



CITY OF PITT MEADOWS
Public Meeting of Pitt Meadows City Council
AGENDA

Tuesday, September 10, 2024, 7:00 p.m.

Council Chamber

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

We acknowledge with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of ᑭᑭᑦᑭᑦ (Katzie) First Nation who were stewards of this land since time immemorial.

THIS MEETING'S PROCEEDINGS WILL BE BROADCAST LIVE VIA THE CITY'S WEBSITE AND AVAILABLE AS A RECORDED ARCHIVE

Pages

A. CALL TO ORDER

B. LATE ITEMS

C. APPROVAL OF AGENDA

Recommended Motion:

THAT the agenda for the September 10, 2024 Regular Meeting of Council be approved.

D. ANNOUNCEMENTS

D.1 Community Service Awards

Mayor MacDonald to announce the opening of the nomination period for the 2024 Community Service Awards.

E. QUESTION AND COMMENT PERIOD

Maximum 15 minutes for each Q&C Period. Registered speakers may speak once during each Q&C Period (on agenda items only) for a max. of 3 minutes including the time it takes for Council and Staff to respond. Please see the '[Public Engagement at Council Meetings](#)' Policy on the City's website for rules and procedures.

To submit your comments in writing, please visit pittmeadows.ca/submitquestionsandcomments

This meeting's proceedings will be broadcast live via the city's website and available as a recorded archive from the city's website. Any information shared during the Q&C Period will become part of the public record.

F. ADOPTION OF MINUTES

Recommended Motion:

THAT the Minutes of the following Council meetings be approved as circulated:

- F.1 July 23, 2024 Special (Pre-Closed) Meeting of Council** 5
- F.2 July 23, 2024 Regular Meeting of Council** 7
- F.3 August 15, 2024 Special (Pre-Closed) Meeting of Council** 15

G. CELEBRATE PITT MEADOWS

G.1 2024 BC Summer Games

An opportunity for Council to celebrate Pitt Meadows residents who participated in the 2024 BC Summer Games held in Maple Ridge July 17 - 21.

G.2 "Journaling the Journey"

An opportunity for Council to recognize Antoinetta DeWit, a Maple Ridge resident, for the recent publication of her first book, "Journaling the Journey"; a collection of fictional short stories.

H. CONSENT AGENDA

Recommended Motion:

THAT the following items be received into the record:

H.1 Petition in Opposition of Development at 12469 191B Street 17

Following the Developer Information Meeting, a petition was received August 9, 2024 from residents in opposition of a rezoning application for the property at 12469 191B Street, to develop 13 townhouse units.

H.2 Metro 2050 Type 3 Proposed Amendment – City of Surrey (7880 128 St) 21

Correspondence dated August 20, 2024 from Metro Vancouver advising that the City of Surrey is requesting a Regional Growth Strategy amendment for a 1.3-hectare site comprising one property located on 128 Street in the Newton area.

I. REPORTS

I.1 Proposed New Council Policy C110 Agricultural Land Reserve Exclusion Procedure 23

Patrick Ward, Director of Planning & Development, to introduce a new Council policy on the procedure for receiving requests from private landowners to exclude land from the Agricultural Land Reserve (ALR).

Recommended Motion:

THAT Council:

- A. Approve Council Policy C110 Agricultural Land Reserve Exclusion Procedure as presented at the September 10, 2024 Council Meeting; OR
- B. Other.

I.2 Proposed Changes to E-Comm Governance Structure

30

Kate Barchard, Corporate Officer, to provide an overview of proposed changes to E-Comm’s governance structure.

Recommended Motion:

THAT Council:

- A. Receive for information the ‘Proposed Changes to E-Comm Governance Structure’ staff report as presented at the September 10, 2024 Council meeting; OR
- B. Other.

J. BYLAWS & PERMITS

J.1 Rezoning Application to Permit a Cannabis Retail Store at 19167 Ford Road

50

Patrick Ward, Director of Planning & Development, to present an overview of Zoning Amendment Bylaw No. 2994, 2024, to permit a new retail cannabis store at 19167 Ford Rd.

Recommended Motion:

THAT Council:

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2994, 2024 to permit a retail cannabis store at 19167 Ford Rd; AND
- B. Direct staff to schedule a public hearing for an upcoming meeting of Council; OR
- C. Other.

J.2 Rezoning Application for Restaurants in Golden Ears Business Park

78

Patrick Ward, Director of Planning & Development, to provide an overview of Zoning Text Amendment Bylaw No. 2992, 2024, to permit a total of nine restaurants anywhere within the Golden Ears Business Park (19055, 19100, 19265, 19300 Airport Way).

Recommended Motion:

THAT Council:

- A. Grant third reading and adopt Zoning Text Amendment Bylaw No. 2992, 2024, to permit a total of nine restaurants within the Golden Ears Business Park; OR

B. Other.

J.3 Historical Bylaws Repeal Bylaw No. 2996, 2024

84

Kate Barchard, Corporate Officer, to present an overview of a repeal bylaw to repeal 49 historical bylaws that are now expired, obsolete or superceded.

Recommended Motion:

THAT Council:

A. Give first, second and third readings to “Historical Bylaws Repeal Bylaw No. 2996, 2024” to repeal historical bylaws previously repealed by resolution; OR

B. Other.

J.4 Development Cost Charges Bylaw No. 2995, 2024

291

Development Cost Charges Bylaw No. 2995, 2024 received first three readings July 9, 2024 and the Inspector of Municipalities approval on August 16, 2024.

Recommended Motion:

THAT Council:

A. Adopt Development Cost Charges Bylaw No. 2995, 2024 to authorize the imposition of development cost charges as presented at the September 10, 2024 Council Meeting; OR

B. Other.

K. COUNCIL LIAISON REPORTS

L. QUESTION AND COMMENT PERIOD

Maximum 15 minutes for each Q&C Period. Registered speakers may speak once during each Q&C Period (on agenda items only) for a max. of 3 minutes including the time it takes for Council and Staff to respond. Please see the 'Public Engagement at Council Meetings' Policy on the City's website for rules and procedures.

To submit your comments in writing, please visit pittmeadows.ca/submitquestionsandcomments

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M. COUNCIL PRIORITIES

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For reference only, a current copy of the Strategic Priorities Quarterly Report reflecting Council's priorities and respective operational strategies.

N. ADJOURNMENT



Minutes of the Special (Pre-Closed) Meeting of Pitt Meadows City Council

July 23, 2024, 4:00 p.m.

Video Conference

Elected Officials: Mayor N. MacDonald
Councillor T. Elke
Councillor A. Evans
Councillor M. Hayes
Councillor M. Manion
Councillor B. Meachen
Councillor G. O'Connell

Staff: M. Roberts, Chief Administrative Officer
K. Barchard, Corporate Officer
T. Barr, Deputy Corporate Officer
L. Barroetavena, Director of Financial Services*
A. Gu, Project Engineer – Major Projects
J. Hart, Manager – Major Projects
S. Maki, Director of Engineering & Operations
C. O'Byrne, Manager of Planning
S. St. Jean, Director of Corporate Services
P. Ward, Director of Planning & Development

A. **CALL TO ORDER**

The meeting was called to order at 4:00 p.m.

Mayor MacDonald acknowledged with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of ᑭᑭᑭᑭ (Katzie) First Nation who were stewards of this land since time immemorial.

B. LATE ITEMS

There were no late items.

C. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the July 23, 2024, Special (Pre-Closed) Meeting of Council be approved.

CARRIED

*L. Barroetavena joined the meeting at 4:01 p.m.

D. NOTICE OF CLOSED MEETING

It was **MOVED** and **SECONDED** THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to the acquisition, disposition or expropriation of land or improvements, and negotiations or related discussions between the municipality and the provincial and/or federal government under sections 90.1 (e) and 90.2 (b) of the *Community Charter*.

CARRIED

E. ADJOURNMENT

The meeting was adjourned at 4:02 p.m.

Signed and certified as correct:

Nicole MacDonald, Mayor

Kate Barchard, Corporate Officer



Minutes of the Regular Meeting of Pitt Meadows City Council

July 23, 2024, 7:00 p.m.

Council Chamber

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Elected Officials:

Mayor N. MacDonald
Councillor T. Elke
Councillor A. Evans
Councillor M. Hayes
Councillor M. Manion
Councillor B. Meachen
Councillor G. O'Connell

Guests:

L. Norman, Pitt Meadows Museum & Archives

Staff:

M. Roberts, Chief Administrative Officer
K. Barchard, Corporate Officer
T. Barr, Deputy Corporate Officer
D. Chamberlain, Director of Parks, Recreation & Culture
S. Maki, Director of Engineering & Operations
P. Ward, Director of Planning & Development
K. Vahidi, Project Engineer – Major Projects

A. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

Mayor MacDonald acknowledged with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of ąiǰǰǰ (Katzie) First Nation who were stewards of this land since time immemorial.

B. LATE ITEMS

There were no late items.

C. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the July 23, 2024, Regular Meeting of Council be approved.

CARRIED

D. PUBLIC HEARINGS

D.1 Public Hearing for Rezoning Application for Restaurants in Golden Ears Business Park

Mayor MacDonald opened the public hearing at 7:02 p.m.

Patrick Ward, Director of Planning and Development, presented an overview of the application. Three (3) written submissions were received prior to the conclusion of the public hearing and form part of the original minutes as Attachment 1.

Mayor MacDonald then read aloud the public hearing process statement and invited members of the public to make comment for the first time.

The following members of the community took part in the public hearing opportunity:

Dan Kosicki, Pitt Meadows - regarding importance of providing food service options in an industrial area and support for the application.

Mayor MacDonald invited members of the public to make comment. With no additional members engaging, the public hearing was declared closed at 7:07 p.m.

E. QUESTION AND COMMENT PERIOD

The following members of the public engaged in Question & Comment Period:

- Heather Emmett, Pitt Meadows - concerns regarding the significant health & safety implications associated with the installation of a third track by CPKC. Heather also inquired as to whether or not there's been a response to the City's latest letter to CPKC and Transport Canada.

- Brian Anderson, Pitt Meadows - regarding clarification as to who is the lead agency for the road and rail project and the status of the City's partnership with the related agencies.
- Dan Kosicki, Pitt Meadows - regarding clarification/reasoning for the delays in progressing the project and concerns that ongoing delays will be further impacted by a federal election.
- Ryan Hazlett, Pitt Meadows - regarding the negative impacts to the community should the overpass be considered regardless of it being a 'cheaper' option.

F. ADOPTION OF MINUTES

It was **MOVED** and **SECONDED** THAT the Minutes of the following Council meetings be approved as circulated:

- F.1 July 9, 2024, Special (Pre-Closed) Meeting of Council
- F.2 July 9, 2024, Regular Meeting of Council

CARRIED

G. DELEGATIONS AND PRESENTATIONS

G.1 The History of Pitt Meadows

Mayor MacDonald introduced Leslie Norman, Curator with the Pitt Meadows Museum & Archives, who presented the early history of the city of Pitt Meadows. Highlights of the presentation included:

- An overview of explorers & settlers;
- History of City infrastructure;
- An overview of agriculture in the community; and
- The beginnings of local government.

For more information on the programs and services offered by the Pitt Meadows Museum & Archives, please visit:

<https://www.pittmeadowsmuseum.com>

H. REPORTS

H.1 **Harris Road Park and Pitt Meadows Athletic Park – What We Heard Report**

Diane Chamberlain, Director of Parks, Recreation and Culture, presented an overview of the Staff Report.

Council members participated in a roundtable discussion.

It was **MOVED** and **SECONDED** THAT Council:

- A. Receive for information the 'Harris Road Park and Pitt Meadows Athletic Park – What We Heard Report' as presented at the July 23, 2024 Regular Council Meeting.

CARRIED

H.2 **Autonomous RCMP and Harris Road Park Washroom Update**

Kasra Vahidi, Project Engineer, presented an update on the construction projects for the RCMP Detachment and Harris Road Park washroom building. Highlights of the presentation included a construction update on the RCMP detachment and Harris Road Park washroom as well as anticipated next steps.

Council members participated in a roundtable discussion.

No motions were considered.

H.3 **Harris Road Grade Separation Update**

Mayor MacDonald introduced the topic and provided a brief history of the grade separation project and the City's ongoing advocacy.

Samantha Maki, Director of Engineering & Operations, presented an overview and update on the grade separation. Highlights of the presentation included:

- background of the Harris Road Underpass Project;
- communications with key parties related to the project;
- draft renderings for an overpass option; and
- next steps.

No motions were considered.

H.4 Expanded Drainage Study, Drainage Designs and Invasive Species Management Plan Grant Application

Samantha Maki, Director of Engineering & Operations, provided a verbal overview of a grant opportunity available through the Investment Agricultural Foundation of BC's (IAF's) Agriculture Water Infrastructure Program [Stream 3].

Council members participated in a roundtable discussion.

It was **MOVED** and **SECONDED** THAT Council:

- A. Endorse staff's submission of an application to Investment Agricultural Foundation of BC's (IAF's) Agriculture Water Infrastructure Program (AWP) - Stream 3: Assessments, Engineering Studies or Plans for up to \$150,000 in grant funding; AND
- B. Support the expanded drainage and irrigation study, culvert design guidelines, flood box rehabilitation design and creation of an invasive species management plan, which will better inform future infrastructure improvements and improve agricultural water supply and management.

CARRIED

H.5 Baynes Rd Pump Station: Automated Trash Racks Grant Application

Samantha Maki, Director of Engineering & Operations, provided a verbal overview of a grant opportunity available through the Investment Agricultural Foundation of BC's (IAF's) Agriculture Water Infrastructure Program [Stream 2].

Council members participated in a roundtable discussion.

It was **MOVED** and **SECONDED** THAT Council:

- A. Endorse staff's submission of an Expression of Interest (EOI) and future application to Investment Agricultural Foundation of BC's (IAF's) Agriculture Water Infrastructure Program (AWP) - Stream 2: Community Projects for up to \$1,200,000 in grant funding; AND
- B. Support the planned Baynes Rd Pump Station – Automated Trash Racks Project, which will create more efficient and reliable infrastructure, increase the available storage capacity and better protect agricultural lands from flooding.

CARRIED

H.6 Agricultural Land Commission Non-Adhering Residential Use Application for 19731 Richardson Road

Patrick Ward, Director of Planning and Development, presented an overview of the Staff Report.

Council members participated in a roundtable discussion.

It was **MOVED** and **SECONDED** THAT Council:

- A. Direct staff to forward the Non-Adhering Residential Use Application for additional farm worker housing at 19731 Richardson Rd, as presented at the July 23, 2024 Council meeting, to the Agricultural Land Commission with a recommendation of support.

CARRIED

H.7 Lower Mainland Agriculture Roundtable

Patrick Ward, Director of Planning and Development, provided a verbal overview of the Staff Report.

Council members participated in a roundtable discussion.

It was **MOVED** and **SECONDED** THAT Council:

- A. Direct staff to arrange a meeting with surrounding agricultural municipalities as outlined in the “Lower Mainland Agricultural Roundtable” staff report as presented at the July 23, 2024 Public Council Meeting.

CARRIED

H.8 Amendments to Council Policies C003, C011 and C039

Kate Barchard, Corporate Officer, provided an overview of the Staff Report.

It was **MOVED** and **SECONDED** THAT Council:

- A. Approve amendments to the following Council Policies as presented at the July 23, 2024 Council Meeting:
 - 1. Council Policy C003 - Proclamations and Announcements; AND
 - 2. Council Policy C011 - Commissioner for Taking Affidavits; AND

3. Council Policy C039 - Distribution of Agendas and Minutes.

CARRIED

H.9 2023-2034 Community Works Fund (CWF) Agreement Renewal

Kate Barchard, Corporate Officer, provided a verbal overview of the Staff Report.

It was **MOVED** and **SECONDED** THAT Council:

- A. Approve the 2024-2034 Community Works Fund Agreement as presented at the July 23, 2024 Council meeting; AND
- B. Authorize the Mayor and Corporate Officer to execute the contract on behalf of the City.

CARRIED

I. BYLAWS & PERMITS

I.1 Heron's Nest: Non-market Housing and Child Care Project at 19085 119B Avenue

It was **MOVED** and **SECONDED** THAT Council:

- A. Adopt Housing Agreement Bylaw No. 2982, 2024 to authorize the City to enter into a housing agreement with Metro Vancouver Housing Corporation for the Heron's Nest non-market housing and child care development at 19085 119B Avenue; AND
- B. Adopt Development Cost Charges Reduction Amendment Bylaw No. 2983, 2024.

CARRIED

J. COUNCIL LIAISON REPORTS

Council provided updates on recent community involvement and events.

K. QUESTION AND COMMENT PERIOD

Heather Emmett, Pitt Meadows - regarding difficulty in visualizing the initial renderings of the overpass and impact to Harris Road, inquiry as to how public engagement will roll out, estimated costs for the overpass, and technical assessments.

Brian Anderson, Pitt Meadows - regarding an inquiry as to why the City doesn't prefer the overpass versus an underpass and if any of the key project principles have changed.

Ryan Hazlett, Pitt Meadows - regarding the community feedback received in 2023 relating to the Harris Road Park and doesn't believe that the survey captured the views of the community.

Merle Ransom, Pitt Meadows - regarding concerns of smoking in Hoffmann Park.

Patricia Gordon, Pitt Meadows - regarding the port's renderings and comparison to City of Burnaby's recent announcement of an overpass funded by CN, the port and the federal government.

L. COUNCIL PRIORITIES

M. ADJOURNMENT

The meeting was adjourned at 9:07 p.m.

Signed and certified as correct:

Nicole MacDonald, Mayor

Kate Barchard, Corporate Officer



Minutes of the Special (Pre-Closed) Meeting of Pitt Meadows City Council

August 15, 2024, 3:15 p.m.

Video Conference

Elected Officials: Mayor N. MacDonald
Councillor T. Elke
Councillor A. Evans
Councillor M. Hayes
Councillor M. Manion
Councillor G. O'Connell

Staff: M. Roberts, Chief Administrative Officer
T. Barr, Deputy Corporate Officer
D. Chamberlain, Director of Parks, Recreation & Culture
A. Gu, Project Engineer – Major Projects
S. Maki, Director of Engineering & Operations

Absent: Councillor B. Meachen

A. **CALL TO ORDER**

The meeting was called to order at 3:16 p.m.

Mayor MacDonald acknowledged with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of ᑭᓴᓴᓴ (Katzie) First Nation who were stewards of this land since time immemorial.

B. **LATE ITEMS**

There were no late items.

C. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the August 15, 2024 Special (Pre-Closed) Meeting of Council be approved.

CARRIED

D. NOTICE OF CLOSED MEETING

It was **MOVED** and **SECONDED** THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to negotiations or related discussions between the municipality and the provincial and/or federal government under section 90.2 (b) of the *Community Charter*.

CARRIED

E. ADJOURNMENT

The meeting was adjourned at 3:17 p.m.

Signed and certified as correct:

Nicole MacDonald, Mayor

Kate Barchard, Corporate Officer

PETITION TO THE REGIONAL DISTRICT OF PITT MEADOWS

WE, the undersigned residents of Pitt Meadows are **OPPOSED** to the construction of a 4-storey 13-townhouses complex at 12469, 191 B Street, Pitt Meadows.

WHEREAS The proposed building does not align with the visual character of the area.

WHEREAS This increased density will bring additional vehicles entering and exiting from the small cul-de-sac on 191B street into the city. This will cause longer wait times and traffic jams and consequently, more line ups in and out of Pitt Meadows. Additional vehicles will also cause a parking shortage in the neighborhood, where street parking is already a concern. Lastly, this will heighten the risk to the residents as they will have to navigate these hazardous road conditions.

WHEREAS Its proximity to the property lines of surrounding buildings will impact the residents living close by. The construction will inevitably damage the roots of the existing trees around the surrounding properties lines. It will diminish the greenery which will hinder crucial natural light, directly affecting the surrounding residents' wellbeing and privacy.

WHEREAS The vibrations from the construction site could potentially pose a serious risk to the integrity of the parkade concrete flooring in the adjacent buildings.

THEREFORE, WE, the petitioners, respectfully request that the City of Pitt Meadows **REJECT** the developers' current proposed development.

NAME (PRINT/SIGN)	ADDRESS (INCLUDING POSTAL CODE) V3Y 2P6
Cameron Feenie	410 - 12469, 191B St Pitt Meadows
Paula Mc Murray	302 - 12469 191B St
Krystyna Latach	304 - 12469 191B St
Henryk Latach	304 - 12469 191B St
JEFF & SANDRA FARINA	111 - 12469 191B St
MARIUS CRACIUNOAI	406 12469 191B St
Colton Schell	307 12469 191B St
Barb Almas	210 - 12469 191B St
Brandon Belanger	201 - 12469 191B St, V3Y2P6

PETITION TO THE REGIONAL DISTRICT OF PITT MEADOWS

WE, the undersigned residents of Pitt Meadows are **OPPOSED** to the construction of a 4-storey 13-townhouses complex at 12469, 191 B Street, Pitt Meadows.

WHEREAS The proposed building does not align with the visual character of the area.

WHEREAS This increased density will bring additional vehicles entering and exiting from the small cul-de-sac on 191B street into the city. This will cause longer wait times and traffic jams and consequently, more line ups in and out of Pitt Meadows. Additional vehicles will also cause a parking shortage in the neighborhood, where street parking is already a concern. Lastly, this will heighten the risk to the residents as they will have to navigate these hazardous road conditions.

WHEREAS Its proximity to the property lines of surrounding buildings will impact the residents living close by. The construction will inevitably damage the roots of the existing trees around the surrounding properties lines. It will diminish the greenery which will hinder crucial natural light, directly affecting the surrounding residents' wellbeing and privacy.

WHEREAS The vibrations from the construction site could potentially pose a serious risk to the integrity of the parkade concrete flooring in the adjacent buildings.

THEREFORE, WE, the petitioners, respectfully request that the City of Pitt Meadows **REJECT** the developers' current proposed development.

NAME (PRINT/SIGN)	ADDRESS (INCLUDING POSTAL CODE)
ALEXANDRA PERMIAKOVA	410 - 12464, 191B street, Pitt Meadows V3Y 2P6
Afan Schindel	114- 12464, 191B st. "
Pat Rutter	309 - 12464 191B Street Pitt meadow
LISA WALKER	110- 12464 191B ST PITT MEADOWS V3Y 2P6
BARB HARRISON	208- 12464-191, Pitt Meadows
Wendie Verrier	12464 191B V3Y2P6
Gloria Johnson	112-12464 191B V3Y2PC
Andrea Hunter	404-12464-191B St.
TERRY ANDERSON	105-12464-191B ST.

PETITION TO THE REGIONAL DISTRICT OF PITT MEADOWS

WE, the undersigned residents of Pitt Meadows are **OPPOSED** to the construction of a 4-storey 13-townhouses complex at **12469, 191 B Street, Pitt Meadows.**

WHEREAS The proposed building does not align with the visual character of the area.

WHEREAS This increased density will bring additional vehicles entering and exiting from the small cul-de-sac on 191B street into the city. This will cause longer wait times and traffic jams and consequently, more line ups in and out of Pitt Meadows. Additional vehicles will also cause a parking shortage in the neighborhood, where street parking is already a concern. Lastly, this will heighten the risk to the residents as they will have to navigate these hazardous road conditions.

WHEREAS Its proximity to the property lines of surrounding buildings will impact the residents living close by. The construction will inevitably damage the roots of the existing trees around the surrounding properties lines. It will diminish the greenery which will hinder crucial natural light, directly affecting the surrounding residents' wellbeing and privacy.

WHEREAS The vibrations from the construction site could potentially pose a serious risk to the integrity of the parkade concrete flooring in the adjacent buildings.

THEREFORE, WE, the petitioners, respectfully request that the City of Pitt Meadows **REJECT** the developers' current proposed development.

NAME (PRINT/SIGN)	ADDRESS (INCLUDING POSTAL CODE)
<u>JUDITH HOGAN</u>	<u>209-12464, 191 St. Pitt Meadows V3Y 2P6</u>
<u>Anche Gonzalez</u>	<u>313 12464 191 B St Pitt Meadows V3Y 2P6</u>
<u>Chelsea Belanger</u>	<u>12464 191 B St Pitt Meadows V3Y 2P6</u>
<u>Donna Harrison</u>	<u>305-12464 191 B St Pitt Meadows V3Y 2P6</u>
<u>Nicole Petrisca</u>	<u>212-12464 191 B St. Pitt Meadows V3Y 2P6</u>
<u>Graham Hastings</u>	<u>212-12464 191 B St. Pitt M. V3Y 2P6</u>
<u>Mitchell McGarvey</u>	<u>204-12464 191 B St. Pitt Meadows</u>
<u>Boyeong Song</u>	<u>311-12464 191 B St. Pitt Meadows</u>
<u>Sarah McGarvey</u>	<u>204-12464 191 B St V3Y 2P6</u>

PETITION TO THE REGIONAL DISTRICT OF PITT MEADOWS

WE, the undersigned residents of Pitt Meadows are **OPPOSED** to the construction of a 4-storey 13-townhouses complex at 12469, 191 B Street, Pitt Meadows.


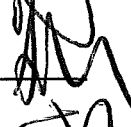
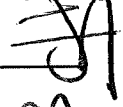



WHEREAS The proposed building does not align with the visual character of the area.

WHEREAS This increased density will bring additional vehicles entering and exiting from the small cul-de-sac on 191B street into the city. This will cause longer wait times and traffic jams and consequently, more line ups in and out of Pitt Meadows. Additional vehicles will also cause a parking shortage in the neighborhood, where street parking is already a concern. Lastly, this will heighten the risk to the residents as they will have to navigate these hazardous road conditions.

WHEREAS Its proximity to the property lines of surrounding buildings will impact the residents living close by. The construction will inevitably damage the roots of the existing trees around the surrounding properties lines. It will diminish the greenery which will hinder crucial natural light, directly affecting the surrounding residents' wellbeing and privacy.

WHEREAS The vibrations from the construction site could potentially pose a serious risk to the integrity of the parkade concrete flooring in the adjacent buildings.

THEREFORE, WE, the petitioners, respectfully request that the City of Pitt Meadows **REJECT** the developers' current proposed development.

NAME (PRINT/SIGN)	ADDRESS (INCLUDING POSTAL CODE)
<u>Lindy Rathgeber</u> 	<u>104-12464 191B St Pitt Meadows</u> V3Y2P6
<u>Shalay Young</u> 	<u>401-12464 191B St. Pitt</u>
<u>Jeff Aitchison</u> 	<u>407-12464 191B St. " "</u> meadows V3Y2P6
<u>Courtney Aitchison</u> 	<u>407-12464 191B St " "</u>
<u>Shelbey Osborne</u> 	<u>770 220 1067</u>
<u>HARINI BALASUBRAMANIAN</u>	<u>409-12464 191B St. Pitt Meadows</u>
<u>Cam Dinsdale</u> 	<u>113-12464 191 B St. Pitt Meadows</u>
<u>ROB LOUSON</u>	<u>206-12464 191B St Pitt Meadows</u>
<u>ANGUS WALKER</u>	<u>110-12464 191B St Pitt Meadows</u>
<u>EVE-MACKINON</u>	<u>214 " " V3Y2P6</u> " "

August 20, 2024

File: CR-12-01
Ref: RD 2024 07 26

Mayor Nicole MacDonald and Council
City of Pitt Meadows
12007 Harris Rd
Pitt Meadows, BC V3Y 2B5
VIA EMAIL: nmacdonald@pittmeadows.ca; council@pittmeadows.ca

Dear Mayor Nicole MacDonald and Council:

Metro 2050 Type 3 Proposed Amendment – City of Surrey (7880 128 St)

Metro 2050, the regional growth strategy, is the regional federation's plan for managing growth coming to Metro Vancouver in a way that: protects important lands like agriculture, ecologically important and industrial lands; contains growth within an urban containment boundary and directs it to transit oriented locations; and supports the efficient provision of utilities and transit. *Metro 2050* contains six regional and parcel based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site then, as a first step, they have agreed to have the Metro Vancouver Board consider regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The City of Surrey is requesting a Type 3 Amendment to *Metro 2050* for a 1.3-hectare site comprising one property located on 128 Street in the Newton area. The proposed amendment would redesignate the regional land use of the property from Industrial to Employment to accommodate commercial uses, including retail, office space, and a childcare facility. There would be no change to the Urban Containment Boundary.

69664173

At its July 26, 2024 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolution:

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to Employment for the lands located at 7880-128 Street;*
- b) give first, second, and third readings to Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1392, 2024; and*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.*

The proposed amendment is a Type 3 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative 50%+1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated June 3, 2024, titled "Metro 2050 Type 3 Proposed Amendment – City of Surrey (7880 128 St)" providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

You are invited to provide written comments on the proposed amendment. If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391, or by email at jonathan.cote@metrovancover.org by **October 11, 2024**.

Yours sincerely,



Mike Hurley
Chair, Metro Vancouver Board

MH/HM/vc

cc: Mark Roberts, Chief Administrative Officer, City of Pitt Meadows
Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board report dated June 3, 2024, titled "Metro 2050 Type 3 Proposed Amendment – City of Surrey \(7880 128 St\) \(pg. 498\)](#)



Staff Report to Council

Planning and Development Services

FILE: 13-6635-01/24

REPORT DATE: August 08, 2024 **MEETING DATE:** September 10, 2024

TO: Mayor and Council

FROM: Patrick Ward, Director of Planning & Development

SUBJECT: Proposed New Council Policy C110 Agricultural Land Reserve Exclusion Procedure

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Council:

- A. Approve Council Policy C110 Agricultural Land Reserve Exclusion Procedure as presented at the September 10, 2024 Council Meeting; OR
 - B. Other.
-

PURPOSE

To introduce a new Council policy on the procedure for receiving requests from private landowners to exclude land from the Agricultural Land Reserve (ALR).

- Information Report Decision Report Direction Report

DISCUSSION

Background:

As of September 30, 2020, private landowners are no longer permitted to submit applications to exclude their land from the ALR directly to the Agricultural Land Commission (ALC). Only a local government, First Nation, or prescribed public body can now submit an exclusion application. The Province introduced this change to compel local governments to assess exclusion applications within the context of the larger community vision, so that only exclusion applications in alignment with the community’s broader land use goals are received by the ALC.

Local governments have the authority to determine how exclusion requests from private landowners are received and to make decisions on whether or not to apply to the ALC. With an exclusion request, the municipality assesses the proposal in relation to its own specific land-use policies, bylaws (for example, the Official Community Plan [OCP]), and community goals. The final decision to permanently remove land from the ALR is, however, made by the ALC.

Exclusion applications submitted to the ALC require public notification (including signage, mailed notices, newspaper advertisements, public hearing requirements), associated technical and agricultural studies in support of the application, plus substantial staff time to prepare and manage the application. The City does not currently have a policy, procedure, or fee to receive and process an exclusion application on behalf of a private landowner.

At the February 28, 2023 Public Meeting, Council received a report outlining options for processing exclusion requests submitted by private landowners and passed the following motion:

That Council resolve that all requests to exclude land from the Agricultural Land Reserve by private landowners be deferred until a Council Policy is developed to address these requests and plan for creation of a policy in the 2024 Business Plan.

The February 28, 2023 staff report noted that deferring any exclusion request until such time as a policy is in place would ensure transparency, enable a more comprehensive review, and communicate clearly to ALR landowners of the City's commitment to protecting and preserving ALR land, as supported by the OCP. It is noted that the City has not received any formal exclusion-related inquiries or requests since February 28, 2023.

Relevant Policy, Bylaw or Legislation:

The use of ALR land is governed by the provincial *Agricultural Land Commission Act* and supporting Regulations. As per section 6 of the Act, the purpose of the ALC is:

- To preserve agricultural land;
- To encourage farming on agricultural land in collaboration with other communities of interest; and
- To encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

The community's OCP supports the use of ALR land for agricultural purposes and discourages the use of ALR land for non-farm purposes.

Recently, the City adopted its Agricultural Viability Strategy (AVS). The first goal identified in this strategy is to protect farmland for farming. Feedback received during the development of the AVS supported the preservation of farmland and protection from urban encroachment; the implementation of policies and bylaws to protect farmland for farming; and, ensuring that farmland is used to its full potential.

The City’s Zoning Bylaw also regulates land uses in the ALR in alignment with the *ALC Act*.

Analysis:

The policy documents described above outline the City’s commitment to protecting the agricultural land base for now and for future use. The protection of agricultural land has long been one of the City’s core values, and farming a key component of the city’s history and identity.

Any land proposed for exclusion from the ALR, therefore, should be critically examined to fully understand if the proposed community benefit(s) outweighs land lost for current and future food production. Land converted to urban uses from agricultural is very difficult—if not impossible—to recover later for land-based food production.

A new Council policy (Attachment A) has been drafted to handle requests from private landowners who wish to exclude their land from the ALR. In alignment with the community’s OCP and AVS, the guiding principle of this Policy is that exclusions are not generally supported, to maintain the integrity of the ALR and its boundaries. ALR exclusion applications should only be considered in rare circumstances where it is needed to align with broader land use goals defined in the OCP, and where a demonstrated and significant community benefit is provided. The Policy applies only to requests from private landowners and does not restrict the City from initiating an ALC application without such a request.

As outlined in the Policy, the general procedure to follow when an exclusion request is received is to prepare and present an initial report to Council. It will include a recommendation about the proposal, informed by City plans and policies (e.g. the OCP and AVS). If the recommendation is that the exclusion application be pursued, the report would outline recommended next steps, such as referral to the City’s Agricultural Advisory Committee, and any other applications required, such as Regional Growth Strategy or OCP amendments.

If Council chooses to proceed with an exclusion application, all costs associated will be borne by the applicant, including administrative costs and any required technical reports. Following receipt of any technical reports, the ALC application process involves posting signage and advertising notices, and holding a public hearing, before returning to Council for a final resolution to submit the formal application to the ALC.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
- Community Spirit & Wellbeing Corporate Pride Public Safety
- Not Applicable

Advocacy - Proactively advocate for issues of importance to our community.

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
 - Emergent issue / will require deferral of other priority(ies)
 - Other
-

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
- Other

Costs associated with an exclusion application will be borne by the applicant.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

This policy is made public through the normal agenda process and will be posted on the City’s website if approved.

KATZIE FIRST NATION CONSIDERATIONS

- Referral Yes No Other
-

SIGN-OFFS

Written by:

Allison Dominelli,
Planner

Reviewed by:

Colin O’Byrne,
Manager of Planning

Michelle Baski,
Project Manager, Agriculture and Environment

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Draft Council Policy C110 Agricultural Land Reserve Exclusion Procedure

Agricultural Land Reserve Exclusion Procedure

Effective Date: [Month DD, YYYY]

Last Revised: [Month DD, YYYY]

1. Purpose

This policy establishes the procedure for processing an application received from a private landowner to exclude land from the Agricultural Land Reserve (ALR).

In accordance with section 29(1) of the *Agricultural Land Commission (ALC) Act*, private landowners are not able to submit an ALR exclusion application directly to the ALC. The City may apply to the ALC for an exclusion for land within its jurisdiction. For certainty, there is no legislative requirement that the City apply to the ALC on behalf of a landowner.

2. Scope

This policy applies to all requests from private landowners who wish to exclude their land from the ALR.

3. Exclusions

This policy does not apply to land owned by the City of Pitt Meadows.

4. Definitions

In this policy,

- (1) **ALC** means the Agricultural Land Commission.
- (2) **ALR** means Agricultural Land Reserve.
- (3) **City** means the City of Pitt Meadows.
- (4) **Council** means the City of Pitt Meadows City Council.
- (5) **Director** means the Director responsible for planning and development, or their delegate.
- (6) **Exclusion application** means an application submitted by the City to the ALC to have land removed from the ALR.

- (7) **Exclusion request** means a written request received by the City from a private landowner to appeal to City Council to submit an exclusion application to the ALC as per section 29 of the ALC Act.
- (8) **Requestor** means a private landowner who submits an exclusion request to the City.

5. Policy Statements

- (1) The City of Pitt Meadows recognizes the importance of the ALR, including the preservation of agricultural land through protection of the size, integrity, and continuity of the ALR land base. The protection of farmland for farming is a key priority for the City, as reflected in City plans, policies, and regulations.
- (2) ALR exclusions are generally not supported. An exclusion application should only be considered in cases of alignment with the Official Community Plan, or when the proposed exclusion is considered to provide a significant community benefit.

6. Roles & Responsibilities

- (1) The Requestor is responsible for submitting all pertinent information required for an exclusion request, as determined by the Director, and paying all relevant fees and costs.
- (2) The Director is responsible for:
 - a. establishing application requirements for exclusion requests; and
 - b. receiving and reviewing exclusion requests and presenting exclusion application recommendations to Council.
- (3) Council has full discretion in deciding whether an exclusion application will be pursued with the ALC.

7. Procedures and Guidelines

- (1) Prior to submission of an exclusion request, a private landowner will confirm the submission requirements with the City's Planning Department.
- (2) An exclusion request will be accompanied by the appropriate fee for "Other Council Resolutions or Bylaw Amendments" as indicated in the *Development Application Fee Bylaw*.
- (3) The Director will prepare a report to Council, introducing the proposal and providing a staff recommendation on whether or not to pursue an exclusion application. The recommendation will be informed by City plans and policies,

including but not limited to, the Official Community Plan and Agricultural Viability Strategy.

- (4) If it is recommended that an exclusion application be pursued, the Director will outline recommended next steps and other required applications, as applicable.
- (5) Any costs associated with an exclusion application will be borne by the requestor, including but not limited to: advertising, public hearing, signage, technical and supporting documentation, and notices.



Staff Report to Council

Administrative Services

FILE: 01-0360-30/24

REPORT DATE: September 02, 2024 **MEETING DATE:** September 10, 2024

TO: Mayor and Council

FROM: Kate Barchard, Manager of Administrative Services

SUBJECT: Proposed Changes to E-Comm Governance Structure

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

On behalf of M. Roberts

RECOMMENDATION(S):

THAT Council:

- A. Receive for information the ‘Proposed Changes to E-Comm Governance Structure’ staff report as presented at the September 10, 2024 Council meeting; OR
- B. Other.

PURPOSE

The purpose of this staff report is to provide Council with an update on proposed changes to E-Comm’s governance structure and to inform Council of an opportunity to attend a shareholder consultation session in September to provide feedback on those proposed changes.

- Information Report Decision Report Direction Report

DISCUSSION

Background:

As a user of E-Comm’s radio system, the City of Pitt Meadows is a shareholder of the company, shares a seat on the E-Comm Board of Directors with Maple Ridge, and has a vested interest in E-Comm’s corporate and operational success.

In October 2023, E-Comm engaged Deloitte to conduct an independent review of their governance and financial structure. This was in response to the evolving complexities and challenges that E-Comm is facing in serving their key stakeholders. The results of that review

have now been published and are available online at <https://www.ecomm911.ca/transformation/governance/>. A summary of the results are attached to this report as **Attachment A**.

After intensive consultation with 80 different E-Comm stakeholders and representatives (including CAO Roberts' involvement in that process), Deloitte is now recommending ten key changes to E-Comm's corporate and financial structure. These changes are expected to address shareholder concerns and ensure E-Comm's longterm success as a vital public safety communications organization in the province. A high level summary of those changes are as follows, with the expected benefits and further details provided through both the Summary Report attached, and the Full Report which can be found online at the link above:

- 1) Implement a new governance structure (including a streamlined Board).
- 2) Refine the use of representative service governance bodies, such as User and Service Committees with member-appointed representatives.
- 3) Propose revisions to Board and Management Committees to support enhanced decision-making and oversight.
- 4) Create a shareholder Nominating or Screening Committee to identify and approve new Board Director candidates.
- 5) Enfranchise all users regardless of regional geography by making them shareholders (rather than the current state in which only radio users are Class A shareholders).
- 6) Seek Board, member and ministerial approvals, as required, of proposed changes to the governance structure and articles/Members' Agreement.
- 7) Refine the Board agenda, cycle, materials, procedures, and policies, including a formal Delegation of Authorities.
- 8) Redesign the operating cost/budgeting model to provide greater equity and transparency by changing the cost and capital allocation processes and pricing by type of service.
- 9) Develop a streamlined service delivery and pricing process to drive stronger economies of scale and efficiency in the governance, pricing, and service delivery processes.
- 10) Develop investment funding and operating cost forecasting strategies to provide greater clarity of future costs and remove unexpected fluctuations from the pricing/funding models.

To quote from their Summary Report (page 2):

E-Comm's operating paradigm has changed dramatically since it was conceived. The increased number of stakeholders, rapid pace of technological change, pressure to meet diverse user and public expectations, the ability to find and retain strong talent, and to achieve all of this on a minimal budget, has left E-Comm in a position of financial and technological deficit and with a credibility gap with its stakeholders. While some aspects of the organization have evolved and

scaled with this growth trajectory, E-Comm’s governance framework has remained somewhat stagnant and is constantly challenged to provide effective oversight and accountability.

E-Comm is continuing their engagement process and is now inviting all shareholders to attend a consultation session on September 26, 2024 to provide feedback on Deloitte’s recommendations and to review the proposed approach for the financial governance changes. E-Comm will then prepare the implementation measures needed to enact the proposed corporate structure and board governance changes, and will present them to the shareholders for approval at a special general meeting in the spring 2025. A summary of these next steps can be found in the Shareholder Action Guide (**Attachment B**).

Involvement in the September shareholder consultation session is optional. If Council wishes to send a representative, they can pass a resolution to appoint that person, or leave that decision at the discretion of the Mayor. The City’s representative can be a Council member, staff member, or other person deemed appropriate and adequately informed to contribute to the discussion.

Once E-Comm has finalized their recommendations in the early spring, Staff will be coming back to Council to seek their endorsement of those changes and to appoint a representative or proxyholder to vote the City’s shares on these matters.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
 Community Spirit & Wellbeing Corporate Pride Public Safety
-

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
 Emergent issue / will require deferral of other priority(ies)
 Other
-

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No Other

SIGN-OFFS

Written by:

Kate Barchard,
Manager of Administrative Services

Reviewed by:

Stephane Drolet,
Fire Chief

ATTACHMENT(S):

- A. E-Comm Governance Review – Summary
- B. E-Comm Shareholder Action Guide

E-Comm Governance Review – Summary

Background

At its inception in 1997, E-Comm Emergency Communications for Southwest British Columbia Inc. (E-Comm) operated a cooperative radio network for first responders in the Lower Mainland. More than 25 years later, E-Comm is now a vital public safety communications organization that serves the diverse communities of British Columbia by answering 99% of 9-1-1 calls in the province, providing police and fire communication operations, technology services and operating the emergency radio network used by first responders throughout the Lower Mainland. It serves more than 30 municipalities and 70 emergency response organizations.

E-Comm engaged Deloitte in October 2023 to perform this governance review as a response to the evolving complexities and challenges that E-Comm is facing in serving these key stakeholders. Deloitte compared E-Comm's governance model to peers across Canada and internationally. Deloitte also conducted more than 80 independent in-depth interviews with key stakeholders (including local government officials, police, fire, ambulance representatives, Board members and E-Comm's CEO and Executives) who provided detailed insights into the challenges and opportunities facing the organization. These insights were validated through reviews of internal and publicly available documents. The resulting summary of E-Comm's current state governance challenges and opportunities for a future-state governance model was discussed with E-Comm's Governance & Public Affairs Committee (GPAC), Board of Directors and Executives.

Key Findings

Over the past 25 years, E-Comm has significantly expanded from a cooperative style, membership-based corporation that was created to administer a wide area emergency radio network across the Lower Mainland. Today it is a full-service call taking and dispatch operation that covers 33 police agencies and 40 fire agencies, supported by 700 staff in four BC locations. E-Comm answers 99% of the 2 million emergency calls made annually by British Columbians. However, the governance framework, operating model, technology infrastructure and capital funding structure have not kept pace with this significant growth.

The shareholder structure, with its voting classes, was designed for the original radio network subscribers. With E-Comm's expanded operations, its governance is marred by significant inequities in its shareholders' rights and influence, board representation, calculation and allocation of operational overheads and capital requests, and challenges in its ability to effect change in the delivery of its services. The Board is cumbersome and unwieldy, with 23 directors – most representing a local government, a group of local governments or user shareholders. The directors are appointed for a term of one year and often do not remain beyond a second term. This has resulted in various challenges for the Board in its directors' understanding the complexities of the business model, providing effective oversight, approving and supporting the necessary capital investments required, and holding management accountable to key financial and performance metrics.

More concerning is the fact that E-Comm has been operating in a deficit position for a number of years as revenues are insufficient to cover its costs of growth and operation. The deficit has continued to grow to \$7.2M in fiscal 2023. This is not a sustainable financial operating model and certainly one that is greatly restricting E-Comm's ability to invest in technology, process efficiency and organizational transformation. The root causes of these deficits stem from a structural historical underinvestment in automation, unrealized economies of scale and global efficiency opportunities, and a lack of understanding and failure to determine the actual operating costs and the cost of investments required by E-Comm to sustain and scale the current model. The Members' Agreement provides E-Comm with the ability to recover these operating costs and deficits from its members through cost

allocation and rate provisions. Moreover, there is a lack of desire by key stakeholders to contribute more to E-Comm's capital and operating costs until it achieves credible operational and financial stability.

Beyond these financial issues, challenges at the service delivery level, including the lack of clear contractual terms and metrics, as well as pressure from users to customize service delivery processes, deliverables, resourcing and other specific needs, manifests in governance challenges because of the resultant operational complexity. This bespoke service delivery model, where each customer often has a different suite of services, operating with unique sets of call answer procedures, and resourced specifically for their needs (which can occasionally result in some agents being quiet while others are overworked), has compromised E-Comm's effectiveness, sustainability, and scalability. This model has constrained E-Comm from creating the requisite economies of scale across the regions and agencies it serves. Despite management's reactive, "firefighting" orientation, there has been a more recent focus on transforming and streamlining E-Comm's operations. E-Comm has made significant strides in harmonizing and simplifying its standard operating procedures (from 1,500 to less than 150) and is poised to capitalize on other economies by deploying business intelligence technology and rebalancing resources within the organization.

To further complicate matters, the federal government has mandated a shift to Next-Generation 9-1-1 (NG9-1-1) systems and technologies by 2025. The CRTC requires all telecommunications providers and Canadian PSAPs to implement these technologies, which will allow callers to transmit texts, images, video, and other data to 9-1-1 call takers and will allow similar digital communications between 9-1-1 call takers and emergency responders. There are many stakeholders and active parties involved in the transition to NG9-1-1 technology, with several factors that are beyond E-Comm's direct control. Despite good progress and a strong transformation office within E-Comm, there is a concern amongst external stakeholders that E-Comm does not have the governance structure necessary to provide oversight to ensure that E-Comm is capable and accountable for meeting NG9-1-1 service delivery expectations. As such, there is a strong reluctance to provide further investment for the technology environment. Overcoming this will require a significant increase in trust in E-Comm's financial management, service delivery, change management and relationship management capabilities.

Recommendations

E-Comm's operating paradigm has changed dramatically since it was conceived. The increased number of stakeholders, rapid pace of technological change, pressure to meet diverse user and public expectations, the ability to find and retain strong talent, and to achieve all of this on a minimal budget, has left E-Comm in a position of financial and technological deficit and with a credibility gap with its stakeholders. While some aspects of the organization have evolved and scaled with this growth trajectory, E-Comm's governance framework has remained somewhat stagnant and is constantly challenged to provide effective oversight and accountability.

