAIRE

City Council has requested staff hold a Public Open House to ask for your thoughts about regulating residential uses on farm lands. After reviewing the available materials, please take the time to respond to the following questions:

**1. Please indicate which best describes land ownership and farming activity for you:**

- |   |   |
|---|---|
| <input type="checkbox"/> I/We own farm land and | <input type="checkbox"/> Live on this land  |
|   | <input type="checkbox"/> Operate a farm on this land                                  |
|   | <input type="checkbox"/> Don't operate a farm, but lease it out to some one that does |
|   | <input type="checkbox"/> The land is not farmed                                       |
|   | <input type="checkbox"/> Farm other parcels I/we own or lease for our farm operation  |

- |  |  |
|--|--|
| <input type="checkbox"/> I/We Lease farmland and | <input type="checkbox"/> Live in a house on this land    |
|  | <input type="checkbox"/> Live elsewhere in the farm area |
|  | <input type="checkbox"/> Live outside of the farm area   |

- Other (Please Explain)

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**2. How important is the preservation of farmland in Pitt Meadows to you?**

- Very Important       Important       Not Important       Don't know

**3. Council is requesting input about adding regulations for residential uses such as residences, detached garages, workshops, etc, to be clustered together. This concept is sometimes referred to as a “Farm Home Plate”.**

**Please indicate which best describes your thought about the Farm Home Plate concept:**

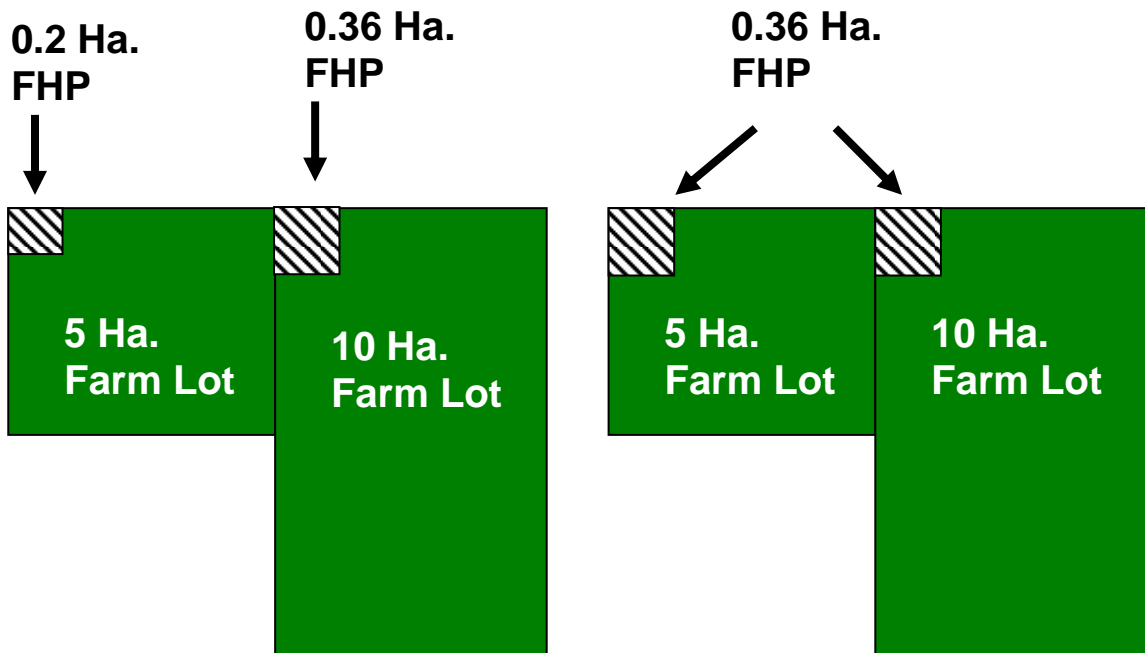
- |  |                                  |   |
|--|----------------------------------|---|
| a. Grouping residential uses together on agricultural lands.   | <input type="checkbox"/> Support | <input type="checkbox"/> Do Not Support |
| b. Setting a maximum size on the portion of farmland where residential uses can be grouped.  | <input type="checkbox"/> Support | <input type="checkbox"/> Do Not Support |
| c. The grouping of residential uses should be along a road that abuts a farm parcel.   | <input type="checkbox"/> Support | <input type="checkbox"/> Do Not Support |
| d. The grouping of residential uses should be close to the corner of a lot along a road.   | <input type="checkbox"/> Support | <input type="checkbox"/> Do Not Support |
| e. The grouping of residential uses should be allowed in any location of a farmland that does not detract from the farming potential of the farm land. | <input type="checkbox"/> Support | <input type="checkbox"/> Do Not Support |
| f. Existing residences being replaced by new ones should be allowed to be rebuilt in the same place.   | <input type="checkbox"/> Support | <input type="checkbox"/> Do Not Support |
| g. Residences being built on vacant lots should comply with the new regulations.   | <input type="checkbox"/> Support | <input type="checkbox"/> Do Not Support |
| h. Limiting how much of a farm lot may be surfaced for accessory residential uses like driveways, tennis courts, decorative landscaping, etc.          | <input type="checkbox"/> Support | <input type="checkbox"/> Do Not Support |

