



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

**Tuesday, April 1, 2025, 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 ᑭᑭᑭᑭᑭ (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**

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Pages

**A. CALL TO ORDER**

**B. LATE ITEMS**

**C. APPROVAL OF AGENDA**

**Recommended Motion:**

THAT the agenda for the April 1, 2025, Regular Meeting of Council be approved.

**D. ANNOUNCEMENTS**

**D.1 Local Food Infrastructure Fund Grant Announcement**

Jeff Lemire, Program Manager, Corporate Sponsorship & Grants, to announce new funding for Grabenhorst Garden project.

**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](http://pittmeadows.ca/submitquestionsandcomments)

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**F. ADOPTION OF MINUTES**

**Recommended Motion:**

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

- F.1 March 11, 2025, Regular Meeting of Council** 7

**G. CONSENT AGENDA**

**Recommended Motion:**

THAT the following items be received into the record:

- G.1 Declination of Housing Accelerator Fund (HAF)** 13

Correspondence dated March 5, 2025 from Canada Mortgage and Housing Corporation, informing the City of Pitt Meadows that they were not selected for funding through the Housing Accelerator Fund, designed to support local governments in developing affordable, inclusive, equitable and climate-resilient communities.

- G.2 UBCM Endorses 2024 Resolution - Minimum Income Requirements for Farm Classification** 14

Correspondence dated February 26, 2025, from UBCM President, announcing the UBCM Executive's decision to endorse resolution 2024-NR92 Minimum Income Requirements for Farm Classification as submitted by the City at the 2024 conference.

**H. REPORTS**

- H.1 Corporate Sponsorship and Grants - Six Month Update** 16

Jeff Lemire, Program Manager, Corporate Sponsorship & Grants, to present an update on the first six months of work for the new Corporate Sponsorship and Grants division.

**Recommended Motion:**

THAT Council:

- A. Receive for information the Corporate Sponsorship and Grants - Six Month Update Staff Report as presented at the April 1, 2025 meeting of Council; OR
- B. Other.

- H.2 Ridge Meadows Chamber of Commerce 2025-2027 Fee-for-Service Proposal** 20

Patrick Ward, Director of Planning & Development, to provide an overview of the proposed terms of the Ridge Meadows Chamber of Commerce 2025-2027 fee-for-service agreement.

**Recommended Motion:**

THAT Council:

- A. Authorize staff to execute a 2025-2027 fee-for-service agreement with the Ridge Meadows Chamber of Commerce, as described in the “Ridge Meadows Chamber of Commerce 2025-2027 Fee-for-Service Proposal” report presented at the April 1, 2025 Council meeting; OR
- B. Other.

**H.3 Complete Communities Assessment Update**

28

Christine Carter, Manager of Strategic Initiatives, to present an update on the Complete Communities Assessment currently underway.

**Recommended Motion:**

THAT Council:

- A. Receive for information the report titled “Complete Communities Assessment Update”, as presented at the April 1, 2025 Council Meeting; OR
- B. Other.

**H.4 Q2 2025 Strategic Priorities Quarterly Report**

34

Mark Roberts, Chief Administrative Officer, to provide an overview of the operational strategies proposed for Q2 2025 [April - June, 2025].

**Recommended Motion:**

THAT Council:

- A. Approve the operational strategies for Q2 2025 as presented to Council on April 1, 2025; OR
- B. Other.

**I. BYLAWS & PERMITS**

**I.1 Development Variance Permit for 19339 & 19347 119B Avenue**

43

Patrick Ward, Director of Planning & Development, to present an application to permit an increase in the allowable first floor elevation of a duplex at 19339 & 19347 119B Avenue.

**Recommended Motion:**

THAT Council:

- A. Authorize issuance of Development Variance Permit No. 2025-001 to vary zoning requirements to permit the surface of the first floor of the duplex at 19339 and 19347 119B Avenue to be a maximum of 1.58 m above the average finished grade at the building elevation facing a

street; OR

B. Other.

**I.2 Rezoning Application for 12469 191B Street**

56

*A public hearing has been prohibited on this matter, as per the Local Government Act. Verbal comments by members of the public will not be allowed on this agenda item.*

Patrick Ward, Director of Planning & Development, to present an overview of the Zoning Bylaw Amendment for the property at 12469 191B Street, which if approved, would permit the development of 13 townhouse units.

**Recommended Motion:**

THAT Council:

- A. Has, pursuant to Sections 479(6), 525(1.2) and 525.1(4) of the *Local Government Act*, considered the Provincial Policy Manual: Transit-Oriented Areas and the Provincial Policy Manual: Small Scale, Multi-Unit Housing, as outlined in the “Rezoning Application for 12469 191B Street” report presented at the April 1, 2025 Council meeting, and in that regard, considers that no further consideration of the Provincial Policy Manuals is required at this time; AND
- B. Grant first, second and third readings to Zoning Amendment Bylaw No. 2997, 2025; AND
- C. Require the following condition be fulfilled prior to adoption of Zoning Amendment Bylaw No. 2997, 2025:
  - 1. Payment of \$91,000 as Residential Community Amenity Contribution as offered by the developer; OR
- D. Other.

**I.3 1960 – 1970 Financial Bylaws Repeal Bylaw No. 3008, 2025**

130

Kate Barchard, Corporate Officer, to provide an overview of a repeal bylaw to repeal 41 expired or otherwise obsolete financial bylaws.

**Recommended Motion:**

THAT Council:

- A. Grant first, second and third readings to the “1960 - 1970 Financial Bylaws Repeal Bylaw No. 3008, 2025” to repeal expired or otherwise obsolete financial bylaws as presented at the April 1, 2025 Council Meeting; OR
- B. Other.

**I.4 2025 Good Governance Repeal Bylaw No. 3015, 2025**

217

Council gave first three readings to the 2025 Good Governance Repeal Bylaw

No. 3015, 2025, at the March 11, 2025, Council Meeting.

**Recommended Motion:**

THAT Council:

- A. Adopt the “2025 Good Governance Repeal Bylaw No. 3015, 2025” as presented at the April 1, 2025, Council Meeting; OR
- B. Other.

**I.5 Indemnification Bylaw No. 3016, 2025**

219

Council gave first three readings to the Indemnification Bylaw No. 3016, 2025, at the March 11, 2025, Council Meeting.

**Recommended Motion:**

THAT Council:

- A. Adopt the Indemnification Bylaw No. 3016, 2025 as presented at the April 1, 2025, Council Meeting; OR
- B. Other.

**I.6 Zoning Text Amendment Bylaw No. 2972, 2024**

222

Zoning Text Amendment Bylaw No. 2972, 2024, received Ministerial Approval on March 19, 2025.

**Recommended Motion:**

THAT Council:

- A. Adopt Zoning Amendment Bylaw No. 2972, 2024; OR
- B. Other.

**J. COUNCIL LIAISON REPORTS**

Members of Council to provide verbal overview of recent community involvement and events.

**K. QUESTION AND COMMENT PERIOD**

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227

**L. COUNCIL PRIORITIES**

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

**M. ADJOURNMENT**