However, despite these concerns, E-Comm continues to meet and exceed its core 9-1-1 call answer performance metrics and remains well placed to continue to be the cornerstone of the emergency response system for BC into the future. Several critical changes need to be made to E-Comm's governance framework including in its stakeholder engagement and its operational and financial oversight. There is an opportunity to remove inequities in the shareholder class structure and representation processes, creating opportunities to reduce the disproportionate cost they will continue to bear, while improving the quality of service and information they receive. While these changes may seem relatively intuitive, to-date, E-Comm has not fully implemented them due to management's significant workload to maintain a high level of operational responsiveness and to implement the more critical infrastructure, technology, human resource, and operational transformations that are required. The success of this governance transformation will depend on creating a strong Board oversight mechanism while providing management with the appropriate support and resources to elevate them out of their current reactive mode.

Our key recommendations include the following (without consideration of dependencies and therefore not listed in the order of implementation timeline). This will initially require extensive shareholder communications and engagement in order to formulate and align around the specifics of the implementation plans, activities and timelines:

- 1) Implement a new governance structure (including a streamlined Board).
- 2) Refine the use of representative service governance bodies, such as User and Service Committees with member appointed representatives. The committees should have broadly understood Terms of Reference and serve to enhance user representation in the governance structure.
- 3) Propose revisions to Board and Management Committees to support enhanced decision-making and oversight.
- 4) Create a member Nominating or Screening Committee to identify and approve new Board director candidates.
- 5) Enfranchise all users regardless of regional geography by making them shareholders (rather than the current state in which only radio users are Class A shareholders).
- 6) Seek Board, member and Ministerial approvals, as required, of proposed changes to the governance structure and Articles/Members' Agreement.
- 7) Refine the Board agenda, cycle, materials, procedures, and policies, including a formal Delegation of Authorities.
- 8) Redesign the operating cost/budgeting model to provide greater equity and transparency while reducing the perception that the cost allocation process is not equitable.
- 9) Develop a streamlined service delivery and pricing process to drive stronger economies of scale and efficiency in the governance, pricing, and service delivery processes.
- 10) Develop investment funding and operating cost forecasting strategies to provide greater clarity of future costs and remove unexpected fluctuations from the pricing/funding models.

Although E-Comm is only one organization in the provincial emergency response ecosystem, it is a prominent one. There is a significant risk to public safety if E-Comm does not address its current trajectory through this governance review. Time is of the essence in continuing to strengthen E-Comm's governance and oversight.

Benefits for Current Shareholders

As discussed, the shareholder structure and associated voting classes are not perceived as equitable by all members. The intent of the proposed shareholder changes (i.e. #5) is to enfranchise all users regardless of region by making them shareholders, rather than the current state in which only radio users are Class A shareholders. E-Comm was created as an incorporated company but provisions in the Emergency Communications Corporation Act and Members' Agreement have eliminated some of the traditional rights accruing to shareholders (i.e. rights to dividends or surplus of revenues, rights to assets on dissolution, ability to sell shares at current market value, etc.). This effectively means shareholders are more members (in a cooperative or non-profit organizational sense), but with voting rights on certain significant governance events or changes. The proposed change will allow all users (i.e. beyond only radio network users) to become members or shareholders with participating voting rights.

Currently, Class A shareholders (i.e. radio network users) can vote on major governance changes but also are required under the Members' Agreement to fund E-Comm's annual operational deficits. As such, they will be the group primarily impacted by this recommended change. Class B shareholders, and other non-voting members, have no similar voting rights. Therefore, they have limited ability today to impact governance and operating changes.

The primary implications for Class A shareholders of this proposed change would be as follows:

- The reliance on Class A shareholders to fund operating deficits would now be greatly reduced as the membership/shareholder base is increased (even though operating costs ideally would be covered by user service fees and levies).
- Potential fee reduction as an updated cost allocation model and formulae would consider a cost-plus model across all members versus a formulaic calculation for Class A shareholders supported by a secondary pricing model for non-Class A users.
- All members become potential funding sources for capital investments and operating cost spikes or deficits.
- More equitable spread of risk and accountability across all users.

It is important to note that most radio network users (Class A shareholders) are also users of other E-Comm services, as such, they will see their rates recalibrated so that the pricing for their services more accurately reflect the cost to deliver those services with increased pricing transparency.

The primary implications for Class B shareholders and non-voting members of this proposed change would be as follows:

- Better ability to influence and impact the governance and operations of E-Comm (particularly the ability to participate in Board elections). Today these members have no formal representation in the governance structure.
- Participation as full rights, active voting members, if they are a service user.
- Reduction in the perception of bias or weighting towards Class A members.
- More effective representation on service as E-Comm looks to users to participate in the service governance model (reducing the need to drive changes through the Board).

Key Dates and Next Steps

With support from its shareholders, the majority of recommendations discussed in the governance review report can be brought forward for approval by Spring 2025. The timeframe below summarizes E-Comm’s proposed approach to implement initiatives stemming from those recommendations, including key dates for shareholders.

Key dates:

June 2024		Distribute Governance Report and recommendations to shareholders.
Jul/Aug 2024		Begin developing shareholder resolutions and necessary materials to support member decision-making processes. Continue to engage with the Province including on matters that would require Ministerial approvals.
Fall 2024	Shareholder Consultation Session	Obtain feedback and advice from shareholders on the direction of the proposed corporate structure and board governance changes. E-Comm will then prepare the implementation measures needed to enact the governance changes, for consideration by shareholders at the spring Special General Meeting.
Spring 2025	SGM	Approve the implementation measures, which will include resolutions for amendments to, among other things, the Members’ Agreement, the Articles etc. authorizing changes to E-Comm’s governance affecting the recommendations in the report. Management to seek ministerial approval.

**April-May
2025**

Establish new service and user committees, screening committee and board committees to make a recommendation for the slate of directors to be presented to the members at the June 2025 AGM.

June 2025

AGM

Members appoint directors to new E-Comm Board.

Next steps:

E-Comm is committed to working closely with its shareholders in the months ahead to provide the information needed to consider and respond to the governance review recommendations.

In particular, E-Comm has prepared a Shareholder Action Guide outlining the specific next steps that each member needs to take in the months ahead to review the governance review recommendations.



E-Comm Governance Changes

SHAREHOLDER ACTION GUIDE

For E-Comm's Local Government and Agency Shareholders

Your organization's guide to the next steps in reviewing and approving E-Comm's proposed changes to its corporate and board structure and financial model

July 4, 2024

E-COMM GOVERNANCE CHANGES – SHAREHOLDER ACTION GUIDE:

WHAT’S HAPPENING?

E-Comm 9-1-1 is proposing 10 important governance changes to its corporate and board structure, as well as its financial model, to better meet the needs of its shareholders, as well as the local governments and public safety agencies that use its services.

These changes need to be reviewed and eventually approved by each of our shareholders, including your local government or agency.

WHO ARE E-COMM’S SHAREHOLDERS?

E-Comm has 26 Class A and 16 Class B shareholders.

Class A shareholders are the local government and agency users of E-Comm’s Lower Mainland radio system. Class B shareholders are local governments that have reserved their interest in joining one or more of their agencies onto E-Comm’s radio system in future.

Shares are only allocated to users of the radio system and not to users of the other 9-1-1 and public safety call-taking services that E-Comm is better known for providing.

WHY ARE CHANGES NEEDED?

E-Comm has grown rapidly since it was formed 25 years ago. It began as a regional emergency communications service provider, to operate a radio network for police, fire and ambulance in the Lower Mainland, and to provide 9-1-1 and public safety call-taking services.

Today, it serves local governments and public safety agencies across B.C., yet its corporate and board structure, and funding model, have not changed to keep pace.

WHAT’S WRONG?

E-Comm’s structure presents many challenges for our shareholders, and the local governments and agencies who use our call-taking services (we refer to clients as our “partners”):

- A board that is too big and doesn’t have the specific traits needed to meet the demand for corporate oversight and accountability;
- Potential for director conflicts across different service areas;
- Inequitable representation and lack of opportunities for input from partners who use E-Comm services;
- Service delivery challenges, resulting from deficiencies in E-Comm’s operational and financial models; and
- Increased financial risk for E-Comm’s shareholders.

WHAT ARE THE CHANGES?

An independent governance review, conducted by Deloitte, consulted with 80 different E-Comm stakeholders and representatives from all of its shareholder organizations, including yours.

The review identified 10 key changes to strengthen E-Comm's governance and financial model.

Corporate structure and board governance:

- 1) Implement a new governance structure (including a streamlined Board).
- 2) Refine the use of representative service governance bodies, such as User and Service Committees with member-appointed representatives.
- 3) Propose revisions to Board and Management Committees to support enhanced decision-making and oversight.
- 4) Create a shareholder Nominating or Screening Committee to identify and approve new Board Director candidates.
- 5) Enfranchise all users regardless of regional geography by making them shareholders (rather than the current state in which only radio users are Class A shareholders).
- 6) Seek Board, member and ministerial approvals, as required, of proposed changes to the governance structure and articles/Members' Agreement.
- 7) Refine the Board agenda, cycle, materials, procedures, and policies, including a formal Delegation of Authorities.

Financial governance:

- 8) Redesign the operating cost/budgeting model to provide greater equity and transparency by changing the cost and capital allocation processes and pricing by type of service.
- 9) Develop a streamlined service delivery and pricing process to drive stronger economies of scale and efficiency in the governance, pricing, and service delivery processes.
- 10) Develop investment funding and operating cost forecasting strategies to provide greater clarity of future costs and remove unexpected fluctuations from the pricing/funding models.

WHAT ARE THE KEY BENEFITS?

E-Comm is improving public safety for British Columbians, by becoming a better partner and emergency communications services provider.

We are doing this through:

- *Stronger governance and oversight of our operations;*
- *Equitable representation for all our service-user partners;*
- *Greater fairness and transparency in our pricing;*
- *Reduced financial risk for our shareholders and local government taxpayers;*
- *Better services for all.*

WHICH CHANGES REQUIRE SHAREHOLDER APPROVAL?

The changes that require shareholder approval are primarily those involving E-Comm's board and corporate structure. Some financial changes to E-Comm's operating costs, budgeting and pricing may be made at the board level, while some may require shareholder approval.

WHEN WILL THESE CHANGES HAPPEN?

The proposed governance changes to E-Comm's board and corporate structure will not be fully implemented until June 2025, after review and approval by shareholders. The changes to E-Comm's financial governance are still in development and the approach and timing of these changes will be communicated in the fall of 2024.

This phased review and approval process will allow time for shareholders to evaluate and request additional information on the proposals, prior to providing approval in spring 2025.

WHAT ARE THE APPROVAL STEPS FOR SHAREHOLDERS?

Jul.-Aug. 2024	<i>Phase 1) Review and preparation</i>	<ul style="list-style-type: none"> • Review proposed corporate structure and board governance changes and rationale. • Identify your shareholder representative to vote your organization’s share at upcoming meetings. • Determine your organization’s process to approve the proposed governance changes. • Advise E-Comm of any additional questions or information you require to support this decision.
Fall 2024	<i>Fall Shareholder Consultation Session</i>	<ul style="list-style-type: none"> • Provide feedback and advice on the direction of the proposed corporate structure and board governance changes. • Review the proposed approach for the financial governance changes. • E-Comm will then prepare the implementation measures needed to enact the corporate structure and board governance changes, for consideration by shareholders at the spring 2025 Special General Meeting (SGM).
Oct. 2024 – Feb. 2025	<i>Phase 2) Approval of Changes</i>	<ul style="list-style-type: none"> • Review the implementation measures provided by E-Comm after the fall Shareholder Consultation Session, including proposed amendments to the “Members’ Agreement” and E-Comm Articles. • Review the proposed approach and timing of the financial governance changes. • Advise E-Comm of any additional questions or information you require to support this decision. • Complete internal approval of the measures.
Spring 2025	<i>Spring Special General Meeting (SGM)</i>	<ul style="list-style-type: none"> • Approve the implementation measures to enact the corporate structure and board governance changes. • Approve the implementation measures to enact the financial governance changes (if it is determined that shareholder approval is required). • E-Comm will then establish new service and user committees, board committees and a screening committee, to recommend the slate of directors to be presented to shareholders at the June 2025 AGM.
Mar. – May 2025	<i>Phase 3) Implementation</i>	<ul style="list-style-type: none"> • Screening Committee will vet the slate of directors to be recommended for approval at the June 2025 AGM.
June 2025	<i>AGM</i>	<ul style="list-style-type: none"> • Approve directors to new E-Comm Board.

WHAT DO SHAREHOLDERS NEED TO DO NOW?

E-Comm's fall "Shareholder Consultation Session" will provide an opportunity for shareholders to provide feedback and advice on the direction of the proposed corporate structure and board governance changes. In advance of that session, shareholder organizations need to:

1) REVIEW PROPOSED GOVERNANCE CHANGES AND RATIONALE.

The governance review report by Deloitte and other materials are available on the E-Comm website here: <https://www.ecomm911.ca/transformation/governance/>

2) IDENTIFY YOUR SHAREHOLDER REPRESENTATIVE TO VOTE YOUR ORGANIZATION'S SHARE AT THE SPRING SPECIAL GENERAL MEETING.

This shareholder representative is up to your organization to determine. This individual could be one of your organization's representatives on the E-Comm Board of Directors, which would be ideal given their familiarity with the governance review recommendations. Or it can be someone else entirely.

3) DETERMINE YOUR ORGANIZATION'S PROCESS TO APPROVE THE PROPOSED GOVERNANCE CHANGES.

This approval process is up to your organization to determine. For some, it may be a decision of the city manager or agency chief, in consultation with legal staff, for the information of the council. For others, it may be a decision of the council or board.

E-Comm recommends that your organization consider forming a small team, including your E-Comm board director appointee and a legal staff representative, to review the changes, and recommend an approval approach.

E-Comm assesses that the feedback from our shareholders on the direction of the governance changes to be provided at the fall Shareholder Consultation Session does not constitute a commitment to implement the governance changes, and so does not require council or board approval. However, this is up to your organization to decide.

4) ADVISE E-COMM OF ANY ADDITIONAL QUESTIONS OR INFORMATION YOU REQUIRE TO SUPPORT THIS DECISION.

Our E-Comm team is here to assist, as is your E-Comm board representative. We would be pleased to provide briefings or any information requested to assist your review.

NEXT STEPS

E-Comm will be in contact to follow up with your organization on the actions above. For more information contact E-Comm Public Affairs: governance.communications@ecomm911.ca.

APPENDIX – KEY MESSAGES:

E-Comm is improving public safety for British Columbians, by becoming a better partner and emergency communications services provider.

- **STRONGER GOVERNANCE AND OVERSIGHT OF E-COMM'S OPERATIONS.**

E-Comm's existing stakeholder-representative board structure creates the potential for director conflicts across different service lines. It results in high turnover of directors, inconsistencies in appointment processes, and gaps in the skills needed to provide effective oversight in key areas such as operations, technology, financial management and people and culture.

- **EQUITABLE REPRESENTATION FOR ALL USERS OF E-COMM'S SERVICES.**

Under the current corporate structure, only the users of E-Comm's Lower Mainland radio system are shareholders. This leaves the many other users of E-Comm's 9-1-1 and public safety call-taking services without any direct representation or input.

- **GREATER FAIRNESS AND TRANSPARENCY IN E-COMM'S PRICING.**

E-Comm' operating and funding model hasn't kept pace with growth. A new pricing model, to be developed, will ensure greater fairness and transparency in how costs and investments are shared.

- **REDUCED FINANCIAL RISK FOR SHAREHOLDERS AND THEIR LOCAL GOVERNMENT TAXPAYERS.**

An improved, more transparent operating and funding model will help to reduce financial risk for E-Comm's shareholders and their local government taxpayers.

- **BETTER, MORE SUSTAINABLE, EFFECTIVELY-GOVERNED SERVICES FOR ALL.**

With the improved board and corporate structure and financial model, the ultimate result will be better, stronger, more effectively-governed emergency communications services for all British Columbians.

APPENDIX – FREQUENTLY ASKED QUESTIONS:

1) Board and corporate structure

What are the problems with the current board structure?

The board is large and unwieldy, with high-turnover and a very small number of independent directors, resulting in lack of consistency in tenure, and gaps in the traits needed to provide effective oversight in key areas including technology, legal and governance, financial management and people and culture. It is also inequitable in not representing the majority of E-Comm's other service-user partners.

What is E-Comm's current board governance structure?

E-Comm has a large, 23-member and primarily stakeholder board. Its directors are comprised of 15 representatives from its Class A shareholders, 2 representatives from the province, 1 representative from E-Comm's Vancouver Island police dispatch partners, and 5 independent directors appointed by the Board (including the chair).

What is E-Comm's current corporate shareholder structure?

E-Comm has 26 Class A and 16 Class B shareholders. Class A shareholders are the local government and agency users of E-Comm's Lower Mainland radio system. Class B shareholders are local governments that have reserved their interest in joining one or more of their agencies onto E-Comm's radio system in the future. E-Comm's police and fire dispatch partners outside the Lower Mainland, as well as its Regional District 9-1-1 call-taking partners, are not shareholders.

How is the governance model changing?

The governance change proposals call for a smaller, more effective independent board, with improved professional and independent qualifications, whose nominations would be reviewed by a new screening committee comprised of shareholder representatives. In addition, the shareholder structure will be amended to ensure each of E-Comm's service-user partners has representation as a shareholder, regardless of geography and service used.

How will existing "Class A" shareholders' influence and representation be protected if all E-Comm's service users become shareholders and its board size is reduced?

Governance and oversight will be generally strengthened through independence on the Board, more consistency in board directors, improved length of terms, restructured committees, and more equitable, inclusive input to board decisions. Shareholder representation will be enhanced through stronger, more effective service and user committees and the ability for shareholders to review candidates for the board through the new screening committee.

What will the impacts be for “Class B” shareholders?

Under the proposed new model, Class A and Class B shares will be replaced with one share per user for each of E-Comm’s services used.

Of E-Comm’s 16 Class B shareholders, all but two hold Class A shares as well, meaning they are already users of E-Comm’s radio system, and will continue to be shareholders under the new model. Therefore, it is expected that virtually all E-Comm’s Class B shareholders will continue to be shareholders under the new model.

What is the role of a screening committee?

The screening committee would work with the Board’s Governance and Public Affairs Committee to vet and recommend a slate of independent directors to the shareholders for approval. Shareholders would still vote to approve the directors.

Who would sit on the screening committee?

This is yet to be determined as is the process for determining who serves on the screening committee.

How will a smaller board understand and represent all service lines of business?

Through refining the use of representative service governance bodies, and service and user committees with member-appointed representatives. These committees should serve to enhance user representation in the overall governance structure.

What is the role of service and user committees in the new model?

The service and user committees could provide important input and advice on the delivery of services and service expectations, the annual operating budget and proposed annual capital budgets, the appointment of the president and other matters that they want to bring to the board’s attention. The [Deloitte report](#) provides additional details on other mechanisms for service delivery and operational matters such as service/account managers.

2) Financial model and cost-sharing

What are the problems with the current operating cost/budgeting model and pricing process?

E-Comm’s outmoded financial model and planning have not evolved to keep pace with its growth and future needs. As a result, there is a lack of clarity in how pricing correlates to costs, and a perception of lack of fairness in how costs are allocated between different service lines, for example, the allocation of corporate costs between radio users (shareholders) and dispatch partners.

How do these proposed changes in E-Comm’s financial model relate to the governance changes, and do these financial changes need to be approved by shareholders?

E-Comm’s Board generally has the authority to make financial changes to its operating costs, budgeting and pricing. Depending on the nature of the financial changes, each will be considered to determine if they require amendments to the Members’ Agreement, which is being reviewed as part of the governance changes.

How exactly will the new operating cost/budgeting model, pricing process and financial forecasting be improved?

The specifics of the proposed funding model improvements are yet to be determined and still under development. E-Comm intends to share more details about these changes at the fall Shareholder Consultation Session.

How is cost control referenced in the recommendations?

Through the development of a transparent pricing model, understanding cost drivers and budgeting for long-term costs. The specifics of the proposed funding model improvements are being developed and will be shared as work progresses.

3) *Role of the province*

What about the call for a provincial mandate for E-Comm? Did the Deloitte report consider the province taking over E-Comm as a Crown corporation?

The Deloitte report looked at different legal structures including a Crown corporation. However, a new provincial mandate for E-Comm is something that is within the province’s exclusive control. E-Comm supports a new provincial mandate for 9-1-1 services in B.C., including provincial standards and funding, and is in regular contact with the province about the governance review process.

What about a provincial wireless call answer levy, or other new forms of funding – does this report address it?

Any decision on new provincial funding sources, such as a wireless call answer levy, will be up to the province. E-Comm supports the many public calls that have been made for new provincial standards and funding for 9-1-1 services in B.C., and a new wireless call answer levy, including by the Union of BC Municipalities, Metro Vancouver Regional District, and the all-party Finance Committee of the Legislature in its Budget 2024 recommendations.

Do you anticipate changes to the *Emergency Communications Corporations Act* as a result of this report?

It is anticipated that there will be changes to the Members' Agreement and those would require ministerial approval. However, there does not appear to be a need to seek legislative amendments to the *Act*.



Staff Report to Council

Planning and Development

FILE: 3360-20-2023-07

REPORT DATE: August 26, 2024

MEETING DATE: September 10, 2024

TO: Mayor and Council

FROM: Patrick Ward, Director of Planning and Development

SUBJECT: Rezoning Application to Permit a Cannabis Retail Store at 19167 Ford Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Council:

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2994, 2024 to permit a retail cannabis store at 19167 Ford Rd; AND
 - B. Direct staff to schedule a public hearing for an upcoming meeting of Council; OR
 - C. Other.
-

PURPOSE

To present a zoning bylaw amendment for consideration of first and second readings, which would permit a new retail cannabis store at 19167 Ford Rd (PID: 000-452-742).

- Information Report
 Decision Report
 Direction Report

DISCUSSION

Background:

Council Policy C108 for Cannabis Retail Sales was adopted by Council on March 7, 2023. It defines the application process for cannabis retail stores to be able to operate in the City, and provides a framework to evaluate these applications.

Since the Policy was adopted, two cannabis retail stores have been approved in the urban area, one for a commercial unit in Meadowtown Shopping Centre and the other in Meadowvale Shopping Centre. Another application for a producer retail store (farmgate sales of cannabis) was recently approved for a location on Old Dewdney Trunk Road, in the agricultural area.

This third application in the urban area has been received to permit a retail cannabis outlet at 19167 Ford Rd, inside the existing Jolly Coachman Pub and Liquor Store building. The proposed outlet is 186 ft² and would be located within the existing building, replacing the existing Ford Road entry to the pub (see Figure 1)¹. A new doorway is proposed along Ford Road to provide access to the pub (in addition to the entrance on the north side of the building). The cannabis store would only have access from Ford Road. The proposed cannabis store would be fully separated from the existing pub and liquor store (see Figure 2), an arrangement that complies with the requirements of the Liquor and Cannabis Regulation Branch (LCRB).

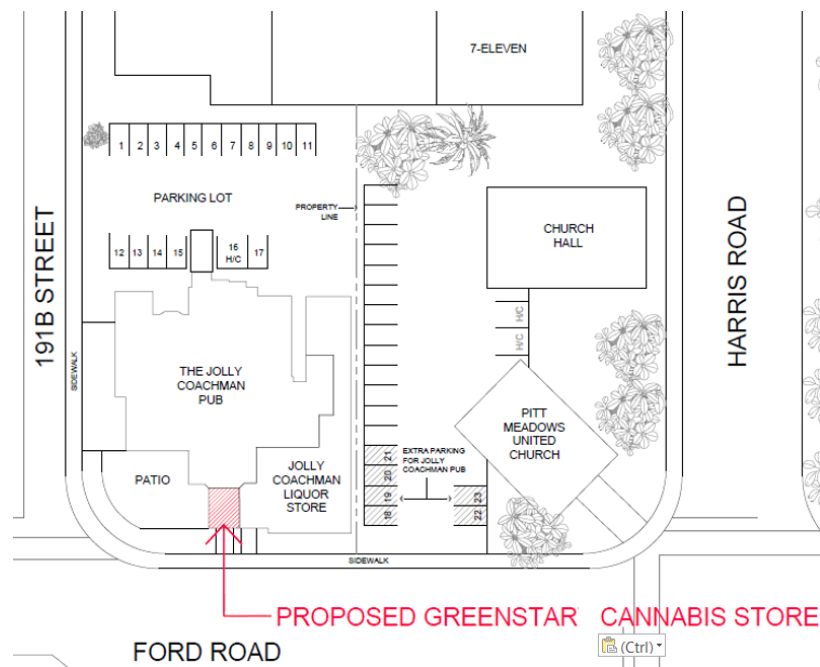
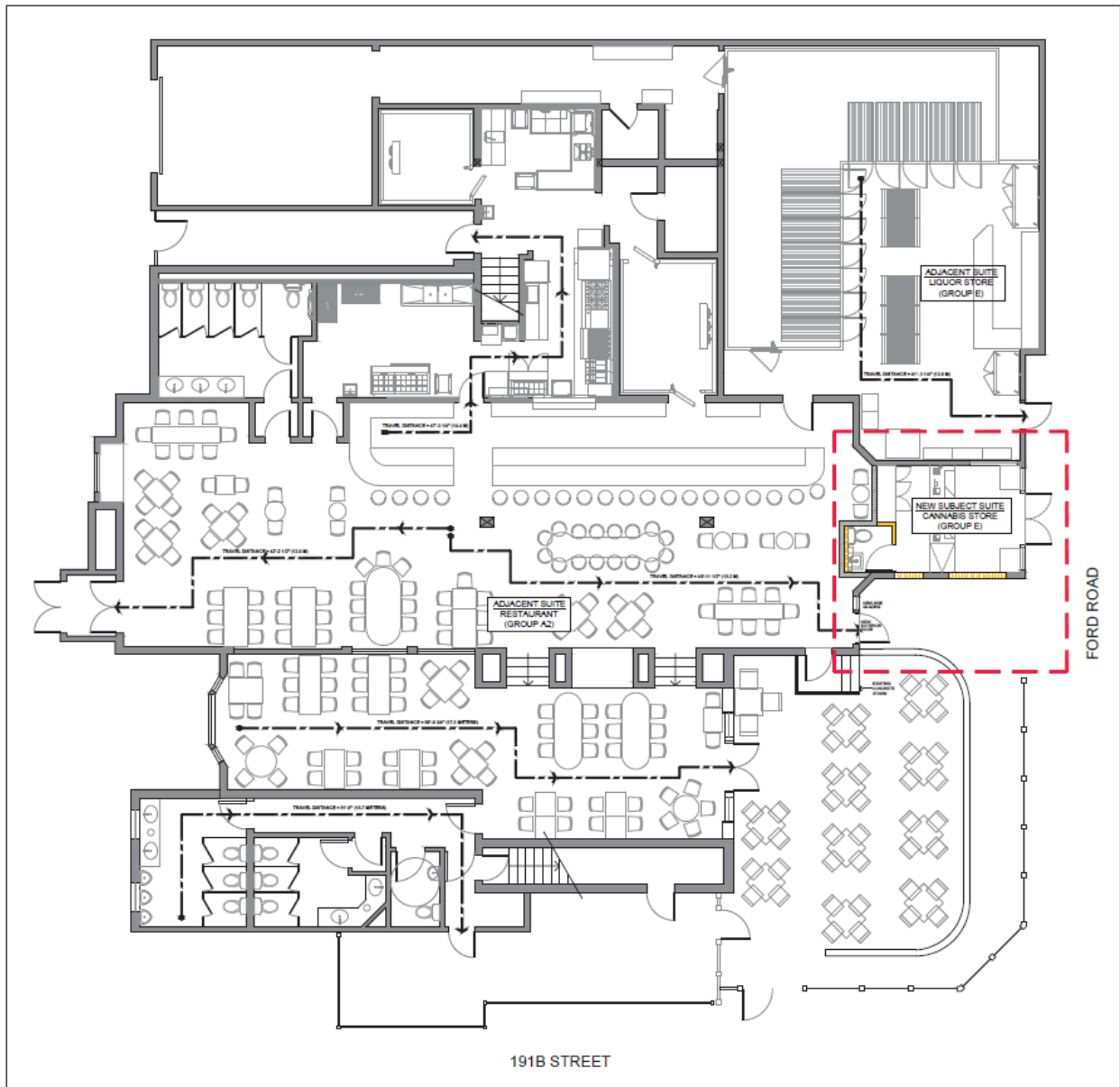


Figure 1: Site Plan

¹ The Development Information Meeting materials (Attachment A) indicate that the store would be 162.7 ft², a figure based on plans that have been subsequently revised to 186 ft².



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

Figure 2: Proposed floor plan

At the March 5, 2024 Meeting, Council considered this application and passed the following motion:

“Direct the applicant to host a Development Information Meeting regarding the application to permit retail cannabis sales at 19167 Ford Road.”

As noted in the staff report presented at the March 5 Council Meeting, this application complies with the evaluation criteria in the Council Policy, including for distances to other stores, playgrounds, schools, customer accessibility, and suitability of the store within the neighbourhood.

Relevant Policy, Bylaw or Legislation:

Council Policy C108 Cannabis Retail Stores outlines the application process for cannabis retail stores to be able to operate in the city, and provides a framework to evaluate these applications.

The City's Zoning Bylaw currently prohibits the retail sales of cannabis in all zones, except for the previously-approved locations noted above. This application is for a site-specific text amendment to permit cannabis retail sales at the subject location.

Analysis:

The applicant hosted a development information meeting on June 19, 2024 from 4 - 5:45pm at the Pitt Meadows Community Church (12119 Harris Road). Residents within 122 m of the proposed store were notified about the meeting, and advertisements placed in the local newspaper.

Five members of the public attended the meeting. Four provided support for the application, citing the walkability of the store, and appreciation for having this type of store south of the railroad tracks. A fifth attendee opposed the application due to concerns about children walking by and seeing this type of store. The applicant also provided 692 letters of support they received from community members, with reasons for support including: convenience of location; suitability of locating beside a pub and liquor store; and, the suggestion that legal cannabis availability will deter illegal sales. The applicant provided a summary of the public engagement (see Attachment A).

It is noted that Provincial regulations prohibit access into cannabis retail stores for those under 19 years of age and City bylaws prohibit any type of smoking in the proposed retail cannabis store, the adjacent pub or liquor store, anywhere on the property, and in surrounding public spaces.

Next Steps

If 1st and 2nd readings to the zoning amendment bylaw (Attachment B) are granted, a public hearing will be scheduled for an upcoming Council meeting. This will provide an additional opportunity for public input and to gather the views of residents, as also required by the LCRB cannabis retail store licensing process.

Ultimately, if this rezoning application is approved, the LCRB will receive a positive recommendation upon receipt of the licence application referral. Based on its review and evaluation process, the LCRB will determine whether to issue the licence or not. The applicant will also be required to apply for a development permit amendment and building permit, to make the necessary changes to the building and property to accommodate the cannabis retail store.

If this rezoning application is not approved, then the LCRB will be notified that the City does not support this licence, and the LCRB will cancel the application.

Proposed Amendment to Council Policy C108

If this application is approved, it will bring the total number of cannabis retail stores in the urban area to three. Based on the distance criteria outlined in Council Policy C108, only a few possible locations remain for additional stores (see red areas in Figure 3). As described in the staff report presented at the March 5 Council Meeting, if this application is approved, staff will bring forward, for Council’s consideration, a policy amendment that integrates a three-store limit on cannabis retail stores, particularly as the remaining OCP areas for cannabis retail stores (areas in red in Figure 3) may not satisfy other evaluation criteria in the policy, such as pedestrian access. The intent of the policy amendment would be to better inform potential future applicants about the likelihood of another application being approved; however, it should also be noted that an application can still be submitted, with the understanding that Council retains ultimate discretion on whether or not to approve such an application.

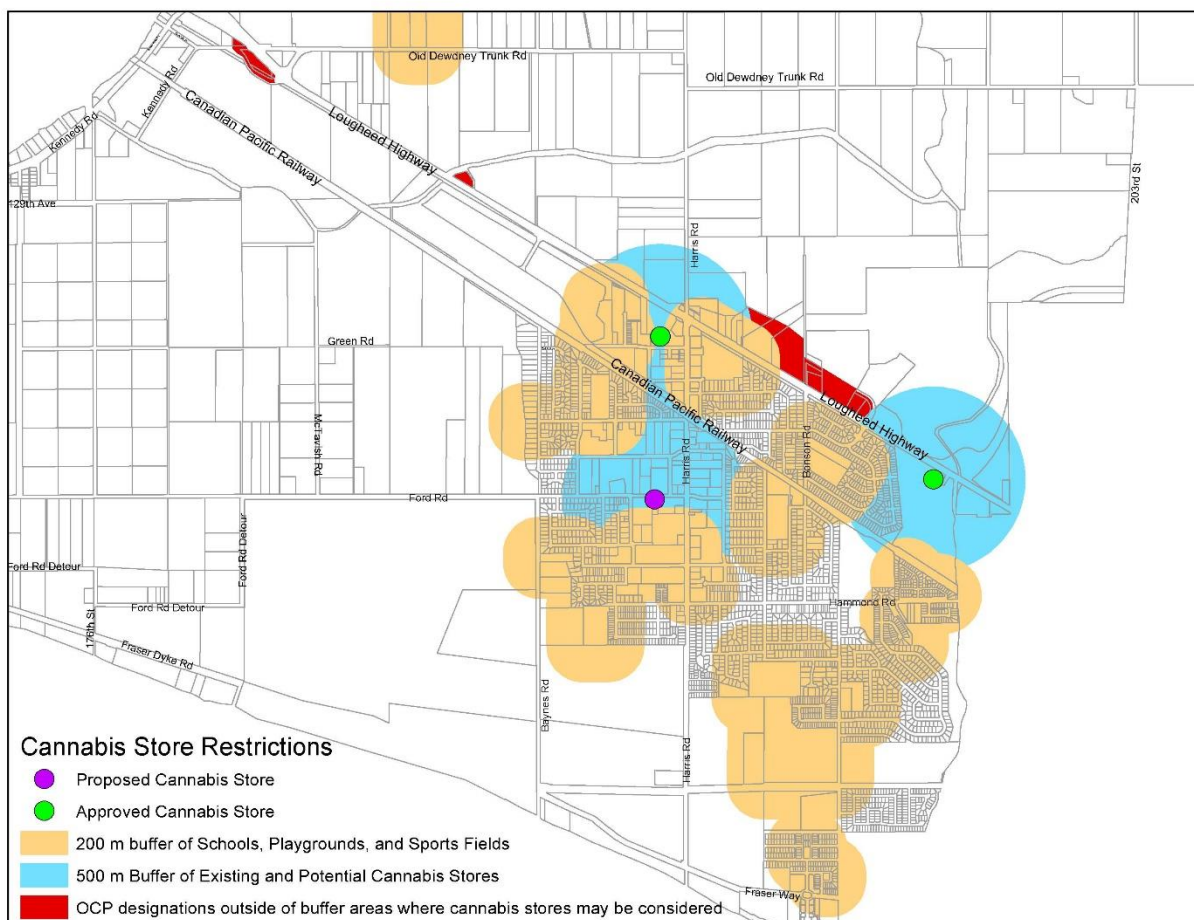


Figure 3: Areas where other cannabis retail stores could potentially locate, complying with Council Policy C108 distance criteria

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
- Community Spirit & Wellbeing Corporate Pride Public Safety
- Not Applicable

Business Vitality. Cultivate a vibrant and diverse economy where local businesses prosper by attracting visitors and businesses.

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
- Emergent issue / will require deferral of other priority(ies)
- Other

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
- Other

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

A Development Information Meeting was held on June 19, 2024. A development sign was posted on site. Scheduling of a public hearing is recommended.

KATZIE FIRST NATION CONSIDERATIONS

- Referral Yes No Other

SIGN-OFFS

Written by:

Allison Dominelli,
Planner

Reviewed by:

Colin O’Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Development Information Meeting Summary²
- B. Zoning Text Amendment Bylaw No. 2994, 2024

² The 692 letters of support and email of opposition noted in the Summary are not included in the Attachment due to page length. Copies are available upon request.



June 21, 2024

By Email

City of Pitt Meadows
Planning and Development
12007 Harris Road,
Pitt Meadows BC V3Y 2B5

Re: Public Information Meeting 19167 Ford Road, Pitt Meadows Application No 3360-20-2023-05

Applicant: GreenStar Cannabis Company

Please accept this letter of our summary of the Public Information Meeting (PIM) held on June 19th, 2024, from 4pm – 5:45pm at 12119 Harris Road, Pitt Meadows

GreenStar Cannabis and its representatives held a PIM at the above noted property. The purpose was to collect feedback from the community with respect to the proposal.

There was a total of six individuals who attended the event. Of the six attendees, four were in favor, one was opposed, and the other attendee was a city representative who abstained from commenting on support vs. non support. In addition to the six individuals who signed in, one City of Pitt Meadows council member attended the PIM; however, did not sign in.

Please find below a summary of questions, comments and inquiries that were made by the attendees.

- **Location:** Community inquiry with respect to the store front and where the front door was going to go. Clarity was provided on the proposed placement of the front door to the business. Renderings on site were able to provide a visual context to size and placement of the doorway as well as the interior aesthetic of the store. The individual noted the size of the store was quite small and thought it would be a low impact to the area.
- **Landscaping:** inquiries about the hedging and fencing were asked. The inquiry came from a community member who wanted to confirm if the landscaping would be kept. The renderings provided a visual of the proposal including the hedging, additional front door proposed for the pub and the movement of the bike racks.

- **Signage:** A community member had questions with respect to signage and images that would be used for the business. An overview was provided to the community member with respect to the provincial rules and regulations whereby cannabis and its related accessories are not permitted to be seen from outside. Therefore, any glass that would be used would need to be frosted. There was concern raised with the cannabis imagery itself. Ownership received this feedback and is willing to ensure clean frosting of the glass is used that does not further display cannabis symbols/ imagery.
- **Passersby:** A community member raised concerns with respect to those walking by the store and seeing it, including children and those who don't support cannabis. The owner was able to highlight that the property itself has a pub and a liquor store where they do not allow children and youth to enter. There would not be a reason for children and youth to ever be on the property, due to both provincial rules and regulations and the additional monitoring of the licensee.
- **Security and staff training:** questions with respect to minors' gaining access to the cannabis store. The proposed licensee has a zero-tolerance policy in place. First, the Liquor Cannabis Regulation Branch (LCRB) has a rule whereby no one under the age of 19 is ever permitted to enter a cannabis store. Additionally, Greenstar had Sting Investigations on site at the PIM to explain the extra steps they take to ensure compliance. Sting Investigations is a third-party company that ownership hires to test all other staff at all licensed establishments. Sting has worked with Yvan Charrette within his Pubs, liquor stores and other cannabis stores for the past 11 years. Sting enters each facility on an ongoing basis to try to make a purchase. If staff fail to ID, their employment is terminated. Yvan's group of companies runs at a 96% compliance rate and has had over 860+ checks done in the last 11 years. It should also be noted that the hiring of a third-party company is not a requirement of the LCRB. Ownership prides themselves on safe service and following all compliance regulations and view this additional expense as a necessity to their business model to ensure they are outstanding community members.
- **Traffic increases the area:** Concern was raised about increased traffic and "U-turns" along Harris. The applicant was not aware of the U-turns. While they do believe customers within the community will shop in the store, there would not be an "increase to traffic" they would hope it could decrease. This is because by adding a store within the community south of the railway, it would promote walkability and biking within the area for those who live close by. 90% of the guests who come to the pub and liquor store live/work directly within the community. The operating businesses foresee current customers would shop in the newly proposed store rather than getting in a vehicle and driving to a store in the north.

The meeting adjourned at 5:45pm and clean up was conducted. Ownership was able to engage one on one with those who attended the meeting and believe they were able to answer most questions.

One community member who attended the meeting has also sent an email to the consultant on file for ownership with respect to concerns. That email has been included within this correspondence for the City to review.

In addition to this summary with respect to the PIM, we have also included a package of material for review. This includes 228 personal letters of correspondence plus 464 form letters that community members have signed. The total of 692 letters of support for the application were received over a period of approximately one month.

Ownership actively sought neighbourhood feedback and comments. They fully wish to understand their community and hear their voices with the intent on adapting and making changes if concerns are raised.

Supporting documents:

1. Newsprint advertisement for PIM from June 14th and June 17th
2. Attendee sign in sheets from the PIM held – along with support indicated
3. Presentation provided on site
4. Renderings on site
5. Community member feedback email
6. Community feedback letters. Including 692 written letters of support and emails

Thank you for the opportunity to host a public information meeting. We look forward to our continued work with the city to move onto the next steps.

Warm regards,

Rebecca Hardin

Rebecca Hardin

Sign in Sheet for June 19, 2024 PIM Meeting

Re: Development Permit: 19167 Ford Road, Pitt Meadows Application number 3360-20-2023-05

Instructions:

Please fill in your details and selection an option. If you select option 2 or 3 we will connect with you direct to learn more and seek feedback. Or please email hello@thriveadvisors.ca to provide feedback on Greenstar Cannabis.

Name	Address	Email /phone	Please check an item		
			I support this application	I do not support this application	I need more information to decide
FOIPPA s. 22	Pitt Meadows	FOIPPA s. 22			
	PITT MEADOWS				
	P. Meadows		✓		
	Maple R.d 12		✓		

Sign in Sheet for June 19, 2024 PIM Meeting

Re: Development Permit: 19167 Ford Road, Pitt Meadows Application number 3360-20-2023-05

Instructions:

Please fill in your details and selection an option. If you select option 2 or 3 we will connect with you direct to learn more and seek feedback. Or please email hello@thriveadvisors.ca to provide feedback on Greenstar Cannabis.

Name FOIPPA s. 22	Address	Email /phone FOIPPA s. 22	Please check an item		
			I support this application	I do not support this application	I need more information to decide
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT INFORMATION MEETING

June 19 2024

Jolly Coachman Pub & LRS
19167 Ford Road,
Pitt Meadows



**GREEN
STAR**
CANNABIS COMPANY



GreenStar Ownership



Background

The owners of the proposed Greenstar Cannabis have an extensive background in regulated businesses. They own pubs, liquor stores and cannabis businesses and have decades of experience within the industry. Mike and Yvan are seeking to add a cannabis store at their Jolly Coachman location.

- Greenstar **North Vancouver**
- Greenstar **Maple Ridge**
- Greenstar **Courtenay**
- Greenstar **Campbell River**
- 1st Ave Cannabis, **North Van**
- Jolly Coachman Pub & Liquor Store, Pitt Meadows
- Haney Hotel Pub & Liquor Store, Maple Ridge
- 14th Ave Pub & Liquor Store, Mission
- Sailor Haggar's Pub and Liquor Store, North Van



Yvan Charrette



Mike Jahnke

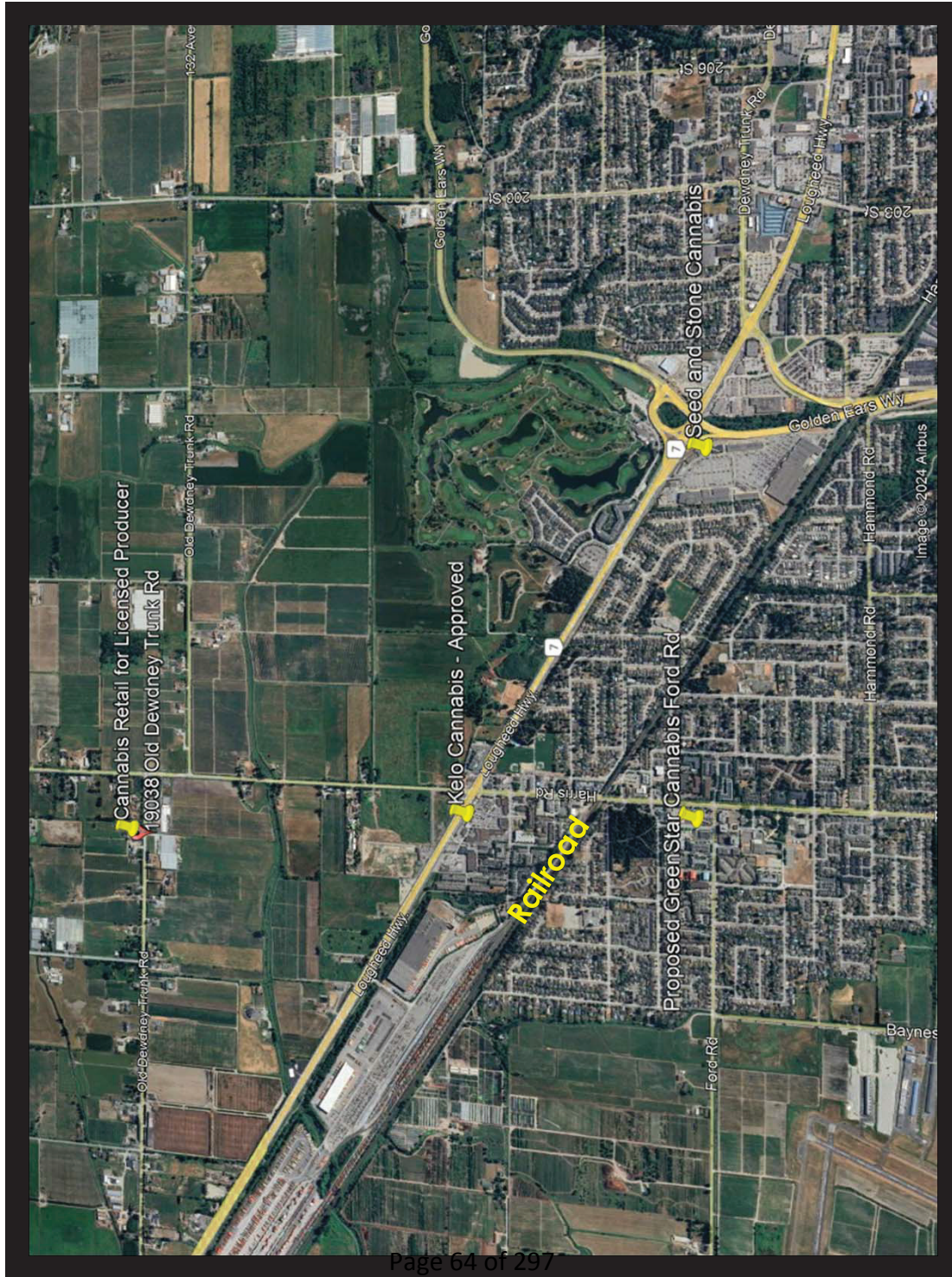
Location

3 Approved retailers in Pitt Meadows.

a. 19038 Old Dewdney – is a licensed producer retailer. They have limits of 50% of what they make they are permit to retail.

b. 19150 Loughheed (Meadow Vale Shopping Centre)– Approved not yet opened

c. 19800 Loughheed Highway (Meadowtown Shopping Centre)



Kelo Cannabis - Approved

Lougheed Hwy

7

Harris Rd

Railroad

GreenStar Cannabis Ford Rd

GreenStar Location

Strategically placed, South of the railroad tracks

98% of Jolly Coachman customers live in Pitt Meadows, south of the railroad tracks. Retail is 100% convenience based and proximity to their homes.

Evenly distributes stores in Pitt Meadows.

Balanced between community access and other cannabis stores. Not competing with other approved retailers. Long standing history of liquor stores and at other sites are evidence that placement is balanced.

Promotes walkability & biking

Promotes economic development south of the rail tracks and local jobs.

Only location dedicated to local population

Location

- Located within Urban Containment Boundary
- Already Zoned C-6 Neighbourhood Pub Commercial
- Over 500m from any other proposed cannabis store
- At least 200m away from schools, playgrounds and other sports fields (door to door)
- Conforms to City Cannabis Bylaws as outlined
- Proposing a small 162.7 sqft cannabis store



I am not a cannabis user, however, I am a customer of the Jolly Coachman. As a long time resident of Pitt Meadows, I see the Jolly Coachman, their staff and ownership being great community partners. They hire local and participate in many different charitable events. As well, they are always donating to various orientated fundraising efforts being done by local parents. The coachman is a great location, and the cannabis application will be a great addition to the community south of the tracks. I know many of my friends and peers are excited about this application and its location. We wish the Jolly Coachman, and Yvan lots of success and support.