4. There are two Farm Home Plate (“FHP”) alternatives developed for consideration.

**The first option (Option A):** The principle is that the size of the FHP can correspond to the size of typical Suburban residential lots. In this way, residential activity would be grouped together and farming activities would take place on most of a farm lot. Therefore, smaller sized farms would have a smaller sized FHP and larger sized farms would need a larger sized FHP to accommodate the requirements of a larger farm operation.

**The second option (Option B):** This option is to have one and the same FHP for all sized farm operations.

Please indicate which best describes your thought about these three possibilities, as outlined on the following page and considered in the Agricultural Zones Discussion Paper:



**Option A**

**Option B**

- I/We prefer the following:
- Option A
  - Option B
  - Neither Options A or B as explained below:

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5. Council is asking for input on the size of residences on farmlands. Residence size can either be unrestricted or restricted by setting a maximum floor area. If a maximum amount is set, then it is referred to as a “House Cap”.

The following House Caps have been developed for consideration:

For AG Zoned lots 5 ha (12.3) and smaller - A House Cap of 600 m<sup>2</sup> (6,458 ft<sup>2</sup>)

For AG Zoned lots over 5 ha (12.3 acres) - A House Cap of 1,080 m<sup>2</sup> (11,625 ft<sup>2</sup>)

Please indicate which best describes your thought about House Caps:

- I/We support House Caps stated above
- I/We support House Caps, but suggest the amount of maximum floor area be set as noted below.
- I/We do not support House Caps as explained below:

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6. A Farm Home Plate (FHP) is proposed to be located along a fronting or abutting road from which vehicular access is obtained. Where possible, a FHP would be located at the corner of lots. The maximum proposed depth of the FHP is 60 metres (196 feet).

Do you agree with the proposed method of location of the FHP on a farm lot?

- Yes, I/We agree with the Farm Home Plate being located as described above.
- Yes, I/We agree with the Farm Home Plate **concept**, but suggest the following

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- No, I/We do not agree with the Farm Home Plate concept (Please explain):

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7. **We welcome additional comments you may have. You may include your comments in the space provided below, attach additional pages to the questionnaire, fax or send a letter or send an email as noted in the information box below:**

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**Please provide the following information. It will not be made public. It is only used to authenticate your submission or to contact you if we need clarification on your responses:**

Name (s): \_\_\_\_\_

Address: \_\_\_\_\_

Farm Location: \_\_\_\_\_ or  same as above.

Phone Number: \_\_\_\_\_ Please check here  if you wish a call from staff.

Email: \_\_\_\_\_

**Please submit your completed Questionnaire or any further comments you may have by December 19, 2008.**

The following options are provided for questionnaire submissions and your additional comments:

- Deposit them into the Comment Box at the Public Open House;
- Fax them to Development Services at 604-465-2404;
- Email your comments to [zandjelic@pittmeadows.bc.ca](mailto:zandjelic@pittmeadows.bc.ca), or
- Mail or Drop them off at:  
The City of Pitt Meadows  
Development Services  
12007 Harris Road  
Pitt Meadows, BC, V3Y 2B5

**Thank you for completing this Questionnaire.  
Your input is greatly appreciated.**