- Robin Hall

Customer Comments

As a Coachman customer, I see their attention to detail and responsible customer service. Although I am not a cannabis user, I do feel that the Jolly Coachman ownership are the right fit to retail and sell legal cannabis. The location is fantastic, it offers a quick retail turn around and many of the people I speak to about this application are excited.

We wish you luck, Yvan! You deserve and have earned this.

Trevor Kuntz

Support Letters & Engagement

- 464 Support Form letters received
- Over 200+ Personal notes and correspondence
- Approx 4 non-support
- Ownership continues to engage with customers of the pub and liquor store to receive feedback, this is ongoing.

Cannabis Store Operations

Hours

9am-11pm

***Same as the liquor store**

Landscaping

Pathway to be crated facing Ford. The bike racks would shift west to accommodate.

Parking

Existing time-limited parking within property and leased stalls at adjacent church

Employees/Staff

4-6 Staff employed and dedicated to education





Community

Charity

Jolly Coachman & its organization continuously donate to various community events. Its estimated contributions back into the community are over 1 million over the last two decades!

Those who have received funds are: local sports teams, community based food banks, Christmas Hamper fund, Community Lions Clubs, Community Hospice and many more.

Jobs

With an addition of a retail store within Pitt Meadows. Community members can live and work in Pitt Meadows. When those who work in a cannabis store are also members of a community, compliance matters, and community education are enhanced.

Training

Commitment to teaching guests

Seniors day - awareness to this age group is key as it's the fastest growing segment

Awareness - product safety and awareness toward black market & grey market

Education

Older adults increasingly turn to cannabis for medical purposes, including managing chronic pain, anxiety, depression, and insomnia. Cannabis offers an alternative to prescription drugs, potentially reducing drug costs and enhancing health outcomes for seniors.

Common Questions & Answers

Q: How would the site account for parking?

A: Ownership has made a long-term agreement to rent the adjacent church's parking

Q: Will you be changing the building exterior?

A: Minor Changes to the building exterior will be done. The applicant is proposing a new entry way to access the pub. The cannabis store entrance will use the front double doors that are seen there today.

Q: Will the landscaping change?

A: There will be a slight change to the landscaping to accommodate the new entrance. The bike racks will remain.

Common Questions & Answers Part 2

Q: How can you ensure there will be no smell?

A: Cannabis is not permitted to be consumed within the store. The applicant must follow both provincial and municipal bylaws that prohibit this.

Q: How will you stop loitering?

A: The operator has a zero-tolerance policy for public consumption. They have been using this policy within their pub for about 5 years since legalization and have not had incidents. The Province licensing body, requires they follow very strict rules and regulations.

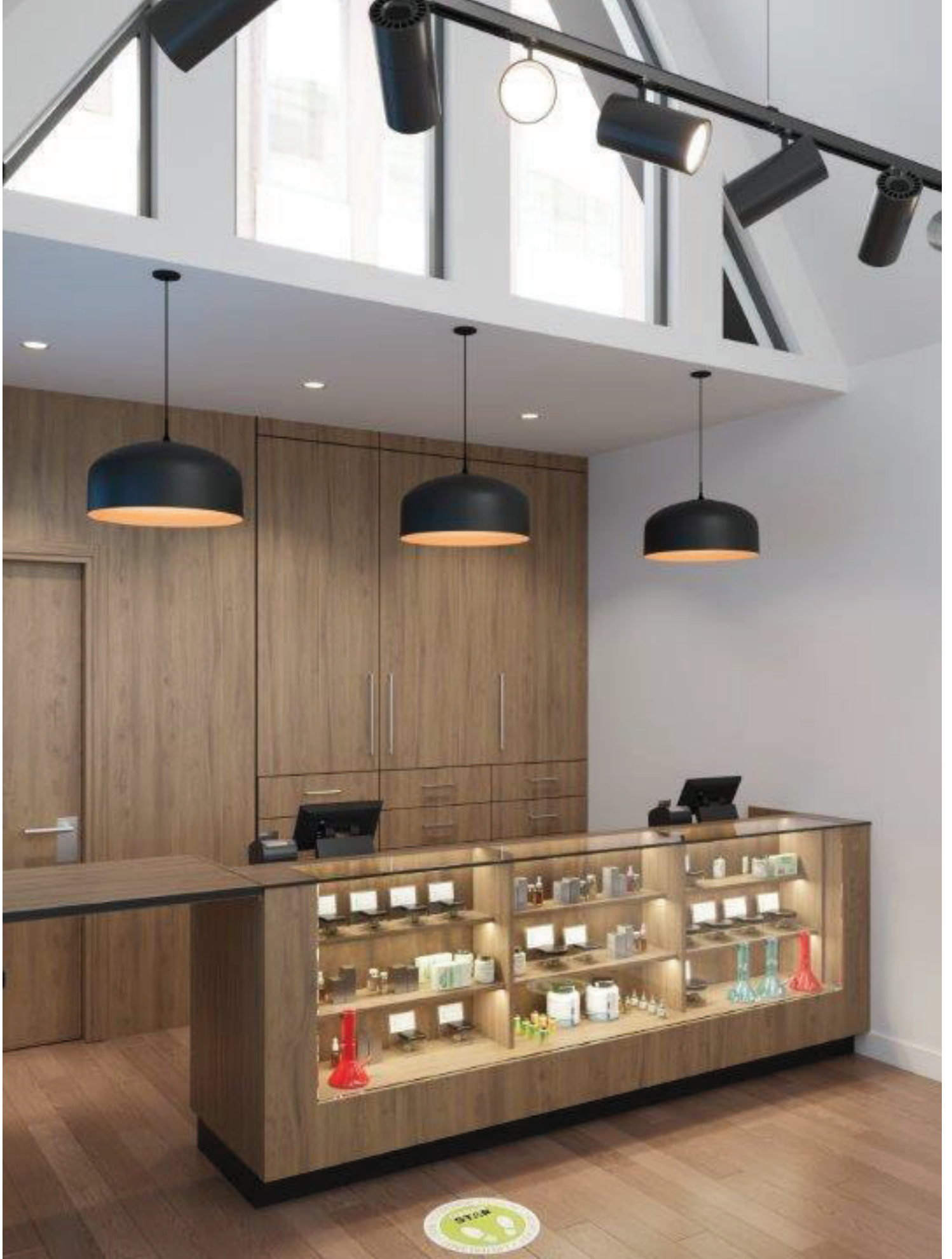
Q What's to stop people from going over to the park?

A: The City of Pitt Meadows has a bylaw in place that outlines where consumption can take place. Staff at the store level will be trained to communicate to guests' consumption. It has been the operators experience shoppers make a purchase and ultimately go home to consume.

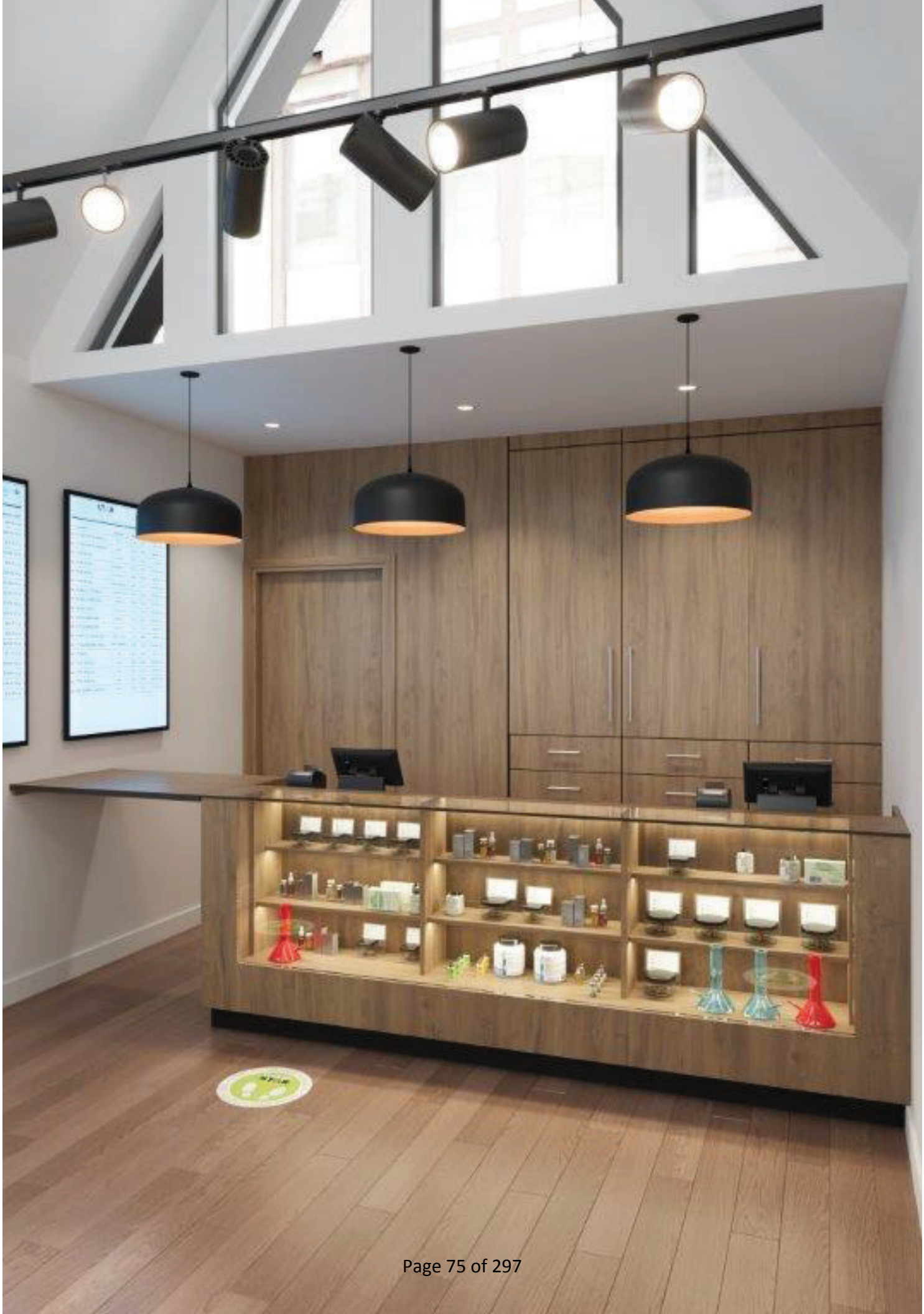


FEEDBACK?

hello@thriveadvisors.ca | 604.314.0176









CITY OF PITT MEADOWS
ZONING TEXT AMENDMENT BYLAW
No. 2994, 2024

A bylaw to amend applicable sections of Zoning Bylaw No. 2505, 2011

WHEREAS it is deemed expedient to amend the City of Pitt Meadows Zoning Bylaw No. 2505, 2011;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Zoning Text Amendment Bylaw No. 2994, 2024".
2. The Zoning Bylaw No. 2505, 2011 is amended as follows:
 - a) Part 11 [Commercial] – Section 11.6 C-6 Neighbourhood Pub Commercial is amended by adding the following subparagraph d) to 11.6.7 Conditions of Use:
 - d) In the case of Lot 42 Section 36 Block 6 North Range 1 East New Westminster District Plan 52329, retail sales of cannabis is a permitted use, limited to a gross floor area of 186 m².

READ a FIRST and SECOND time on [DATE].

PUBLIC HEARING held on [DATE].

READ a THIRD time on [DATE].

ADOPTED on [DATE].

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer



Staff Report to Council

Planning and Development

FILE: 08-3360-20-2024

REPORT DATE: August 13, 2024 **MEETING DATE:** September 10, 2024

TO: Mayor and Council

FROM: Patrick Ward, Director of Planning and Development

SUBJECT: Rezoning Application for Restaurants in Golden Ears Business Park

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Council:

- A. Grant third reading and adopt Zoning Text Amendment Bylaw No. 2992, 2024, to permit a total of nine restaurants within the Golden Ears Business Park; OR
- B. Other.

PURPOSE

Following a public hearing, Council to consider granting third reading to, and adoption of, Zoning Amendment Bylaw No. 2992, 2024, to permit a total of nine restaurants anywhere within the Golden Ears Business Park (19055, 19100, 19265, 19300 Airport Way – PIDs: 025-907-867, 028-360-494, 031-463-088, 031-463-070).

- Information Report Decision Report Direction Report

DISCUSSION

Background:

The applicant is requesting a Zoning Bylaw text amendment to relax the location restrictions for restaurants in Golden Ears Business Park, which would permit a total of nine restaurants anywhere in the park. First and second reading of the amending bylaw were granted on June 25, 2024, and a public hearing was held on July 23, 2024.

Currently, restaurant use in the I-3 zone is specifically limited to three per lot and in the following locations shown in orange in Figure 1:

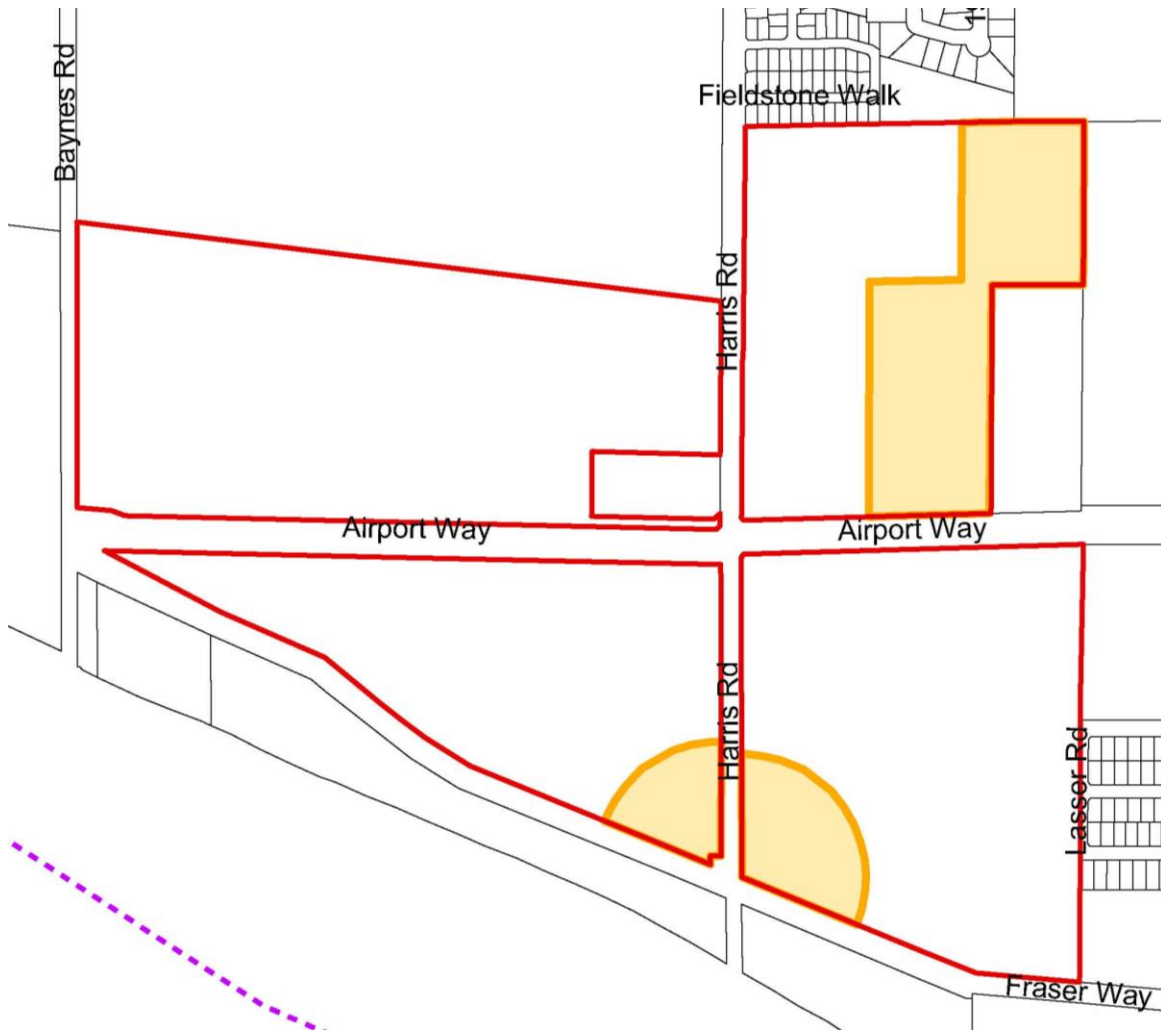


Figure 1: Areas where restaurants are currently permitted (orange)

If approved, the Zoning Text Amendment will allow up to nine restaurants located anywhere within GEBP. It is anticipated that most of these nine will initially be located in Phase 3.

Relevant Policy, Bylaw or Legislation:

The City’s Official Community Plan prioritizes business park lands for light industrial uses, but also supports appropriately scaled commercial opportunities to serve employees and the public in industrially zoned areas.

The City’s Economic Development Strategic Plan also supports prioritizing business park lands for light industrial uses, and encourages increasing the diversity of unit sizes and being supportive of evolving industrial needs.

The site is zoned I-3 Light Industrial Business Park, which permits light industrial and other complementary uses, subject to the conditions of use in the zone.

Analysis:

A public hearing for the application was held on July 23, 2024. Three written submissions were received in advance of the public hearing; all were in support of the application. Reasons for support cited a desire for more restaurants in the area to serve local employees and residents, and that are walkable. One speaker was present at the public hearing, and expressed support for the application.

Given the applicant is not asking to increase the number of restaurants but rather is requesting flexibility in their location, and that there was no opposition raised by the public hearing process, it is recommended that Council grant third reading and adopt the zoning amendment bylaw.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
- Community Spirit & Wellbeing Corporate Pride Public Safety
- Not Applicable

Business Vitality. Cultivate a vibrant and diverse economy where local businesses prosper by attracting visitors and businesses.

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
 - Emergent issue / will require deferral of other priority(ies)
-

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
 - Other
-

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

First and second readings were granted on June 25, 2024. A public hearing was held on July 23, 2024.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No Other

SIGN-OFFS

Written by:

Allison Dominelli,
Planner

Reviewed by:

Colin O’Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Zoning Text Amendment Bylaw No. 2992, 2024

**CITY OF PITT MEADOWS
ZONING TEXT AMENDMENT BYLAW
No. 2992, 2024**

A bylaw to amend applicable sections of Zoning Bylaw No. 2505, 2011

WHEREAS it is deemed expedient to amend the City of Pitt Meadows Zoning Bylaw No. 2505, 2011;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Zoning Text Amendment Bylaw No. 2992, 2024".
2. The Zoning Bylaw No. 2505, 2011 is amended as follows:
 - a) Section 13.3 [I-3 Light Industrial Business Park] is amended by:
 - (i) Deleting subsection 13.3.9 i) and replacing it with the following:

Restaurant use shall be limited to a total of nine restaurants, on any of these four parcels:

Civic Address	Legal Description
19055 Airport Way	LOT 2 SECTION 12 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN BCP9735 EXCEPT: PART DEDICATED ROAD ON PLAN BCP41323 PID: 025-907-867
19100 Airport Way	PARCEL A (BEING A CONSOLIDATION OF LOTS A AND B, SEE CA1783946) SECTION 13 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN BCP5764 PID: 028-360-4940
19265 Airport Way	LOT 2 DISTRICT LOT 254 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP80530 PID: 031-463-088
19300 Airport Way	LOT 1 DISTRICT LOT 254 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP80530 PID: 031-463-070

READ a FIRST and SECOND time on June 25, 2024.

PUBLIC HEARING held on July 23, 2024.

READ a THIRD time on [DATE].

ADOPTED on [DATE].

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer



Staff Report to Council

Administrative Services

FILE: 09-3900-01/24

REPORT DATE: August 30, 2024 **MEETING DATE:** September 10, 2024

TO: Mayor and Council

FROM: Kate Barchard, Corporate Officer

SUBJECT: Historical Bylaws Repeal Bylaw No. 2996, 2024

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

On behalf of M. Roberts

RECOMMENDATION(S):

THAT Council:

- A. Give first, second and third readings to “Historical Bylaws Repeal Bylaw No. 2996, 2024” to repeal historical bylaws previously repealed by resolution; OR
- B. Other.

PURPOSE

The purpose of this report is to present to Council a repeal bylaw to repeal 49 historical bylaws that are now expired, obsolete or superceded, and were erroneously repealed by previous Councils using a resolution instead of a bylaw as per legislation.

- Information Report Decision Report Direction Report

DISCUSSION

Background:

Administrative Services recently conducted an audit of all City bylaws adopted since the incorporation of Pitt Meadows in 1914. The purpose of this review was to ensure a complete inventory of all bylaws and to coordinate the repeal of any bylaws that are no longer required.

This review process revealed a series of bylaws that were repealed during previous Council terms (2006-2013), but were done so through the passing of a resolution instead of the adoption of a repeal bylaw (as per section 137 of the *Community Charter*; section 280.2 of the *Municipal Act* prior to 2004).

To remedy this administrative matter, Staff have prepared a repeal bylaw (**Attachment A**) which encompasses the historical bylaws listed below and which, upon adoption, will effectively and conclusively repeal them:

1. Bylaw No. 4 – Road Tax
2. Bylaw No. 7 – Subdivision Plans Approval – Rough Grade Roads
3. Bylaw No. 12A - Appointment of Medical Health Officer Bylaw
4. Bylaw No. 25 – Appoint a Municipal Solicitor
5. Bylaw No. 36 – Property Tax Penalty Bylaw
6. Bylaw No. 44 – Pound Establishment Bylaw
7. Bylaw No. 51 – Firearms Bylaw
8. Bylaw No. 54 – Poll Tax Bylaw
9. Bylaw No. 72 – Ward Bylaw
10. Bylaw No. 90 – Amendment to Road Tax Bylaw No. 4
11. Bylaw No. 99 – Use of Highways by Western Power Company
12. Bylaw No. 104 – Extraordinary Traffic
13. Bylaw No. 124 – Prevention of Fire Regulations
14. Bylaw No. 143 – Tax Payment Extension
15. Bylaw No. 166 – Bee Disease Prevention
16. Bylaw No. 247 – Business Licence
17. Bylaw No. 273 – North Fraser Valley Health Unit Confirmation
18. Bylaw No. 306 – Highland Drainage Rent
19. Bylaw No. 316 – Highland Drainage Rent Bylaw Amendment
20. Bylaw No. 322 – Gas Distribution Agreement
21. Bylaw No. 325 – Highland Drainage Rent Bylaw Amendment
22. Bylaw No. 332 – Tourist Accommodation Regulation
23. Bylaw No. 342 – Garbage Dumping Bylaw
24. Bylaw No. 362 – Driving of Animals Regulations
25. Bylaw No. 371 – Highland Drainage Rent Bylaw
26. Bylaw No. 373 – Garbage Dumping Bylaw Amendment
27. Bylaw No. 376 – Assessment Values of Land and Improvements
28. Bylaw No. 398 – Assessed Values of Land and Improvements
29. Bylaw No. 400 – Pool Room Amendment Bylaw
30. Bylaw No. 416 – Fence-Viewers Bylaw
31. Bylaw No. 445 – Building Bylaw Amendment
32. Bylaw No. 447 – Electrical Bylaw
33. Bylaw No. 473 - Building Bylaw Amendment
34. Bylaw No. 527 – Pitt Meadows Advance Poll Bylaw, 1972
35. Bylaw No. 576 – Tourist Accommodation Regulation Bylaw

36. Bylaw No. 611 – Pitt Meadows No. 1 Extended Sewerage Area, Extension and Construction Authorization Bylaw
37. Bylaw No. 697 – Interest Rate on Arreared and Delinquent Taxes
38. Bylaw No. 792 – Pool Room Amendment
39. Bylaw No. 1038 - Goose Lake Waterworks Agreement
40. Bylaw No. 1369 – Holding Tank Bylaw
41. Bylaw No. 1418 – Recreation Facilities Rates
42. Bylaw No. 1629 - Constitution Bylaw - Referendum & Initiative
43. Bylaw No. 1857 - Referendum Referral Bylaw
44. Bylaw No. 1858 – Election Bylaw
45. Bylaw No. 1859 – Voting Machine Bylaw
46. Bylaw No. 1872 – False Alarm Amendment Bylaw
47. Bylaw No. 2132 - Community Improvement & Controlled Substance Manufacturing Bylaw
48. Bylaw No. 2235 - Establish Dyking and Drainage Reserve Fund
49. Bylaw No. 2369 - MR/PM Parks & Leisure Commission

Copies of these historical bylaws have been compiled and included as **Attachment B**.

Analysis:

Because a local government is not legally obligated to enforce its own bylaws, there is little risk associated with having historical bylaws still ‘on the books’. Nonetheless, it is still beneficial, from an efficiency and public clarity perspective, to repeal such bylaws as soon as they are no longer needed.

Relevant Policy, Bylaw or Legislation:

Section 137 of the *Community Charter* requires that a bylaw must be repealed through the enactment of another bylaw.

The Municipal Act (pre-2004) also required that a bylaw be amended or repealed through the enactment of another bylaw (section 280.2.2.b).

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance
 Balanced Economic Prosperity
 Infrastructure
 Community Spirit & Wellbeing
 Corporate Pride
 Public Safety

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
 - Emergent issue / will require deferral of other priority(ies)
 - Other
-

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
- Other

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower
-

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No Other

There are no impacts identified to Katzie First Nation.

SIGN-OFFS

Written by:

Tanya Barr,
Deputy Corporate Officer

Reviewed by:

Kate Barchard,
Corporate Officer

ATTACHMENT(S):

- A. Historical Bylaws Repeal Bylaw No. 2996, 2024
- B. Copies of Historical Bylaws Requiring Repeal

CITY OF PITT MEADOWS
HISTORICAL BYLAWS REPEAL
Bylaw No. 2996, 2024

A bylaw to repeal historical bylaws previously repealed by resolution.

WHEREAS the *Community Charter* requires that a bylaw must be repealed through the enactment of another bylaw;

AND WHEREAS several historical City bylaws have been identified that were originally repealed by resolution;

AND WHEREAS Council deems it expedient to repeal obsolete and superceded bylaws;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

Citation/Title

1. This Bylaw may be cited as the "Historical Bylaws Repeal Bylaw No. 2996, 2024".

Repeal

2. The following bylaws and their amendments are hereby repealed:
 - a) Bylaw No. 4 – Road Tax
 - b) Bylaw No. 7 – Subdivision Plans Approval – Rough Grade Roads
 - c) Bylaw No. 12A - Appointment of Medical Health Officer Bylaw
 - d) Bylaw No. 25 – Appoint a Municipal Solicitor
 - e) Bylaw No. 36 – Property Tax Penalty Bylaw
 - f) Bylaw No. 44 – Pound Establishment Bylaw
 - g) Bylaw No. 51 – Firearms Bylaw
 - h) Bylaw No. 54 – Poll Tax Bylaw
 - i) Bylaw No. 72 – Ward Bylaw
 - j) Bylaw No. 90 – Amendment to Road Tax Bylaw No. 4
 - k) Bylaw No. 99 – Use of Highways by Western Power Company
 - l) Bylaw No. 104 – Extraordinary Traffic
 - m) Bylaw No. 124 – Prevention of Fire Regulations
 - n) Bylaw No. 143 – Tax Payment Extension
 - o) Bylaw No. 166 – Bee Disease Prevention
 - p) Bylaw No. 247 – Business Licence

- q) Bylaw No. 273 – North Fraser Valley Health Unit Confirmation
- r) Bylaw No. 306 – Highland Drainage Rent
- s) Bylaw No. 316 – Highland Drainage Rent Bylaw Amendment
- t) Bylaw No. 322 – Gas Distribution Agreement
- u) Bylaw No. 325 – Highland Drainage Rent Bylaw Amendment
- v) Bylaw No. 332 – Tourist Accommodation Regulation
- w) Bylaw No. 342 – Garbage Dumping Bylaw
- x) Bylaw No. 362 – Driving of Animals Regulations
- y) Bylaw No. 371 – Highland Drainage Rent Bylaw
- z) Bylaw No. 373 – Garbage Dumping Bylaw Amendment
- aa) Bylaw No. 376 – Assessment Values of Land and Improvements
- bb) Bylaw No. 398 – Assessed Values of Land and Improvements
- cc) Bylaw No. 400 – Pool Room Amendment Bylaw
- dd) Bylaw No. 416 – Fence-Viewers Bylaw
- ee) Bylaw No. 445 – Building Bylaw Amendment
- ff) Bylaw No. 447 – Electrical Bylaw
- gg) Bylaw No. 473 - Building Bylaw Amendment
- hh) Bylaw No. 527 – Pitt Meadows Advance Poll Bylaw, 1972
- ii) Bylaw No. 576 – Tourist Accommodation Regulation Bylaw
- jj) Bylaw No. 611 – Pitt Meadows No. 1 Extended Sewerage Area, Extension and Construction Authorization Bylaw
- kk) Bylaw No. 697 – Interest Rate on Arreared and Delinquent Taxes
- ll) Bylaw No. 792 – Pool Room Amendment
- mm) Bylaw No. 1038 - Goose Lake Waterworks Agreement
- nn) Bylaw No. 1369 – Holding Tank Bylaw
- oo) Bylaw No. 1418 – Recreation Facilities Rates
- pp) Bylaw No. 1629 - Constitution Bylaw - Referendum & Initiative
- qq) Bylaw No. 1857 - Referendum Referral Bylaw
- rr) Bylaw No. 1858 – Election Bylaw
- ss) Bylaw No. 1859 – Voting Machine Bylaw
- tt) Bylaw No. 1872 – False Alarm Amendment Bylaw
- uu) Bylaw No. 2132 - Community Improvement & Controlled Substance Manufacturing Bylaw

- vv) Bylaw No. 2235 - Establish Dyking and Drainage Reserve Fund
- ww) Bylaw No. 2369 - MR/PM Parks & Leisure Commission

READ a FIRST, SECOND, and THIRD time on [DATE].

ADOPTED on [DATE].

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer

BY-LAW NO. 4, 1914.

R O A D T A X.

WHEREAS under the "Municipal Act", power is given to District Municipalities to levy and collect road tax;

AND WHEREAS it is expedient that a road tax should be levied and collected in the Pitt Meadows Municipality;

THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows enacts as follows:-

(1) Every male person between the age of twenty-one and sixty residing for two weeks within the Municipality of the Corporation of the District of Pitt Meadows, save and except those exempted by section 54/subsection 168 of the Municipal Act shall pay an annual tax of Two Dollars (\$2.00) by way of road tax. Such road tax shall be due and payable at the office of the Corporation on the 1st day of January in each and every year, except in the year 1914, in which year it shall be due and payable on the 1st day of June. Such Road Tax shall be payable in advance to the Collector of the Corporation, or to any person duly authorized to collect same.

(2) The Collector of the Corporation, by himself or his agent or such duly authorized person, by himself or his agent, shall have all the powers for levying, collecting and recovering of the road tax as are provided by Sections 285, 286, 287 and 288 of the "Municipal Act", and such sections and the process therein mentioned, shall apply and be used for the levying, collecting and recovering of the said road tax.

(3) This By-law may be cited for all purposes as the "Pitt Meadows Road Tax By-Law, 1914."

Passed this 23 day of May, 1914.

Reconsidered and finally passed and sealed with the Seal of the Corporation this 13 day of June, 1914.

John Blaine
W. J. B...

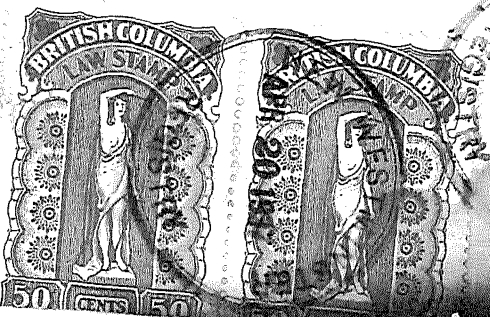
Certified to be a true copy of By-law No. 4.
as reconsidered and finally passed by the
Council of the Corporation of the District of Pitt
Meadows on the 23rd day of May 1914.
dated this 19th day of April 1934.

[Handwritten Signature]

Clerk of

The Corporation of the District of Pitt Meadows

I HEREBY CERTIFY that the within is a true copy of the
"PIT MEADOWS ROAD TAX BY-LAW 1914 No. 4, which was
registered in the office of His Court, Court of Westminster
at No. 15, Lincoln's Inn, on the 15th. day of July 1914.



[Handwritten Signature]
REGISTRAR.

CORPORATION OF THE DISTRICT OF PITT MEADOWS

By-Law No. 7, 1914.

A By-law to compel persons asking for the approval of subdivision plans to have the roads therein roughgraded.

WHEREAS it is advisable that no subdivisions of property should be approved unless and until the roads shown on the plan of subdivision thereof be roughgraded.

NOW THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows enacts as follows:-

- (1) No Plan of subdivision of land within the Municipality of Pitt Meadows shall be approved by the Council until the owner of the said subdivision shall have roughgraded the roads shown on said Plan of subdivision to the width of at least 25 feet.
- (2) This By-law may be cited as the "Pitt Meadows Plans Approval By-law, 1914."

PASSED in open Council this 11th day of July, 1914.

RECONSIDERED, finally passed and adopted by the Council, signed by the Reeve and Clerk and the Corporate Seal affixed thereto this 8th day of August, 1914.

John Blaney REEVE
W. J. Park CLERK.

Certified to be a true copy

DATED 8 Aug, 1914.

CORPORATION OF THE DISTRICT
OF PITTSBURGH.

BY-LAW NO. 7, 1914.

PITTSBURGH PLANS APPROVAL
BY-LAW, 1914.

BOWSER, REID & WALLBRIDGE,
Attorneys, etc.,
PITTSBURGH, Pa. B. O.
VANDUYKER

BY-LAW NUMBER 12, 1914.

A BY-LAW for appointing a Medical Health Officer for the Municipality of Pitt Meadows and for prescribing his duties.

WHEREAS it is advisable to appoint a Medical Health Officer for the Municipality of Pitt Meadows and prescribe the duties thereof.

NOW, THEREFORE, the Council of the Corporation of the District of Pitt Meadows in open meeting assembled ENACTS as follows:-

- (1) There shall be appointed annually, by the Council, a duly qualified Medical practitioner who shall be the Medical Health Officer for the said Municipality and shall receive such salary as the Council shall by resolution from time to time fix.
- (2) The Medical Health Officer so appointed shall look after the sanitary condition of the Municipality and shall make such reports as he shall deem advisable or may be called upon by the Council to make from time to time relative to the health of the Municipality.
- (3) When any person having contagious or infectious diseases is in any building in the Municipality the Medical Health Officer shall at once cause placards to be put up conspicuously at the front and rear entrance of such buildings; and such placards shall have printed on them in letters at least four inches in height the name of the disease.
- (4) No person shall remove, mar, deface or destroy any such placard and it shall remain in such place until after the person having such disease has been removed from such building or has recovered and is no longer capable of communicating such disease and until the building and contents thereof have been properly disinfected by or under direction of the Medical Health Officer.

(2)

(5) Whenever a person having any contagious or infectious disease is in a building which has been placarded as provided by section (3) hereof, the Medical Health Officer may, at the expense of such person, prevent by guards or other suitable means any person from having access to or egress from such building.

(6) No person, except the attending physician and such other person or persons as the Medical Health Officer, shall permit, shall enter any building which has been placarded as provided by section (3) hereof, or any place which has been quarantined or isolated.

(7) The Medical Health Officer may, if he deem it expedient so to do, remove any person having any contagious or infectious disease from the place where such person is to such other place as may be provided by the Municipality for that purpose.

(8) No person having any contagious or infectious disease shall be removed at any time except by permission and under the direction and supervision of the Medical Health Officer; nor shall any occupant of any house in which there exists such disease change his or her residence to any other place without the consent of the Medical Health Officer, who shall prescribe the conditions of such change.

(9) No person who has or has lately been exposed to any contagious or infectious disease shall come in contact with any other person or mingle with the general public until such precautions as may be prescribed by the Medical Health Officer shall be complied with.

(10) No person having, or exposed to, any contagious or infectious disease who has been quarantined or isolated shall leave such place of quarantine or isolation without the written permission of the Medical Health Officer.

(3)

(11) The Medical Health Officer and his assistants or any of them may visit and enter any house or building or premises in which is any person, either having or suspected of having any contagious or infectious disease.

(12) No person other than the Medical Health Officer shall terminate or release any quarantine or isolation established by the Medical Health Officer or under his direction.

(13) Every physician in attendance upon any person having any contagious or infectious disease shall give all necessary instructions for the thorough ventilation, disinfection and cleansing of the building or any particular part thereof wherein such person is or has been, and the owner or person in charge of such building or particular part thereof shall, unless and until otherwise directed by the Medical Health Officer, carefully cause such instructions to be carried out and cause such ventilation, disinfection and cleansing to be done.

(14) No person recovering from any contagious or infectious disease and no nurse or other assistant who has been in attendance upon such person, and no person suffering from any such disease shall leave the premises where such contagious or infectious disease has been or existed, until he shall have received from the Medical Health Officer a certificate that in his opinion such person or nurse has taken such precautions as to his person, clothing and all other things which are proposed to be brought from such premises as are necessary to insure the immunity from contagion or infection of other persons with whom he may come in contact; nor shall any such person or nurse expose himself in any public place, shop, street, hotel, church, theatre, street car or public conveyance without having first taken such precautions, and every such person or nurse shall be required to take for the disinfection and disposal of excreta and for the destruction of utensils, bedding, clothing and other things

(4)

which have been exposed to infection, such measures as have been or may hereafter be advised by the Board of Health or by the Medical Health Officer.

(15) The Medical Health Officer shall have power to destroy or disinfect, as in his judgment may be deemed proper, any furniture, wearing apparel, goods, wares, merchandise or other articles or things which have been exposed to or infected with any contagious or infectious diseases.

(16) It shall be unlawful for any person to give, lend, transmit, sell or expose any bedding, clothing or other articles likely to convey any contagious or infectious disease without having first notified the Medical Health Officer and received from him instructions as to disinfection or other treatment thereof and without having carried out such instructions.

(17) No person shall let or hire or allow any other person to occupy any building or part of any building in which any contagious or infectious disease has recently existed without first having such building and the premises used in connection therewith disinfected to the satisfaction of the Medical Health Officer, and for the purposes of this Section the keeper of a hotel, inn or building for the reception of lodgers shall be deemed to let part of the building to any person admitted as a guest or lodger into such hotel, inn or building.

(18) Whenever any person knows or suspects, or has reason to know or suspect that any other person within his family or household has any contagious or infectious disease, he shall, within 24 hours, give notice thereof in writing to the Medical Health Officer. Such notice shall state the name and address of the person having or suspected of having such disease, the name of the disease, if known, and the name and address of the person giving the notice.

(19) Whenever any physician knows or suspects, or has reason to know or suspect that any person whom he is called upon to visit, has any contagious or infectious disease, such physician shall, within 24 hours, give written notice thereof to the Medical Health Officer, and shall also forthwith give notice thereof to the person having such disease and to those who live in the same house with such person.

(20) Whenever any physician knows or suspects or has reason to know or suspect that any person not being attended by some other physician has died, having any contagious or infectious disease, such first mentioned physician, shall, within 24 hours, give written notice thereof to the Medical Health Officer.

(21) Any person knowing that any other person has any contagious or infectious disease, and that such last mentioned person is not being properly cared for, shall forthwith report the matter in writing to the Medical Health Officer, specifying the disease and the condition and address of the person having such disease.

(22) The Medical Health Officer shall have power to stop, detain, examine and quarantine every person and all freight, cargo, boats, vessels, railway cars, tram cars, motor cars, and other conveyances reported to be a menace to health by reason of any contagious or infectious disease, in order to prevent the introduction of such disease into the City.

(23) Every undertaker or other person who, with a hearse or other conveyance, conveys therein the body of any person who has died, having any contagious or infectious disease, shall have such hearse or other conveyance thoroughly disinfected to the satisfaction of the Medical Health Officer, immediately thereafter, and before such hearse or other conveyance is further used.

(24) The Medical Health Officer is empowered to visit and inspect all schools, whether public or private, and to make or cause to be made an examination into the health of the persons in attendance at such schools as often as he may deem necessary.

(25) The Medical Health Officer may give to the person in charge of any such school, reasonable directions as to ventilation and cleanliness, and as to matters of health generally.

(6)

and such persons shall carry out all such reasonable directions.

(26) Whenever a teacher in any school or Sunday school has reason to suspect that any pupil under his charge, has, or that there exists in the home of such pupil, any contagious or infectious disease, such teacher shall forthwith notify the Medical Health Officer, in writing, on a form as follows

NOTICE OF INFECTIOUS DISEASE.

Dated

To the Medical Health Officer,
....., B.C.

Sir,

I have reason to suspect that a case of
exists at number.....street, in the family of
.....(name of patient) Age.....
.....Sex.....

I have therefore forbidden the attendance at school of
the children living at that address.

Name of school..... Signed.....

and such forms shall be supplied by the school or Sunday school authorities in order that evidence may be had of the truthfulness of the report; and such teacher shall be further required to prevent the attendance at school or Sunday school of such pupil or any member of his family until medical evidence, that such pupil has not such disease or that such disease does not exist, has been obtained.

(27) If any teacher resides or lodges in any house where contagious or infectious disease exists, such teacher shall at once inform the Secretary of the School Board or his employer, if he be not a teacher in a public school, and he

(7)

shall not again enter his school or any other public place until he shall obtain from the Medical Health Officer a certificate stating that all danger of such teacher carrying infection has ceased.

(28) Any person guilty of an infraction of this By-law shall be guilty of an offence and shall on summary conviction before any Justice of the Peace be liable to a penalty not exceeding one hundred dollars and costs of conviction or in default one month's imprisonment with hard labor.

(29) This By-law may be cited for all purposes as the "Health By-law, 1914."

Passed this 8th day of August, 1914.

Reconsidered and finally passed and sealed with the Seal of the Corporation this 10 day of Oct, 1914.

John Barry PRESIDENT.
W. J. Paul CLERK.

CORPORATION OF THE DISTRICT OF
PITT MEADOWS.

BY-LAW NO. 12^a, 1914.

HEALTH BY-LAW, 1914.

BOWSER, REID & WALLBRIDGE,
Barristers, etc.,
VANCOUVER - B.C.

A BYLAW TO APPOINT A MUNICIPAL SOLICITOR
FOR THE CORPORATION OF THE DISTRICT
OF PITT MEADOWS.

BE IT ENACTED by the Council of the Corporation of the
District of Pitt Meadows, as follows:-

(1) ROBIE LEWIS REID, Esquire, of the City Of Vancouver,
Province of British Columbia, King's Counsel, is hereby appoint-
ed solicitor to the Corporation of the District of Pitt Meadows
on a Retainer of One hundred dollars (\$100.00) per year, from
the 1st day of January, 1916, such Retainer to cover advice
from time to time, the drawing of ordinary Bylaws, and one
attendance at the Court of Revision if required, other services
to be performed by him to be paid according to the usual scale
of charges; and in addition to the said payments the said
ROBIE LEWIS REID shall be entitled for his own use to such
lawful costs as the said Corporation of the District of Pitt
Meadows may recover in actions and proceedings, which costs,
except the disbursements which may have been paid by the said
Corporation, shall be paid to the said solicitor as additions
to the salary payable to the said solicitor.

(2) The said solicitor shall perform the duties in
respect of said office prescribed by Bylaw No. Two, and any
amendments thereto passed or to be passed by the Council.

(3) This Bylaw may be cited for all purposes as the
"Solicitor Appointment Bylaw, 1916."

Passed this 18 day of May, 1916.

Reconsidered and finally passed and sealed with the Seal of
the Corporation this 12 day of Aug, 1916.

William Reid REEVE

W. J. P. P. CLERK

A BYLAW TO APPOINT A MUNICIPAL
SOLICITOR FOR THE CORPORAT-
ION OF THE DISTRICT OF
PITTSBURGH.

25

SOLICITOR APPOINTMENT BYLAW
1916.

ROBERT REID & WALLBRIDGE
Barristers, etc.,
VANCOUVER B.C.

CORPORATION OF THE DISTRICT OF PITT MEADOWS.

A BY-LAW to fix the date upon which the Collector shall add the percentage addition to the current year's taxes unpaid on each parcel of land on the Collector's Roll for the CORPORATION OF THE DISTRICT OF PITT MEADOWS.

By-Law. No. 36

WHEREAS by Section 235 of the "Municipal Act" as enacted by the "Municipal Act Amendment Act, 1919", it is provided that the Collector shall on the First day of July in each year add to the current year's taxes unpaid on each parcel of land or improvements on his Roll, Ten per centum of the amount thereof, and on the First day of October in each year shall add an additional amount of Five per centum thereof.

AND WHEREAS it is also provided that the Council may by By-Law alter the dates upon which such percentage shall be added, or the amount of the percentage to be added, and may specify that a percentage be added on one date only.

AND WHEREAS it is deemed expedient to alter the date upon which the percentages aforesaid shall be added.

THEREFORE the Municipal Council for the Corporation of the District of Pitt Meadows, ENACTS as follows:-

1. That the percentages provided by Section 235 of the "Municipal Act" as enacted by the "Municipal Act, Amendment Act, 1919" shall not be added on the First days of July and October, as therein provided, but the Collector shall on the ~~First day of~~ 15th Oct A.D. 1919 add to the current year's taxes unpaid on each parcel of land or improvements, Ten per centum of the amount thereof and on the First day of 1st Dec A.D. 1919 add an additional amount of Five per centum thereof, and the unpaid taxes together with the amounts added as aforesaid

DATED.

1919.

IN RE

CORPORATION OF THE DISTRICT
OF PIPE MEADOWS.

" PIPE MEADOWS PERCENTAGE
BY-LAW, 1919.

BOLB & BRADEN,
Barristers & Solicitors,
New Westminster, B.C.

Corporation of the District of Pitt Meadows

A BYLAW to establish a Pound within the Corporation of the District of Pitt Meadows and to prohibit cattle from running at large.

WHEREAS it is advisable to establish, maintain and regulate a Pound within the Municipality of Pitt Meadows and to appoint a Pound-keeper therefor and to regulate and fix the fines and fees to be levied and collected by such pound-keeper, and to provide yards and enclosures for the safe keeping of such animals as it may be the duty of the pound-keeper to impound; and to restrain and regulate the running at large of any animals; and to provide for impounding them and for causing them to be sold in case they are not claimed within a reasonable time, or in case all charges and expenses are not paid:

NOW THEREFORE, the Council of the Corporation of the District of Pitt Meadows in open meeting assembled doth enact as follows:-

(1) The Municipal Council of the Corporation of the District of Pitt Meadows is hereby authorized to establish and maintain a public Pound, or Pounds, within the said Municipality, and to appoint a pound-keeper, or pound-keepers, therefor, with such assistant or assistants as may be deemed advisable, whose remuneration shall be fixed by resolution of the Council:

(2) From and after the passage of this Bylaw no person shall suffer or permit his cattle to run at large on any street, lane, highway, boulevard, park or public place or to stray, depasture, or trespass on any street, lane, highway, boulevard, park or public place or to trespass on private property within the limits of the Corporation of Pitt Meadows:

(3) It shall be lawful for any pound-keeper or any assistant duly appointed, or for any other person to impound any cattle found running at large upon any street, lane, highway, boulevard, park or public place, or trespassing on private property within the limits of the Municipality of Pitt Meadows, or straying, depasturing or trespassing thereon; and to detain the same until the owner or owners thereof shall have paid to the pound-keeper a fee of ~~50c~~ for each head of cattle so impounded:

(4) Whenever any cattle are so impounded it shall be the duty of the pound-keeper to furnish the same daily with good and sufficient food, water and shelter during the whole time the same continue to be impounded and for so doing he shall be entitled to demand and receive from the owner, the sum of ~~50c~~ per head per day over and above the impounding fees specified in paragraph (3) hereof:

(5) Any pound-keeper who impounds or confines any cattle and neglects, or refuses, to find, provide and supply the same with good and sufficient food, water and shelter, as hereinbefore provided, shall be subject to the penalty imposed by this by-law and to immediate dismissal:

(6) In all cases the pound-keeper shall within twenty-four hours, and not before six hours, after any cattle shall have been impounded, cause a written or printed (or partly written and partly printed) notice thereof, to be affixed to each of the Pound gates, which notice shall give a particular description of each animal or creature impounded and shall specify when and where the same is to be sold, and if the owner of such cattle, or some other person on his behalf, shall not, within six days after such notice shall have been affixed as aforesaid, redeem the same by paying the charges of the pound-keeper and such other charges as may be fixed by this By-law, it shall be lawful for such pound-keeper to cause such animal or creature to be sold by public auction and

be fixed by this By-law and costs, to pay the overplus, if any, to the owner, or owners, thereof, if known; and if not known, to pay the same to the Treasurer of the Municipality and if the same be not claimed within three months after having been received by the Treasurer, the same shall be applied by him to general Municipal purposes:

(7) Any person, or persons, attempting to rescue, or who rescues, any cattle when lawfully in the custody of the pound-keeper or in the custody of any other person, for the purpose of being driven or taken to the pound, shall be guilty of an offence against this By-law:

(8) It shall be the duty of the pound-keeper to keep a book, in which he shall enter the number and description of every animal or creature impounded by him, with the name of the person who took or sent the same to be impounded, the day and hour on which the same was received, redeemed or sold and the amount of the fees or charges paid by the party redeeming and the name of each party redeeming the same and the proceeds of the sale (if any) made; and he shall on or before the last day of each month in the year, make a return to the Treasurer of the Municipality, in writing, of the number and description of cattle received by him during the month last preceding each such return, with the several particulars hereinbefore required to be entered in such book.

(9) Any person guilty of an infraction of this By-law shall be guilty of an offence and shall, on summary conviction before any Justice of the Peace, be liable to a penalty not exceeding one hundred dollars and costs of conviction or in default one month's imprisonment with hard labor.

(10) This By-law may be cited for all purposes as "The

Pound By-law Number 44, 1920."

(11) By-law No. 10, 1914, is hereby repealed.

PASSED the Council this 6th day of Nov 1920.

RECONSIDERED and FINALLY PASSED by the Council, signed by the Reeve and Clerk and sealed with the Corporate Seal on the 13th day of November 1920.

[Signature] Reeve.

[Signature] Clerk.

DATED 13th NOVEMBER. 1920.

Corporation of the District of Pitt Meadows

A BYLAW to establish a Pound
within the Corporation of the
District of Pitt Meadows.

THE POUND BYLAW No. 144

1920.

BOWSER REID WALLBRIDGE DOUGLAS
& GIBSON, Barristers &c.,

VANCOUVER, B.C.

CORPORATION OF THE DISTRICT OF PITT MEADOWS,
BYLAW No. 51, 1921.

51

A BYLAW to preserve the peace and good order of the Municipality of Pitt Meadows by prohibiting the firing of guns or other fire arms and the firing or setting off of fire works within the limits of the Corporation of the District of Pitt Meadows during certain hours.

WHEREAS, in order to preserve peace and good order within the said Municipality, it is advisable to prevent the firing of guns or other fire arms within the limits of the Municipality of Pitt Meadows between the hours of six o'clock in the forenoon of Sunday in each week and nine o'clock in the afternoon of said day:

NOW THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS:

- (1) No person shall fire or discharge any gun or other fire arm or fire or set off any fire works within the limits of the said Municipality between the hours of six o'clock in the forenoon of Sunday in each week and nine o'clock in the afternoon of the said day, unless duly authorized thereto by the Chief of Police of the said Municipality of Pitt Meadows:
- (2) Nothing in this Bylaw shall apply to any member of his Majesty's Naval, Military or Militia force, Peace Officer, or Immigration Officer, while on duty as such:
- (3) Any person guilty of an infraction of this Bylaw shall be guilty of an offence and shall, on summary conviction, before any Justice of the Peace, be liable to a penalty not exceeding \$ 25⁰⁰ and costs of conviction or in default one month's imprisonment with hard labor:

(4) THIS BYLAW may be cited for all purposes as the "FIRE ARMS BYLAW No. 51 1921."

PASSED the Council this 6th day of August 1921.

RECONSIDERED and FINALLY PASSED by the Council and signed by the Reeve and Clerk, and sealed with the Corporate Seal on the 5th day of November 1921.

[Signature] Reeve.
[Signature] Clerk.

CORPORATION OF THE DISTRICT
OF PITT MEADOWS

Bylaw No. _____

FIRE ARMS BYLAW

No. _____

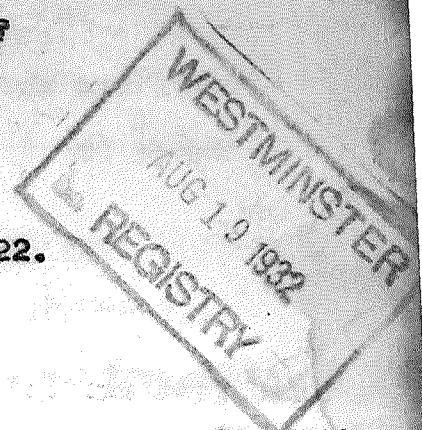
BOWSER REID WALLBRIDGE DOUGLAS &
GIBSON,

Barristers &c.,
Vancouver, B.C.

CORPORATION OF THE DISTRICT OF
PITT MEADOWS

BYLAW No. 54 1922.

POLL TAX BYLAW No. _____, 1922.



WHEREAS under the "Poll Tax Act", being Chapter 65 ²⁸² 1917, and amending acts, the Council of any Municipality ^{281 (1936)} in the Province may by bylaw fix and impose a poll-tax not exceeding five dollars on every male person within the meaning of Section 2 of such Act, who resides within the boundaries of the municipality, or within the boundaries of the municipal school district where such district embraces territory not included in the municipality, save and except those exempted under subsections (a), (b), (c) and (e) of Section 4 of the said Act:

NOW THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows enacts as follows:

(1) Every male person who resides within the boundaries of the Municipality of Pitt Meadows, except those exempted from payment thereof under subsections (a), (b), (c) and (e) of Section 4 and by subsection 2 of Section 17 of the said Act, shall pay to the said Municipality an annual poll tax of Five Dollars (\$5.00). Where the assessed taxes paid by any such person for the preceding year are less than Five Dollars (\$5.00), the amount of poll tax payable by him under this bylaw shall be limited to the amount by which the poll tax imposed exceeds the amount of assessed taxes so paid. Such poll tax shall be due and payable at the office of the Corporation on the 2nd day of January in each and every year, except in the year 1922, in which year it shall be due and payable on the 15th day of MAY, 1922. Such

poll tax shall be payable in advance to the Collector of Taxes for the Municipality for the use of the municipality:

(2) The Collector of Taxes for the Municipality by himself or his agent, or such duly authorized person, by himself or his agent, shall have all the powers for levying, collecting and recovering the poll-tax as are provided by the said "Poll-tax Act" 1917, and amending acts, and such provisions shall apply and be used for the levying, collecting and recovering of the said poll-tax:

(3) All moneys collected from poll-tax imposed under this Bylaw shall be placed to the credit of a special account in the Municipal Treasury, and shall be paid out only for the maintaining or granting aid to schools and hospitals:

(4) This Bylaw may be cited for all purposes as the "Pitt Meadows Poll Tax Bylaw, 1922".

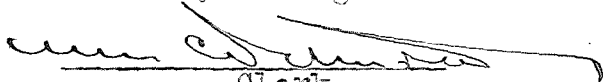
PASSED the Council this 12th day of APRIL
A.D.1922.

RECONSIDERED and FINALLY PASSED by the Council and signed by the Reeve and Clerk and Sealed with the Corporate Seal this 6th day of MAY A.D. 1922.

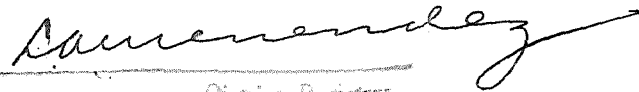
[Signature] Reeve.
[Signature] Clerk.

Certified to be a true copy of By-law No 54, 1922. as re-considered and finally passed by the Council of the Corporation of the District of Pitt Meadows on the 6th day of May 1922.

Dated at Pitt Meadows, B.C. this 18th day of August 1932


Clerk

CERTIFIED A TRUE COPY,


District Registrar



BYLAW No. _____ 1922.

CORPORATION OF THE DISTRICT OF
PITT MEADOWS.

PITT MEADOWS POLL TAX BYLAW
No. _____ 1922.

BOWSER REID WALLBRIDGE DOUGLAS
& GIBSON, Barristers &c.,

VANCOUVER B.C.

CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY-LAW NO. 72 1924.

A By-law for the purpose of dividing the Municipality of Pitt Meadows into Wards.

.....

WHEREAS pursuant to Section 29, of the "Municipal Act", the Council of the Corporation of the District of Pitt Meadows by By-law No...12....., 1914, divided the Municipality into Wards.

AND WHEREAS the said Council by By-law No...17... 1915, abolished the said division into wards.

AND WHEREAS a Petition signed by the owners of more than one-half in value as shown by the last revised assessment roll of the land in the said Municipality has been presented to the said Council asking that the Municipality be divided into wards.

NOW, THEREFORE, the Council of the Corporation of the District of Pitt Meadows in open meeting assembled doth enact as follows:

(1) The Municipality of Pitt Meadows is hereby divided into five wards, numbered Wards I, II, III, IV and V, and described as hereinafter set out.

(2) Ward I shall be that portion of the Municipality of Pitt Meadows contained within the following described boundaries, to wit: Commencing at the South Easterly corner of the said Municipality of Pitt Meadows; thence Northerly, Easterly and Northerly along the Easterly boundary of the

Municipality to the South boundary of the right-of-way of the Canadian Pacific Railway Company; thence North Westerly along the Southerly Boundary of the said right-of-way to the Westerly boundary of the Harris Road, so-called, said road lying along the East boundary of Section Thirty-six (36), Block Six (6) North, Range One (1) East, New Westminster District; thence South along the West boundary of said Harris Road to the North boundary of the Ford Road, so-called; thence West along the North boundary of the Ford Road, so-called, to the South West Corner of said Section Thirty-six (36); thence South to the South boundary of the said Ford Road; thence West following the said South boundary of said Ford Road to the Westerly boundary of said Municipality; thence Easterly following the Southerly boundary of said Municipality to the point of commencement.

(3) Ward II shall be that portion of the Municipality of Pitt Meadows contained within the following described boundaries, to wit: Commencing at the North East Corner of said Ward I, being the intersection of the Easterly boundary of the said Municipality with the Southerly boundary of the Canadian Pacific Railway Company's right-of-way; thence North and East along the Easterly boundary of said Municipality to the South boundary of the Dewdney Trunk Road; thence West along the South boundary of said Dewdney Trunk Road to its intersection with the West boundary of the Harris Road hereinbefore mentioned; thence North along the West boundary of the Harris Road to the North East Corner of Lot One (1) in the Subdivision of Section Twenty-four (24), Block Six (6) North, Range one (1) East, being the South boundary of said Dewdney Trunk Road; thence West along the South boundary of said Dewdney Trunk Road to the North West Corner of said Section Twenty-four (24); thence South following the West boundary of Sections Twenty-four (24), Tw

five (25) and Thirty-six (36), Block Six (6) North, Range One (1) East, to the North boundary of said Ward I; thence East, North and South Easterly following the North boundary of said Ward I to the point of commencement.

(4) Ward III shall be that portion of the Municipality of Pitt Meadows contained within the following described boundaries, to wit: Commencing at the Westerly Corner of said Ward I, being the junction of the South line of said Ford Road with the Westerly boundary of said Municipality; thence East and North following the North boundary of said Ward I to the South West Corner of said Ward II; thence North following the West boundary of said Ward II to the South line of the Dewdney Trunk Road; thence West following the South line of the said Dewdney Trunk Road to the Westerly boundary of the said Municipality; thence South Westerly and South Easterly following the Westerly boundary of said Municipality to the point of commencement.

(5) Ward IV shall be that portion of the Municipality of Pitt Meadows contained within the following described boundaries, to wit: Commencing at the North Easterly Corner of said Ward II; thence East and North following the Easterly boundary of said Municipality to the South bank of the South Branch of the Lilloet River; thence following the South bank of the said South Branch of the Lilloet River and the Lilloet River to the Westerly boundary of said Municipality; thence Southerly following the Westerly boundary of the Municipality to the North West Corner of Ward Three; thence following the North Boundaries of Wards Three and Two, to the point of commencement.

(6) Ward V shall be that portion of the Municipality of Pitt Meadows lying Northerly and Easterly of said Ward IV.

(7) There shall hereafter be elected from Ward I in each year one (1) Councillor; from Ward II in each year one (1)

Councillor; from Ward III in each year one (1) Councillor; from Ward IV in each year one (1) Councillor; and from Ward V in each year one (1) Councillor.

(8) This By-law may be cited for all purposes as "THE WARD BY-LAW NUMBER ..~~72~~... 1924."

PASSED by the Council on the ..^{1st}..... day of *NOVEMBER*...., 1924.

RECONSIDERED and FINALLY PASSED this ..^{8th}..... day of *November*...., 1924.

W.D. Buss.....Reeve.

Wm. W.Clerk.

DATED ^{8th} ~~October~~ ^{NOVEMBER.} 1924

CORPORATION OF THE
DISTRICT OF PITT MEADOWS

THE WARD BY-LAW NO. ⁷².....1924

REID WALLBRIDGE DOUGLAS &
GIBSON.
BARRISTERS. ETC.
VANCOUVER, B.C.

CORPORATION OF THE DISTRICT OF PITT MEADOWS.

90

By-law No. 90 1926.

A By-law to amend the "Pitt Meadows Road Tax By-law, 1914."

THE Reeve and Council of the Corporation of the District of Pitt Meadows in open meeting assembled do enact as follows:-

1. "Pitt Meadows Road Tax By-law, 1914" is hereby amended by striking out paragraph (1) thereof and substituting therefor the following:

(1) Every male person between the age of twenty-one and sixty residing for two weeks within the Municipality of the Corporation of the District of Pitt Meadows, save and except those exempted by Section 54, Subsection 191 of the "Municipal Act", shall pay an annual tax of Two Dollars (\$2.00) by way of road tax, unless such person shall be rated and assessed for taxes on real property within the Municipality during any such year. Such road tax shall be due and payable at the office of the Corporation on the 1st day of January in each and every year, except in the year 1926, in which year it shall be due and payable on the 1st day of May. Such Road Tax shall be payable in advance to the Collector of the Corporation, or to any person duly authorized to collect same.

2. This By-law may be cited for all purposes as the "Pitt Meadows Road Tax By-law, 1914, Amendment By-law 1926."

PASSED by the Council this 6TH day of APRIL, 1926.

RECONSIDERED, finally passed and adopted by the Council, signed by the Reeve and Clerk, and sealed with the Corporate Seal of the Municipality, this 1ST

day of 17th May, 1926.

John Blaney
Reeve

Wm. Edmunds
Clerk

CERTIFIED to be a true copy of By-law No. 90
1926, as reconsidered and finally passed by the Council
of the Corporation of the District of Pitt Meadows on the
1st day of May, 1926.

DATED this 3rd day of May, 1926.

Wm. Edmunds
Clerk of the Corporation of
the District of Pitt Meadows.

I HEREBY CERTIFY that the within is a true
copy of BY-LAW NO. 90, "AN ACT TO AMEND
THE BY-LAW 1926, NO. 90, 1926 WHICH WAS
REGISTERED IN THE OFFICE OF THE DISTRICT CLERK OF
THE DISTRICT OF PITT MEADOWS ON THE 5th DAY OF
MAY 1926, A. D.

Wm. Edmunds
REGISTER.



DATED *1ST MAY* 1926.

CORPORATION OF THE DISTRICT
OF PITT MEADOWS.

BY-LAW NO. *90* 1926.

"PITT MEADOWS ROAD TAX BY-LAW
1914, AMENDMENT BY-LAW 1926".

REID, WALLBRIDGE & GIBSON,
Barristers, etc.,
Vancouver, - B.C.

CORPORATION OF THE DISTRICT OF PITT MEADOWS

By-law No. 99 1927

A By-law to permit the use of public high-ways within the Municipality of Pitt Meadows by the Western Power Company of Canada Limited.

WHEREAS the Western Power Company of Canada Limited, being a company having power to supply electric light and power, has applied for the use of the public high-ways within the Municipality of Pitt Meadows, for the purpose of supplying ^{ELECTRIC} ~~electric~~ light and power to the inhabitants thereof.

AND WHEREAS it is deemed advisable to permit the same subject to the provisions and conditions set out in a proposed Agreement to be entered into between the Corporation of the District of Pitt Meadows of the First Part and the Western Power Company of Canada Limited, of the Second Part, a copy of which is set out in the schedule hereto.

NOW THEREFORE, it is hereby enacted by the Reeve and Council of the Corporation of the District of Pitt Meadows, in open meeting assembled, as follows:

1. Authority is hereby given to the Reeve and Clerk of the said Corporation of the District of Pitt Meadows to sign and execute and affix the corporate seal of the said corporation to, and give and deliver the same to the Western Power Company of Canada Limited, the Second Party therein named, an Indenture or Agreement in the form set out in the schedule hereto and made between the said Corporation and the said Second Party, and that as the Act and deed of the said corporation when and so soon as the said Agreement is duly executed by and under the seal of the said Western Power Company of Canada Limited.

2. This By-law may be cited for all purposes as "The Western Power Company of Canada By-law No 99, 1927."

PASSED by the Council on the THIRD day of SEPTEMBER A.D. 1927.

RECONSIDERED and FINALLY PASSED and ADOPTED by the Council and signed by the Reeve and Clerk and Sealed with the Corporate Seal of the Municipality, all on the EIGHTH day of SEPTEMBER, A.D. 1927.

... John Blaney ... Reeve

... [Signature] ... Clerk

THIS AGREEMENT made the *EIGHTH* of *SEPTEMBER* 1927.

BETWEEN:

THE CORPORATION OF THE DISTRICT OF
PITT MEADOWS, in the Province of
British Columbia, hereinafter re-
ferred to as "the Corporation",

OF THE FIRST PART:

AND:

WESTERN POWER COMPANY OF CANADA,
LIMITED, a duly incorporated Company
having its principal place of business
at 425 Carrall Street, in the City of
Vancouver, Province of British Columbia,
hereinafter referred to as "the Company",

OF THE SECOND PART:

WHEREAS the Company owns and maintains
on the Dewdney Trunk Road a line of poles and wires carry-
ing electrical energy at twelve thousand volts (12,000)
for the transmission of electrical energy in and through
the Municipality of Pitt Meadows which said line of poles
and wires is hereafter referred to as "the said line".

AND WHEREAS the Corporation has requested
the Company to make extensions from the said line in order
that the residents adjoining said Dewdney Trunk Road,
Harris Road, Park Road, River Road or Ford Road may be
served with single phase alternating current for light
and power purposes and the Company has agreed to do so
on the terms and conditions hereinafter set forth.

NOW THEREFORE IT IS AGREED by and between
the parties hereto as follows:-

1. The Corporation hereby grants to the Company the right and authority to maintain and operate the said line already constructed and to construct maintain and operate any extensions from said line along any public road within the Municipality as may be necessary in order to supply the residents of the Municipality with electrical energy for light, heat or power purposes all such work to be performed to the reasonable satisfaction of the Board of Works of the Municipality.

2. The Company covenants and agrees with the Corporation that it will subject to the conditions hereinafter set forth construct ^{approximately} 3.55 miles of distribution lines within the corporate limits of the said Municipality such distribution lines to carry a voltage of not more than twelve thousand volts (12,000) and the location of such lines to be as shown in red on the plans filed in the Municipal Hall of the said Corporation and to be along the following roads, hereinafter referred to as the said roads, namely, PROVIDED that the Corporation shall first have cleared such roads of brush-wood and any overhanging trees;

1. HARRIS ROAD -

Extending from the intersection of the Harris and Dewdney Trunk Roads in a Southerly direction to the intersection of the Harris Road and Hammond Road, a distance of approximately 3200 yards.

2. FORD ROAD -

Extending from the intersection of the Ford Road and Harris Road in a Westerly direction to a point opposite the residence of Mr. Ford, a distance of approximately 2100 yards.

3. PARK ROAD -

Extending from the intersection of Park and Harris Roads in a South-easterly direction to a point opposite the residence of Brown Brothers, a distance of approximately Seven Hundred yards.

4. ~~RIVER ROAD~~ - MITCHELL ROAD. *Jm*

Extending from the intersection of the Hammond and Harris Roads in a Westerly direction for a distance of approximately Three Hundred yards.

3. The Company shall commence construction of the said extensions within thirty (30) days after it has received at least forty-two (42) applications for light or power service or both on the Company's form of application for a term of four (4) years from residents adjoining any of the said roads or Dewdney Trunk Road and upon each such applicant agreeing to pay the Company the sum of Thirty Dollars (\$30.00) for connection charges which sum of Thirty Dollars (\$30.00) may at the option of the applicant be paid in six equal monthly instalments of Five Dollars (\$5.00) each and will complete the construction of said extension within one hundred days (100) after the receipt of said applications and the Company further agrees that its connection charges to any applicants for light or power service or both and adjoining said roads including Dewdney Trunk Road shall during the first three years of this Agreement be Thirty Dollars (\$30.00) and that such charges may at the option of the applicant be paid in six monthly instalments of five Dollars (\$5.00) each but no part of such connection charge will be refunded by the Company. PROVIDED HOWEVER that the cost of constructing any service line from the Company distribution lines on the said roads

including Dewdney Trunk Road to the applicants installation over and above the cost of constructing the first one hundred (100) feet of such service line measured from the road allowance to the point of the applicants installation shall be paid by the applicant in addition to the said Thirty Dollars (\$30.00).

4. During the erection of any poles the laying or stringing of any wires and during repairs to and alterations of the same the Company shall take due care and proper precaution for the safety and protection of foot and other passengers and of horses, carriages and vehicles passing along the highways of the Corporation and shall not unnecessarily interfere with or impede the public use of the said public highways. Provided, however, that all poles hereafter erected under the provisions of this agreement shall be placed at a distance of ten feet (10) from the boundary of the road allowance, unless otherwise directed by the Board of Works of the said Corporation, and notice of the proposed location shall be given to the Corporation prior to construction.

5. The Company shall and will from time to time and at all times indemnify and save harmless the Corporation from any claims for damage for any injury arising from or out of any casualty or accident to person or property by reason of any neglect or omission to keep the poles and wires of the Company in a safe condition and from all valid claims against the Corporation for damage caused by said wires or poles or by any works, alterations, repairs or improvements in connection with the work herein contemplated.

6. The Company hereby covenants and agrees with the Corporation that the Company will not at any time make any greater charge for the supply of electric light,

heat or power to the Corporation or any of the inhabitants of the Municipality of Pitt Meadows than may be paid for the same to the Company by the adjoining Municipality of Maple Ridge or any of the inhabitants thereof for similar service at such time and will in no other way discriminate against the Municipality of Pitt Meadows or any of the residents thereof in the carrying out of its business.

7. It is further covenanted and agreed between the parties hereto that this agreement is to endure for the benefit of and be binding upon the successors and assigns of the Corporation and the Company respectively.

IN WITNESS WHEREOF the parties hereto have caused these presents to be executed.

WITNESS:

John Blaney REEVE
Chairman *CLERK.*

CORPORATION OF THE DISTRICT
OF PITT MEADOWS

BY-LAW No. 99 1927

THE WESTERN POWER COMPANY OF
CANADA BY-LAW, 1927

REID, WALLBRIDGE & GIBSON
Barristers, etc.,
VANCOUVER - B.C.

CORPORATION OF THE DISTRICT OF PITT MEADOWS.

By-law No. 104 1928.



EXTRAORDINARY TRAFFIC BY-LAW AMENDMENT
BY-LAW 1928.

The Municipal Council of the Corporation of Pitt Meadows enacts as follows:

(1) The "Pitt Meadows Extraordinary Traffic Regulation By-law No. 56 1922" is hereby amended by inserting therein as Paragraph (3a) the following:

"(3a) The powers in the "Highway Act" exercisable by the Minister in respect of extraordinary traffic may within the Municipality of Pitt Meadows be exercised by the Municipal Council or by such person as may be appointed for that purpose by resolution of the said Municipal Council."

(2) This By-law shall not come into force until it shall have received the sanction of the Lieutenant-Governor in Council.

(3) This By-law may be cited for all purposes as the "PITT MEADOWS EXTRAORDINARY TRAFFIC REGULATION BY-LAW AMENDMENT BY-LAW 1928".

PASSED by the Council on the SECOND day of JUNE, A.D. 1928.

RECONSIDERED and finally passed and adopted by the Council, signed by the Reeve and Clerk, and sealed with the Corporate Seal of the Municipality, on the SEVENTH day of JULY, A. D. 1928.

*See Resolution of Council
6 July 1929.*

Power vested in Road Foreman

W.D. Bruce Reeve

[Signature] Clerk

104

CERTIFIED to be a true copy of By-law No. _____
1928, as reconsidered and finally passed and adopted by the
Council of the Corporation of the District of Pitt Meadows
on the Seventy day of July, 1928.

DATED this Seventh day of July, 1928.



Clerk of the Corporation of
the District of Pitt Meadows.

DATED

1928.

CORPORATION OF THE DISTRICT
OF PITT MEADOWS

By-law No. **104** 1928.

"PITT MEADOWS EXTRAORDINARY
TRAFFIC REGULATION BY-LAW
AMENDMENT BY-LAW 1928".

REID WALLBRIDGE & GIBSON,
Barristers, etc.
Vancouver, - B. C.



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

Thrustall
DEPUTY CLERK, EXECUTIVE COUNCIL

Certified Copy of a Minute of the Honourable the Executive
ADMINISTRATOR
Council, approved by His Honour the Lieutenant-
Governor on the 27th day of July, A. D. 1928.

771

TO HIS HONOUR

THE ADMINISTRATOR IN COUNCIL:

The undersigned has the honour to recommend

THAT pursuant to the provisions of Clause (230) of Section 54 of the "Municipal Act", being Chapter 179 of the Revised Statutes of British Columbia, 1924, By-law No. 104, of The Corporation of the District of Pitt Meadows, cited for all purposes as the "Pitt Meadows Extraordinary Traffic Regulation By-law Amendment By-law 1928", be approved:

AND THAT a certified copy of this Minute, if approved, be transmitted to W. McDermott, Clerk of the said Corporation at Pitt Meadows, B.C.

DATED this 24th day of July A. D. 1928.

"A. M. Manson"

Attorney-General.

APPROVED this 24th day of July A. D. 1928.

"J. D. MacLean"

Presiding Member of the Executive Council.

CORPORATION OF THE DISTRICT OF PITT MEADOWS

By-law No. 124 1931.

A By-law to make regulations for the prevention of fire within the Municipality of Pitt Meadows.

The Reeve and Council of the Corporation of Pitt Meadows, in open meeting assembled, do enact as follows:

1. The period from the Sevent day of July, in the year 1931, to the 1st day of October in the year 1931, and from the 1st day of May to the 1st day of October in each succeeding year, shall be known as the close season in respect to the setting of fire, but the Municipal Council may by resolution extend the period of the close season in any year.

2. No person shall during the close season, set out, start, or kindle, or authorize or permit to be set out, started or kindled, any fire for clearing land or for burning slash, brush, grass or other inflammable material of any kind, or for any industrial purpose, within the Municipality of Pitt Meadows, without first obtaining from the Forest Fire Prevention Officer for the Municipality of Pitt Meadows, duly appointed by the Government of the Province of British Columbia, pursuant to the provisions of the "Forest Act", R.S.B.C. 1924, Cap. 93, a written permit therefor, which permit shall specify the particular piece of land on which the proposed fire is to be set out, and the date when such fire may be set out, started or kindled.

3. The Forest Fire Prevention Officer for the Municipality of Pitt Meadows shall, if he deems it advisable, before granting such permit, examine the land on which such fire is to be set out, and shall have power to refuse the said permit if, in his opinion, the setting out of such fire at the time desired, may possibly cause damage to the residents of the

Municipality, or of any part thereof, or he may place such restrictions or conditions in such permit as he may deem advisable.

4. In the event of such permit being refused by the Forest Fire Prevention Officer for the Municipality of Pitt Meadows, or if the applicant objects to the restrictions or conditions imposed therein, or any of them, the applicant shall have the right to appeal to the Municipal Council, which may confirm or refuse the issuance of such permit, or vary the decision of the Forest Fire Prevention Officer for the Municipality of Pitt Meadows in respect to such restrictions or conditions imposed by him.

5. Any person guilty of an infraction of this By-law shall be guilty of an offence and shall on summary conviction before any Justice of the Peace be liable to a penalty not exceeding \$300.00 and costs of conviction, or in default, not exceeding three months' imprisonment with hard labor.

6. This By-law may be cited as "PITT MEADOWS FIRE PREVENTION BY LAW NO. 124 1931".

PASSED by the Council on the Seventh day of July, A.D. 1931.

RECONSIDERED and finally passed and adopted by the Council, signed by the Reeve and Clerk, and sealed with the Corporate Seal of the Municipality, this first day of August, A.D. 1931.

C. A. Cook Reeve

[Signature] Clerk.

CERTIFIED to be a true copy of By-law No. 124

1931, as reconsidered and finally passed by the Council of

- 3 -

the Corporation of the District of Pitt Meadows on the
First day of August, 1931.

DATED this Fifth day of August, 1931.



Clerk of the Corporation of the
the District of Pitt Meadows.

CORPORATION OF THE DISTRICT
OF PITT MEADOWS

By-law No. 124 1931.

"PITT MEADOWS FIRE PREVENTION
BY-LAW NO. 124 1931.

REID, WALLBRIDGE, GIBSON & SUTTON
Barristers, &c. Vancouver, B.C.

CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY-LAW NO. 143 1933.

A By-law to extend the time allowed for redemption of land sold for unpaid taxes.

WHEREAS by Section 15 of the "Municipal Act Amendment Act, 1933" the Council is given power by by-law to extend the time allowed for the redemption of any parcel of land sold or liable to be sold for unpaid taxes, subject to the conditions therein set out;

NOW THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows enacts as follows:

1. In the case of lands within the Municipality of Pitt Meadows upon which taxes are delinquent, an extension of time for payment for one year is hereby authorized, such extension to be allowed prior to the offering of any such land for sale under the provisions of Section 252 of the "Municipal Act".
2. In the case of lands within the Municipality of which the Municipality has been declared the purchaser, as provided in Section 255 of the "Municipal Act", and which have not been subsequently sold by it under the provisions of Sections 255 or 259 of the said Act, an extension of time for redemption thereof for one year is hereby authorized.
3. This By-law may be cited for all purposes as the "Pitt Meadows Tax Payment Extension By-law No. 143 1933".

PASSED by the Council on the Eighth day of June, A.D. 1933.

- 2 -

RECONSIDERED and FINALLY PASSED AND ADOPTED by
the Council, signed by the Reeve and Clerk, and sealed
with the Corporate Seal of the Municipality, on the Fourth
day of July, A.D. 1933.

J H Ford

Reeve

[Signature]

Clerk

THE CORPORATION OF THE DIS-
TRACT OF PITT MEADOWS

143
By-Law No. 1933.

"PITT MEADOWS TAX PAYMENT EX-
TENSION BY-LAW NO. 143 1933"

REID WALLBRIDGE GIBSON & SUTTON
Barristers &cl Vancouver, B.C.

CORPORATION OF THE DISTRICT OF PITT MEADOWS

By-law No. 166 1936.

A By-law to prevent the Moving of Bees on Combs into the Municipality of Pitt Meadows unless accompanied by a Certificate of Inspection showing that they are free from disease.

WHEREAS the prevalence of disease in Bees in certain portions of British Columbia and especially in the Lower Fraser Valley, is a menace to honey production and a danger to the Bee-keeping industry of this Municipality;

AND WHEREAS by Section 53 of Section 54 of the "Municipal Act", it is provided that the Council may make By-laws for preventing the moving of bees on combs into the Municipality unless accompanied by a Certificate of Inspection showing they are free from disease;

NOW THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows enacts as follows:

1. No Bees on Combs shall be moved by any person into the Municipality of Pitt Meadows unless and until a Certificate has been obtained from a duly appointed Inspector under the "Apiaries Act" being R.S.B.C. 1924, Cap. 12, that the said Bees are free from disease, and such Certificate has been filed with the Municipal Clerk of the said Municipality at his office therein within thirty days from and after the date of such Certificate;

2. Any person guilty of an infraction of this By-law shall be guilty of an offence, and shall, on summary conviction before any Justice of the Peace, be liable to a penalty not exceeding \$ ^{TWENTY FIVE} (25.00) and costs of conviction, or in default TEN imprisonment with hard labor.

3. This By-law may be cited for all purposes as the
"PITT MEADOWS BEE DISEASE PREVENTION BY-LAW No. 166 1936".

PASSED by the Council on the fourth day of
April, A.D. 1936.

RECONSIDERED and FINALLY PASSED AND ADOPTED
by the Council, signed by the Reeve and Clerk and sealed
with the Corporate Seal of the Municipality, on the fifteenth
day of April, A.D. 1936.

W. J. Baird Reeve

[Signature] Clerk

CERTIFIED to be a true copy of By-law No. 166
1936, as reconsidered and finally passed by the Council of
the Corporation of the District of Pitt Meadows on the 15th
day of April, A.D. 1936.

DATED this 15th day of April, A.D. 1936.

[Signature]
Clerk of the Corporation of the
District of Pitt Meadows.

CORPORATION OF THE DISTRICT
OF PITT MEADOWS

166
By-law No. 1936

"PITT MEADOWS BEE DISEASE
PREVENTION BY LAW No. _____
1936".

REID WALLBRIDGE GIBSON & SUTTON
Barristers &c. Vancouver, B.C.

CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY-LAW: NO 247. 1947

A By-law to fix Licence Fees to be paid within the Corporation of the District of Pitt Meadows.

The Reeve and Council of the Corporation of the District of Pitt Meadows in open meeting assembled do enact as follows:-

1. No person shall carry on or maintain any of the several trades, occupations, callings or businesses set forth in Schedule "A" to this By-law and particularly described therein, unless and until he shall procure a license to do so, paying therefor such periodical sums as are specified in Schedule "A", which sums shall in all cases be paid in advance.
2. The Council may appoint a License Collector, whose duty it shall be to collect the licence fees provided for in this By-law, and the Council may appoint any person as such License Collector, notwithstanding he may hold any other office in the Municipality.
3. The Licenses so to be granted shall be in form "A" in the Schedule to the "Municipal Act", and shall be granted so as to terminate on the 15th day of July, or the 15th day of January in each and every year, and no proportionate reduction shall be made on behalf of any person commencing business at any particular time.
4. Notwithstanding anything contained in this By-law, it shall not be necessary for any person to obtain any license from or to pay any fee to the Municipality in respect of the sale of newspapers or periodicals published in Canada, or of books of an educational character.
5. In every case where a person is a member of a partnership firm (consisting of more than one partner, it shall be a sufficient compliance with this By-law if one license is taken in the name of the partnership firm and one tax paid thereon.
6. The provisions of this By-law shall not apply to bona fide commercial travellers in the ordinary course of business sell-

ing to or taking orders from bona fide merchants carrying on a trade or business, either wholesale or retail, within the Municipality.

7. The Council may by the unanimous vote of all the members present refuse in any particular case to grant the request of an applicant for a license under this By-law.

8. Any person within the Municipality who uses, practices, carries on, or exercises any trade, occupation, profession or business described or named herein, without having taken out and had granted to him a license in that behalf, shall be liable on summary conviction before a Justice of the Peace, to a penalty not exceeding the sum of Two hundred and fifty Dollars for every such violation of the provisions of this By-law, together with the amount ~~and penalty~~ ^{which should} have been paid for such license, which said amount and penalty shall, for the purposes of recovery hereunder, be held to be one penalty.

9. By-laws No. 144, 1933, and By-law No. 312, 1943, are hereby repealed.

10. This By-law may be cited for all purposes as "Pitt Meadows License By-law No. ²⁴⁷ 1947".

PASSED by the Council on the *7th* day of *July*
1947

RECONSIDERED AND FINALLY PASSED AND ADOPTED by the Council, signed by the Reeve and Clerk, and sealed with the Corporate Seal of the Municipality on the *Second* day of *August* 1947.
W. J. Park

Reeve
W. T. A. Thompson

Clerk
The Corporation of the District of Pitt Meadows

I, Hereby certify the above to be a true copy ,of the Original By-Law, as passed by the Council of the Corporation of the District of Pitt Meadows B.C. on the fifth (5 th) day of July. 1947.

Sealed with the Seal of the said Corporation and dated the second (2nd) day of August 1947.

W. T. H. Thompson.

Clerk of the Municipality of
Pitt Meadows B.C.

I, hereby certify that the within is a true copy of the Trades Licen By- Law # 247 , which was registered in the office of the County Court of ~~New Westminster B.C.~~

_____ at New Westminster B.C.

on the 26th day of August A.D. 1947.

S. J. J. J.

Registrar or District Registrar of

County Court of Westminster B.C.



SCHEDULE "A"

- (1) From every person keeping any premises where a billiard-table or pool table is used for hire or profit Seven Dollars and fifty cents for one such table plus Two Dollars and fifty cents for each additional table, for every six months.
- (2) From any person keeping a bowling-alley for hire or profit, Seven Dollars and fifty cents for one such alley or runway plus Two Dollars and fifty cents for each additional alley or runway, for every six months.
- (3) From any person keeping a rifle-gallery or shooting-gallery for hire or profit, Seven Dollars and fifty cents for one such range of target and Two Dollars and fifty cents for each additional range of target, for every six months.
- (4) From any person carrying on the business of a wholesaler or wholesale and retail merchant or trader, Ten Dollars for every six months.
- (5) From any hawker or peddler Fifteen Dollars for every six months.
- (6) From every person who either on his own behalf or as agent for another, sells or solicits or takes orders for the sale by retail of goods, wares or merchandise to be supplied or furnished by any person or firm not doing business in the Municipality, Twenty-five Dollars for every six months.
- (7) From every person carrying on the business of a pawn broker, Twenty-five Dollars for every six months.
- (8) From every person carrying on the business of a public laundry Ten Dollars for every six months.
- (9) From any person carrying on the business of a second-hand dealer or junk-dealer Twenty Dollars for every six months.
- (10) From any person owning or keeping cabs, carriages, carts, drays, trucks, motor-cars, automobiles, taxis', or other conveyance or vehicle for hire (whether with or without a driver) Five Dollars for each such conveyance or vehicle, for every six months where the registered owner is a

resident of the Municipality; in all other cases Seven Dollars and fifty cents for each such conveyance or vehicle for every six months.

(11) From any person keeping a livery-stable Ten Dollars for every six months.

(12) From any person carrying on the business of a dealer in second-hand or used automobiles or motor-cars Twenty Dollars for every six months.

(13) From any person carrying on the business of a dealer in new automobiles or motor-cars, or a dealer in both new and second-hand automobiles or motor-cars, Twenty Dollars for every six months.

(14) From any bank or person carrying on the business of a banker at one place of business, One hundred Dollars for every six months, and a further sum of Fifty Dollars for every six months for each additional place of business.

(15) From every person letting individual rooms, suites, or rooms or lodgings for hire, either in a hotel, rooming-house, apartment house, lodging house or elsewhere, and whether or not board or meals are supplied to the occupants thereof, Fifty Cents for every six months for each room let or available for letting; Provided however, that persons having not more than two rooms available for letting shall not be required to take out or hold a license under this paragraph.

(16) From every person carrying on the business of a ship-builder or shipyard, One hundred Dollars for every six months.

(17) From any person selling property by auction (not being a Crown Officer selling Crown property by auction, or a Sheriff, Sheriff's Officer, or Bailiff selling lands, goods or chattels under a judgment or in satisfaction of rent or taxes,) Seven Dollars and fifty cents, for every six months.

- (18) From any transient trader doing business within the limits of the Municipality, One hundred Dollars for every six months or part thereof, in addition to the fee for any other license under this section.
- (19) From any transient real-estate agent or land agent, One hundred Dollars for every six months.
- (20) From any person who exhibits a public circus, menagerie, hippodrome, horse-show, dog or pony show, Twenty-five Dollars for each day of such exhibition.
- (21) From any person or corporation carrying on the business of an express company, Ten Dollars for every six months.
- (22) From any telephone company, electric light company, gas company, street-railway or tramway company, power company or waterworks company, Twenty Dollars for every six months. In the event of one company carrying on business of more than one of the kinds or descriptions hereinbefore in this paragraph enumerated, it shall be liable to hold and pay for a license in respect of each kind or description of business so carried on.
- (23) From any person carrying on the business of a trust company, investment, loan or mortgage agency, society, or company, Twenty Dollars for every six months.
- (24) From any person who carries on the business of a stevedore or who takes contracts to load or unload ships, Ten Dollars for every six months.
- (25) From any person carrying on the business of a plumber, domestic, heating or sanitary engineer, building contractor, or electrical contractor, Ten Dollars for every six months.
- (26) From any person carrying on the business of a gasoline service station Five Dollars, for every six months.
- (27) From every person who carried on the business of a garage for the sale or storage of automobiles or trucks, Ten Dollars for every six months.

(28) From the owner or driver of every truck plying for hire or used for the delivery of wood, coal, merchandise or other commodity Twelve Dollars and Fifty Cents for every six months for each truck up to a carrying capacity of seven tons, with an additional fee of Two Dollars for every six months for each ton in excess of seven. Where the owner of such truck is paying to the Municipality a license fee as a merchant, or where such truck or delivery conveyance has a carrying capacity of one ton or less, the license fee for each truck or delivery conveyance may be reduced to Seven Dollars and Fifty Cents for every six months.

(29) From the owner or driver of any truck used for the collection of produce, wood, merchandise, or other commodities from premises within the Municipality not in the occupation of such owner or driver, for sale outside of the Municipality, Twelve Dollars and Fifty Cents for every six months for each truck up to a carrying capacity of seven tons, and for each ton in excess of seven tons an additional Two Dollars for every six months. Where the owner of such truck is paying to the Municipality a license fee as a merchant the license fee for each truck or delivery conveyance may be reduced to Seven Dollars and Fifty Cents for every six months, or where such truck or delivery conveyance has a carrying capacity of one ton or less.

(30) From the owner or driver of every truck where the owner of such truck is engaged in delivering or picking up soft drinks, fruit, ice-cream, and ice, and other goods the nature of which are such that the delivery or picking up of the same is a seasonal business, the license fee for each truck or delivery conveyance may be reduced to Ten Dollars per year.

(31) From the owner of every truck used for the delivery of gasoline and oils with weight when loaded exceeding five tons, Fifteen Dollars for every six months, with an additional charge of One Dollar for each ton exceeding five tons.

(3E) From every person following within the Municipality any profession, business, trade, occupation, employment or calling not hereinbefore enumerated, or who enters into or carries on any contract to perform any work or furnish any material Seven Dollars and Fifty Cents for every six months.

LICENSE

BY - LAW NO. 247 1947

of

CORPORATION OF THE DISTRICT OF
PITT MEADOWS

REID WALLBRIDGE GIBSON
SUTTON & BRAIDWOOD
Barristers & Solicitors
525 Seymour St.
VANCOUVER B.C.

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS.

BY LAW NO. 27³, 1950



A By Law to incorporate the Corporation of the District of Pitt Meadows pursuant to the "Health Act" of the statutes of British Columbia, and to provide for the appointment of a Medical Health Officer and Sanitary Inspector.

The Municipal Council of The Corporation of the District of Pitt Meadows in open meeting assembled enacts as follows:-

1. The Municipal Council of the Corporation of the District of Pitt Meadows hereby joins and unites with The Corporation of the District of Maple Ridge, District of Mission and The Corporation of the Village of Mission City in the creation of a Union Board of Health to be known as the North Fraser Valley Union Board of Health and hereafter the North Fraser Valley Health Unit shall carry out technical health services and act for the local Board of Health.

2. That Dr. R.T.M. Puddicombe, the person presently holding the position known as the Director of the North Fraser Valley Health Unit is hereby appointed as Medical Health Officer of The Corporation of the District of Pitt Meadows, and Inspector under the Provincial "Milk Act" and related By laws of the said Corporation.

3. In the event of the position of Medical Health Officer becoming vacant a new appointment shall be made by resolution of the Municipal Council of the said Corporation, from the Health Unit staff.

4. That Mr. F. Debeck, the person presently holding the position known as Sanitary Inspector of the North Fraser Valley Health Unit is hereby appointed as Sanitary Inspector of the said Corporation and is hereby empowered to carry out the duties of the Sanitary Inspector of the said Corporation.

5. In the event of the position of Sanitary Inspector becoming vacant, a new appointment shall be made by resolution of the Municipal Council of the said Corporation from the Health Unit

staff.

6. Duties of the Medical Health Officer, Milk Inspector, and Sanitary Inspector shall be those imposed by the Statutes of the Province of British Columbia and the By laws of the Corporation of the District of Pitt Meadows.

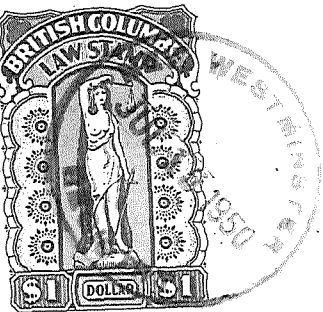
7. This By law may be cited as "North Fraser Valley Health Unit Confirmation By law, 1950, No. 273.

Passed by the Municipal Council on the 3rd day of June, 1950.

Reconsidered, Adopted and finally passed by the Municipal Council this 8th day of July, 1950.

Harold Pethon
.....
Reeve.

W. T. A. Thompson
.....
Clerk.



CERTIFIED to be a true copy of By Law No. 273, 1950, as reconsidered and finally passed by The Council of the District of Pitt Meadows on the 8th day of July, 1950.

W. T. A. Thompson
.....
Clerk of the Corp.
of Dist. of Pitt
Meadows.

CERTIFIED A TRUE COPY

A. Rodway
.....
Registrar

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY-LAW NO. 306.

A by-law to provide for the charging of a reasonable rent for the use or the opportunity of user of certain drains of the Corporation.

WHEREAS certain drainage works have been constructed by The Corporation of the District of Pitt Meadows, hereinafter referred to as "the Corporation", in and along those certain parcels or tracts of land mentioned and described in a by-law of the Corporation entitled "Highland Drainage By-law No. 1 1955":

AND WHEREAS the cost of construction of the said drainage works has been paid by the Corporation out of current revenue:

AND WHEREAS by subsections (233) and (239) of Section 58 of the Municipal Act being Chapter 232 of the Revised Statutes of British Columbia 1948, the Corporation is authorized to charge the owners or occupiers of land and real property whether vacant or otherwise which is capable of being drained into such drainage works with a reasonable rent for the use, or the opportunity of user, of the same, and for declaring that such rent may be specially charged upon the lands or real property whereof the owners or occupiers are made chargeable:

AND WHEREAS the lands and real property which are capable of being drained into the drainage works first hereinabove mentioned are the lands contained in the area defined in Schedule "A" hereto which said Schedule "A" is

deemed to be and forms a part of this by-law:

AND WHEREAS it is deemed expedient by the Municipal Council of the Corporation to exercise powers and authorities above referred to in respect of the said drainage works:

AND WHEREAS the cost of construction of the said drainage works is the sum of Four thousand nine hundred and four dollars and seventy-four cents (\$4,904.74):

AND WHEREAS the estimated annual cost of maintenance and repair of the said works is the sum of Four hundred and forty-two dollars and thirty-two cents (\$442.32):

AND WHEREAS the annual interest on the sum of Four thousand nine hundred and four dollars and seventy-four cents (\$4,904.74), the said cost of construction, calculated at the rate of five (5%) per centum per annum amounts to the sum of Two hundred and forty-five dollars and thirty-four cents (\$245.34):

AND WHEREAS the annual amount that would be required for the repayment of the said sum of Four thousand nine hundred and four dollars and seventy-four cents (\$4,904.74) if the same had been borrowed for a period of twenty (20) years, is the sum of Two hundred and forty-five dollars and thirty-four cents (\$245.34):

AND WHEREAS the annual amount required for the purpose of paying two-thirds (2/3) of the cost of construction as aforesaid, and of annual interest thereon as aforesaid, and maintenance of the said works, is estimated at the sum of Six hundred and twenty-two (\$622.00) Dollars:



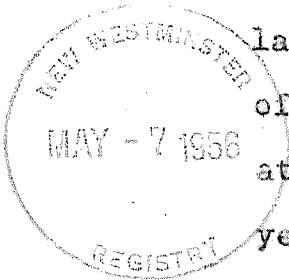
AND WHEREAS by reason of the topography of the said lands and of other matters and things in relation to the said drainage works the apportionment of the charge created by this by-law on a frontage basis would be difficult of determination and inequitable:

NOW THEREFORE the Municipal Council of THE CORPORATION OF THE DISTRICT OF PITT MEADOWS in open meeting assembled ENACTS AS FOLLOWS:

1. There shall be imposed levied and collected upon and from the respective owners or occupiers of the land and real property within the portion of The Corporation of the District of Pitt Meadows defined in Schedule "A" attached hereto and forming a part of this by-law, each year commencing with the year 1956 a rent to be calculated on the basis of Two dollars and twenty-two cents (\$2.22) per acre of the said land and real property so owned or occupied.

2. The said rent is hereby declared to be specially charged upon the respective lands or real property set out in said Schedule "A" whereof the owners or occupiers are made chargeable.

3. The said rent shall be payable at the same time or times and in like manner as ordinary taxes upon land or improvements are payable pursuant to the provisions of the Municipal Act and may be levied collected and recovered from the owners or occupiers charged in the same manner and under the same regulations as in the case of special rates under the provisions of the said Municipal

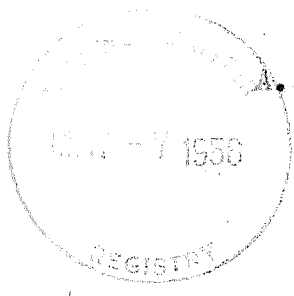


Act.

4. This by-law may be cited as "HIGHLAND DRAINAGE RENT BY-LAW 1956".

DONE AND PASSED in open Council this 3rd day of March
A. D. 1956.

RECONSIDERED AND FINALLY PASSED this 3rd day of May
A. D. 1956.



Harold Sutton
REEVE

W. T. A. Thompson
CLERK



I HEREBY CERTIFY that the foregoing is a true copy of "HIGHLAND DRAINAGE RENT BY-LAW 1956" No. 306, finally passed by the Council on the 3rd day of May A. D. 1956.

W. T. A. Thompson
CLERK

I HEREBY CERTIFY that the foregoing is a true copy of "HIGHLAND DRAINAGE RENT BY-LAW 1956" No. 306, which was registered in the County Court Registry at New Westminster, B.C. this 7th day of May 1956.

[Signature]
Registrar of the County Court at New Westminster, B.C.

SCHEDULE "A" (referred to in paragraph numbered 1 of "Highland Drainage Rent By-law 1956" as forming a part thereof).

ALL the certain lands and real property in The Corporation of the District of Pitt Meadows, District of New Westminster and Province of British Columbia, contained within the following boundaries that is to say:-

COMMENCING at the north west corner of Section 36 Block 6 North Range 1 E.C.M.; thence south and following the west boundary of said Section 36 and the west boundary of Section 1 to the north west corner of Lot 4 of Block "A" of Section 1 Block 5 North Range 1 East Map 3771; thence east following the north boundary of said Lot 4 to the north east corner thereof; thence south and following the east boundaries of said Lot 4 and Lots 3, 2 and 1 of Block "A" of Section 1 Block 5 North Range 1 East Plan 3771 to a point where the south boundary of Lot 8 of Block "B" of Section 1 Block 5 North Range 1 East Plan 1107 intersects the said east boundary of said Lot 1; thence east following the south boundary of Lot 8 of Block "B" of Section 1 Block 5 North Range 1 East Map 1107 to the south east corner thereof; thence to the southwest corner of Lot 4 of Block "B" of Section 1 Block 5 North Range 1 East; thence east to a point where the west boundary of Parcel "A" being part 2.85 acres more or less of Lot 10 Block "B" of Section 1 Block 5 North Range 1 East produced north intersects the south boundary of said Lot 4; thence south along the west boundary of said Parcel "A" to the south west corner thereof; thence east and following the south boundary of said Parcel "A" and the south boundary of Lot 10 Block "B" of Section 1 Block 5 North Range 1 East Map 1107 to the south east corner of Lot 4 of Parcel "C" of Block 10 of Block "B" of Section 1



Block 5 North Range 1 East Plan 8167; thence north and following the east boundary of said Lot 4 and the east boundaries of Lots 3 and 2 of Parcel "C" of Lot 10 Block "B" of Section 1 Block 5 North Range 1 East to the north east corner of said Lot 2; thence to the south west corner of District Lot 283 Group 1; thence east along the south boundary of said District Lot 283 to the south east corner thereof; thence east along the south boundary of Lot 223 Group 1 to the south east corner of Lot 1 of Parcel "A" of District Lot 223 Group 1 Plan 5393; thence north and following the east boundary of said Lot 1 and continuing along the east boundaries of Lots 1, 2 and 3 of Parcel "A" of District Lot 223 Group 1 Plan 12388 to the intersection of the said boundaries produced northerly with the southerly boundary of the Loughheed Highway; thence northwestwardly along the southerly boundary of said Loughheed Highway to its intersection with the west boundary of District Lot 261 Group 1; (thence south ^{repealed} and following the west boundary of said District Lot 261 to its intersection with the northerly boundary of the Canadian Pacific Railway right-of-way;) thence northwestwardly along the northerly boundary of the Canadian Pacific Railway right-of-way to its intersection with the west boundary of Section 25 Block 6 North Range 1 E.C.M.; thence south and following the west boundary of said Section 25 to the point of commencement, excepting thereout all public highways.



THE CORPORATION OF THE DISTRICT OF
FITT MEADOWS

"HIGHLAND DRAINAGE RENT BY-LAW
1956".

BY-LAW NO. 306.

ALEXANDER S. DUNCAN,
Barrister & Solicitor,
NEW WESTMINSTER: B. C.

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY-LAW NO. 316

A by-law to amend "Highland Drainage Rent By-law 1956".

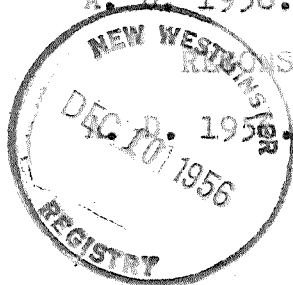
WHEREAS it is deemed expedient by the Council that the year fixed by the above entitled by-law for the commencement of the levy and collection of rent be changed from the year 1956 to the year 1957:

THE MUNICIPAL COUNCIL of THE CORPORATION OF THE DISTRICT OF PITT MEADOWS in open meeting assembled THEREFORE ENACTS AS FOLLOWS:

1. Paragraph numbered 1 of "Highland Drainage Rent By-law 1956" is amended by striking out the figures "1956" where they occur therein and substituting therefor the figures "1957".

2. This by-law may be cited as "HIGHLAND DRAINAGE RENT BY-LAW 1956 AMENDMENT BY-LAW 1956".

DONE AND PASSED in open Council this 20th day of November
A. D. 1956.



RECONSIDERED AND FINALLY PASSED this 10th day of December
A. D. 1956.

Harold Sutton
REEVE

W. T. A. Thompson
CLERK

I HEREBY CERTIFY that the foregoing is a true copy of "HIGHLAND DRAINAGE RENT BY-LAW 1956 AMENDMENT BY-LAW 1956" No. 316 finally passed by the Council on the 10th day of December A. D. 1956.



W. T. A. Thompson
CLERK

I HEREBY CERTIFY that the foregoing is a true copy of BY-LAW No. 316 "HIGHLAND DRAINAGE RENT BY-LAW 1956 AMENDMENT BY-LAW 1956" of the Corporation of the District of Pitt Meadows which was registered in the County of Westminister at New Westminister on Dec. 10/56

THE CORPORATION OF THE DISTRICT
OF PITT MEADOWS

"HIGHLAND DRAINAGE RENT BY-LAW
1956 AMENDMENT BY-LAW 1956".

BY-LAW NO. 316

ALEXANDER S. DUNCAN,
Barrister & Solicitor,
New Westminster, B. C.

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY-LAW NO. 322

"GAS DISTRIBUTION AGREEMENT BY-LAW 1957"

WHEREAS Pursuant to the provisions of the "Gas Utilities Act" and by authority of a certificate of Public Convenience and Necessity granted by the Public Utilities Commission of British Columbia, the British Columbia Electric Company Limited is empowered to distribute natural gas within the Corporation of the District of Pitt Meadows.

AND WHEREAS it is desirable and necessary that an agreement be entered into between The Corporation of the District of Pitt Meadows of the one part, and British Columbia Electric Company Limited of the other part, for the purpose of establishing the mutual rights and obligations of the parties in connection therewith;

NOW THEREFORE the Council of The Corporation of the District of Pitt Meadows in open meeting assembled enacts as follows:

1. The form of Agreement annexed to this By-law and marked as a schedule thereto is hereby ratified and approved.

2. The Corporation of the District of Pitt Meadows shall enter into and become a party to the said agreement effective the *11th* day of *May*, 1957, and the Reeve and the Clerk are authorized to affix the corporate seal of the Corporation of the District of Pitt Meadows thereto in execution thereof.

3. This By-law may be cited for all purposes as The Corporation of the District of Pitt Meadows "Gas Distribution Agreement By-law 1957."

DONE AND PASSED in open Council this *18th*
day of *April*, A.D. 1957.

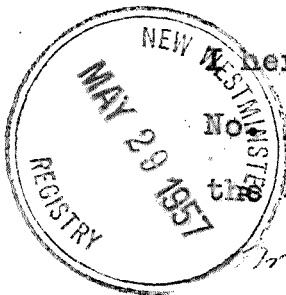
RECONSIDERED AND FINALLY PASSED AND ADOPTED
this *11th* day of *May* A.D. 1957.

Arnold Sutton
Reeve

J. J. Antalek
Clerk

I hereby certify the above to be a true copy of By-law
No. 322.

J. J. Antalek
Clerk



hereby certify that a true copy of the within By-law
No. 322 certified by the Clerk of The Corporation of
the District of Pitt Meadows, was on the *19th* day of
May A.D. 1957, duly registered in the office
of the County Court of Westminister, at New Westminister,
B.C.

GIVEN under my hand and the seal of the County Court of
Westminster, B.C. this *29th* day of *May*, 1957.



[Signature]
Registrar of the County
Court, New Westminister, B.C.

THIS AGREEMENT is made the 11th day of May,

1957



BETWEEN:

THE CORPORATION OF THE DISTRICT OF
PITT MEADOWS
(hereinafter called "the Corporation"),

OF THE ONE PART,

AND

BRITISH COLUMBIA ELECTRIC COMPANY
LIMITED
(hereinafter called "the Company"),

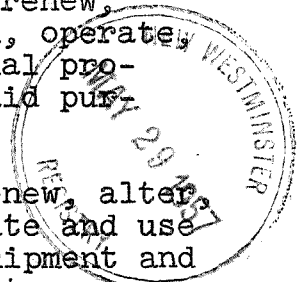
OF THE OTHER PART.

WHEREAS:

A. Section 3 of the "Gas Utilities Act" reads
as follows:

"3. Every gas utility which at the date when this Act comes into force is carrying on business as such in a municipality or area in unorganized territory shall in such municipality or area, and every gas utility to which a certificate of public convenience and necessity is thereafter granted under the "Public Utilities Act" shall in the municipality or area in unorganized territory mentioned in such certificate, be authorized and empowered to carry on, subject to the provisions of the "Public Utilities Act", its business as a gas utility, and, without limiting the generality of the foregoing, shall be authorized and empowered:-

- (a) To produce, generate, store, mix, transmit, distribute, deliver, furnish, sell, and take delivery of gas;
- (b) To construct, develop, renew, alter, repair, maintain, operate, and use real and personal property for any of the said purposes; and
- (c) To place, construct, renew, alter, repair, maintain, operate and use its pipes and other equipment and appliances for mixing, transmitting, distributing, delivering,



furnishing, and taking delivery of gas upon, along, across, over, or under any public street, lane, square, park, public place, bridge, viaduct, subway, or watercourse upon such conditions:-

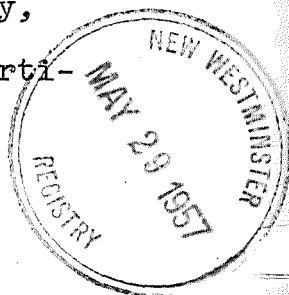
- (i) In a municipality as the gas utility and the municipality may agree upon; and
- (ii) In unorganized territory as the Minister of Highways may approve."

B. The Company has obtained from the Public Utilities Commission of British Columbia a Certificate of Public Convenience and Necessity dated the 13th day of December, 1955 and approved by Order in Council made the 16th day of December, 1955, which Certificate, inter alia, certifies that public convenience and necessity will require the construction and operation by the Company of a project for the supply of natural gas to the public for compensation in the area within the jurisdiction of the Corporation (hereinafter called "the Municipality"), among other places.

C. The parties desire to agree upon the conditions under which the Company may exercise in the Municipality its powers under the "Gas Utilities Act" and the Certificate of Public Convenience and Necessity referred to in Recital "B" hereof.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have mutually agreed as follows:

1. The Corporation and the Company hereby agree that the conditions upon which the Company may, pursuant to the "Gas Utilities Act" and the said Certificate of Public Convenience and Necessity, place, construct, renew, alter, repair, maintain, remove,

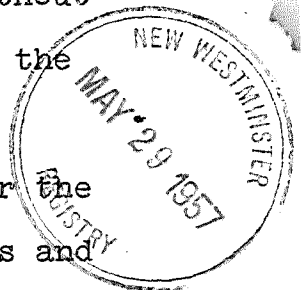


operate and use its pipes and other equipment and appliances for mixing, transmitting, distributing, delivering, furnishing and taking delivery of gas (which pipes and other equipment - including gas regulating vaults and vents therefrom and cathodic protection equipment - and appliances are hereinafter called "the said works") upon, along, across, over, or under any public street, lane, square, park, public place, bridge, viaduct, subway, or watercourse in the Municipality (all or any of which are hereinafter called "public property") shall be those set out in the paragraphs hereof numbered 2 to 16 and the Corporation hereby consents to the Company undertaking construction or work on or over any public property in the Municipality in compliance with such terms and conditions.

2. Subject to paragraph 3 hereof, before placing or constructing any of the said works on public property, or removing such works, the Company shall submit details thereof in writing to the Corporation's Reeve. Such details shall include plans and specifications showing the location, size and dimension of the said works. The Company shall not proceed with such placing, construction or removal of the said works until the Reeve shall have approved the proposed works, such approval not to be unreasonably withheld or delayed. If such approval is not acted upon within one (1) year then a new approval shall be obtained.

3. The Company may from time to time without submitting details to or obtaining the approval of the Reeve but subject to paragraph 8 hereof

- (i) open up any public property for the purpose of carrying out repairs and



maintenance to any part of the said works, and

- (ii) place and construct on public property gas service pipes (including valves) from its mains to the premises of its customers; but the Company shall place and construct such service pipes in accordance with any reasonable written instructions, either of general or particular application, that the Reeve may from time to time give to the Company and shall, if so required in writing by the Reeve, supply to the Reeve each month a list of addresses of premises to which service pipes shall have been so placed and constructed during the preceding month.

4. Upon the written request of the Corporation or the Reeve on its behalf, the Company shall change the location (which in the case of pipe means any change of either or both of line and elevation) of any part of the said works on public property to some other reasonable location on public property, and shall carry out each such change with reasonable speed.

5. (a) If the part of the said works of which the location is changed as provided in paragraph 4 hereof was (i) installed as to both line and elevation in accordance with the approval or instructions of the Reeve, or (ii) was installed as to line in accordance with the approval or instructions of the Reeve and was laid at a depth of at least 18 inches under a roadway

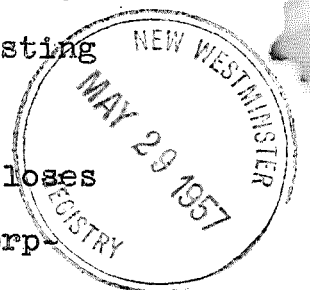


paved with at least two inches of concrete or asphalt, or (iii) was installed as to line in accordance with the approval or instructions of the Reeve and is being changed because its line is no longer satisfactory to the Corporation, the Corporation shall bear and pay to the Company the entire cost of the change less an amount equal to two (2) per cent of the installed value on the Company's books of any of the said part of the said works which the Company takes out of service as a result of the change multiplied by the number of years during which it has been in service.

(b) If the said part of the said works was not installed, or installed and laid, in one of the manners specified in clause (a) of this paragraph, the cost of such change shall be shared between the Corporation and the Company in such manner as they may mutually agree and in default of agreement in such manner as shall be settled by arbitration pursuant to the "Arbitration Act".

6. Notwithstanding anything hereinbefore contained, if either party shall request the other party to make some temporary change in such other party's pipes, equipment, plant or appliances installed on, over, under, or adjacent to, public property in order to facilitate the installation or construction of new pipes, equipment, plant or appliances by the requesting party, such other party shall, if it reasonably can, carry out the change or alteration requested and shall charge the requesting party with the entire cost thereof.

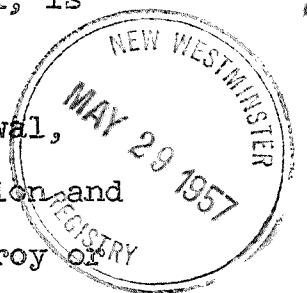
7. Before the Corporation stops up or closes to the public for the benefit of some person or corporation other than the Corporation any public property



it shall inquire of the Company in writing whether the Company has any of the said works on, over, or under, such public property. If within ten (10) days of receiving such inquiry the Company advises the Corporation in writing that it has any of the said works on, over, or under, such public property, the Corporation shall not so stop up or close such public property until the Company shall have agreed with such person or corporation for the removal, abandonment, or relocation, of the said works at the expense of such person or corporation.

8. The Company shall carry out all work done by it on public property pursuant to this agreement substantially in accordance with the details approved pursuant to paragraph 2 hereof (where applicable) and in a manner reasonably satisfactory to the Reeve, without undue delay, in a good and workmanlike manner, and so as to cause as little damage and obstruction as practicable, and shall reinstate the paving or surface on public property which it has disturbed in as good a state of repair as it was in prior to its disturbance and in accordance with reasonable specifications laid down by, and subject to the supervision of, the Reeve. Except in the case of emergency work the time at which all work is carried out shall be subject to the approval of the Reeve. The Reeve may require that he shall be given reasonable notice of the proposed time at which any work, other than emergency work, is to be carried out.

9. In the placing, construction, renewal, alteration, repair, maintenance, removal, operation and use of the said works the Company shall not destroy or



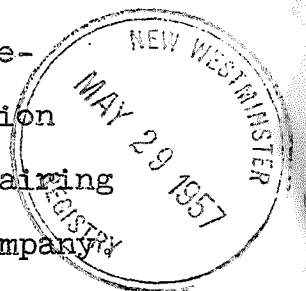
damage the property of the Corporation except as it is authorized to do so by this agreement or by the Corporation; but, if at any time the Company does destroy or damage the property of the Corporation, the Company shall bear the cost of repairing the same in such manner as to leave the same in as good a state of repair as it was in prior to the doing of such destruction or damage and to the reasonable satisfaction of the Reeve.

10. If the Corporation shall destroy or damage any part of the said works on, over, or under, public property which was installed

- (i) before the date hereof and is deemed under paragraph 13 hereof to have been properly placed, constructed, maintained and operated in accordance with this agreement, or
- (ii) after the date hereof either substantially in accordance with the plans and specifications approved by the Reeve under paragraph 2 hereof, or substantially in accordance with instructions given under paragraph 3 hereof, whichever is applicable,

the Corporation shall bear the cost of repairing the same in such manner as to leave the same in as good a state of repair as it was in prior to the doing of such destruction or damage and to the reasonable satisfaction of the Company. In all other cases the cost of repairing such destruction or damage shall be borne by the Company

11. The Company agrees that it will indemnify and save the Corporation harmless against and from all



loss, costs, damages, expenses, suits, demands, actions, claims and liabilities of every kind (other than such as are caused by or arise from any wilful act of the Corporation or act of the Corporation amounting to negligence on the part of the Corporation) caused by or arising out of the Company placing, constructing, renewing, altering, repairing, maintaining, removing, operating or using any of the said works upon, along, across, over or under any public property.

12. The parties hereto agree from time to time to execute such further assurances, approvals and consents as may be necessary to carry out the intent of this agreement.

13. The Corporation agrees that all the said works heretofore placed, constructed, maintained and operated within the Municipality shall be deemed to have been properly placed, constructed, maintained and operated in accordance with this agreement and that the Company may exercise its said powers in respect of them subject to the terms of this agreement so far as they are applicable thereto.

14. The said works shall be placed, worked upon, or removed, in such manner as not to interfere with any pipe, conduit, wire, duct, manhole, drainage ditch, culvert, or any other structure which shall have been laid down in any public property by the Corporation or under the permission of the Corporation or by virtue of any charter granted by competent authority.

15. The said works and every part of them from time to time placed, constructed or maintained on any public property shall be and remain the property of the Company which shall be entitled at any time to



remove the same subject to the terms of this agreement.

16. This agreement shall enure to the benefit of and be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

The Corporate Seal of the Corporation was affixed hereto in the presence of:

Harold Sutter

J. J. Antalik

C.M.C.

The Common Seal of the Company was affixed hereto in the presence of:

H. L. ...

VICE-PRESIDENT
W. L. ...

SECRETARY

APPROVED
as to form only
Secretary
B.C.E. Co. Ltd.

NEW WESTMINSTER
MAY 29 1957
REGISTRY

BETWEEN:

THE CORPORATION OF THE
DISTRICT OF PITT MEADOWS
(hereinafter called
"the Corporation"),

OF THE ONE PART,

AND

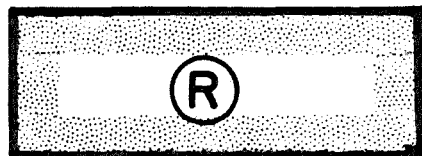
BRITISH COLUMBIA ELECTRIC
COMPANY LIMITED
(hereinafter called
"the Company"),

OF THE OTHER PART.

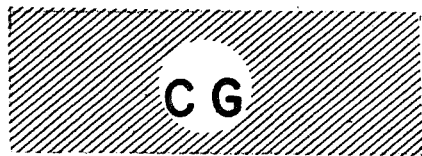
AGREEMENT



KEY



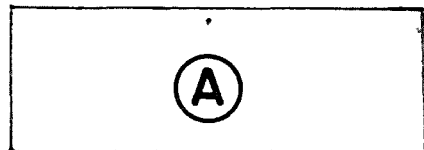
Residential ("R") zone



General Commercial ("CG")

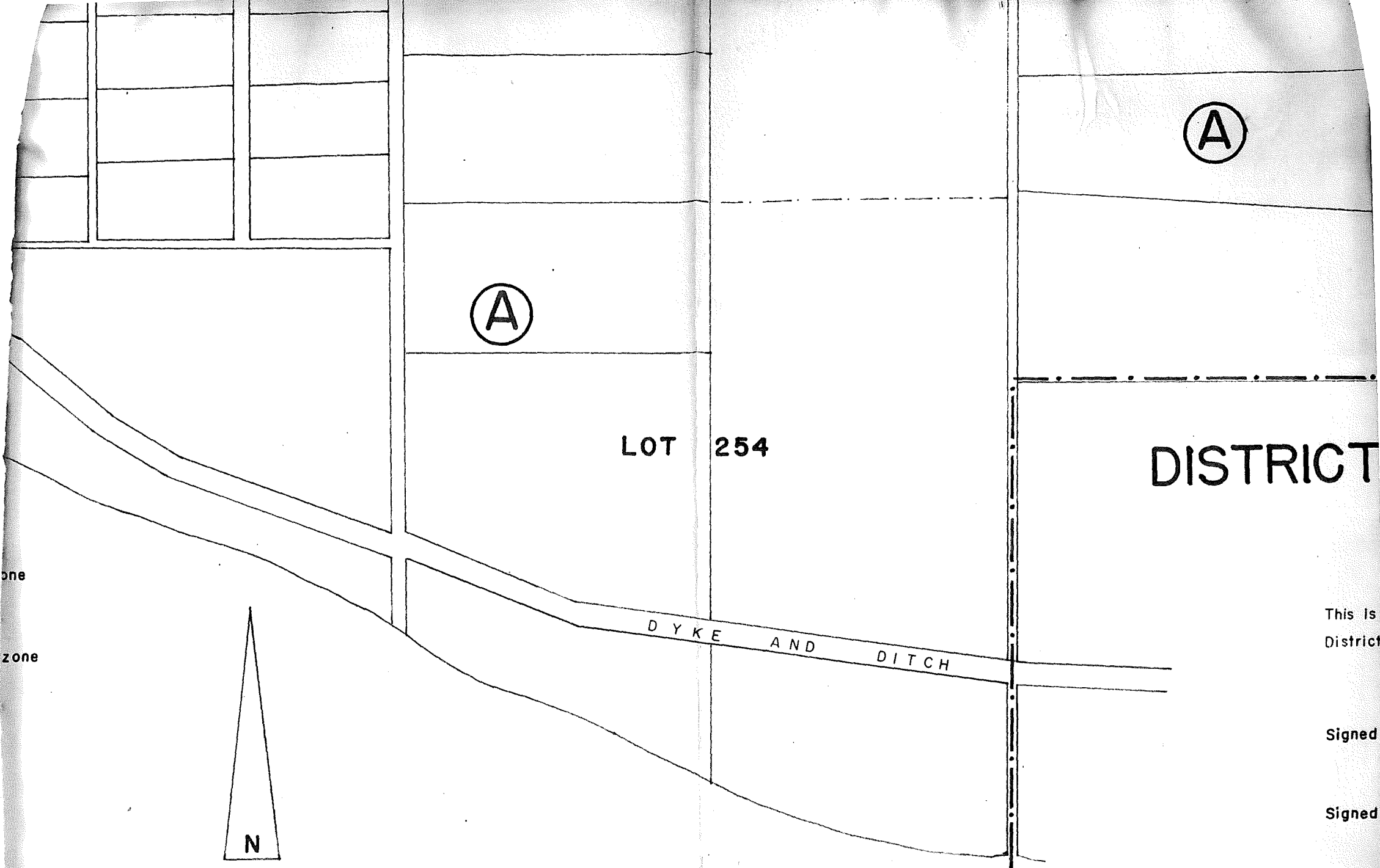


Special Commercial ("CS")



Agricultural ("A") zone

MAP PREPARED BY THE LOWER MAINLAND REGIONAL PLANNING BOARD OF



one
zone



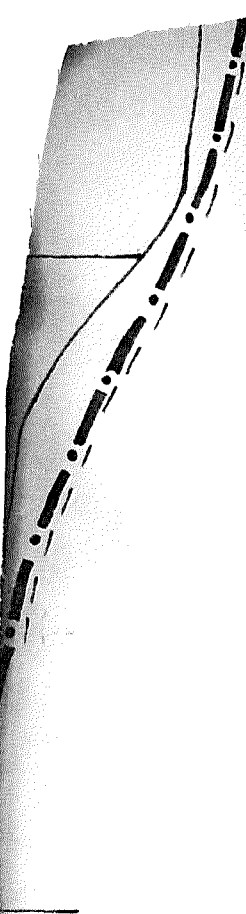
SCALE
1" TO 400'

This is
District

Signed:

Signed:

Date:



OF PITT MEADOWS HIGHLAND AREA ZONING

official zoning map referred to as Schedule A of the
Pitt Meadows Zoning By-law, 1958.

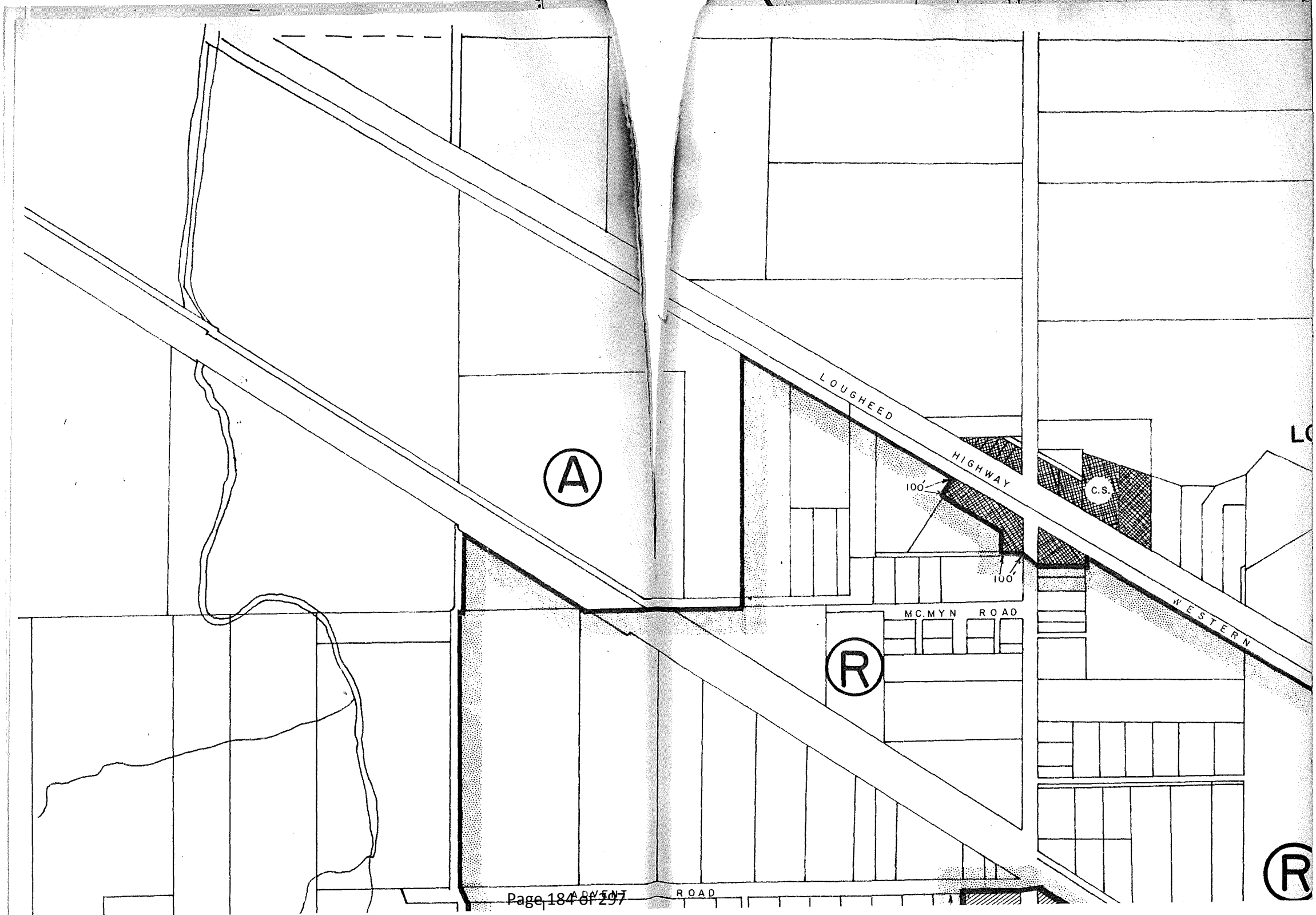
Harold Sutton

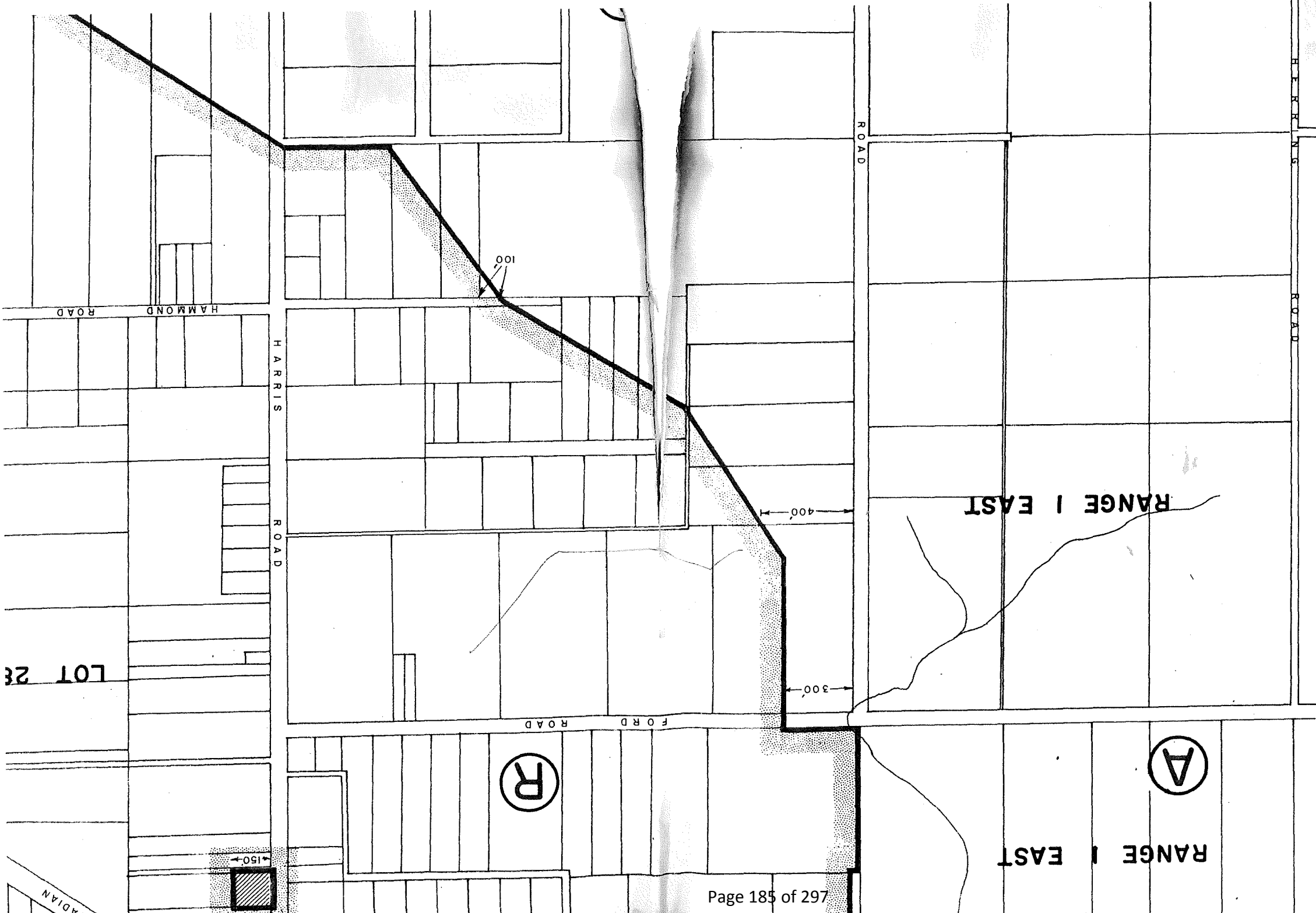
Reeve

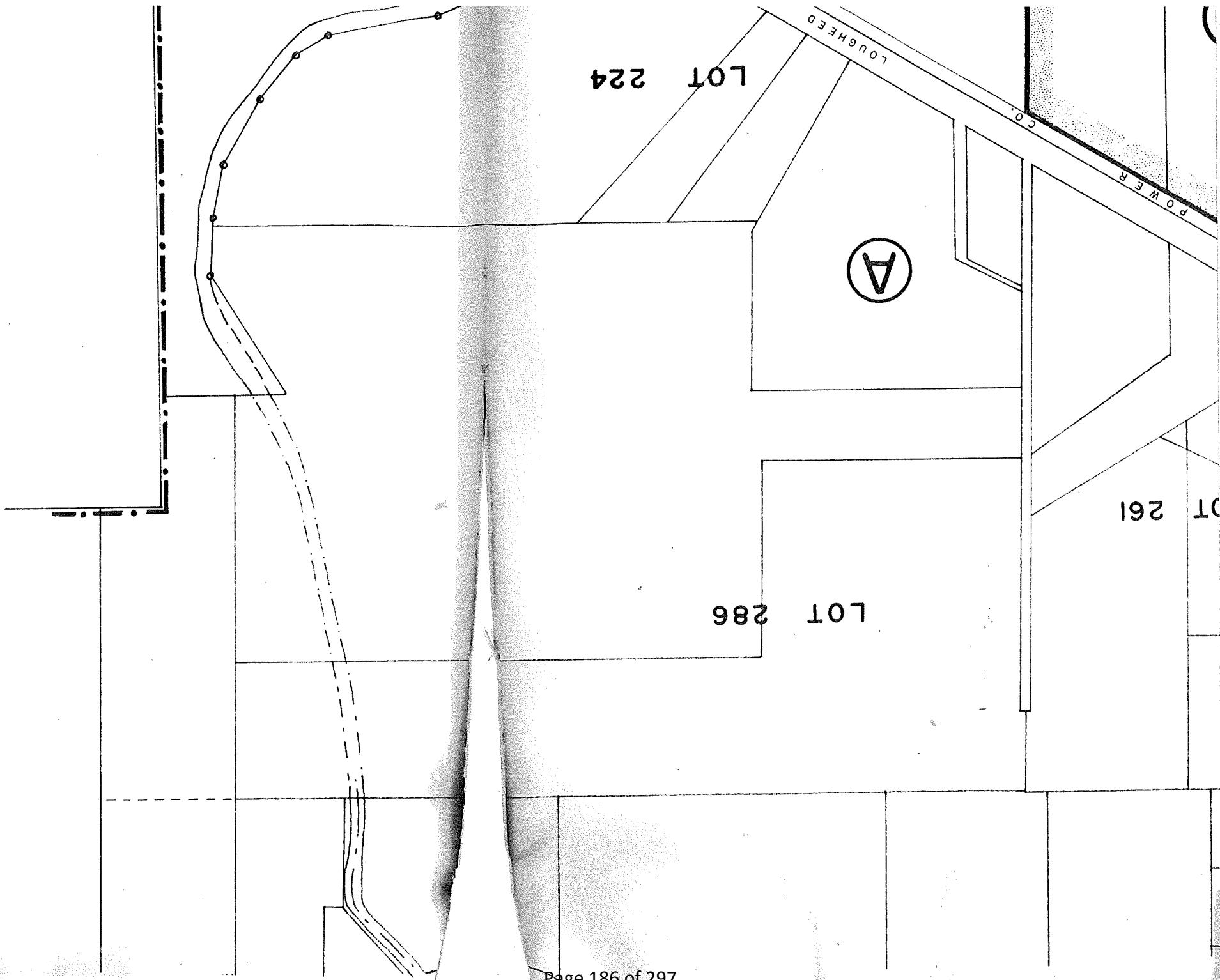
J. J. Antalik

Municipal Clerk

March 1st, 1958







LOT 224



LOT 286

LOT 261

LOUGHEED

CO

POWER

OF MAPLE RIDGE



LOT 223

(A)

LOT 246

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY-LAW NO. 325, 1957

A By-law to amend Highland Drainage
Rent By-law No. 306, 1956.

WHEREAS under By-law No. 306, 1956, the said Pitt Meadows Highland Drainage Rent By-law was passed by the Council of the Corporation of the District of Pitt Meadows;

AND WHEREAS it is deemed expedient to amend said By-law in the manner hereinafter set forth;

NOW THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows in open meeting assembled enacts as follows:

1. Notwithstanding the provisions of paragraph numbered 1 of page 3 of the Highland Drainage Rent By-law, it shall also be provided that the respective owners or occupiers may pay the whole capital cost of the Highland Drainage ditch in one lump sum.

2. Page 2 of Schedule A attached to and being part of Highland Drainage Rent By-law, 1956 is amended by striking out a phrase starting from the words "thence north" of the first line of said page 2, ending with the words "Group 1 Plan 5393 thereof", and substituting the following:

Thence south and following the east boundaries of lots 1, 2, and 3 of the east one-half of Section 12, Block 5 North Range 1 East Plan No. 1195 to the south east corner of said Lot 3; thence south along the east boundary of Lot 4 to a point where the south boundary of Lot 1 of north west part District Lot 282 Plan 4461 produced west intersects the east boundary of said Lot 4; thence east along the south boundaries of Lots 1, 2, 3, 4, and 5 of north west part District Lot 282 Plan 4461 to the south east corner of said Lot 5; thence east along the south boundary of Lot 5 of north east part District Lot 282 Plan 3546 to the south east corner thereof; thence north along the east boundaries of Lots 5, 4, 3, 2 and 1 of north east part District Lot 282 Plan 3546 to the north east corner of said Lot 1; thence to the south east corner of lot 1 of Parcel A of District

Lot 223 Group 1 Plan 5393;

3. This By-law may be cited as Pitt Meadows Highland Drainage Rent By-law, 1956 Amendment By-law No. 325, 1957.

GIVEN first and second reading this 18th day of April, 1957.

GIVEN third reading this 1st day of June, 1957.

RECONSIDERED AND FINALLY PASSED this 25th day of June, 1957.

Harold Sutton
Reeve.

J. J. Antalek
Clerk.

CERTIFIED to be a true copy of By-law No. 325, 1957 as reconsidered and finally passed by the Council of the Corporation of the District of Pitt Meadows on the 25th day of June, 1957.

J. J. Antalek
Clerk of the Corp. of the District of Pitt Meadows



C E R T I F I C A T E

I HEREBY CERTIFY THAT a true copy of the foregoing By-law certified by the Clerk of the Corporation of the District of Pitt Meadows, and under the seal of the said Corporation, was on the 28th day of June, 1957 duly registered in the office of the County Court of Westminster at New Westminster, B.C.

GIVEN under my hand and the seal of the County Court of Westminister at New Westminister, B.C. this 28th day of

June, 1957.

R. J. [Signature]
Registrar



THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY LAW NO. 332.

A By-law to Regulate the Construction, Establishment, Operation and Maintenance of Auto Courts and Trailer Courts in the Corporation of the District of Pitt Meadows.

The Council of the Corporation of the District of Pitt Meadows, assembled in open meeting, enact as follows:

Section 1 : Title and Interpretation

1.1 This By-law may be cited as the "Corporation of the District of Pitt Meadows Tourist Accomodation Regulation By-law," 1959."

1.2 For the purposes of this By-law, all words, terms and expressions set out in this subsection shall be interpreted in accordance with the definitions set out herein, except where the context otherwise requires.

"Auto court" means any building containing, or group of buildings comprising, individual rental accomodation units used, intended to be used, or suitable to be used, primarily by transients. "Auto court" includes any motel, auto camp, tourist court or tourist cabins.

"Council" means the Reeve and Council of the Corporation of the District of Pitt Meadows.

"Court" is an abbreviation for "auto court and/or trailer court and/or combined court".

"Combined court" means a court incorporating both auto court units and trailer spaces.

"Inspector" means the Building Inspector, Plumbing Inspector or Sanitary Inspector, as the case may be, of the Corporation of the District of Pitt Meadows, or any person duly authorised to act in his stead.

"Lot" means a parcel of land duly registered as a lot in accordance with the Land Registry Act.

"Lot line" means a line marking the limit of a lot.

"Medical Health Officer" means the Director of the North Fraser Health Unit, or his duly appointed representative.

"Municipality" means the Municipality of the Corporation of the District of Pitt Meadows.

"Operate" means to be directly responsible for the management or operation of a court, whether as owner or agent; "operator" means the person operating a court.

"Site" means a lot or group of lots occupied by a court.

"Street line" means the line of demarcation between a lot and a public street.

"Trailer" means any structure or vehicle used or intended to be used as a dwelling and designed or intended to be mobile on land, whether or not self-propelled.

"Trailer court" means a parcel of land used or intended to be used for the parking of trailers, together with all buildings and structures thereon. "Trailer court" does not include a parcel of land lawfully used for the purpose of storing or displaying unoccupied trailers only.

"Trailer space" means a defined area within a trailer court, intended to accommodate one parked trailer.

"Unit" means a unit of living accommodation in an auto court, comprising at least one bedroom and toilet facilities.

Section 2 : General Requirements

- 2.1 No auto court or trailer court shall be established or operated within the Corporation of the District of Pitt Meadows except in conformity with this By-law.
- 2.2 No auto court or trailer court shall be established or operated within the Corporation of the District of Pitt Meadows except in conformity with the Corporation of the District of Pitt Meadows Zoning, Building, Plumbing and Sanitation By-laws and all other relevant By-laws, unless this By-law provides otherwise.
- 2.3 No auto court or trailer court shall be established or operated within the Corporation of the District of Pitt Meadows except in conformity with the Tourist Accommodation Regulation Act, the Innkeepers Act, the Health Act and all other relevant statutes of the Province of British Columbia, and with all regulations made pursuant thereto.

Section 3: Construction or Establishment of Auto Courts

- 3.1 (a) No person shall construct or establish an auto court unless he is in possession of a valid Building Permit issued in respect of the said court in accordance with the Building By-law and with this section. A Building Permit issued in respect of an auto court or of any building on the site of an auto court shall lapse if construction work is not commenced within one year of the date of issuance of the permit.

(b) For the purposes of the Building By-law, an auto court unit shall be deemed to be a dwelling.
- 3.2 Every application for a Building Permit for the construction or establishment of an auto court shall be accompanied by three copies of a site plan accurately drawn to a scale of not less than one inch to one hundred feet. The plan shall show:

the legal description of the site and its location with respect to adjacent parcels and streets;

the locations of all existing and proposed buildings on the site;

the locations and dimensions of all existing roads and road allowances, and of all proposed roads or drives;

the locations and dimensions of all proposed vehicle parking spaces;

the locations and dimensions of all areas to be grassed or planted;

the locations and dimensions of all areas for the common use of persons occupying units;

the layout of water supply and sewage disposal systems, including the location of wells, water mains and sewers and the location and capacity of septic tanks and disposal fields;

the location and nature of the proposed lighting system and the location of any proposed loudspeakers;

the locations of all signs, other than directional or informational signs not exceeding six square feet in area.

The application shall also include a description of the proposed provisions for the collection and disposal of waste, water, refuse and sewage; of the proposed source and system of distribution of water; and any additional information that may be required by the Council or by any officer responsible for the enforcement of any part of this By-law.

- 3.3 The issuance of a Building Permit for an auto court shall be subject to the approval of the Medical Health Officer, who may attach to the issuance of the Building Permit any conditions he may deem necessary for the protection of public health and the avoidance of nuisances; and such conditions may include the requirement of minimum standards higher than those specifically provided in this By-law.
- 3.4 An auto court shall have a minimum site area of 3,000 square feet for each unit; provided that in no case shall the site area be less than three (3) acres.
- 3.5 An auto court shall be located on a dry and well-drained site, and shall be so located that drainage from the site will not endanger any water supply or create a nuisance or danger to health on any other property, and shall be graded in such a manner as to ensure rapid drainage.
- 3.6 (a) An auto court shall be supplied with safe and potable water from a source approved by the Medical Health Officer. Where a public supply of water of adequate quantity and quality is available, connection shall be made thereto and it shall be used exclusively.
- (b) An auto court shall be provided with sewage disposal facilities approved by the Medical Health Officer. Where a public sanitary sewerage system is available, connection shall be made thereto and sewage disposed of thereby exclusively.
- (c) An auto court shall be provided with an electricity supply satisfactory to the Electrical Inspector. All electrical fittings shall be approved by the Electrical Inspector.

- 3.7 Every unit shall face an open space measuring not less than twenty feet in any dimension, or a drive not less than twenty feet wide.
- 3.8 For each unit one car parking space shall be provided. If the space is open, its minimum area shall be not less than 250 square feet; if it is enclosed on at least two sides and roofed, the minimum inside floor area shall be 210 square feet. A parking space shall have access only from a drive.
- 3.9 All drives and parking spaces shall be paved or surfaced with dust-free material approved by the Building Inspector and shall be clearly marked. All drives shall be lighted at night.
- 3.10 (a) A drive shall have a minimum width of twenty-five feet at the street line and shall at no point be less than twenty feet wide.
 (b) No vehicular access to an auto court shall be provided within twenty feet of any intersection of street lines, nor within one hundred feet, measured along street lines, of any parcel whereon is situated a fire hall, school, playground, public library, hospital or place of worship.
- 3.11 (a) For each unit there shall be provided on the site open space equal in area to the minimum site area required by by-law for a row dwelling.
 (b) No space required under this By-law for parking or access shall be considered as space required under this subsection. All space required under this subsection shall be preserved and maintained in a manner consistent with recreational use.
- 3.12 No building in an auto court shall be located less than twenty-five feet from any street line or less than ten feet from any lot line.
- 3.13 Where units are in separate buildings, they shall be located at least twelve feet apart; provided that the space between buildings may be used for parking spaces, and roofs or structures to shelter parking spaces may be erected.
- 3.14 Where two or more units are in the same building, they shall be separated by partition walls of eight-inch concrete block construction, or by substantially sound-proof partition walls with a fire resistance rating of not less than one hour.
- 3.15 Excepting any auto court which is located within one hundred feet of any non-residential premises which displays, adjacent to the street on which the auto court abuts, a sign or signs which are not subject to these or substantially similar requirements, the display of signs over six square feet in area shall be limited to one sign only, which shall be subject to the following requirements:
 - (a) it shall be not greater than twenty square feet in area;
 - (b) if illuminated, the illumination shall not be intermittent or flashing;
 - (c) it shall not be located nearer than ten feet to any lot line;
- 3.16 Where an auto court site is located in or adjoining a residential or agricultural zone, trees, bushes or shrubs shall be planted to screen the auto court effectively

from neighbouring residential property.

- 3.17 All open space not used for access, parking or any other specific purpose shall be planted with grass, trees, bushes, shrubs or flowers.

Section 4 : Construction or Establishment of Trailer Courts

- 4.1 Any person desiring to establish a trailer court shall apply to the Council or to any officer appointed for the purpose for a permit to do so, and no person shall establish a trailer court unless he is in possession of a valid permit. A permit shall be issued subject to compliance with the requirements of this section, provided that it shall be valid for a period of one year only unless renewed.

- 4.2 Every application for a permit to establish a trailer court shall state clearly the name and address of the applicant and the location of the proposed site, and shall be accompanied by an application for a Building Permit for any building to be erected on the site; and by three copies of a site plan accurately drawn to a scale of not less than one inch to one hundred feet.. The plan shall show:

the legal description of the site and its location with respect to adjacent parcels and streets;

the locations of all existing and proposed buildings;

the locations and dimensions of all existing roads or road allowances, and of all proposed roads or drives;

the locations and dimensions of all proposed vehicle parking spaces;

the locations and dimensions of all areas to be grassed or planted;

the locations and dimensions of all areas for the common use of persons occupying trailers on the site;

the locations, dimensions and arrangement of all trailer spaces;

the layout of water supply and sewage disposal systems, including the location of wells, water mains and sewers and the location and capacity of septic tanks and disposal fields;

the location and nature of the proposed lighting system and the location of any proposed loudspeakers;

the locations of all signs other than directional or informational signs not exceeding six square feet in area.

Every application shall further be accompanied by plans and specifications of any facilities for the connection of trailers to sewage disposal systems, water supply and electricity supply; and such facilities shall be approved by the appropriate officer or officers prior to the issuance of a permit. The application shall also include a description of the proposed provisions for the collection and disposal of waste, water, refuse and sewage; of the proposed source and system of distribution of water; and any additional information that may be required by the Council or by an officer responsible for the enforcement of any part of this By-law.

- 4.3 The issuance of a permit to establish a trailer court shall be subject to the approval of the Medical Health Officer, who may attach to the issuance of the permit any conditions he may deem necessary for the protection of public health and the avoidance of nuisances; and such conditions may include the requirement of minimum standards higher than those specifically provided in this By-law.
- 4.4 A trailer court shall have a minimum site area of 2,500 square feet for each trailer space; provided that in no case shall the site area be less than three (3) acres.
- 4.5 A trailer court shall be located on a dry and well drained site, and shall be so located that drainage from the site will not endanger any water supply or create a nuisance or danger to health on any other property, and shall be graded in such a manner as to ensure rapid drainage.
- 4.6 (a) A trailer court shall be supplied with safe and potable water from a source approved by the Medical Health Officer. Where a public supply of water of adequate quantity and quality is available, connection shall be made thereto and it shall be used exclusively.
- (b) A trailer court shall be provided with sewage disposal facilities approved by the Medical Health Officer. Where a public sanitary sewerage system is available, connection shall be made thereto and sewage disposed of thereby exclusively.
- (c) A trailer court shall be provided with an electricity supply satisfactory to the Electrical Inspector. All electrical fittings shall be approved by the Electrical Inspector.
- 4.7 Every trailer court shall include an administration building or office, which shall be a permanent structure or part of a permanent structure.
- 4.8 Trailer spaces shall be subject to the following requirements:
- (a) at least three-quarters of the total number of trailer spaces in a court shall each have a minimum area of 2,500 square feet; and the remaining spaces shall each have a minimum area of 1,000 square feet. No trailer space shall be used for the accommodation of a trailer having a length greater than the length of the trailer space less five feet.
- (b) a trailer space shall measure not less than thirty feet in width;
- (c) it shall not be located within twenty feet of any building;
- (d) it shall have access only from an unobstructed drive not less than twenty feet in width;
- (e) it shall be clearly marked by corner markers;
- (f) it shall be provided with connections, satisfactory to the appropriate officers, to the facilities required under subsection 4.6;
- (g) it shall be provided with a sink or basin connection to an adequate disposal system;

- (h) it shall be supplied with facilities, satisfactory to the Sanitary Inspector, for the disposal of refuse;
- (i) it shall be lighted at night either by lights specifically placed for the purpose or by the general lighting system of the court.

4.9 For each trailer space one car parking space not less than 250 square feet in area, in addition to the minimum prescribed trailer space area, shall be provided.

4.10 All drives, parking spaces and the portion of each trailer space intended to accommodate the parked trailer shall be paved or surfaced with dust-free material approved by the Building Inspector. All drives and parking spaces shall be clearly marked. All drives shall be lighted at night.

4.11 (a) On every trailer court site, open space shall be set aside, preserved and maintained as common recreation space in accordance with the following table:

<u>Number of trailer spaces</u>	<u>Required area of recreation space</u>
1 to 5	none
6 to 10	5,000 square feet
11 to 25	10,000 square feet
26 to 50	$\frac{1}{2}$ acre
51 to 100	1 acre
over 100	1 acre plus an additional 10,000 square feet for every 20 trailer spaces, or fraction thereof, above 100.

(b) No space required under this By-law for parking or access shall be considered to be recreation space for the purpose of this subsection.

4.12 (a) An access drive to a trailer court shall have a minimum width of thirty feet at the street line and shall at no point be less than twenty feet wide.

(b) No vehicular access to a trailer court shall be provided within twenty feet of any intersection of street lines, nor within one hundred feet, measured along street lines, of any parcel whereon is situated a fire hall, school, public library, hospital or place of worship.

4.13 No building in a trailer court, and no trailer space, shall be located less than twenty-five feet from any street line or less than ten feet from any lot line.

4.14 Every trailer court shall be provided with sanitary facilities conforming to the following requirements:

(a) toilet facilities for men and women shall either be in separate buildings at least twenty feet apart or shall be separated by a substantially soundproof wall if in the same building;

(b) toilet facilities for men and women shall each consist of not less than one flush

toilet, one wash-basin and one shower or bathtub, each in private compartment, for every twenty trailer spaces of 2,500 or more square feet in area and for every ten spaces less than 2,500 square feet in area;

- (c) the building or buildings housing the sanitary facilities shall be a permanent structure complying with all relevant building, sanitary and plumbing regulations; it shall be lighted at all times; it shall be constructed of such material, including painted woodwork, as will permit repeated cleaning; it shall be well ventilated, with screened ventilation apertures; the floor shall be of water impervious material and shall slope to a drain connected with the sewage disposal system;
- (d) a service building shall be provided containing laundry facilities, and facilities for the drying of laundry shall be provided.
- (e) every building containing sanitary or service facilities shall be supplied with hot and cold running water;
- (f) all sanitary and service facilities governed by this subsection shall be subject to the approval of the Plumbing Inspector and the Sanitary Inspector.

4.15 Incinerators, if provided, shall be approved by the Fire Marshal as to design, construction and location.

4.16 Excepting any trailer court which is located within one hundred feet of any non-residential premises which displays, adjacent to the street on which the trailer court abuts, a sign or signs which are not subject to these or to substantially similar requirements, the display of signs over six square feet in area shall be limited to one sign only, which shall be subject to the following requirements:

- (a) it shall not be greater than twenty square feet in area;
- (b) if illuminated, the illumination shall not be intermittent or flashing;
- (c) it shall not be located nearer than ten feet to any lot line.

4.17 Where a trailer court site is located in or adjacent to a residential or agricultural zone, trees, bushes or shrubs shall be planted to screen the trailer court effectively from neighbouring residential property.

4.18 A strip of land at least ten feet wide shall be provided between a trailer court and any adjacent public street, and shall, except at points of access, be planted with grass and with ornamental trees, bushes or shrubs.

4.19 All open space not used for trailer spaces, access, parking or any other specific purpose shall be planted with grass, trees, bushes, shrubs or flowers.

Section 5 : Construction or Establishment of Combined Courts

5.1 For the purposes of this section:

- (a) "Site" shall mean the site of the whole of a combined court, including both auto court units and trailer spaces;
- (b) "Establishment of a combined court" shall include the initial establishment of a court as a combined court, the addition of trailer spaces to an existing auto court, and the addition of auto court units to an existing trailer court;
- (c) An auto court and a trailer court shall be deemed to constitute a single combined court if they are on the same lot, or on adjacent lots and under the same ownership or management.

5.2 A person intending to establish a combined court shall comply with whichever of the following requirements is appropriate:

- (a) In the case of the initial establishment of a court as a combined court, the applicant shall comply with subsections 3.1, 3.2, 4.1 and 4.2 of this By-law; provided that separate plans need not be submitted with the two required applications if three copies are submitted of a single plan showing all the information required under both subsection 3.2 and subsection 4.2;
- (b) In the case of the addition of auto court units to an existing trailer court, the applicant shall comply with subsections 3.1 and 3.2;
- (c) In the case of the addition of trailer spaces to an existing auto court, the applicant shall comply with subsections 4.1 and 4.2.

5.3 The establishment of a combined court shall conform in all respects to the following subsections of this By-law:

- 3.3; 3.5; 3.6; 3.7; 3.8; 3.9; 3.11; 3.12;
3.13; 3.14; 3.15; 3.16; 3.17; 4.7; 4.8;
4.9; 4.11; 4.12; 4.13; 4.14; 4.15; 4.18;

provided that in each of the above-mentioned sub-sections the terms "auto court" or "trailer court", as the case may be, shall be read as "combined court".

- 5.4 (a) A combined court shall provide the full total of recreation space, open space, trailer space and parking space that would be required if the unit and trailer accommodation provided in the combined court were provided in separate auto and trailer courts; but the space required under subsections 3.11 (a) and 4.11 (a) may be provided as a single parcel provided that its area is equal to or greater than the total area required under the aforementioned subsections.
- (b) In no case shall the total site area of a combined court be less than three (3) acres.

Section 6 : Operation and Maintenance of Auto Courts and
Trailer Courts

- 6.1 No person shall operate an auto court or trailer court unless he is the holder of a subsisting licence or registration issued under the Regulations Governing Tourist Accomodation and Trailers made pursuant to the Tourist Accomodation Regulation Act.
- 6.2 No person shall operate an auto court or trailer court unless he is the holder of a subsisting licence issued by the Council or by such officer as may be appointed for the purpose in conformity with section 7 of this By-law.
- 6.3 Except by special permission of the Council, no unit or trailer space may be occupied until all works required as conditions of the granting of a permit to establish a court have been carried out and inspected and approved by the appropriate officers.
- 6.4 At all times when an auto court unit is occupied or there is an occupied trailer in a trailer court, there shall be a competent and responsible adult on the premises to act for the operator.
- 6.5 Every court shall be maintained at all times in a clean and sightly condition.
- 6.6 All buildings, signs and other structures shall be kept in a state of good repair and maintenance; shall be regularly painted or otherwise dealt with as may be necessary to maintain them in good order and appearance; and shall not be permitted to become shabby or dilapidated.
- 6.7 All access and parking areas shall be properly maintained and treated or resurfaced as may be necessary to keep them in good condition, free from holes, subsidence and dust.
- 6.8 All planted areas shall be properly tended and maintained, and all grassed areas shall be regularly mown.
- 6.9 The storage, collection and disposal of refuse shall be in accordance with the following requirements:
- (a) it shall be in all respects satisfactory to the Medical Health Officer;
 - (b) all refuse and litter on the premises shall be collected into containers at least daily;
 - (c) refuse shall be stored entirely in water-tight, rodent-proof and fly-proof containers, and shall not be permitted to spill over from containers. The containers shall be kept completely covered when in use except when being filled or emptied;
 - (d) outdoor refuse containers shall be kept in substantially constructed racks designed to prevent tipping of the containers and to facilitate cleaning;
 - (e) all refuse shall be disposed of at least weekly in a manner satisfactory to the Medical Health Officer. Disposal by burning shall be subject to the requirements of the Fire Marshal;

- (f) the storage, collection and disposal of refuse shall not be permitted to create a health hazard, to harbour rodents, to breed insects, to cause an accident or to cause air pollution.
- 6.10 The operator shall take such measures as the Medical Health Officer shall direct to control rodents and insects and shall notify the Medical Health Officer immediately if rodents are known to be on the premises.
- 6.11 All drainage shall be adequately maintained, and standing water shall not be allowed to remain on any roof or open land area.
- 6.12 All toilet, washing and other sanitation facilities shall be kept clean and sanitary at all times.
- 6.13 Fire-fighting equipment satisfactory to the Fire Marshal in type, quantity and accessibility, shall be provided, and maintained in efficient working order at all times.
- 6.14 Outdoor fires shall be permitted only in equipment provided by or in places designated by the operator, such equipment and/or places to be subject to the approval of the Fire Marshal.
- 6.15 The storage, distribution and use of all forms of liquid and gas fuel shall be subject to the requirements of the Fire Marshal.
- 6.16 Cars and trailers shall be parked only in and wholly within the spaces provided.
- 6.17 In a trailer court or combined court, no trailer shall be parked within twenty feet of another, measured from side to side, or within ten feet measured from end to end or side to end.
- 6.18 No structures of any kind, other than awnings, shall be built on to a parked trailer. Skirting shall be permissible, but shall not constitute a permanent foundation, nor be permitted to harbour rodents or create a fire hazard.
- 6.19 No loudspeaker shall be used on a court site between the hours of 11 p.m. and 8 a.m., and no loudspeaker shall be used at any time in such a manner as to be clearly audible outside the court site at a distance of fifty feet from the boundary of the site.
- 6.20 The operator shall be responsible for the orderly behaviour of occupants of units or of trailers, and shall permit no conduct liable to be an offence or nuisance to neighbouring residents.
- 6.21 The operator shall at least once in every twenty-four hours satisfy himself that every person at the moment residing in the court is alive and able to summon aid if required. He shall immediately report to the Medical Health Officer any known or suspected cases of infectious disease, and shall follow any instructions subsequently given by the Medical Health Officer.
- 6.22 It shall be the responsibility of every court occupant to give the operator or his representative access to any part of the premises, including trailers, at reasonable times in order to secure conformity with this By-law or with any other applicable regulations.

Section 7 : Licensing, Inspection, Penalties and Miscellaneous

- 7.1 The Municipal Clerk or Licence Collector is hereby empowered to issue licences for the operation of auto courts and tourist courts.
- 7.2 All licences issued after May 31st in any year shall subsist until May 31st of the following year.
- 7.3 A licence shall not be transferable. A licence-holder who transfers or relinquishes control of a court shall notify the Municipal Clerk or Licence Collector of the fact within twenty-four hours, and the notification shall include the full name and address of the person to whom control is transferred.
- 7.4 The fee payable for a licence to operate an auto court or trailer court shall be \$25.00 per auto court unit and \$25.00 per trailer space, subject to a minimum fee of \$100.00 per court and a maximum fee of \$500.00 per court.
- 7.5 Infraction of this By-law or of any relevant regulation shall be sufficient cause for the suspension of a licence by the Council until such time as the By-law or regulation is complied with. Repeated infraction of this By-law or of any relevant regulation shall be sufficient cause for the revocation of or refusal to renew a licence.
- 7.6 Such persons as may be authorised by the Council or by the Medical Health Officer may enter at all times upon or into any court and any structure therein in order to ascertain whether the provisions of this By-law are complied with: and no person shall obstruct or seek to obstruct the entrance into any court or structure of any duly authorised person acting pursuant to this subsection.
- 7.7 (a) No more than one trailer shall be parked on any one lot, other than a lot which is the site of a duly licenced trailer court or which is lawfully used for the sale or rental of unoccupied trailers.
- (b) No trailer which is not parked in a trailer court shall be used for human habitation within the municipality for a period exceeding seven days in any ninety-day period; except that the Council may issue a permit, which shall be renewable, for the use of a trailer for habitation for a period of not more than ninety days, subject to the approval of the Medical Health Officer.
- 7.8 Any person who violates any provision of this By-law or who permits any act or thing to be done in contravention of this By-law shall be liable on summary conviction to a penalty not exceeding one hundred dollars, together with the costs of conviction, and a further penalty not exceeding the same amount for every day or portion of a day during which such contravention shall continue.

GIVEN first reading this 8th day of February , 1958.

GIVEN second reading this 14th day of March , 1959.

GIVEN third reading this 21st day of May , 1959.

RECONSIDERED AND FINALLY PASSED this 17th day
of August , 1959.

Harold Lutton
.....
Reeve.

JJ Antalek
.....
Clerk.

CERTIFIED to be a true copy of By law No. 332,
1959 as reconsidered and finally passed by
the Council of the Corporation of the District
of Pitt Meadows on the *17th* day of *August*
1959.

JJ Antalek
.....
Clerk of the Corp. of
District of Pitt Meadows.

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY-LAW NO. 342

A By-law to prohibit the dumping of rat-feeding garbage in Municipal Garbage Disposal Areas and to prohibit the dumping of garbage on property other than properly designated garbage disposal areas.

WHEREAS it is deemed advisable to prohibit the dumping of garbage which may entice rats and other vermin into municipal garbage disposal areas;

AND WHEREAS it is deemed advisable to prohibit the dumping of garbage on property other than properly designated disposal areas;

AND WHEREAS under the provisions of Section 534 of the "Municipal Act", the Municipal Council may by By-law establish and operate waste removal services;

NOW THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows in open meeting assembled, enacts as follows:-

1. For the purpose of this By-law the following words shall have the meanings assigned to them:-

"Garbage" means all household and commercial waste or refuse, whether it contains the remains of edible food or not.

"Rat-feeding Garbage" means animal matter, dead animals, or poultry or any portion thereof or vegetable matter excluding household waste.

"Refuse" means any waste or refuse from the clearing of land, or reconstruction or construction of buildings, and includes tree stumps and/or branches.

"Trade Waste" means refuse and accumulation of waste and abandoned materials resulting from the operation of an industry, trade or business, including paper, boxes and packing cases, wrapping material, sweepings, and all inflammable materials of a like nature other than garbage and ashes.

"Municipal Garbage Disposal Area" means a garbage dump or refuse disposal ground owned and operated by The Corporation of the District of Pitt Meadows as designated by resolution of the Municipal Council.

2. It shall be unlawful for any person to deposit or suffer or permit to be deposited any garbage, rat-feeding garbage, refuse or trade waste in, upon, or into any highway, street, lane, square, byway, stream, ditch, wharf, slough or private or public property, save and except as hereinafter provided.

3. It shall be unlawful for any person to trespass, loiter, or park any vehicle in a Municipal garbage disposal area, save for the expeditious unloading of garbage or trade waste.

4. It shall be unlawful for any person to dump or deposit any rat-feeding garbage or refuse on any Municipal garbage disposal area.

5. It shall be unlawful for any person to sort, collect, or remove any garbage or trade waste from a Municipal garbage disposal area.

6. Nothing contained in this By-law shall be construed as to preclude any person from disposing of garbage in the manner provided by Section 64 of the Provincial Government Sanitary

Regulations (Section 64 permits the burying of garbage at least 3" below ground level). Nor shall it preclude any person from constructing and maintaining a properly regulated compost heap.

7. Any firm, industry, trade or business desirous of depositing trade waste in a Municipal garbage disposal area must first obtain a permit so to do from the Municipal Council, and such permit shall specify the conditions under which such trade waste shall be deposited in a Municipal garbage disposal area.
8. It shall be unlawful for any person to deposit any garbage or trade waste in a Municipal garbage disposal area save and except in the area specified and duly marked by signs to receive such garbage or trade waste.
9. It shall be unlawful for any person to dispose of any garbage or trade waste, in the Municipal garbage disposal area, which is brought in from outside of the boundaries of the District of Pitt Meadows
10. Every person who violates any of the provisions of this by-law or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this By-law or who neglects to do or refrains from doing anything required to be done by any of the provisions of this By-law, or who does any act which violates any of the provisions of this By-law, or who does any act which violates any of the provisions of this by-law shall be deemed to be guilty of an infraction thereof, and liable to the penalties imposed by this By-law.
11. Any person who violates any provision of this by-law shall be guilty of an offence against this By-law and shall be liable on summary conviction, to a fine not exceeding One Hundred Dollars (\$100.00) and costs for each offence and in default of payment thereof forthwith to imprisonment in the common gaol for any period not exceeding thirty (30) days unless the said fine or penalty and costs, if any, be sooner paid. For each day that a violation is permitted to exist, it shall constitute a separate offence.
12. This by-law may be cited for all purposes as "Regulation of Garbage Dumping By-law , 1959, No. 342."

GIVEN first and second reading this 19th day of November, 1958

GIVEN third reading this 30th day of December, 1958

RECONSIDERED AND FINALLY PASSED this 4th day of June, 1959

Harold Sutton
REVEVE

J.P. Antalik
clerk

CERTIFIED to be a true copy of By-law No. 342, 1959 as reconsidered and finally passed by the Council of the Corporation of the District of Pitt Meadows on the 4th day of June, 1959.

J.P. Antalik
Clerk of the Corp. of
the District of Pitt
Meadows.

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY-LAW NO. 362, 1960

A By-law to regulate the driving of animals
through the District of Pitt Meadows

WHEREAS the Council of the Corporation of the District of Pitt Meadows deems it expedient to regulate the driving of animals on highways which have been newly paved with asphaltic concrete;

AND WHEREAS pursuant to the provisions of Section 875, subsection (r) of the Municipal Act, the Council is empowered to regulate the driving of animals through the Municipality;

NOW THEREFORE the Municipal Council of THE CORPORATION OF THE DISTRICT OF PITT MEADOWS in open meeting assembled ENACTS as follows:-

1. When in the opinion of Council, any highway is liable to damage through animals being driven on such highway, the Council shall have the power to prohibit the use of such highway by any person or persons owning or in charge of driving animals, and any person driving animals on such highway after notice of prohibition by the Council shall be guilty of an offence against this By-law, and shall be liable on summary conviction thereof to a penalty not exceeding One Hundred Dollars for each offence and not less than Fifty Dollars for each offence, and in default of immediate payment of such penalty, to imprisonment for a term not exceeding six months.

2. This by-law may be cited for all purposes as the "PITT MEADOWS DRIVING OF ANIMALS REGULATIONS BY-LAW No. 362, 1960."

GIVEN first and second reading this 20th day of June, 1960.

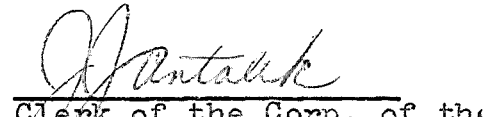
GIVEN third reading this 25th day of June, 1960.

RECONSIDERED AND FINALLY PASSED by Council this 30th day of June, 1960.


REEVE


CLERK

CERTIFIED to be a true copy of By-law No. 362, 1960 as reconsidered and finally passed by the Council of the Corporation of the District of Pitt Meadows on the 30th day of June, 1960.


Clerk of the Corp. of the
District of Pitt Meadows

By-law No. 371

A By-law to amend Highland Drainage Rent By-law No. 306, 1956 and amending By-laws No. 325, 1957 and 349, 1959.

WHEREAS the annual cost of maintenance and repair of the Highland Drainage works that have been constructed by the Corporation of the District of Pitt Meadows has increased considerably;

AND WHEREAS the estimated annual cost of maintenance and repair of the said works is \$2,500 (two thousand five hundred dollars);

AND WHEREAS the annual amount required for the purpose of paying 2/3 of the cost of maintenance as aforesaid, is estimated at the sum of \$1,666 (one thousand six hundred and sixty six dollars);

NOW THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows in open meeting assembled ENACTS AS FOLLOWS:

1. That portion of paragraph numbered 1 of Highland Drainage Rent By-law 1956 Amendment By-law No. 349, 1959, commencing with the words "There shall be imposed" in the second paragraph and ending with the words "Maintenance - \$1.50 per acre with a minimum of \$3.00 per parcel" shall be repealed and the following substituted therefore:

"There shall be imposed, levied, and collected upon and from the respective owners or occupiers of the land and real property within the portion of the Corporation of the District of Pitt Meadows as defined in Schedule "A" of By-law No. 306 and amending By-law No. 325, each year commencing with the year 1961 a rent on the said land and real property so owned or occupied calculated on the following basis:

Pumping - \$1.00 per acre with a minimum of \$1.00 per parcel.

Maintenance - \$2.50 per acre with a minimum of \$6.00 per parcel."

2. This By-law may be cited for all purposes as "Pitt Meadows Highland Drainage Rent By-law No. 306, 1956 Amendment By-law No. 371, 1961."

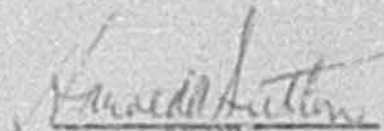
GIVEN first reading this 11th day of May, 1961.

GIVEN second reading this 11th day of May, 1961.

GIVEN third reading this 4th day of July, 1961.

RECONSIDERED AND FINALLY PASSED by Council this

11th day of July, 1961.


REEVE


CLERK.

CERTIFIED to be a true copy of By-law No. 371, 1961 as reconsidered

and finally passed by the Council of the Corporation of
the District of Pitt Meadows on the 11th day of July, 1961.

J. Hentall
Clerk of the Corp. of the
District of Pitt Meadows.

BY-LAW NO. 373

A By-law to amend Regulation of
Garbage Dumping By-law, 1959 No.
342

WHEREAS it is deemed advisable to amend the said by-law in the manner hereinafter set forth;

NOW THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows in open meeting assembled enacts as follows:

1. Paragraph numbered 9 shall be amended as follows: The word "refuse" shall be inserted immediately following the word garbage at the beginning of the second line of said paragraph 9.

2. This by-law may be cited for all purposes as "Regulation of Garbage Dumping By-law, 1959, Amendment By-law No. 373, 1961.

GIVEN first reading this 7th day of October, 1961.

GIVEN second reading this 7th day of October, 1961.


GIVEN third reading this 19th day of October, 1961.

RECONSIDERED AND FINALLY PASSED this 15th day of December, 1961.


REEVE


CLERK

CERTIFIED to be a true copy of By-law No. 373, 1961 as reconsidered and finally passed by the Council of the Corporation of the District of Pitt Meadows on the 15th day of December, 1961.


Clerk of the Corp. of the
District of Pitt Meadows

BY-LAW NO. 376, 1961

A By-law to provide that the Assessed Values of Land and Improvements shall be determined Pursuant to the Provisions of the "Assessment Equalization Act, 1953."

WHEREAS it is deemed expedient and in the interest of the Corporation of the District of Pitt Meadows that for the purposes of the "Municipal Act", R.S.B.C., 1960, the assessed values of land and improvements be determined pursuant to the "Assessment Equalization Act, 1953."

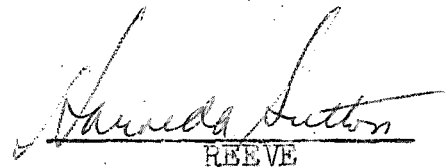
NOW THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows in open meeting assembled ENACTS AS FOLLOWS:-

1. The assessed values of land and improvements shall, for the purposes of the "Municipal Act", R.S.B.C., 1960, be determined pursuant to the provisions of the "Assessment Equalization Act, 1953" for the year 1962 and every year thereafter.
2. The Assessor and/or Collector shall make appropriate changes in his or their records and rolls to give proper effect to the provisions of paragraph numbered one (1) of this by-law.
3. This by-law is enacted pursuant to the provisions of Section 339 (2) of the "Municipal Act", R.S.B.C., 1960, and may be cited for all purposes as "Assessed Values of Land and Improvements By-law No. 376, 1961."

GIVEN first and second reading this 9th day of December, 1961.


GIVEN third reading this 15th day of December, 1961.

RECONSIDERED AND FINALLY PASSED this 30th day of December, 1961.


REEVE


CLERK

CERTIFIED to be a true copy of By-law No. 376, 1961, as reconsidered and finally passed by the Council of the Corporation of the District of Pitt Meadows on the 30th day of December, 1961.


Clerk of the Corp. of the District of Pitt Meadows.

BY-LAW No. 398, 1963.

A By-law to provide that the Assessed Values of Land and Improvements shall be determined Pursuant to the Provisions of the "Assessment Equalization Act, 1953."

WHEREAS it is deemed expedient and in the interest of the Corporation of the District of Pitt Meadows that for the purposes of the "Municipal Act", R.S.B.C., 1960, the assessed values of land and improvements be determined pursuant to the "Assessment Equalization Act, 1953."

NOW THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows in open meeting assembled ENACTS AS FOLLOWS:-

1. The assessed values of land and improvements shall, for the purposes of the "Municipal Act", R.S.B.C., 1960, be determined pursuant to the provisions of the "Assessment Equalization Act, 1953."

2. The Assessor and / or Collector shall make appropriate changes in his or their records and rolls to give proper effect to the provisions of paragraph numbered one (1) of this by-law.

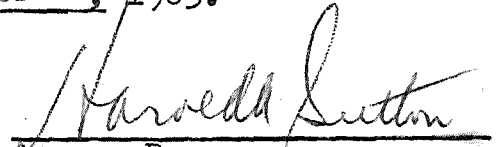
3. This by-law is enacted pursuant to the provisions of Section 339 (2) of the "Municipal Act", R.S.B.C., 1960, and may be cited for all purposes as "Assessed Values of Land and Improvements By-law No. 398, 1963."

READ a 1st time this 19th day of October, 1963.

READ a 2nd time this 19th day of October, 1963.


READ a 3rd time this 2nd day of November, 1963.

RECONSIDERED, finally passed, signed and the seal of the Corporation affixed this 21st. day of November, 1963.


Reeve


Clerk

CERTIFIED to be a true copy of By-law No. 398, 1963 as reconsidered and finally passed by the Council of the Corporation of the District of Pitt Meadows on the 21st. day of November, 1963.


Clerk of the Corp. of the District of Pitt Meadows.

A By-law to amend Pitt Meadows
Pool-room By-law, 1925.

THE MUNICIPAL COUNCIL of the Corporation of the District
of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS:

1. Paragraph numbered 1 of "Pitt Meadows Pool-room By-law, 1925" is amended by striking out the eleventh and twelfth lines thereof starting with the word "Youth" and ending with the word "years."

2. Paragraph numbered 2 of the said by-law shall be entirely deleted and the following substituted therefor:

"No person under the age of sixteen years shall be permitted to be in or remain in a pool-room, or to play pool or any other game therein after the hour of ten (10) o'clock in the afternoon, and the owner of such pool-room shall be responsible for the carrying out of this proviso, whether he is or is not personally present in the pool-room."

3. Paragraph numbered 3 of the said by-law shall be entirely deleted and the following substituted therefor:

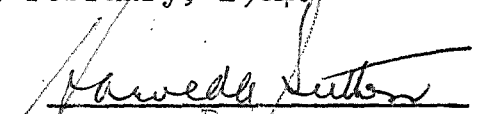
"All pool-rooms shall be closed at one (1) o'clock in the morning and shall be kept closed until eight (8) o'clock of the same morning, and shall also be kept closed for the whole of all Sundays. During the hours in each day in which pool-rooms must be closed no game of pool shall be played therein. All such pool-rooms must be kept in such a condition at all times during both day and night and whether open or closed that an uninterrupted view of the interior may be had from the outside, and such view must not be interfered with or intercepted by window-blinds, curtains, shutters, or contrivances of any kind whatsoever."

4. Paragraph numbered 6 of the said by-law shall be entirely deleted and the following substituted therefor:

"Where a person is charged with an offence against this By-law and the question of a person's age is material, the person charged shall be deemed to be a person under the age of sixteen years unless the contrary is proven."

5. This by-law may be cited for all purposes as "Pitt Meadows Pool-room By-law, 1925 Amendment By-law No. 400, 1963."

READ a first time this second day of November, 1963.
READ a second time this second day of November, 1963.
READ a third time this seventeenth day of December, 1963.
RECONSIDERED, finally passed, signed and the seal of the Corporation affixed this first day of February, 1964.


Reeve


Clerk

I HEREBY CERTIFY that the foregoing is a true and correct copy of By-law No. 400, 1963 which was passed by the Council of the Corporation of the District of Pitt Meadows on the first day of February, 1964.


Clerk

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

By-law No. 416.

A by-law to provide for the appointment of three (3) Fence-Viewers and to prescribe the duties pertaining to such position.

WHEREAS a Municipal Council may, under the provisions of Section 867 (c) of the "Municipal Act" adopt a by-law to provide for the appointment and payment of not less than three (3) persons to be fence-viewers;

AND WHEREAS the said Section 867 (c) stipulates that certain sections of the "Line Fences Act" shall be incorporated in the by-law;

NOW THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows in open meeting assembled, ENACTS AS FOLLOWS:

1. The Municipal Council shall, at the first meeting held in each and every year, appoint by resolution, three (3) persons to act as Fence-Viewers.
2. The fence-viewers shall be entitled to receive Ten Dollars (\$10.00) each for every day's work under this by-law, plus Nine cents (.09¢) for every mile travelled in performance of their duties. Land surveyors and witnesses shall be entitled to the same compensation as if they were subpoenaed in any County Court.
3. All of the provisions contained in Sections 3 to 16 inclusive, Sections 19 and 20, and the Schedule to the "Line Fences Act" shall be and are hereby declared to be in force in the Corporation of the District of Pitt Meadows.
4. Any and all expenses involved for the fence-viewers, land surveyors and witnesses, and the cost of work done pursuant to an Award made by the fence-viewers, which remains unpaid by an owner or owners on the 31st day of December in the year in which the Award is registered, shall be a charge recoverable under Section 377 of the "Municipal Act".
5. This by-law shall become effective upon the date of its adoption.
6. This by-law may be cited as "Pitt Meadows Fence-Viewers By-law, 1965" No. 416.

READ a first time this 4th day of November, 1965.

READ a second time this 4th day of November, 1965.

READ a third time this 6th day of November, 1965.


RECONSIDERED, FINALLY PASSED AND ADOPTED on the 4th day of November, A.D. 1965.


Reeve

Clerk

(2)

CERTIFIED to be a true copy of By-law No. 416, 1965 as reconsidered and adopted by the Council of The Corporation of the District of Pitt Meadows on the 4th day of December, 1965.


Clerk of the Corporation
of the District of Pitt
Meadows.

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

By-law No. 445

A By-law to amend Pitt Meadows Building
By-law No. 329.

WHEREAS it is deemed expedient to amend the said by-law in the manner hereinafter set forth;

NOW THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows in open meeting assembled ENACTS AS FOLLOWS:

1. This By-law may be cited for all purposes as Pitt Meadows Building By-law No. 329, Amendment By-law No. 445, 1968.

2. Subsection (d) of Section 13 of said By-law No. 329 shall be repealed entirely and the following substituted therefor:-

" (d) Pay the municipality of Pitt Meadows the following fees:

No fee for work the valuation of which is less than Fifty Dollars (\$50.00)

When the value exceeds \$50.00, but does not exceed \$200.00 \$3.00

When the value exceeds \$200.00, but does not exceed \$500.00 \$4.00

When the value exceeds \$500.00, but does not exceed \$1,000.00 \$6.00

When the value exceeds \$1,000.00, but does not exceed \$2,000.00 \$8.00

When the value exceeds \$2,000.00, but does not exceed \$3,000.00 \$10.00

When the value exceeds \$3,000.00, but does not exceed \$4,000.00 \$12.00

When the value exceeds \$4,000.00, but does not exceed \$5,000.00 \$14.00

When the value exceeds \$5,000.00 an additional \$2.00 shall be payable for every additional \$1,000.00 or fraction thereof in excess of \$5,000.00.

Moving a building \$ 2.00

To change the use of a building \$ 2.00

Commercial sign (Minimum) \$ 2.00

Chimney permit (each flue) \$2.00

Awnings - a fee of five (5¢) cents per lineal foot of awning provided the minimum fee shall be \$1.00 for each permit.

Valuation for permit purposes shall be as follows:

1. Dwellings with basements \$13.00 per

Dwellings without basements \$12.00 per

2. Valuation of all other building structures shall be as set by the Building Inspector, based on current construction costs.

READ a first time this 6th day of August, 1968.

READ a second time this 6th day of August, 1968.

READ a third time this 20th day of August , 1968.

RECONSIDERED AND ADOPTED by Council, signed by the Mayor and Clerk, and sealed with the corporate seal on the 1st day of October , 1968.



Mayor



Clerk.

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

By-law No. 447

A By-law to provide for inspection and regulation of premises and equipment for transmission, supply or use of electrical energy.

WHEREAS the Municipal Council deem it advisable to appoint an electrical inspector and to make regulations governing the inspection and controlling the installation, addition, repair and alteration of all electrical equipment within the municipality for lighting, heating, power or other purpose.

NOW THEREFORE the Municipal Council of the Corporation of the District of Pitt Meadows in open meeting assembled ENACTS AS FOLLOWS:

1. That the "Electrical Energy Inspection Act" being chapter 85 of the Revised Statutes of British Columbia, 1961 the rules and provisions contained in Part 1, of the Canadian Electrical Code, promulgated by the Canadian Engineering Standards Association as Publication C 22. 1 - 1939, including said part, and any amendments thereto, which is available in printed form, be adopted and made the regulations in respect of the Municipality of Pitt Meadows.
2. An Electrical Inspector and such number of assistants, as may be required for the carrying out of the provisions of this by-law, shall be appointed by the Municipal Council.
3. All contractors, owners, or other persons shall obtain a permit from the Electrical Inspector before the commencement of any electrical installation, addition, repair or alteration of any electrical equipment, and shall pay the fees as set out in the Province of British Columbia regulations governing Electrical Permits and Inspection Fees (Regulation 525/59) and any amendments thereto.
4. The Electrical Inspector and his assistants shall have the right to enter upon the premises of any person at all reasonable times for the purposes of inspection of electrical equipment.
5. It shall be the duty of the Electrical Inspector to inspect all Electrical equipment which may be installed within the Municipality subsequent to the passing of this By-law.
6. No installation of electrical equipment is to be covered until it has been approved by the Electrical Inspector. It shall be the duty of the Electrical Inspector, on receipt of a written notice that the electrical equipment is ready for inspection, to inspect same within three days, Sundays and holidays excluded, of the receipt of the written notice and shall either approve or disapprove of the installation by immediately posting up a card in the prescribed form, on the premises.
7. All inspection fees and charges for Electrical Installations shall be as recorded in the Province of British Columbia Regulations Governing Electrical Permits and Inspection Fees (Regulation 525/59) and any amendments thereto, adopted pursuant to the Electrical Energy Inspection Act of the Province of British Columbia.
8. Any person guilty of an infraction of this by-law shall upon Summary Conviction be liable to a fine not exceeding \$50.00 and in default of payment to a term of imprisonment.
9. This By-law shall not be construed to relieve any person owning, operating or installing any electrical equipment from damages or loss occasioned to any person by reason of defects therein or otherwise, or to lessen the responsibility of any such person for any damages or loss, nor shall the Corporation, or any employee or agent thereof, be deemed to assume any liability by reason of any inspection or lack of inspection or Page 216 of 297 of approval.

10. This by-law may be cited for all purposes as the District of Pitt Meadows Electrical By-law, 1968 No. 447, and shall come into force and take effect upon adoption.

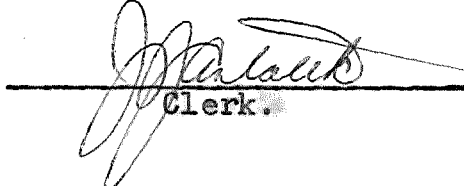
READ a first time this 6th day of August, 1968.

READ a second time this 6th day of August, 1968.

READ a third time this 20th day of August , 1968.

RECONSIDERED AND ADOPTED by Council, signed by the Mayor and Clerk, and sealed with the corporate seal on the 5th day of November , 1968.


Mayer


Clerk.

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY-LAW NO. 473

A By-law to amend Pitt Meadows Building
By-law No. 329.

WHEREAS it is deemed expedient to amend the said by-law
in the manner hereinafter set forth;

NOW THEREFORE the Municipal Council of The Corporation
of the District of Pitt Meadows in open meeting assembled
ENACTS AS FOLLOWS:-

- (1) This by-law may be cited for all purposes as
Pitt Meadows Building By-law No. 329, amend-
ment By-law No. 473, 1970.
- (2) Section 63 is amended by adding thereto the
following as Section 63.1.

"Any existing or prospective swimming pool,
wading pool or fish pond of a depth at any
point in excess of two (2) feet shall be
surrounded by a fence no less than four (4)
feet six (6) inches in height, said fence
to be constructed either on the property line
or surrounding the pool or pond in such a
manner as to render the pool or pond safe
from entry by animals or unauthorized persons.
All gates to pools or ponds shall be operated
by a spring hinge and lock which can be opened
freely from the inside only."

READ a first time this 10th day of February, 1970.

READ a second time this 10th day of February, 1970.

READ a third time this 24th day of February, 1970.

RECONSIDERED AND ADOPTED this 3rd day of March , 1970.

C. Lassw
Mayor (Acting)

[Signature]
Clerk

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY-LAW NO. 527

A By-law to provide for the holding of an advanced poll at all Municipal Elections, including submissions to the Electors.

WHEREAS Section 54 of the "Municipal Act", being Chapter 255, R.S.B.C. 1960 as amended, empowers the Municipal Council by by-law, to provide for the holding of an advanced poll at all elections, including submissions to the Electors;

AND WHEREAS it is deemed expedient to provide for the holding of an advanced poll at all Municipal Elections including submissions to the electors within The Corporation of the District of Pitt Meadows.

THEREFORE, the Municipal Council of The Corporation of the District of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS:-

1. An advanced poll shall be held at all Municipal elections including submissions to the electors, within the Municipality, which advanced poll shall be held at the Council Chambers in the Municipal Hall, 12007 Harris Road, in The Corporation of the District of Pitt Meadows.
2. The said advanced poll shall be opened by the Returning Officer at the place specified in Section 1 hereof and shall be kept open between the hours of 9:00 A.M. and 6:00 P.M. on Friday of the week immediately preceding the day fixed for the poll, and on Monday of the week in which the polling day occurs.
3. The said advanced poll shall be conducted pursuant to the requirements of Section 54 and in accordance with the provisions of Part III of the "Municipal Act".
4. The persons who are permitted to vote at an advanced poll are only those who, being duly qualified electors, sign a statement that
 - (a) They expect to be absent from the Municipality on polling day; or
 - (b) They are, for reasons of conscience, prevented from voting on polling day.

5. (c) Through circumstances beyond their control they will not be able to attend the poll on polling day.

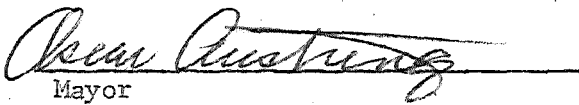
5. This By-law may be cited for all purposes as "Pitt Meadows Advanced Poll By-law, 1972, No. 527".

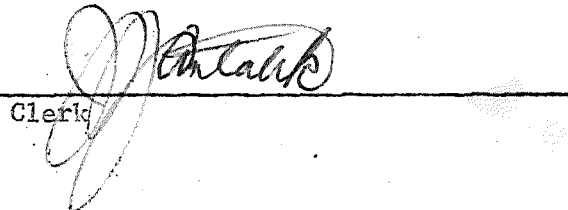
READ a first time this 8th day of February, 1972.

READ a second time this 8th day of February, 1972.

READ a third time this 4th day of April, 1972.

RECONSIDERED AND FINALLY ADOPTED signed by the Mayor and Clerk and sealed with the Corporate Seal this 13th day of June, 1972.


Mayor


Clerk

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY-LAW NO. 576

A By-law to amend "Corporation of the District of
Pitt Meadows Tourist Accomodation Regulation
By-law, 1959".

WHEREAS the Council of the Corporation of the District of Pitt Meadows
deems it expedient to amend the by-law in the manner hereinafter set forth;

NOW THEREFORE the Municipal Council of the Corporation of the District
of Pitt Meadows assembled in open meeting, ENACTS AS FOLLOWS:-

1. This By-law may be cited as "The Corporation of the District of Pitt
Meadows Tourist Accomodation Regulation By-law, 1959, Amendment
By-law No. 576, 1973".
2. Section 7.7 (b) of said "The Corporation of the District of Pitt
Meadows Tourist Accomodation Regulation By-law, 1959 shall be
amended as follows:-

The word "shall" in the fifth line is hereby deleted and the word
"may" is hereby substituted therefor.

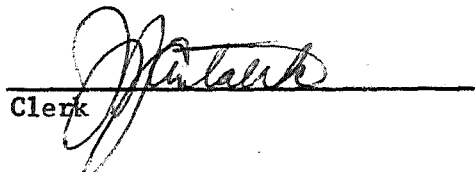
READ a first time this 8th day of January, 1973.

READ a second time this 8th day of January, 1973.

READ a third time this 23rd day of January, 1973.

RECONSIDERED AND ADOPTED this 6th day of February, 1973.


Mayor


Clerk

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY-LAW NO. 611

A By-law to authorize the extension of the boundaries of "Pitt Meadows No. 1 Sewerage Area", a specified area created pursuant to Section 616 of the "Municipal Act"; to authorize the construction, operation and maintenance of additional sewerage works in and for the special benefit of the said extended area.

WHEREAS pursuant to "Pitt Meadows No. 1 Sewerage Area Sewerage Works Construction and Loan Authorization By-law, 1971, No. 520" enacted under authority of Section 616 of the "Municipal Act", being Chapter 255 R.S.B.C. 1960, the Municipal Council has constructed and is operating and maintaining sewerage works in and for the special benefit of "Pitt Meadows No. 1 Sewerage Area" in said By-law defined;

AND WHEREAS the Council has with respect to the said "By-law No. 520" provided that the area defined therein may be merged with another specified area whether contiguous or not for the purpose of consolidating and completing necessary works or services for such merged areas without further reference to the electors;

AND WHEREAS it is deemed desirable and expedient to extend the boundaries of said "Pitt Meadows No. 1 Sewerage Area" and to construct, operate and maintain additional sewerage works in and for the special benefit of the said extended area herein defined (hereinafter referred to as "Pitt Meadows No. 1 Extended Sewerage Area") and such works will be for the special benefit of the said area;

AND WHEREAS it is anticipated that the works, including expenses incidental thereto, to be carried out under this by-law

will be undertaken, carried out and constructed without expense to Pitt Meadows No. 1 Extended Sewerage Area, and no debt therefore is intended to be created by this by-law;

AND WHEREAS a Provisional Certificate of Approval of the sewerage works hereby authorized has been received from the Provincial Health Officer pursuant to Section 28 of the "Health Act", being Chapter 170, R.S.B.C. 1960;

AND WHEREAS a Provisional Certificate of Approval of the said sewerage works has been received from the Minister of Lands, Forests and Water Resources pursuant to Subsection (7) of Section 21 of the "Pollution Control Act", Chapter 34, Statutes of British Columbia, 1967, as amended by Chapter 36, Statutes of British Columbia, 1970;

AND WHEREAS the amount of the assessed value for general municipal purposes of the taxable land and improvements within "Pitt Meadows No. 1 Extended Sewerage Area" according to the revised Assessment Rolls of The Corporation of the District of Pitt Meadows, being the Assessment Rolls for the years 1972, 1973, and 1974, was; in 1972 - \$163,303; in 1973 - \$212,062, and in 1974 - \$340,961;

AND WHEREAS the amount of the assessed value for general municipal purposes of the taxable land and improvements within The Corporation of the District of Pitt Meadows according to the revised Assessment Rolls of the said Corporation, being the Assessment Rolls for the years 1972, 1973 and 1974, was; in 1972 - \$8,493,664; in 1973 - \$10,194,774. and in 1974 - \$13,581,076;

AND WHEREAS the depreciated value as at the 31st day of December, 1973 of the sewer system for which the municipality possess subsisting

certificates of self-liquidation granted by the Inspector of Municipalities was \$ 980,078. ;

AND WHEREAS The Corporation possesses a Provisional Certificate of self-liquidation granted by the Inspector of Municipalities in respect of the said sewerage works pursuant to Section 254(2) of the "Municipal Act";

AND WHEREAS The Corporation possesses a Provisional Certificate of self-liquidation granted by the Inspector of Municipalities in respect of the waterworks system of the Municipality;

AND WHEREAS the amount of the authorized debenture debt of The Corporation is \$ 935,000. , of which \$ Nil is existing outstanding debenture debt and \$ 935,000 is authorized and unissued debenture debt and none of the principal or interest of the debenture debt of The Corporation is in arrears;

AND WHEREAS the approval of the Inspector of Municipalities has been obtained;

AND WHEREAS it is deemed just that the outstanding liabilities incurred on behalf of the "Pitt Meadows No. 1 Sewerage Area" as it was before enlargement, shall be borne by all the owners of parcels of land in "Pitt Meadows No. 1 Extended Sewerage Area" as defined by this By-law.

THEREFORE the Municipal Council of The Corporation of the District of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS:

1. The portion of the municipality for the special benefit of which the works previously authorized and constructed pursuant to "Pitt Meadows No. 1 Sewerage Area Sewerage Works Construction and Loan Authorization By-law,

1971, No. 520" and the works hereby authorized to be constructed and undertaken and in this By-law referred to as "Pitt Meadows No. 1 Extended Sewerage Area" is defined as the area shown outlined in red on the map which is attached hereto marked Schedule "A" to this By-law, which said Schedule is hereby incorporated with and made part of this By-law.

2. The Municipal Council is hereby empowered and authorized to provide, operate, maintain and extend works for the collection, treatment and disposal of sewage in and for "Pitt Meadows No. 1 Extended Sewerage Area" and to undertake and carry out or cause to be carried out the construction of the sewerage works shown and described in the general plans and report prepared by Associated Engineering Services Ltd. and approved by the Provincial Health Officer and by the Minister of Lands, Forests and Water Resources, and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

- (a) To operate, maintain and extend the aforesaid works;
- (b) To acquire all material and equipment and all such real property, easements, rights-of-way, licences, rights and authorities as may be requisite or desirable for or in connection with the construction of the said works.

3. If the anticipated revenues accruing to The Corporation from the operation of the "Pitt Meadows No. 1 Extended Sewerage Area" are at any time insufficient to meet the annual payment of interest and the repayment of the debt in any year, the Council shall levy a rate or rates over and above all other rates upon all lands and improvements subject to taxation for general municipal purposes in the "Pitt Meadows No. 1 Extended Sewerage Area", in the same manner and at the

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same time as other rates sufficient to meet such insufficiency.

4. The Municipal Council is hereby authorized, pursuant to Section 619 of the "Municipal Act", to merge by by-law "Pitt Meadows No. 1 Extended Sewerage Area" with any other specified area whether contiguous or not for the purpose of consolidating and completing necessary works or services for such merged areas without further reference to owner-electors.

5. This by-law shall take effect on the date of final adoption thereof.

6. This by-law may be cited for all purposes as "Pitt Meadows No. 1 Extended Sewerage Area, Extension and Construction Authorization By-law, 1974, No. 611".

READ a first time this 5th day of March , A.D. 1974.

READ a second time this 5th day of March , A.D. 1974.

READ a third time this 2nd day of April , A.D. 1974.

RECEIVED THE APPROVAL of the Lieutenant-Governor in Council on the 7 day of *May* , A.D. 1974.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the 18 day of *June* , A.D. 1974.

Oscar Armstrong

Mayor

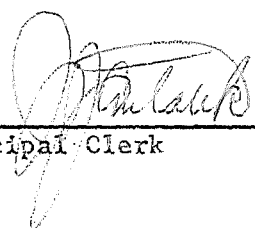
[Signature]

Clerk

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I HEREBY CERTIFY that the foregoing to be a true and correct copy of By-law No. 611 cited as "District of Pitt Meadows No. 1 Extended Sewerage Area, Extension and Construction Authorization By-law, 1974 No. 611" as read a third time by Council on the 2nd April, 1974.

Dated at Pitt Meadows, B.C.
this 3rd day of April, 1974



Municipal Clerk



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

1537

I hereby certify that the following is a true
Minute of the Honourable the Executive
Council of the Province of British Columbia approved by
His Honour the Lieutenant-Governor.

APPROVED AND ORDERED - 7 MAY 1974

G. G. Protheroe
Assistant Deputy Provincial Secretary

Lieutenant-Governor

EXECUTIVE COUNCIL CHAMBERS, VICTORIA - 7 MAY 1974

Pursuant to the Municipal Act, and upon the recommendation
of the undersigned, the Lieutenant-Governor, by and with the advice and consent of the Executive Council,
orders that By-law No. 611 of The Corporation of the District of Pitt
Meadows cited as "Pitt Meadows No. 1 Extended Sewerage Area,
Extension and Construction Authorization By-law, 1974, No. 611"
be approved in the form of by-law hereto attached.

J. McPherson
Minister of Municipal Affairs.

Presiding Member of the Executive Council.

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BY-LAW NO. 697

A By-law to establish the interest rate on taxes in arrears and taxes which are delinquent.

WHEREAS pursuant to Section 370 and 371 of the "Municipal Act", the Council of The Corporation of the District of Pitt Meadows is authorized to fix the interest rate not exceeding 11% per annum for taxes in arrears and taxes which are delinquent.

NOW THEREFORE the Municipal Council of The Corporation of the District of Pitt Meadows in open meeting assembled ENACTS AS FOLLOWS:-

1. This by-law may be cited for all purposes as "The District of Pitt Meadows Tax Interest Rate By-law, 1976 No. 697".
2. The interest rate for taxes in arrears and taxes which are delinquent is hereby fixed at 11% per annum, as required pursuant to Section 370 and 371 of the "Municipal Act".
3. This by-law shall come into force and effect on January 1, 1977.

READ a first time this 7th day of December, 1976.

READ a second time this 7th day of December, 1976.

READ a third time this 21st day of December, 1976.

RECONSIDERED AND FINALLY PASSED AND ADOPTED this 30th day of December, 1976.


Mayor


Clerk

BY-LAW NO. 792

A By-law to amend Pitt Meadows Pool-room By-law,
1925.

THE MUNICIPAL COUNCIL of the Corporation of the District of
Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS: -

1. Paragraph numbered 2 of "Pitt Meadows Pool-room By-law, 1925"
is repealed and the following substituted:

"All pool-rooms shall be closed at 12:00 midnight and shall
be kept closed until 9:00 A.M. of all days of the week except
Sundays. On Sundays all pool-rooms shall be closed between
12:00 midnight and 11:00 A.M. and between 10:00 P.M. and
12:00 midnight.

2. Section 4 (b) is amended by inserting the words "except pinball
machines and video game machines", after the word "gambling"
in the third line thereof.
3. This by-law may be cited for all purposes as "Pitt Meadows
Pool-room By-law, 1925, Amendment By-law, 1980 No. 792".

READ a first time this 21st day of May, 1980

READ a second time this 21st day of May, 1980

READ a third time this 26th day of June, 1980

RECONSIDERED AND FINALLY PASSED AND ADOPTED this 3rd day of July, 1980



Mayor



Clerk

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BYLAW NO. 1038

A Bylaw to authorize an agreement with
Goose Lake Waterworks District for
Waterworks Purposes.

WHEREAS pursuant to Section 42A of the District of Pitt Meadows Water Rates and Regulations Bylaw, 1982 No. 921, as amended, the Council, may with the approval of the Greater Vancouver Water District, enter into an agreement with any person outside the boundaries of the Municipality to provide for the supply of water to such person;

AND WHEREAS the Council and the Goose Lake Waterworks District deem it desirable and expedient to enter into an agreement for the provision of the supply of water to the Goose Lake Waterworks District;

NOW THEREFORE, the Council of The Corporation of the District of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS:-

1. This Bylaw may be cited for all purposes as "District of Pitt Meadows - Goose Lake Waterworks District Water Agreement Bylaw, 1985 No. 1038".
2. The Corporation of the District of Pitt Meadows is hereby authorized to enter into an Agreement with the Goose Lake Waterworks District in the form attached hereto as Schedule "A" and forming part of this bylaw, to provide a supply of water to the Goose Lake Waterworks District.
3. The Mayor and the Clerk-Administrator are hereby authorized to sign and affix the seal of the Corporation and to do all things necessary to complete the said Agreement on behalf of The Corporation of the District of Pitt Meadows.

READ a first time this 5th day of February, 1985.

READ a second time this 5th day of February, 1985.

APPROVED BY THE GREATER VANCOUVER WATER DISTRICT this 19th day of February, 1985.

READ a third time this 8th day of April, 1986.

APPROVED by the Deputy Minister of Municipal Affairs this 1st day of May, 1986.

RECONSIDERED AND FINALLY ADOPTED this 6th day of May. 1986.


Mayor


Clerk

- (a) to pay all costs incurred by the Municipality for the construction and installation of approximately 6,037 lineal metres of 150 mm and 200 mm diameter water mains, substantially as shown coloured Green and Blue on the sketch attached hereto as Schedule "1", within 30 days of receipt of the Municipality's invoice for same, accompanied by a Certificate of Completion of same executed by the Municipal Engineer;
- (b) to pay the Municipality's costs of oversizing approximately 15,258 lineal metres of water main, substantially as shown coloured Red on Schedule "1" hereto, being the difference in cost between constructing the larger vs the smaller of the two sizes of water mains specified in each segment thereof on the said Schedule "1", as determined by the Municipality, within 30 days of receipt of the Municipality's invoice for same, accompanied by a Certificate of Completion of same executed by the Municipal Engineer;
- (c) to pay annually to the Municipality the full amount of the Municipality's actual costs of maintaining, repairing and replacing those water mains shown coloured Green on Schedule "1" hereto, which water mains form part of the looping of the waterworks system supplying the District, as certified by the Municipality;
- (d) to pay annually to the Municipality the sum of \$1,350.00 to be applied towards the Municipality's costs of maintaining and repairing the water mains shown coloured Red on Schedule "1" hereto;

- (e) at such time as it becomes necessary to replace any of the water mains shown coloured Red on Schedule "1" hereto, as determined by the Municipality, to share the cost of such replacement at the same ratio and at the same time as specified in clause 1(b) above. PROVIDED THAT if the reason for the replacement of the said mains is to enlarge them to accommodate the development of lands in the Municipality, the District shall not be obligated to share the cost of such replacements;
- (f) to pay the Municipality's actual costs of installing a water meter to measure the volume of water supplied to the District, as certified by the Municipality, within 30 days of receipt of the Municipality's invoice for same, accompanied by a Certificate of Completion executed by the Municipal Engineer;
- (g) to pay annually to the Municipality the full amount of the Municipality's actual costs of maintaining, repairing and replacing the water meter referred to in clause 1(f) above, as certified by the Municipality;
- (h) to pay annually to the Municipality 10.54 percent of the Municipality's actual costs of all checking, upgrading, maintaining, repairing and replacing the pressure reducing stations located at the intersection of Harris Road and Lougheed Highway and at the intersection of Dewdney Trunk Road and Lougheed Highway, as certified by the Municipality;
- (i) that all payments to be made annually by the District pursuant to this Agreement shall be made within 30 days of receipt of the Municipality's invoice for same;
- (j) to pay to the Municipality the legal fees incurred by the Municipality in the preparation of this

Agreement and any other necessary agreements, by-laws or documents within 30 days of receipt of the Municipality's invoice for same;

- (k) to comply with the provisions of The District of Pitt Meadows Water Rates and Regulations By-law, 1982, No. 921, as amended or superceded from time to time and, without limiting the generality of the foregoing, to pay all rates and charges imposed thereunder on or before their due date;
- (l) to purchase all of the District's water requirements from the Municipality during the term of this Agreement and to disconnect any existing sources of water supply from the District's water distribution system; and
- (m) to install meters on each connection provided to the District's users and to record and advise the Municipality monthly in writing of the quantities of water supplied to the District's users from those water mains shown coloured Green on Schedule "1" hereto and which are upstream from the meter referred to in clause 1(f) hereof.

2. THE MUNICIPALITY COVENANTS AND AGREES with the District:

- (a) that subject to the completion of the water mains described in clauses 1(a) and (b) hereof and the meter referred to in clause 1(f) hereof and subject to a sufficient supply of water being made available to the Municipality by Greater Vancouver Water District and subject to the provisions of District of Pitt Meadows Water Rates and Regulations By-law 1982, No. 921 as amended or superceded from time to time, the Municipality shall

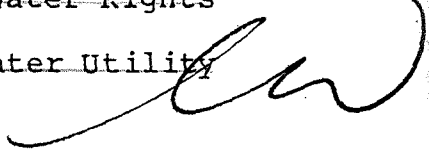
deliver water in bulk to the District up to a maximum volume of 2 million gallons (9,092,180 litres) per day during the term of this Agreement; and

- (b) that the Municipality shall maintain all of the water mains referred to in this Agreement which are within the boundaries of the Municipality, those water mains shown coloured Green on Schedule "1" which form part of the looping of the Municipality's waterworks system and the water meter referred to in clause 1(f) hereof.

3. IT IS MUTUALLY UNDERSTOOD, agreed and declared by and between the parties hereto that:

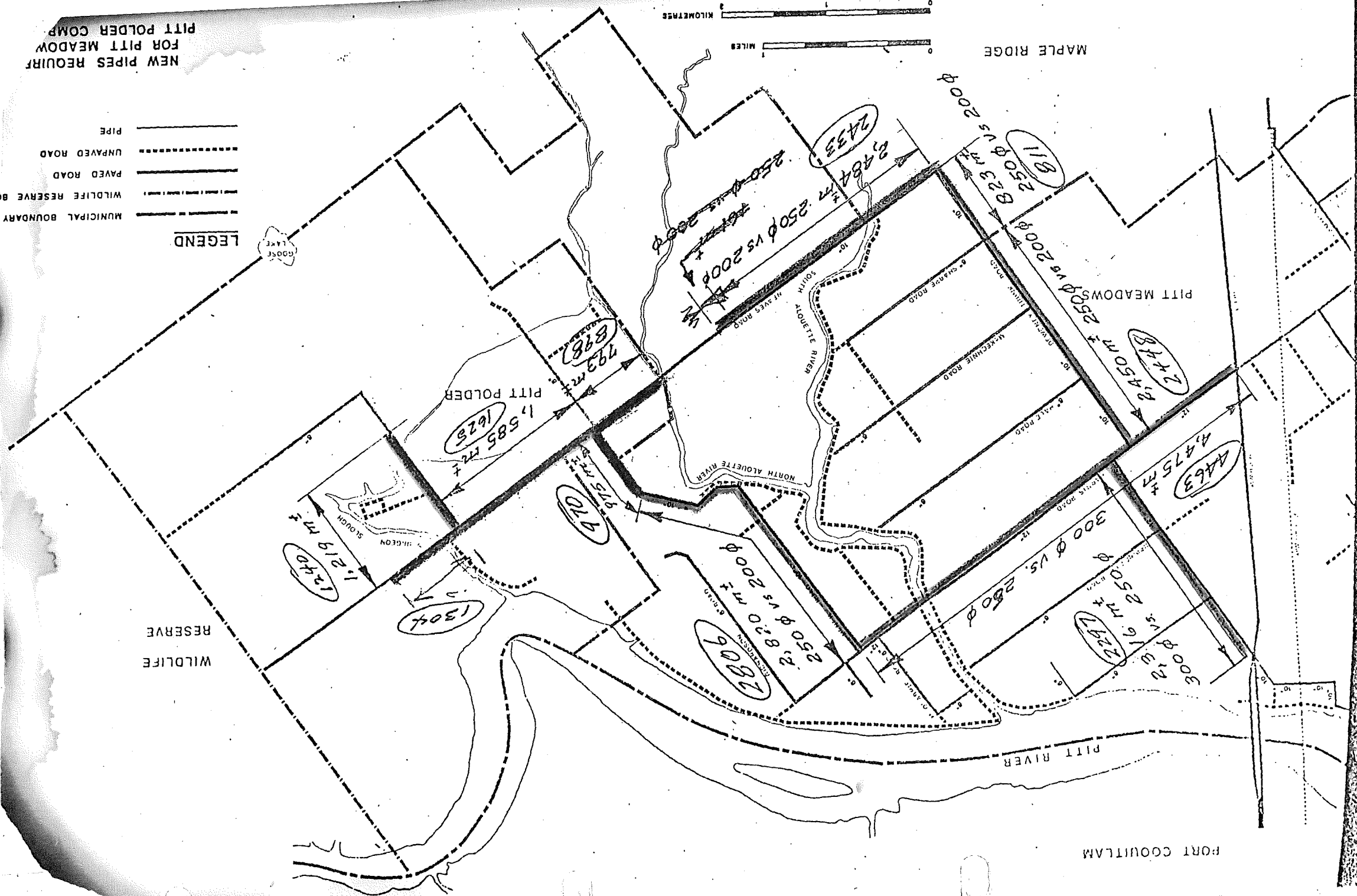
- (a) the Municipality may at all reasonable times inspect and test any water meters installed to measure the volume of water supplied to the District or any of the District's water users;
- (b) the term of this Agreement shall be a period of forty (40) years from the date of this Agreement, PROVIDED THAT any party hereto may terminate this Agreement, by giving not less than six (6) months notice in writing to the other party of its intention to do so, at the end of five (5) years from the date of this Agreement or at the end of any subsequent five (5) year period;
- (c) if the District is in default under any of the covenants and agreements contained herein to be performed by the District and if, within thirty (30) days of receiving notice in writing from the

Municipality of such default, at the address here-
inbefore specified or such other address as may
be provided to the Municipality by the District
from time to time, the District has not remedied
such default or made arrangements satisfactory
to the Municipality for the remedying of the said
default within a specified time, the Municipality
may discontinue the delivery of water to the
District without further notice;

JJA (d) ~~this Agreement shall not become effective until
the approval of the Comptroller of Water Rights
has been obtained pursuant to the Water Utility
Act;~~ *JJA* 

- (e) all connections and meters for individual users
within the boundaries of the District to the
District's water distribution system and to
those mains forming part of the looping of the
Municipality's waterworks system shall be the
responsibility of the District;
- (f) time shall be of the essence of this Agreement;
- (g) the Municipality has made no representations, cov-
enants, warranties, guarantees, promises or agree-
ments (orally or otherwise) with the District
other than those contained in this Agreement;
- (h) nothing contained or implied herein shall prejudice
or affect the rights and powers of the Municipality
in the exercise of its functions under any applicable
public and private statutes, by-laws, orders and
regulations, all of which may, insofar as they are
applicable, be fully and effectively exercised in
relation to the delivery of water to the District

SCHEDULE "1"



NEW PIPES REQUIRED FOR PITT MEADOWS PITT FOLDER COMP.

WILDLIFE RESERVE

PORT COQUITLAM

Dated the _____ day of _____, 1985.

BETWEEN:

GOOSE LAKE WATERWORKS DISTRICT

OF THE FIRST PART

AND:

THE CORPORATION OF THE DISTRICT
OF PITT MEADOWS

OF THE SECOND PART

A G R E E M E N T

0618.168 (DSF/cv:mh)
P13A/20-26B

Thompson & McConnell

BARRISTERS, SOLICITORS & NOTARIES PUBLIC
15240 THRIFT AVE., P.O. DRAWER 100
WHITE ROCK, B.C., V4B 4Z9, CANADA
AND

4005 CAMBIE STREET
VANCOUVER, B.C. V5Z 2X9

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BYLAW NO. 1369

A bylaw regulating the construction of,
connection to, and use of holding tanks.

The Council of The Corporation of the District of Pitt Meadows,
in open meeting assembled, ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited as the "**Holding Tank Bylaw**".

Interpretation and Application

2. (1) In this Bylaw

"BOD" (denoting Biochemical Oxygen Demand) shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at 20 C., expressed in milligrams per litre as defined in "standard methods";

"building drain" shall mean that part of the lowest horizontal piping that conducts sewage, clear water waste or storm water to a building sewer or holding tank;

"building sewer" shall mean a pipe that is connected to a building drain 36 inches outside a wall of a building and that leads to a public sewer or private sewage disposal system or holding tank;

"Director" shall mean the Director of Engineering Services or his authorized representative as appointed by Council resolution from time to time;

"domestic sewage" means the water-borne wastes derived from the ordinary living processes and of such character as to permit satisfactory disposal, without special treatment or by means of a private disposal system or holding tank;

"garbage" shall mean discarded solid matter both domestic and commercial, disposed of by other means than sewers, drains, holding tanks or private disposal system, i.e. Municipal Landfill Site;

"holding tank" shall mean a tank or series of tanks intended to store all domestic sewage conveyed by a building sewer or building drain until the sewage can be transported by tanker to an approved disposal location;

2. Interpretation and Application, cont'd.

"industrial wastes" shall mean the liquid wastes resulting from the processes employed in industrial establishments and including among others, wastes from dry cleaning establishments, food processing and packing plants and storage depots but does not include domestic sewage;

"insanitary condition" means the seepage, leakage, overflow or escape of sewage from a holding tank which may adversely affect the health of humans or animals, in respect of which condition a medical health officer or public health officer has notified the Municipality in writing;

"Inspector" shall mean the Building Inspector appointed from time to time by the Council of the District of Pitt Meadows;

"natural outlet" shall mean any outlet into a watercourse, pond, ditch, lake or other body or surface or groundwater;

"person" shall mean any individual, firm, company, association, society, corporation or group;

"pH" shall mean the logarithm of the reciprocal of the weight of hydrogen ions in grams per litre of solution as defined in "standard methods";

"properly comminuted garbage" shall mean the wastes from the preparation, cooking, and dispensing of food that have been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than one-quarter (1/4) inch (6mm) in any dimension;

"residential dwelling unit" means one or more rooms from the use of one or more persons as a housekeeping unit with cooking, eating, living, sleeping and sanitary facilities;

"sewage" shall mean any liquid waste containing animal or vegetable matter in suspension or solution and may include liquids containing chemicals in solution;

"sewer" shall mean a pipe or conduit for carrying sewage;

"slug" shall mean any discharge of water, sewage, or industrial waste which in concentration of any given constituent or in quantity of flow exceeds for any period of duration longer than fifteen (15) minutes more than five (5) times the average twenty-four (24) hour concentration of flows during normal operation;

2. Interpretation and Application, cont'd.

"standard methods" refers to "Standard Methods for the Examination of Water and Wastewater" published by the American Public Health Association;

"storm drainage system" shall mean a drainage system or part of a drainage system that conveys only storm water or clear water waste;

"suspended solids" shall mean solids that either float on the surface of or are in suspension in water, sewage, or other liquids, and which are removable in laboratory filtering, as defined in "standard methods" under nonfilterable residue;

"wastes" means matter discarded or not wanted and may also mean substances including water which are permitted to escape or which escape accidentally;

"watercourse" shall mean a channel in which a flow of water occurs, either continuously or intermittently.

(2) This Bylaw applies to the construction, installation, connection to, use of and maintenance of holding tanks.

Requirement for Disposal Services

3. (1) Except as hereinafter provided, it shall be unlawful to construct or maintain any privy, privy vault, package treatment plant, septic tank, cesspool, holding tank, or other facility intended or used for the disposal or storage of sewage.

(2) All land used for human occupancy, employment, recreation, or other purposes, situated outside areas in which parcels may connect to immediately adjacent sanitary sewers and not abutting any street alley or right of way in which there is located or is proposed to be located a public sanitary or combined sewer, shall install, operate, and maintain a sewage disposal system in accordance with the Health Act or the Waste Management Act. Where a property cannot obtain approval for a sewage disposal system under the Health Act and approval is obtained from the Municipality, a holding tank, may be installed. The holding tank shall then be installed, operated, and maintained in accordance with Schedules A and B of this Bylaw.

Regulation of Holding Tanks

4. (1) The owner of a parcel or his agent shall make application for a holding tank to the Municipality. The permit application shall be supplemented by any plans, specifications, or other information considered pertinent in the judgement of the Municipality or as required in Schedules A and B.

4. (1) Regulation of Holding Tanks, cont'd.

The applicant shall be responsible for identifying the constituents of the proposed sewage discharge and the owners shall be responsible for the continued compliance with the required quality standards. A permit fee could be paid for all holding tanks. A permit fee must be paid at time of issuance of the building permit, where a building permit is required. The permit fees for all other lots are set out in Schedule C.

(2) A separate and independent holding tank shall be provided for every building.

(3) Old building holding tanks may be used in connection with new buildings only when they are found, on examination, and tested by the Inspector, to meet all requirements of this Bylaw.

(4) No person shall make connection of roof downspouts, exterior foundation drains, areaway drains, or other sources of surface runoff or groundwater to a building sewer or building drain which in turn is connected directly or indirectly to a holding tank.

(5) All excavations for holding tank installations shall be adequately guarded with barricades and lights so as to protect the public from hazard. Streets, sidewalks, parkways, and other public property disturbed in the course of the work shall be restored in a manner satisfactory to the Municipality.

Holding Tanks

5. (1) No person shall maliciously, wilfully or negligently break, damage, destroy, uncover, deface, or tamper with any structure, appurtenance, or equipment which is a part of any holding tank system.

(2) No person shall discharge or cause to be discharged any storm water, surface water, groundwater, roof runoff, subsurface drainage, uncontaminated cooling water, or unpolluted industrial process waters to any holding tank.

(3) Stormwater and all other unpolluted drainage shall be discharged in conformity with the Waste Management Act.

(4) No person shall discharge or cause to be discharged any of the following described waters or wastes to any holding tank

- (a) gasoline, benzene, naphtha, fuel oil, or other flammable or explosive liquid, solid or gas;

5. (4) Holding Tanks, cont'd.

- (b) waters or wastes containing toxic or poisonous solids, liquids, or gases in sufficient quantity, either singly or by interaction with other waste, to injure or interfere with any sewage treatment process, constitute a hazard for humans or animals, or create a public nuisance;
- (c) waters or wastes having a pH lower than (5.5) or having any other corrosive property capable of causing damage or hazard to structures, equipment and personnel of the sewage works;
- (d) solid or viscous substances in quantities or of such size capable of causing obstruction to the flow in sewers, or other interferences with the proper operation of the sewage works such as, but not limited to ashes, cinders, sand, mud, straw, shaving metal, glass, rags, feathers, tar, plastics, wood, garbage, whole blood, paunch manure, hair and fleshings, entrails, and paper dishes, cups, milk containers, either whole or ground by garbage grinders.

(5) No person shall discharge or cause to be discharged the following described substances, materials, waters, or wastes if it appears likely in the opinion of the Director that such wastes can harm the holding tanks, having an adverse effect on the receiving stream, or can otherwise endanger life, limb, public property or constitute a nuisance. In forming his opinions as to the acceptability of these wastes, the Director will give consideration to such factors as the capacity and construction of the holding tank. The substances prohibited are

- (a) liquid or vapour having a temperature higher than one hundred fifty degrees F (150 degrees F) or 65 degrees C);
- (b) water or waste containing fats, wax, grease, or oils, whether emulsified or not, in excess of one hundred (100) mg/l. or containing substances which may solidify or become viscous at temperatures between thirty-two degrees F (32 degrees F) and one hundred-fifty degrees F (150 degrees F) (or 0 and 65 degrees C);
- (c) garbage that has not been property comminuted. The installation and operation of any garbage grinder equipped with a motor of three-fourths (3/4) horsepower (560 watts) or greater shall be subject to the review and approval of the Director;

5. (5) Holding Tanks, cont'd.

- (d) waters or wastes containing strong acid iron pickling wastes, or concentrated plating solutions whether neutralized or not;
- (e) waters or wastes containing iron, chromium, copper, zinc, and similar objectionable or toxic substances, or wastes exerting an excessive chlorine requirement, to such degree that any such material received in the holding tank exceeds the limits established by the Director for such materials;
- (f) waters or wastes containing phosphorus phenols or other taste or odour-producing substances, in such concentrations exceeding limits which may be established by the Director as necessary after treatment of the composite sewage to meet the requirements of the Provincial, Federal, or other public agencies of jurisdiction for such discharge to the receiving waters;
- (g) radioactive wastes or isotopes of such half-life or concentration as may exceed limits established by the Director in compliance with applicable Provincial or Federal regulations;
- (h) waters or wastes having a pH in excess of (9.5);
- (i) materials which exert or cause
 - (i) excessive concentrations of inert suspended solids (such as, but not limited to, Fullers earth, lime slurriers, and lime residues) or of dissolved solids (such as, but not limited to, sodium chloride and sodium sulfate);
 - (ii) excessive discoloration (such as, but not limited to, dye wastes and vegetable tanning solutions);
 - (iii) excessive BOD, chemical oxygen demand, or chlorine requirements in such quantities as to constitute a significant load on the sewage treatment works;
 - (iv) excessive volume of flow or concentration of wastes constituting "flogs" as defined herein;

5. (5) Holding Tanks, cont'd.

- (j) waters or wastes containing substances which are not amenable to treatment or reduction by the treatment processes employed.

(6) If the waters or wastes are discharged, or proposed to be discharged to the holding tanks, which waters contain the substances or possess the characteristics enumerated in Section 5 (4) and have deleterious effects upon the holding tanks, processes, equipment, or receiving waters, or which otherwise create a hazard to life or constitute a public nuisance, the Director may

- (a) reject the wastes;
- (b) require pretreatment of an acceptable condition for discharge to the public sewers;
- (c) require control over the quantities and rates of discharge; or
- (d) require an equitable payment having regard to the quantity and quality of waste in relation to that from other sources.

If the Director permits the pretreatment or equalization of waste flows, the design and installation of the plant and equipment shall be subject to the review and approval of the Director, and subject to the continued requirements of all applicable codes, bylaws and laws.

(7) All measurements, tests, and analyses of the characteristics of waters and waste to which reference is made in this Bylaw shall be determined in accordance with the latest edition of "Standard Methods for the Examination of Water and Wastewater", published by the American Public Health Association, and shall be determined at the holding tank.

The Power and Authority of Inspector and Director

6. (1) The Director and Inspector of the Municipality bearing proper credentials and identification shall be permitted to enter all properties for the purposes of inspection, observation, measurement, sampling, and testing of a building drain or a holding tank.

(2) While performing the necessary work on private properties referred to in Section 6(1) above, the Director, Inspector and duly authorized employees of the Municipality, shall observe all safety rules applicable to the premises

6. (2) The Power and Authority of Inspector and Director, cont'd.

established by the owner and the owner shall be held harmless for injury or death to the Municipal employees and against liability claims and demands for personal injury or property damage asserted against the owner and growing out of the gauging and sampling operation, as such may be caused by negligence.

Penalties

7. (1) Every person found to be violating any provision of this Bylaw may be served by the Municipality with written notice stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cause all violations, or carry out or cause to be done such work as may be required to conform with this Bylaw in accordance with the notice.

(2) Every person who shall continue any violation beyond the time provided for in Section 7(1) shall be deemed to have committed an offence under this Bylaw, and on conviction thereof shall be fined in the amount not exceeding two thousand dollars (\$2,000.00) and the costs of prosecution for each violation. Each day in which any such violation shall continue shall be deemed a separate offence. All penalties and costs shall be recoverable and enforceable upon summary conviction in the manner provided for under the Offence Act, R.S.B.C 1979, c.305 including imprisonment for any time not exceeding thirty (30) days in default of payment of said penalty.

(3) Every person violating any of the provisions of this Bylaw shall become liable to the Municipality for any expenses, loss, or damage occasioned the Municipality by reason of such violation.

Default

8. (1) Every person who owns, occupies or controls a holding tank shall dispose of the contents of the holding tank whenever necessary in order to maintain the parcel on which the holding tank is located and adjacent and neighboring parcels in the condition required under this Bylaw.

(2) Every person shall remedy or remove an insanitary condition affecting a holding tank on a parcel of land which that person owns or occupies.

(3) No owner or occupier of a parcel who utilizes a holding tank shall cause or permit that parcel or holding tank or both to become or remain in an insanitary condition.

8. Default, cont'd.

(4) Where the owner or occupier referred to in Section 8(2) of this Bylaw causes or permits the disposal system to become insanitary contrary to this Bylaw or otherwise fails to comply with this Bylaw, the Municipality or its agent may clean out the holding tank located on the parcel of the owner or occupier and may remove the sewage from the parcel.

(5) The owner of a parcel affected shall be liable for the costs incurred by the Municipality in undertaking any work described herein and if the owner fails to pay for the work or service the costs and expense incurred by the Municipality shall become a charge or lien on the land or real property of the owner and shall be collected in the same manner and with the like remedies as ordinary taxes on land and improvements.

(6) A charge specified in this Bylaw that is due and payable by December 31 and unpaid on that date shall be deemed to be taxes in arrear and shall promptly be so entered on the tax roll.

Validity

9. The invalidity of any section, clause, sentence, or provision of this Bylaw shall not affect the validity of any other part of this Bylaw which can be given effect without such invalid part or parts.


Schedules

10. Schedules A, B and C are attached to and form part of this Bylaw.


READ a FIRST, SECOND AND THIRD time the 28th day of May 1990.

APPROVED BY THE MINISTER OF HEALTH the 25th day of June 1990.

RECONSIDERED and ADOPTED the 25th day of June 1990.



Mayor



Deputy Clerk

SCHEDULE A**Sewage Holding Tanks - General Requirements**

1. A sewage holding tank system shall be for storage only and will receive all the sewage generated by the premises. The owner shall be responsible for installing the holding tank and bearing all costs and expenses incidental to the installation and maintenance. The owner shall indemnify the Municipality from any loss or damage that may directly or indirectly be occasioned by the installation, operation and maintenance of the holding tank.
2. Every owner and occupier of land who intends to install a holding tank system shall submit a plan or plans of his proposed system to the Municipality for approval before installation. The plan(s) shall be in such detail as to be acceptable to the Municipality. For holding tanks located more than 1 meter from the building, a permit shall be obtained from the Health Unit as required by the B.C. Sewage Disposal Regulations. This permit shall accompany the plan submission to the Municipality.
3. The owner or occupier shall obtain a haulage contract with a contractor. The haulage contract shall provide for pumping and hauling the contents of the holding tank system and such a contract must be maintained at all times. Its wording must be approved by the Municipality.
4. No owner or occupier shall modify, expand or otherwise alter his holding tank system without the prior approval of the Municipality as set out in Clause 2 above.
5. No owner or occupier shall enter into a new haulage contract or modify an old one without the prior approval as set out in Clause 3 above.
6. The contractor shall guarantee that he can continuously service the installation. Road accessibility, provision for back-up tanker truck, total contract workload and other pertinent factors shall be taken into account when providing the guarantee.
7. The contractor submitting the service contract shall submit its truck(s) for inspection at the request of the Director.
8. The contractor shall discharge the sewage pumped out of the holding tanks at the location and in the manner specified by the Director. The contractor shall not mix any septic tank contents or other wastes with holding tank sewage, nor shall the contractor discharge anything but holding tank sewage at the approved discharge point.

Schedule A - Sewage Holding Tanks - General Requirements, cont'd.

9. Upon each visit to the approved discharge point, the contractor shall deposit with the Municipality a memo for each residence he has serviced including the date, the address of that residence and the volume collected from that residence.
10. The holding tank shall be designed such that full-time use of the building on the property will require a pump out frequency of once every seven days (based on the B.C. Sewage Disposal Regulations pursuant to the Health Act).
11. If water conservation methods such as spring loaded taps, reduced water flush toilets, etc. are utilized, then this frequency of pump out may be reduced. However, the holding tank shall be pumped out more frequently as required to prevent the sewage from reaching the high level elevation in the holding tank.
12. For all holding tank system installations a Restrictive Covenant shall be registered against the title to the land in question in accordance with Section 215 of the Land Title Act. The Restrictive Covenant shall require that the owner of the lot maintains a contract at all times with a pump out company and that a copy of the current contract is always deposited with the District of Pitt Meadows. The Covenant will allow inspectors of the District of Pitt Meadows the right of access at any reasonable time to inspect any part of the holding tank system. The Covenant will describe that, if the Municipality is made aware that the system is overloaded or has leaked or overflowed, and the contractor is contacted and will not perform the work or the contractor cannot be contacted, then the Municipality will attempt to contact the owner or occupier of the land. If the owner or occupier of the land cannot be contacted or if no alternative arrangements can be agreed upon with the owner or occupier of the land, the Municipality will arrange for pump out and clean up and the cost will be charged to the owner. If the charges remain unpaid on December 31st in any year, they shall be added to and form part of the taxes payable on that land as taxes in arrear.

SCHEDULE B**Sewage Holding Tanks - Technical Requirements**

1. Any by-pass of the holding tank system is prohibited and periodic inspections may be made by the Municipality's Inspector to monitor this.
2. All plans submitted showing site locations, tank details, electrical details, material specifications, trenching and backfilling techniques, etc. shall be sealed, signed and dated by a Professional Engineer registered in the Province of British Columbia.
3. The holding tank shall be constructed of reinforced fiberglass or concrete and the design shall be submitted for the approval of the Engineering Department of the District of Pitt Meadows.
4. Where the tank is within the outer walls of a dwelling, the following shall apply:
 - (a) concrete tanks will be designed with reinforcing steel;
 - (b) the concrete will have a minimum strength of 30 MPA (lab tested concrete samples may be required); and
 - (c) all joints below high water level will have water stops.
5. All tanks to be partially or completely installed below grade must have a support slab designed to prevent the tank from floating or any other movement.
6. The tank's shape shall allow complete and easy removal of all liquid and sludge contents therein. A V-shaped or rounded bottom is required with a minimum 1.5% slope from end to end down to the discharge point.
7. The tank shall have its own separate vent "goose necked", screened, and in a location where problems would not be anticipated from any foul odours. The opening shall be three (3) metres above the highest ground elevation found within one (1) metre of the tank. For tanks within the building, venting must be connected to the venting for the house in accordance with the Plumbing Code. The access manholes to the tank shall be sealed.

Schedule B - Sewage Holding Tanks - Technical Requirements,
cont'd.

8. Tank capacity shall be based on the proposed pumping frequency plus a factor of safety. The minimum volume allowed will be 8.500 litres. Appendix 1 of the current B.C. Sewage Disposal Regulations should be utilized to arrive at the minimum daily sewage flow. The volume will then be calculated for seven days flow. A factor of safety of 50% shall then be added.
9. Two or more prefabricated tanks installed in a series may be used to accommodate the capacity required. These must be connected invert to invert with a continuous slope from the end accepting sewage to the end equipped with the discharge or pump out point. The aeration equipment will be located to keep the connection pipe clear of any sludge buildup.
10. An aeration system shall be included and its purpose is to
 - (a) maintain an aerobic effluent which will be compatible with the Municipal treatment plan;
 - (b) maintain oxygen in the system, thus reducing odours;
 - (c) circulate the effluent to eliminate freezing; and
 - (d) eliminate sludge buildup on the bottom or corners of the tank.
11. The operation of the tank shall be monitored from a separately mounted weathertight panel. The panel will consist of
 - (a) a timer - to control the switching of the aeration system;
 - (b) an indicator panel showing three lights. The green light will indicate the system is operating correctly. The orange or amber light will indicate the tank is ready to pump; this would be at the 2/3rds full level. The amber light will be activated by a liquid level float switch attached within the tank. A red light will indicate the system is overloaded. This light will also be activated by a liquid level float switch and it will allow at least enough residual volume to drain the plumbing in the household. In addition once this level is reached an electrically operated solenoid valve will cut off the water service to the house. This solenoid valve will only operate in a "lower on" mode and thereby avoid a water shutoff in the event of a power failure.

Schedule B - Sewage Holding Tanks - Technical Requirements-
Clause 11 (b), cont'd.

When the red light is activated an audible signal will be heard within the dwelling. This audible signal will remain on until it is turned off at the control panel. The three indicator lights must be visible from the municipal road.

12. The siting of the tank or the pump out pipe for an in-house tank or a buried tank must be located within a paved area with easy access from the road. If the grade from the road allowance to the pump out location is greater than 5% then a covered walkway arrangement must be provided.
13. For any tank located outside the walls of the dwelling, a roof must be constructed to keep snow buildup from the pump out pipe or the access manhole.
14. No provision for an overflow pipe is permitted. Should an overflow of the holding tank occur, it should be designed so that an obvious and immediate problem is created in the residence and/or on the surface of the ground at the tank area.
15. For tank installations within the dwelling a pump out pipe or gravity discharge pipe may extend beyond the outer walls of the dwelling. In this case the plans submitted must show construction details for protection against frost and cracking at the pipe/wall penetration point.
16. All tank installations shall require leakage testing. This will consist of filling the tank with water to within three centimetres of the rim of the access manhole. This will be left for a minimum of 24 hours. The water level will be brought up to within three centimetres of the rim of the access manhole once again. An inspection will be carried out a minimum of 24 hours later and no drop in the water level will be permitted.

SCHEDULE C

Permit Fee

For inspection of all holding tank construction

Permit Fee
\$250.00

THE CORPORATION OF THE DISTRICT OF PITT MEADOWS

BYLAW NO. 1418 - 91

A Bylaw to set the fees for admission to,
or for the use of, recreation facilities.

WHEREAS pursuant to Section 679 of the "Municipal Act", being Chapter 290 R.S.B.C. 1979 and amendments thereto, the Council may by bylaw close to the free use by the public the whole or any portion of any real property held by the Municipality for pleasure, recreation or community uses of the public at such times and for such periods as may be deemed advisable, and fix and charge fees for admission to or for use of any of the facilities so closed;

AND WHEREAS it is deemed advisable to set the fees for admission to, or for the use of, recreation facilities in the Municipality;

NOW THEREFORE, the Council The Corporation of the District of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS:-


1. This Bylaw may be cited as the "Recreation Facilities Rates Bylaw".
2. The attached schedules of rates for admission to, or for the use of, recreation facilities in the Municipality are hereby imposed by the Council.
3. The attached schedules form part of this Bylaw and are designated as follows:-
 - (a) Swimming Pool: Schedule "A"
 - (b) Recreation Hall: Schedule "B"
4. Bylaw No. 958, cited as the "Pitt Meadows Recreation Facilities Rates Bylaw, 1983, No. 958", and all amendments thereto, are hereby repealed.

READ a first time the 7th day of May 1991.

READ a second time the 7th day of May 1991.

READ a third time the 7th day of May 1991.

RECONSIDERED AND ADOPTED 22nd day of May 1991.



Mayor



Clerk

SCHEDULE "A"

PITT MEADOWS SWIMMING POOL

ADULT AND CHILDREN - Season Crest	\$15.00 each
- MAXIMUM PER FAMILY (up to 5 in the family)	\$45.00
CHILDREN PER SWIM - 5 years & under	\$.50
CHILDREN PER SWIM - 6 years & over	\$ 1.00
ADULTS (over 21) PER SWIM	\$ 1.75
REPLACEMENT CRESTS	\$ 5.00
SWIMMING LESSONS PER 2 WEEK SESSION	\$15.00 per person
ORGANIZATIONS (except schools)	\$75.00
SCHOOLS - no charge; but they must supply their own qualified lifeguard.	

SCHEDULE "B"

PITT MEADOWS RECREATION HALL

G.S.T. is to be added to all rates.

1. RENTAL FEES:

	<u>LOCAL GROUPS</u>	<u>OUTSIDE GROUPS</u>
Basement Area (No Kitchen)	\$ 85.00	\$110.00
Basement Area with Kitchen	105.00	155.00
Upstairs Only	130.00	220.00
Whole Hall	145.00	260.00

- 2. An added charge of \$25.00 is required if decorating is done the night previous to the event (subject to availability).
- 3. If a janitor is called in to work on a statutory holiday, there will be an additional charge of \$125.00.

4. RENTAL FEES - DAY USE FOR LESS THAN 2 HOURS

Where the rental is for less than two hours and between the hours of 7:00 a.m. and 5:00 p.m., only.

	<u>LOCAL GROUPS</u>	<u>OUTSIDE GROUPS</u>
Basement Area - Meetings	\$ 15.00/hr.	\$ 18.00/hr.
Basement Area - Other	18.00/hr	21.00/hr.
Whole Hall	26.00/hr.	35.00/hr.
Upstairs	18.00/hr.	30.00/hr.

(Kitchen use is not available on an hourly basis).

- 5. Charge for washing and putting away dishes and cutlery-\$110.00, with \$10.00 to be placed in a dish and cutlery replacement fund.

6. OTHER CONDITIONS AND CHARGES

- (a) A deposit of 50% of rent is required immediately upon booking the hall. The balance of the rent becomes payable 30 days prior to the use of the hall.
- (b) A damage and security deposit is required thirty days in advance of the actual booking date. Any costs relating to damages, cleanup, etc., required by the Municipality will be deducted from this deposit. The damage and security deposit is:
 - (i) For Pitt Meadows Organizations \$ 50.00
 - (ii) For Individuals \$250.00
 - (iii) For Outside Organizations \$250.00
 - (iv) For Groups requiring a greater degree of supervision &/or security \$500.00
- (c) The base rental is until 1:30 a.m. The hall must be vacated by 1:45 a.m.
- (d) In the event of cancellation, the 50% rental fee already paid will be forfeited unless the Municipality is able to re-book the hall for that date.
- (e) All conditions of the Rental Agreement and/or rental rate increases are subject to change upon 60 days notice.
- (f) The Rental Agreement may be cancelled by the Council for circumstances beyond the control of the Municipality.

REFERENDUM AND INITIATIVE BYLAW

Bylaw No. 1629

A Bylaw to Regulate the Use of Referenda and Elector Initiatives in Local Government Matters

Contents

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8. Right to Petition for Referendum
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Part 4

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16. Amendments to this Bylaw
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Precedence, Severability & Enactment

18. Precedence
19. Severability
20. Effective Date of Bylaw

Preamble

WHEREAS Section 283 of the *Municipal Act* (R.S.B.C. Chapter 290) authorizes the Council to provide for a referendum to obtain the electors' opinion on a question that affects the municipality and with which the Council has power to deal;

NOW THEREFORE, the Council of The Corporation of the District of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS:

Part 1

INTRODUCTORY PROVISIONS

Short Title

1. This Bylaw may be cited as the "**Referendum and Initiative Bylaw**".

Definitions

2. In this Bylaw

"bylaw" means all municipal bylaws, except bylaws providing for property zoning, or other changes, to conform with the existing Official Community Plan, and those dealing with extra-municipal matters;

"day(s)" includes all statutory holidays, weekends and regular work days;

"elector" means a person whose name is entered on the municipal list of electors of the District of Pitt Meadows;

"extra-municipal matter" means any matter where the Council has an obligation to act but where Council does not have discretionary powers;

"municipal matter" means any matter on which the Council has power to act at the Council's discretion.

PART 2

PETITIONS

Form of Petition

3. Where a petition is provided for in this Bylaw, such petition shall contain all the information, and be in a form, prescribed by the Municipal Clerk. At a minimum the petition form shall contain all the information specified in this Part.

Petitioner Information Required

REFERENDUM AND INITIATIVE BYLAW

Bylaw No. 1629

Page 3

4. Every elector endorsing a petition must be registered as an elector of the District prior to the date set for the final submission of the petition and shall be identified by
- (a) the elector's surname,
 - (b) the elector's given name and initial(s),
 - (c) the elector's street address, and
 - (d) the elector's signature.

Statement on Each Page of Petition

5. (1) A petition calling for a referendum on a bylaw shall prominently display on each page of the petition a statement that the purpose of the petition is to call for a referendum on a bylaw and shall be identified by
- (a) the number and short title of the bylaw, and
 - (b) a brief description of the purpose of the bylaw.
- (2) A petition calling for an elector initiative shall prominently display on each page of the petition a statement that the purpose of the petition is to call on Council to initiate a bylaw and shall provide a brief description of the purpose of the proposed bylaw.

Registration of Petition

6. (1) All petition questions must be approved by the Municipal Clerk and then registered with the District prior to any endorsements being made on the petition.
- (2) If the Municipal Clerk does not approve the petition question, the reason(s) therefore shall be provided to the petitioner in writing.
- (3) The decision of the Municipal Clerk can be appealed to Council. The decision of Council is final.
- (4) The following criteria should be met in order for a petition question to be approved; that is, the question
- (a) is not illegal or discriminatory in nature,

Section 6 (4), Registration of Petition, cont'd.

- (b) deals only with municipal matters in accordance with the Municipal Act,
- (c) is specific in nature, and
- (d) is clear in its intent.

Requirements of Valid Petition

7. (1) The petition shall be deemed valid if
- (a) it is submitted in the form, and includes the information, as prescribed by the Municipal Clerk,
 - (b) it contains all the information required by sections 4 and 5, and has been registered in accordance with section 6 of this Bylaw,
 - (c) it is signed by not less than fifteen percent (15%) of the total of the registered electors of the District on the date the petition is officially registered by the Municipal Clerk, and
 - (d) it has been submitted to the Municipal Clerk prior to the end of the referendum period in the case of a referendum, or the initiative period in the case of an initiative (See Parts 3 and 4 for period definitions).
- (2) The decision of the Municipal Clerk on a question of the validity of a petition or any part thereof shall be final.

Part 3

REFERENDA

Right to Petition for Referendum

8. Subject to the procedures established in this Part, electors shall have the right to petition Council to submit bylaws, and amendments to bylaws, to a referendum prior to final adoption.

Notice to be Published

9. (1) Immediately following third reading of a bylaw, the Municipal Clerk shall cause a notice to be published in a locally circulated newspaper stating
- (a) the short title and number of the bylaw,

Section 9 (1), Notice, cont'd.

- (b) a brief description of the purpose of the bylaw,
 - (c) the date by which the application for petition, and the completed valid petition, must be submitted, and
 - (d) the number of electors required for a valid petition.
- (2) Where the Municipal Clerk receives written application for registration of a petition question by noon of the fourteenth (14) day following third reading of the said bylaw ("application period"), final adoption of the bylaw shall not be considered by Council until the twenty seventh (27) day thereafter ("referendum period").

Set Date for Referendum or Proceed to Adopt Bylaw

10. (1) Where the Clerk receives a valid petition calling for a referendum on a bylaw, Council shall, within thirty (30) days, set a date for the referendum, provided that the referendum shall not be held later than one year following third reading of the bylaw.
- (2) Where the application period has expired and the Municipal Clerk has not received any application for registration of a petition, or the referendum period has expired and the Municipal Clerk has not received a valid petition calling for a referendum, Council may proceed with the final adoption of the bylaw.

Part 4

ELECTOR INITIATIVES

Right to Petition to Initiate Bylaw

11. Subject to the procedures established in this Part, electors shall have the right to petition Council to initiate a bylaw, or an amendment to a bylaw, on any municipal matter.

Registration of Initiative Petitions

12. (1) The Municipal Clerk shall notify Council of any initiative petition(s) that have been registered with the District at the next regular Council Meeting following the date of registration.

Section 12, Registration of Initiative Petition, cont'd.

REFERENDUM AND INITIATIVE BYLAW

Bylaw No. 1629

Page 6

(2) The petitioner has one hundred eighty (180) days, from the date the petition is officially registered with the District, to submit a valid petition.

Petition Submitted to Council

13. (1) Where the Municipal Clerk receives a valid petition for an elector initiative, the Municipal Clerk shall present such petition to the Council at the next regular meeting of Council.

- (2) Council shall, on receipt of a valid elector initiative petition, either:
- (a) cause a bylaw to be prepared for the purpose of implementing the initiative and such bylaw shall be introduced and presented for first reading, or
 - (b) put the petition question to referendum,

not later than one year following receipt of the petition by Council.

Part 5

VOTING PROCEEDINGS

Municipal Act to be Followed

14. The procedures and proceedings for a referendum required under the terms of this Bylaw shall be pursuant to the provisions of the *Municipal Act*.

Majority Vote Binding

15. (1) A majority vote in a referendum on a bylaw dealing in a municipal matter shall be binding on Council.

(2) Where a majority of voters participating in a referendum vote in support of a bylaw, Council shall adopt such bylaw at the first regular meeting following the vote.

(3) Where a majority of voters participating in a referendum vote in opposition to a bylaw, Council shall withdraw such bylaw at the first regular meeting following the vote.

Part 6

AMENDMENTS

Amendments to this Bylaw

16. Notwithstanding the provisions of Part 2 of this Bylaw, Council shall submit any amendment to this Bylaw to a referendum without requirement of a petition.

Triennial Vote on this Bylaw

17. The question of whether to maintain or eliminate this Bylaw in its entirety shall be submitted to a referendum at each regular election without requirement of a petition.

Part 7

PRECEDENCE, SEVERABILITY & ENACTMENT

Precedence

18. (1) Where the *Municipal Act* imposes on Council an obligation to act, or directs Council to act in a specified manner, or prohibits Council to act, the provisions of the *Municipal Act* shall take precedence over the provisions of this Bylaw.
- (2) Where a legal contract or agreement is currently in place, the provisions of that contract or agreement shall take precedence over the provisions of this Bylaw.
- (3) The provisions of this Bylaw do not apply to extra-municipal matters, or to bylaws providing for property zoning, or other changes, to conform with the existing Official Community Plan.
- (4) Where the *Municipal Act* grants Council discretionary powers, the provisions of this Bylaw shall apply.

Severability

19. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

Effective Date of Bylaw

REFERENDUM AND INITIATIVE BYLAW

Bylaw No. 1629

Page 8

20. This Bylaw shall come into full force and effect on the 1st day of January 1997.

APPROVED BY REFERENDUM the 16th day of November 1996.

READ a first and second times the 19th day of November 1996.

READ a third time the 19th day of November 1996.

RECONSIDERED AND ADOPTED the 3rd day of December 1996.

REPEALED the 5th day of May 1998.



Mayor



Clerk

REFERENDUM REFERRAL BYLAW NO. 1857, 1997
Bylaw No. 1857

A Bylaw to refer the question of the adoption of the Official Community Plan Amendment Bylaw No. 1843, Official Community Plan Map Amendment Bylaw No. 1844, and Official Community Plan Amendment Bylaw No. 1847 to the electors.

WHEREAS section 215 of the *Municipal Act* and the Referendum and Initiative Bylaw No. 1629 authorize the Council to provide for a referendum to obtain the electors' opinion on a question that affects the municipality and with which the Council has power to deal;

AND WHEREAS the Council has given three readings to "Official Community Plan Amendment Bylaw No. 1843", the "Official Community Plan Map Amendment Bylaw No. 1844", and the "Official Community Plan Amendment Bylaw No. 1847" relative to the so called Swan-e-Set development proposal

NOW THEREFORE, the Council of The Corporation of the District of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS:

Citation

1. This By-law may be cited as the "Referendum Referral Bylaw No. 1857, 1997".

Referendum to be Held

2. A referendum shall be held on Saturday, December 6, 1997 to obtain the electors' opinion on the following question:

"Are you in favour of the Council adopting the Official Community Plan Amendment Bylaw No. 1843, the Official Community Plan Map Amendment Bylaw No. 1844, and the Official Community Plan Amendment Bylaw No. 1847 for the purpose of allowing a development of a comprehensively planned Tourist Resort and Residential Community comprised of a 150 room hotel, business retreat units, and a mix of residential units, otherwise known as the Swan-e-Set proposal?"

READ a first and second times the 7th day of October, 1997
READ a third time the 7th day of October, 1997
RECONSIDERED AND ADOPTED the 14th day of October, 1997



Mayor



Clerk

ELECTION BYLAW NO. 1858, 1997

Bylaw No. 1858

A Bylaw to provide for the determination of various procedures for the conduct of other voting.

WHEREAS under the *Municipal Act*, the council may, by bylaw, determine various procedures and requirements to be applied in the conduct of local government elections and other voting;

AND WHEREAS Council wishes to establish various procedures and requirements under that authority;

The Council of The Corporation of the District of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited as the "Election Bylaw No. 1858, 1997".

Definitions

2. In this Bylaw

"**elector**" means a resident elector or property elector of the jurisdiction as defined under the *Municipal Act*;

"**election**" means an election for the number of persons required to fill a local government office;

"**general voting day**" means,

- (a) for other voting, the date set under section 162 of the *Municipal Act*;

"**other voting**" means voting on a matter referred to in section 158 of the *Municipal Act* and includes voting on a referendum under section 215 of the Act and the Referendum and Initiative Bylaw No. 1629.

Additional Advance Voting Opportunities

3. Under Section 97 of the Municipal Act one of the two required advance voting opportunities must be held on the 10th day before the general voting day as authorized under section 98 of the Municipal Act, the following additional advance voting opportunities are established for each election to be held in advance of general voting day for each election:
- (a) additional advance voting opportunity will be available at the Municipal Hall;
 - (b) additional advance voting opportunity will be held on the following date(s):
 - (i) on the 15th day before general voting day, provided that if the Municipal Offices are closed on that day, the additional advance voting opportunity will be held on the 9th day before general voting day;
 - (c) the voting hours at these additional advance voting opportunities will be from 8:00 a.m. to 8:00 p.m.

Special Voting Opportunities

4. (1) In order to give electors who may otherwise be unable to vote an opportunity to do so, the council will provide a special voting opportunity as authorized under section 99 of the *Municipal Act* for each election:
- (a) at the Ridge Meadows Hospital and Health Care Centre, 11666 Laity Road, Maple Ridge;
 - (b) on general voting day;
 - (c) during the hours of 10 a.m. to 12 noon.

Special Voting Opportunities - Section 4, cont'd.

- (2) The only electors who may vote at this special voting opportunity are electors who, on the date on which the special voting opportunity is held and before the end of the voting hours for that special voting opportunity, have been admitted as patients to the Hospital.
- (3) A voting place shall be established in the Hospital to take the vote of patients who are qualified to vote, provided that if a patient who is qualified to vote is bedridden or unable to walk, the presiding election officer may attend the patient, in the presence of another election official, with the ballot box, and the patient shall mark the ballot in the privacy that can be reasonably arranged.
- (4) The number of candidates representatives who may be present at the special voting opportunity is limited to one, with that candidate representative chosen by agreement of the candidates for that election, or, failing such agreement, by the chief election officer.

Resolution of Tie Votes after Judicial Recount

5. In the event of a tie vote after a judicial recount, the tie vote will be resolved by conducting a lot in accordance with section 141 of the *Municipal Act*.

READ a first and second times the 7th day of October, 1997
READ a third time the 7th day of October, 1997
RECONSIDERED AND ADOPTED the 14th day of October,
1997
REPEALED the 10th day of November, 1997



Mayor



Clerk

VOTING MACHINE BYLAW NO. 1859, 1997
Bylaw No. 1859

A Bylaw to authorize the use of
automated voting machines.

The Council of The Corporation of the District of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS:

1. This By-law may be cited as the "**Voting Machine Bylaw**".
2. Pursuant to section 102 of the *Municipal Act* the use of automated voting machines is hereby authorized.
3. The automated voting machine procedures, the form of ballot and requirements are outlined in the following sections.

Definitions

4. All definitions shall be in accordance with section 33 of the *Municipal Act*, except for the following:

"**acceptable mark**" means a filled-in oval which the vote tabulation or ballot tabulation unit is able to identify, which has been made by an elector in the space provided on the ballot opposite the name of any candidate or a referendum question;

"**automated vote counting system**" means a system that counts and records votes and processes and stores election results which comprises

- (a) a number of ballot vote tabulation or ballot tabulation units, each of which rests on a two compartment ballot box, one compartment of which is for
 - (i) voted ballots; and
 - (ii) the other for the temporary storing of voted ballots during such time as the vote tabulation or ballot tabulation unit is not functioning; and
- (b) a number of traditional ballot boxes into which voted ballots are deposited where a vote tabulation or ballot tabulation unit is not being used, for counting after the close of voting on the election day;

Section 4. Definitions, cont'd.

"ballot" means a single automated ballot card designed for use in an automated vote counting system, which shows

- (a) the names of all the candidates for each of the offices for which an election is being held; and
- (b) all of the choices on the referendum question on which the opinion of electors is sought;

"ballot return override procedure" means the use, by an election official, of a device on a vote tabulation or ballot tabulation unit, which causes the unit to accept a returned ballot;

"emergency ballot compartment" means one of two separate compartments in the ballot box under each vote tabulation or ballot tabulation unit into which voted ballots are temporarily deposited in the event that the unit ceases to function;

"memory card" means a computer software cartridge which plugs into the vote tabulation or ballot tabulation unit and into which is preprogrammed

- (a) the names of all of the candidates for each of the offices for which an election is being held; and
- (b) the options for a referendum question,

and the mechanism to record and retain information on the number of acceptable marks made for each;

"traditional ballot box" means a ballot box which is used at a voting place in the election, where a vote tabulation or ballot tabulation unit is not being used when the ballot is deposited in the traditional ballot box;

"results tape" means the printed record generated from a vote tabulation or ballot tabulation unit at the close of voting on general voting day, which shows the number of votes for each candidate for each of the offices for which an election is being held, and the number of "yes" and "no" votes for a referendum question;

Section 4. Definitions, cont'd.

"returned ballot" means a voted ballot which was inserted into the vote tabulation or ballot tabulation unit by the elector, but which was not accepted and which was returned to the elector with an explanation of the ballot making error which caused the ballot not to be accepted;

"secrecy sleeve" means an open-ended folder or envelope used to cover ballots to conceal the choice made by each elector;

"vote tabulation or ballot tabulation unit" means the device into which voted ballots are inserted and which scans each ballot and records the number of votes for each candidate and the number of "yes" and "no" votes for a referendum question.

Automated Voting Procedures

5. The presiding election official for each voting place and at each advance voting opportunity, if applicable, shall, as soon as the elector enters the voting place, and before a ballot is issued, offer, and if requested, direct an election official to provide a demonstration to an elector, of how to vote using an automated vote counting system.
6. Upon completion of the voting demonstration, if any, the elector shall proceed as instructed, to the election official responsible for issuing ballots, who
 - (a) shall ensure that the elector
 - (i) is qualified to vote in the election;
 - (ii) completes the voting book as required by the "*Municipal Act*", and
 - (b) upon fulfillment of the requirements of subsection (a), shall then provide a ballot to the elector and any further instructions the elector requests.
7. Upon being given a ballot, the elector shall immediately proceed to a voting compartment to vote.

VOTING MACHINE BYLAW

Bylaw No. 1859, 1997

Page 4

8. The elector may vote only by making an acceptable mark on the ballot.
 - (a) beside the name of each candidate of choice, up to the maximum number of candidates to be elected for each of the offices; and
 - (b) beside either "yes" or "no" for a referendum question.
9. Once the elector has finished marking the ballot, the elector must proceed to the vote tabulation or ballot tabulation unit and under the supervision of the election official in attendance, insert the ballot directly into the vote tabulation or ballot tabulation unit without the acceptable marks on the ballot being exposed.
10. If, before inserting the ballot into the vote tabulation or ballot tabulation unit, an elector determines that he or she has made a mistake when marking a ballot or if the ballot is returned by the vote tabulation unit the elector may request a replacement ballot by advising the election official in attendance.
11. Upon being advised of the replacement ballot request the presiding election official in attendance shall issue a replacement ballot to the elector and mark the returned ballot "spoiled" and shall retain all such spoiled ballots separately from all other ballots and they shall not be counted in the election.
12. If the elector declines the opportunity to obtain a replacement ballot, and has not damaged the ballot to the extent that it can not be reinserted into the vote tabulation or ballot tabulation unit, the election official shall, using the ballot return override procedure, reinsert the returned ballot into the vote tabulation or ballot tabulation unit to count any acceptable marks which have been made correctly.
13. Any ballot counted by the vote tabulation or ballot tabulation unit is valid and acceptable marks contained on such ballots will be counted in the election, subject to any determination made under a judicial recount.
14. Once the ballot has been inserted into the vote tabulation or ballot tabulation unit and the unit indicates that the ballot has been accepted, the elector must immediately leave the voting place.

VOTING MACHINE BYLAW

Bylaw No. 1859, 1997

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15. During any period that a vote tabulation or ballot tabulation unit is not functioning, the election official supervising the unit shall insert all ballots delivered by the electors during this time, into the emergency ballot compartment, provided that if the vote tabulation or ballot tabulation unit
 - (a) becomes operational; or
 - (b) is replaced with another vote tabulation or ballot tabulation unit, the ballots in the emergency ballot compartment shall, as soon as reasonably possible, be removed by an election official, and under the supervision of the presiding election official inserted into the vote tabulation or ballot tabulation unit to be counted.
16. Any ballots which were temporarily stored in the emergency ballot compartment, which are returned by the vote tabulation or ballot tabulation unit when being counted, shall, through the use of the ballot return override procedure, and under the supervision of the presiding election official, be reinserted into the vote tabulation or ballot tabulation unit to ensure that any acceptable marks are counted.
17. The chief election officer is authorized to establish any additional procedures deemed necessary, including the use of a secrecy sleeve.

Advance Voting Opportunity Procedures

18. The chief election officer may designate the use of vote tabulation or ballot tabulation units or traditional ballot boxes at advance voting opportunities.
19. If vote tabulation or ballot tabulation units are used to conduct the vote
 - (a) voting procedures at the advance voting opportunities shall follow as closely as possible, as described in sections 5 to 17 of this bylaw;
 - (b) at the close of voting at each advance opportunity the presiding election official shall ensure that
 - (i) no additional ballots are inserted into the vote tabulation or ballot tabulation unit;

VOTING MACHINE BYLAW

Bylaw No. 1859, 1997

Page 6

Section 19 cont'd

- (ii) the emergency ballot box is sealed to prevent insertion of any ballots;
 - (iii) the results tapes in the vote tabulation or ballot tabulation unit are not generated, and
 - (iv) the memory card in the vote tabulation or ballot tabulation unit is removed.
20. If traditional ballot boxes are used to conduct the vote,
- (a) the presiding election official appointed to attend at each advance voting opportunity shall proceed in accordance with sections 6, 7, 8 and 9 so far as applicable, except that the voted ballots shall be deposited into the traditional ballot box supplied by the presiding election official;
 - (b) the presiding election official at an advance voting opportunity shall ensure that the traditional ballot box is secured when not in use and at the close of voting at the final advance voting opportunity, the presiding election official shall seal the traditional ballot box and return it, together with all other election materials, to the custody of the chief election officer.

Special Voting Opportunity Procedures

21. The chief election officer may designate the use of vote tabulation or ballot tabulation units or traditional ballot boxes at special voting opportunities.
22. If vote tabulation or ballot tabulation units are used to conduct the vote
- (a) voting procedures at the special voting opportunities shall follow as closely as possible, as described in sections 5 to 17 of this bylaw;
 - (b) at the close of voting at each special opportunity the presiding election official shall ensure that
 - (i) no additional ballots are inserted into the vote tabulation or ballot tabulation unit;

Section 22 cont'd.

- (ii) the emergency ballot box is sealed to prevent insertion of any ballots;
- (iii) the results tapes in the vote tabulation or ballot tabulation unit are not generated; and
- (iv) the memory card in the vote tabulation or ballot tabulation unit is removed.

23. If traditional ballot boxes are used to conduct the vote,
- (a) the presiding election official appointed to attend at each special voting opportunity shall proceed in accordance with sections 6, 7, 8 and 9 so far as applicable, except that the voted ballots shall be deposited into the traditional ballot box supplied by the presiding election official;
 - (b) the presiding election official at a special voting opportunity shall ensure that the traditional ballot box is secured when not in use and at the close of voting at the final special voting opportunity, the presiding election official shall seal the traditional ballot box and return it, together with all other election materials, to the custody of the chief election officer.

Procedures After the Close of Vote

24. After the close of voting on voting day at voting opportunities where a vote tabulation or ballot tabulation unit was used in the election, but excluding advance voting opportunities (if applicable) and special voting opportunities if applicable, each presiding election official shall
- (a) ensure that any remaining ballots in the emergency ballot compartment are inserted into the vote tabulation or ballot tabulation unit;
 - (b) secure the vote tabulation or ballot tabulation unit so that no more ballots can be inserted;
 - (c) generate as many copies of the results from the vote tabulation or ballot tabulation unit as deemed necessary by the presiding election official;

VOTING MACHINE BYLAW

Bylaw No. 1859, 1997

Page 8

Section 24 cont'd.

- (d) account for the unused, spoiled and voted ballots, and place them, packaged and sealed separately, into the election materials transfer box along with one copy of the results tape;
 - (e) complete the ballot account and place the duplicate copy in the election materials transfer box;
 - (f) seal the election materials transfer box;
 - (g) place the voting books, the original copy of the ballot account, 2 copies of the results tape, completed registration cards, keys and all completed administrative forms into the chief election officer portfolio; and
 - (h) deliver the sealed election materials transfer box, vote tabulation or ballot tabulation unit and the chief election officer portfolio to the chief election officer as soon as possible.
25. The traditional ballot boxes, if used, will be opened under the direction of the chief election officer after the close of voting on voting day, and all ballots shall be removed and inserted into a vote tabulation or ballot tabulation unit to be counted, after which the provisions of section 24 (d), (e) and (f), (as applicable), shall apply.

Recount Procedure

26. If a recount is required, it shall be conducted using the automated vote counting system, and generally in accordance with the following procedure:
- (a) the memory cards of all vote tabulation or ballot tabulation units will be cleared;
 - (b) vote tabulation or ballot tabulation units will be designated for each voting place,
 - (c) all ballots will be removed from the sealed ballot boxes; and
 - (d) all ballots, except spoiled ballots, will be reinserted into the appropriate vote tabulation or ballot tabulation units under the supervision of the chief election officer.

VOTING MACHINE BYLAW

Bylaw No. 1859, 1997

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READ a first, second and third times the 7th day of October, 1997.
REPEALED the 10th day of November, 1997



Mayor



Clerk

Bylaw No. 1872

A Bylaw to amend the False Alarm Bylaw No. 1785

The Council of The Corporation of the District of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the **"False Alarm Amendment Bylaw No. 1872"**.
2. Paragraph 7 – "Fees To Be Charged For Attendance At False Alarms" is hereby amended by deleting (a) and (b) and replacing it with the following:

" (a) for the first false alarm, free;
(b) for the second within a twelve-month period from the date of the first false alarm, the fee shall be \$50.00;
(c) for the third false alarm within a twelve month period from the date of the first false alarm, the fee shall be \$100.00;
(d) for the fourth false alarm and each subsequent false alarms within a twelve month period from the date of the first false alarm, the fees shall be \$300.00."

READ a first, second and third times the 13th day of January, 1998.

RESCINDED the 17th day of February, 1998

RECONSIDERED AND ADOPTED the



Mayor



Municipal Clerk

**COMMUNITY IMPROVEMENT AND CONTROLLED SUBSTANCE MANUFACTURING
BYLAW No. 2132, 2003**

A Bylaw to Provide for the Prevention and Abatement of Such Nuisances and the
Recovery of the Cost of Such Abatement

Under its statutory powers, including Section 725 and Section 376 of the *Local Government Act*, R.S.B.C. 1996, c.323, the Council of District of Pitt Meadows enacts the following provisions:

WHEREAS:

- A. The property values and the general welfare of the community are founded, in part, upon the appearance and maintenance of property and the prohibition of noxious or offensive trade and manufacturing of controlled substances in the District;
- B. Unsightly conditions, the noxious or offensive trade and manufacturing of controlled substances have been found to exist from place to place throughout the District;
- C. The existence of such conditions and manufacturing is detrimental to the welfare of the residents of the District and contributes substantially and increasingly to the deterioration of neighbourhoods;
- D. The prevention and abatement of such nuisance conditions will improve the general welfare and image of the District;
- E. The District may recover the cost of abatement of nuisances from the person causing the nuisance and other persons described in the Bylaw.

NOW THEREFORE the Council of The Corporation of the District of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. This Bylaw may be cited as "**The District of Pitt Meadows Community Improvement and Controlled Substance Manufacturing Bylaw No. 2132, 2003**".

2. DEFINITIONS

In this Bylaw:

"CONTROLLED SUBSTANCE" means a "controlled substance" as defined and described in Schedules I, II and III of the *Controlled Drugs and Substances Act*, 1996, C.19, as may be amended from time to time, but does not include the trade or manufacturing of a controlled substance that is permitted under that *Act* or otherwise lawfully licensed under the District's Business Licence Bylaw;

“INSPECTOR” means the Bylaw Enforcement Officer for the District, or designate and shall include any members of the Pitt Meadows Fire Department or the Royal Canadian Mounted Police;

“OCCUPANT” includes:

- (a) a person residing on or in property;
- (b) the person entitled to the possession of property if there is no person residing on or in the property; and
- (c) a leaseholder;

and shall include the agent of any such person.

“OWNER” means a person who has any right, estate or interest in property, other than that of an occupant, and shall include the agent or any such person;

“PERSON” includes natural persons of either sex, associations, corporations, bodies politic, co-partnerships, whether acting by themselves or by a servant, agent or employee, and the heirs, executors, administrators, successors and assigns or other legal representative of such persons;

“PROPERTY” means all real property, including, but not limited to, front yards, side yards, back yards, driveways, walkways and sidewalks and shall include any building, structure or fence located on such real property.

3. Prohibition of Controlled Substance Manufacturing

No Person, Owner or Occupant of Property within the District of Pitt Meadows shall permit or allow the Property to become or remain a place for the trade, business or manufacturing of a Controlled Substance.

4. Use

No Person, Owner or Occupant shall allow Property to be used in a noxious, offensive or unwholesome manner through the trade or manufacturing of a Controlled Substance.

5. Accumulation

No Person, Owner or Occupant of Property within the District of Pitt Meadows shall cause or permit water, rubbish or noxious, offensive or unwholesome matter to collect or accumulate around the Property in connection with the manufacturing or trade in a Controlled Substance.

6. Inspector

The Council may, by bylaw, from time to time, appoint an Inspector and one or more assistant Inspectors for the purpose of this bylaw and any member of the Pitt Meadows Fire Department or the Royal Canadian Mounted Police shall be deemed to be an Inspector for the purposes of this bylaw.

7. Inspection

An Inspector shall have the right to enter upon the Property of any Person at reasonable times and in a reasonable manner for the purposes of inspecting the Property and declaring whether the Property is being used for a noxious or offensive drug trade or manufacturing or otherwise not in compliance with the provisions of this bylaw.

8. Remedy by District

If an Owner or Occupant fails to comply with a written notice of an Inspector, the District by its employees or other Persons, at reasonable times and in a reasonable manner, may enter the Property and effect the compliance at the expense of the Owner or Occupant who has failed to comply.

9. If an Inspector enters the Property pursuant to a legal search of the Property and has to effect compliance with this bylaw, the costs of compliance shall be at the expense of the Owner or Occupant who has failed to comply.

10. Costs Added to Taxes

In the event that the Person who has failed to comply fails to pay the costs of compliance before the 31st day of December in the year that the compliance was effected, the costs shall be added to and form part of the taxes payable on the Property as taxes in arrears.

11. Offences and Penalties

Any Person who contravenes, suffers or permits any act or thing to be done in contravention of, or neglects to do so refrains from doing anything required to be done pursuant to the provision of this bylaw or any notice issued pursuant hereto, commits an offence punishable on summary conviction, and shall be liable to a fine of not less than the sum of \$100.00, but not exceeding the sum of \$5,000.00.

12. When an offence is a continuing offence, each day that the offence is continued shall constitute a separate and distinct offence.

COMMUNITY IMPROVEMENT AND CONTROLLED SUBSTANCE MANUFACTURING
BYLAW No. 2132, 2003

Page 4

13. Prosecution of a Person pursuant to Section 11 of this bylaw does not exempt the Person from the remediation provision of Sections 8, 9, and 10 of this bylaw.
14. Commencement

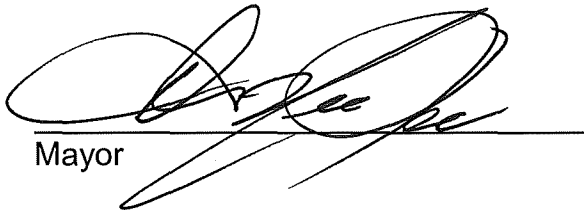
This bylaw shall come into force on the date of final adoption hereof.

READ a First time this 15th day of April, 2003.

READ a Second time this 15th day of April, 2003.

READ a Third time this 15th day of April, 2003.

FINALLY CONSIDERED AND ADOPTED on the 6th day of May, 2003.



Mayor



Corporate Administrator

DYKING & DRAINAGE RESERVE FUND BYLAW

Bylaw No. 2235, 2005

A Bylaw to Establish a Capital Reserve Fund to be used for the rehabilitation and replacement of dyking and drainage ditching infrastructure.

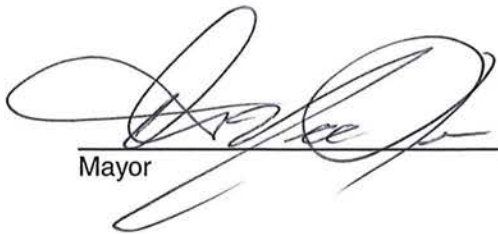
The Council of The Corporation of the District of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS;

1. This Bylaw may be cited as the "**Dyking & Drainage Reserve Fund Bylaw No. 2235, 2005**".
2. There shall be and is hereby established a reserve fund under the provisions of section 188 (1) of the *Community Charter*, to be known as the "Dyking & Drainage Reserve Fund".
3. The purpose of this fund is to assist with the capital cost of rehabilitation and replacement of the dyking and drainage ditch infrastructure.
4. The monies set aside in the "Municipal Reserve Fund" for Drainage System at December 31, 2004, being \$6,952.00 are hereby transferred to this "Dyking & Drainage Reserve Fund".
5. Monies may be paid into this Reserve Fund from the General Revenue Fund or as otherwise authorized in the District's Annual Financial Plan and from other Reserve Funds as authorized by bylaw.
6. Monies in this Reserve Fund shall be used for capital expenditures that includes but is not limited to the construction, replacement & repair of dykes, pumping stations, pumps, fixtures, & equipment, flood boxes and flood gates and the rehabilitation and construction of drainage ditches.

READ a first and second time the 5th day of July, 2005.

READ a third time the 5th day of July, 2005.

RECONSIDERED AND ADOPTED the 19th day of July, 2005.



Mayor



Corporate Officer

**MAPLE RIDGE AND PITT MEADOWS
PARKS & LEISURE SERVICES COMMISSION BYLAW**

BYLAW NO. 2369, 2008

A Bylaw to delegate authority to a joint Parks and Leisure
Services Commission for Maple Ridge and Pitt Meadows

WHEREAS the Council may, by bylaw, delegate authority to a Parks and Leisure Services Commission;

AND WHEREAS a written agreement has been prepared setting out the terms and conditions of a Commission for Parks and Leisure Services in Pitt Meadows and Maple Ridge;

NOW THEREFORE, the Council of the Corporation of the City of Pitt Meadows, in open meeting assembled, **ENACTS AS FOLLOWS:**

Citation

1. This Bylaw may be cited as the **"Maple Ridge and Pitt Meadows Parks & Leisure Services Commission Bylaw No. 2369, 2008"**.

Interpretation

2. For the purposes of this Bylaw, unless the context otherwise requires,
"Maple Ridge" means the Corporation of the District of Maple Ridge;
"Municipalities" means the Corporation of the District of Maple Ridge and the Corporation of the City of Pitt Meadows;
"Pitt Meadows" means the Corporation of the City of Pitt Meadows.

Joint Parks & Leisure Services Commission

3. Pursuant to Sections 14.1, 14.2, 14.3 and 154.1 of the Community Charter, Council hereby delegates authority to the Maple Ridge and Pitt Meadows Parks & Leisure Services Commission" (the "Commission") to carry out the duties defined in Section 9 below.
4. The Commission shall be comprised of the following members:
 - (a) three members of each of the two Municipalities' Councils, including both Mayors; and
 - (b) three members of the School District No. 42 Board of Trustees including the Chair; and

**MAPLE RIDGE AND PITT MEADOWS
PARKS & LEISURE SERVICES COMMISSION BYLAW**

BYLAW NO. 2369, 2008

Page 2

- (c) six citizens at large members two of whom shall reside in Pitt Meadows and four of whom shall reside in Maple Ridge.
- 5. The members of the Commission shall be appointed by resolution of the respective Council and Board. Citizens at Large representatives shall be appointed by the Council of the municipalities in which they reside.
- 6. Each member of the Commission will be entitled to vote on all matters coming before the Commission.
- 7. The members of the Commission shall serve without remuneration.

Procedures

- 8. The Commission shall:
 - (a) elect a Chair and Vice Chair from among its membership at the first meeting of each year. All members of the Commission, including at large members, shall be eligible to be elected as Chair or Vice Chair; and,
 - (b) meet a minimum of once a month.

Duties and Powers

- 9. The Commission shall:
 - (a) function as an independent policy making body;
 - (b) have operating authority for the provision of parks, leisure and cultural services and for entering into agreements and contractual obligations within the limitations of approved budgets;
 - (c) have authority to spend money within an annual budget approved by the Council for Pitt Meadows and the Council for Maple Ridge;
 - (d) operate in accordance with an agreement entered into by the City of Pitt Meadows and the District of Maple Ridge;
 - (e) submit to the Municipalities by the first of October each year the five-year financial plan for operating costs and capital costs;
 - (f) submit an annual report to the Municipalities by the end of May each year describing the activities of the previous year to the Council;
 - (g) enter into an agreement of cooperation with School District No. 42 which addresses such issues as the reciprocal use of facilities, the joint maintenance and development of combined sites and coordination of program services.

**MAPLE RIDGE AND PITT MEADOWS
PARKS & LEISURE SERVICES COMMISSION BYLAW**

BYLAW NO. 2369, 2008

Page 3

10. As an exception to 9 (b) above the General Manager, Community Development, Parks and Recreation Services and the Director, Parks and Facilities, or their designates, shall have the authority to enter into Caretaker Contracts.

Other Committees

11. The Commission shall establish such ad hoc committees as may be required from time to time to provide the Commission with advice on specific policies, proposals and initiatives.

Repeal

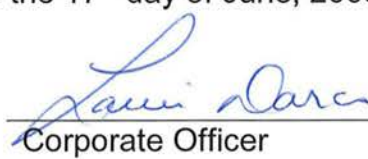
12. Bylaw No. 2212, 2005, the *Maple Ridge and Pitt Meadows Parks & Leisure Services Commission Bylaw*, is hereby repealed.

READ a FIRST, SECOND and THIRD time the 3rd day of June, 2008.

FINALLY CONSIDERED AND ADOPTED the 17th day of June, 2008.



Mayor



Corporate Officer

**CITY OF PITT MEADOWS
DEVELOPMENT COST CHARGES
Bylaw No. 2995, 2024**

A bylaw to authorize the imposition of Development Cost Charges

WHEREAS pursuant to the *Local Government Act*, the Council of the City of Pitt Meadows, by bylaw, impose development cost charges;

AND WHEREAS development cost charges may be imposed for the purpose of providing funds to assist the City in paying the capital cost of providing, constructing, altering or expanding sanitary sewer, water, drainage, highway facilities and providing and improving park land, in order to service, directly or indirectly, the development in respect of which the charges are imposed;

AND WHEREAS Council is satisfied that the development cost charges imposed by this Bylaw are related to capital costs attributable to projects included in the City's financial plan;

AND WHEREAS Council has considered future land use patterns and development, the phasing of works and services, how low environmental impact development may affect capital costs of infrastructure, and the provision of park land described in the Official Community Plan and Council has deemed that the charges imposed by this Bylaw;

AND WHEREAS, Council has deemed that the charges imposed by this Bylaw:

- a) are not excessive in relation to the capital cost of prevailing standards of service in the City;
- b) will not deter development in the City;
- c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the City; and
- d) will not discourage development designed to result in a low environmental impact in the City;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

Citation/Title

1. This Bylaw may be cited as the "Development Cost Charges Bylaw".

Repeal

2. Park Land Development Cost Charge Bylaw No. 2685, 2015 and Development Cost Charge Imposition Bylaw No. 2382, 2009, and their amendments, are repealed.

Definitions

3. In this bylaw:
 - a) "development area" or "DA" means:
 - i. the area within the footprint of a proposed building or structure; and
 - ii. any area of the parcel being developed that is improved for landscaping, parking, storage, loading and unloading; but
 - iii. excludes the area attributed to aprons, runways, helipads, taxiways, taxi lanes, aircraft parking, passenger/cargo loading and unloading, staging areas, and all other movement and maneuvering areas on the airside of the Airport required for aviation purposes.
 - b) "gross floor area" or "GFA" means the total area of all floors enclosed by the inside edge of the exterior walls of a building including without limitation, mezzanines, stairways, elevator shafts, storage and mechanical rooms.
 - c) "intensive agriculture" means greenhouses, retail nurseries, manufacturing and processing plants for agriculture related products, facilities used for intensive livestock purposes, and commercial businesses located within agricultural zones. Produce stands, temporary uses (less than 6 months) and retail less than 100m² will not be considered intensive agriculture.
 - d) "per unit" means:
 - i. for single family residential — per additional parcel of land created by subdivision;
 - ii. for two-family, three-family or townhouse residential — per dwelling unit in a two-family or three-family dwelling or townhouse building; and
 - iii. for apartment residential — per dwelling unit in an apartment building.

Refer to land use category definitions outlined in the Zoning Bylaw No.2505, 2011.

- e) A reference to a statute, regulation, bylaw, or other enactment refers to that enactment as it may be amended or replaced from time to time.
4. In the event of a conflict between any term of this bylaw and the provisions of the *Local Government Act* authorizing the imposition of development cost charges,

this bylaw is to be interpreted so that it is consistent with the authority set out in the *Local Government Act*.

Exemptions

5. Pursuant to the Local Government Act, no development cost charge is payable where:
 - a) the building permit is for a place of worship that is exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;
 - b) the value of the work authorized by the building permit does not exceed \$50,000;
 - c) the dwelling unit is no larger than 29m²;
 - d) the development does not impose new capital cost burdens on the municipality; or
 - e) the Development Cost Charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the City.

Regulations

6. Subject to the exemptions prescribed by the Local Government Act and this Bylaw, every person who obtains approval of a subdivision of land or a building permit will pay to the City a development cost charge for each of the services referred to in Schedule A.
7. Without limiting the generality of section 6, every person who obtains approval of a building permit for the construction, alteration or extension of a building that will contain fewer than four (4) self-contained dwelling units must pay to the City a development cost charge for each of the services referred to in Schedule A.
8. Where a type of development is not identified in Schedule A, the development cost charges for the most comparable type of development, as determined by the City, are to be used to determine the amount payable.
9. In the case of a comprehensive development, development cost charges will be calculated separately for each use that is part of that comprehensive development, in accordance with Schedules A, and the developer will pay the sum total of the development cost charges calculated for each separate use.
10. The development cost charges imposed by this Bylaw will be paid to the City at the following times:

- a) where an application is made for the subdivision of land, at the time of approval of such subdivision; and
- b) where an application is made for a building permit, at the time of approval of such building permit.

Severability

- 11. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

Schedules

- 12. Schedule A, which is attached to and forms part of this bylaw, outlines the applicable development cost charges per land use category.

READ a FIRST, SECOND and THIRD time on July 9, 2024.

INSPECTOR APPROVAL received on August 16, 2024.

ADOPTED on [DATE].

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer

**CITY OF PITT MEADOWS
DEVELOPMENT COST CHARGES
Bylaw No. 2995, 2024**

Schedule A – Development Cost Charges Summary

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT							Unit
	Major Roads	Minor Roads	Water	Sanitary	Drainage	Parks	Total	
Single Family Residential*	\$13,876.00	-	\$1,668.00	\$626.00	\$642.00	\$6,371.00	\$23,183.00	per unit
Two-Family, Three-Family or Townhouse Residential	\$9,713.00	-	\$1,382.00	\$518.00	\$417.00	\$5,276.00	\$17,306.00	per unit
Apartment Residential	\$7,077.00	-	\$965.00	\$362.00	\$154.00	\$3,683.00	\$12,241.00	per unit
Institutional	\$18.04	-	\$2.09	\$0.78			\$20.91	per m ² of proposed GFA
		-			\$1.45		\$1.45	per m ² of proposed DA
Commercial	\$52.73	-	\$4.69	\$1.76			\$59.18	per m ² of proposed GFA
		-			\$1.45		\$1.45	per m ² of proposed DA
Industrial	\$27.75	-	\$2.35	\$0.88	\$1.16		\$32.14	per m ² of proposed DA
Intensive Agriculture	\$6.94	-	\$1.82		\$0.48		\$9.24	per m ² of proposed DA

*Includes single family residential development in agricultural and rural residential zones.

Strategic Priorities Quarterly Report

July - September (Q3) 2024

PRIORITY

Principled Governance

- First Nations Relationship
- Meaningful Engagement
- Regional Partnerships
- Fiscal Stewardship & Accountability
- Environmental/Climate Stewardship

Council Advocacy

OPERATIONAL STRATEGIES

1. q̄ic̄əy (Katzie) First Nation Service Agreements / Secondary Access MOU
2. Flood Management
3. Post-Secondary Feasibility Study
4. Electric Vehicle Charging Review
5. Climate Action Strategy
6. 2025 Business Planning

- Road & Rail Improvements Project – Underpass
- Secondary School Replacement
- Lougheed Corridor Transportation Upgrades
- CP Logistics Park Opposition
- Golden Ears Roundabout Infrastructure Improvements (TransLink)
- KFN Secondary Access (Province, TransLink and City of Maple Ridge)
- CP Rail Corridor Emissions Standards (Air Quality Monitoring Study)
- CP Noise & Vibration Existing Exceedances
- Farm Tax Reform (UBCM)

Balanced Economic Prosperity

- Agriculture
- Business Vitality
- Airport
- Affordability

1. Golden Ears Business Park 3 & 4
2. ALR Exclusion Policy
3. Agricultural Viability Strategy Implementation [inclusive of detailed irrigation study]
4. Economic Development Strategic Plan Implementation
5. North Lougheed Area Plan Engagement Agreement
6. Business Licensing and Regulation Bylaw review

Community Spirit & Wellbeing

- Pride & Spirit
- Active Wellness
- Natural Environment
- Housing Diversity
- Recreation

1. Heron's Nest - Metro Vancouver Non-Market Housing & Childcare
2. Housing Needs Report Update
3. Environmental Inventory Management Strategy Implementation
4. Accessibility Committee & Plan
5. Complete Communities Program
6. Civic Centre Master Plan
7. Zoning Bylaw Updates
8. Urban Forest Strategy
9. Pitt Meadows Art Gallery - Reestablish Customer Base
10. Trail Map Design
11. Grand Opening: "Constable Rick O'Brien Youth Lounge"
12. Bard on the Bandstand – July 18 - 21
13. Canada Day – July 1

	<ol style="list-style-type: none"> 14. Farmer’s Market – Weekly June 4 - August 27 15. Summer Serenade – Weekly July 3 – August 21 16. Culture Days – September 17. Water Conservation (and lawn sign) Communications Campaign
<p>Infrastructure</p> <ul style="list-style-type: none"> • Investments • Transportation • Active Transportation • Facilities • Preparedness 	<ol style="list-style-type: none"> 1. Culvert Condition Assessment 2. Pitt Meadows Athletic Park Design 3. Rose Grabenhorst Garden Renovations 4. Active Transportation and Road Safety Communications Campaign 5. Summer Road Works Communications Campaign 6. Water Services Review 7. Bonson Park Disc Golf Course Construction 8. PMAP & Grabenhorst Garden Test Wells Monitoring 9. Replacement of the City’s two Production Storage Appliances 10. Parkside Trail Improvements 11. Youth Lounge/Sport Court Renovation 12. Pitt Meadows Athletic Park Picnic Shelter Construction
<p>Corporate Pride</p> <ul style="list-style-type: none"> • Employee Excellence • Corporate Culture • Service Excellence • Resources • Desirable Employee 	<ol style="list-style-type: none"> 1. Vadim Remote Access Implementation 2. Electronic Document and Records Management System Planning 3. OneDrive (cloud storage) Implementation 4. Acoustic Treatment of Council Chambers 5. Tempest, Vadim and OMS Software Upgrades 6. Equity, Diversity & Inclusion (EDI) Advisory Committee 7. Microsoft 365 Implementation 8. Collective Bargaining - IAFF 9. Laptop & Mobile Device Replacement Program 10. Exempt Compensation Review 11. RCMP IT Planning and Design 12. Confined Spaces Review – OH&S
<p>Public Safety</p> <ul style="list-style-type: none"> • Police • Fire • Emergency Preparedness • Bylaws • Regulatory 	<ol style="list-style-type: none"> 1. Police Detachment Construction 2. Transition to Independent RCMP Detachment 3. Recruitment of Four Flex Firefighters 4. Next Generation 911 5. Enhance EOC Technical Capacity 6. Parks Maintenance Policy 7. Cross-Connection Control Program Administration 8. Council Policy C014 Complaints and Bylaw Enforcement Update 9. Temporary Use of Municipal Dike Right of Way 10. New Soil Bylaw and DCC Bylaw