



## **Minutes of the Regular Meeting of Pitt Meadows City Council**

**February 27, 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:**

R. Clowes, CIBC Wood Gundy  
G. Miller, Pitt Meadows Airport Manager  
J. Porter, Project Manager, McElhanney  
R. Wonyeneh

**Staff:**

M. Roberts, Chief Administrative Officer  
T. Barr, Acting Corporate Officer  
L. Barroetavena, Director of Financial Services  
M. Baski, Project Manager, Agriculture and Environment  
R. Costa, Legislative Services Clerk  
J. Hart, Manager of Major Projects  
O. Huppee, Parks Operations Supervisor  
T. McCaw, Acting Deputy Corporate Officer  
A. Messner, Manager of Parks  
T. Sauve, Manager of RCMP Support Services  
S. St. Jean, Director of Corporate Services  
K. Vahidi, Project Engineer  
P. Ward, Director of Planning & Development

**A. CALL TO ORDER**

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

Mayor MacDonald acknowledged that the meeting was held on the traditional territory of the q̓ic̓əy̓ (Katzie) First Nation.

**B. LATE ITEMS**

None.

**C. APPROVAL OF AGENDA**

It was **MOVED** and **SECONDED** THAT the agenda for the February 27, 2024, Regular Meeting of Council be approved.

**CARRIED**

**D. ANNOUNCEMENTS**

**D.1 Pink Shirt Day**

Mayor Macdonald highlighted the importance of Pink Shirt Day which aims to raise awareness to the impacts of bullying in our schools, workplaces, homes, and online.

**E. PUBLIC HEARINGS**

**E.1 Public Hearing for Rezoning Application for Home-Based Business Regulations**

Mayor Macdonald Opened the public hearing at 7:03 p.m.

Patrick Ward, Director of Planning and Development, presented an overview of the bylaw and historical staff reports related to the rezoning application for Home-Based Business Regulations. Three (3) written submissions were received prior to the conclusion of the public hearing and form a 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.

No community members engaged in the public hearing during this time.

Mayor MacDonald invited members of the public to make comment for the second and final time.

With no community members engaging, the public hearing was declared closed at 7:08 p.m.

**F. QUESTION AND COMMENT PERIOD**

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

- Heather Emmett, Pitt Meadows - regarding the addition of the third rail track, the potential for train derailment and community safety.
- Brian Anderson, Pitt Meadows – regarding the Harris Road rail crossing train delays, at grade train crossing regulations, and recommended train monitoring systems such as cameras to focus on current conditions and activities to improve efficiencies to avoid train delays.

**G. ADOPTION OF MINUTES**

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

- G.1 February 6, 2024, Regular Meeting of Council
- G.2 February 20, 2024, Special (Pre-Closed) Meeting of Council

**CARRIED**

**H. CELEBRATE PITT MEADOWS**

**H.1 Ridge Meadows Minor Lacrosse**

Mayor MacDonald congratulated representatives from five Ridge Meadows Minor Lacrosse teams along with their Coaching Staff, who secured championship titles during the 2023 Provincial Box Lacrosse season.

Mayor and Council shared their support for the teams congratulating them on their victories.

**I. DELEGATIONS AND PRESENTATIONS**

**I.1 A Poem in Celebration of Black History Month**

Mayor MacDonald shared a few words acknowledging February as Black History Month in Canada and introduced Rachelyn Wonyeneh who recited a poem titled 'I am a Black Girl' in celebration of Black/African cultural heritage and relationships.

**J. CONSENT AGENDA**

It was **MOVED** and **SECONDED** THAT the following items be received into the record:

- J.1 Celebrating 211 Day
- J.2 Katzie First Nation and City of Pitt Meadows Joint Media Release.

**CARRIED**

**K. REPORTS**

**K.1 2023 Investment Update**

Randy Clowes, CIBC Wood Gundy, provided the annual overview of the performance of the City's investment portfolio for 2023.

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

- A. Receive for information the Staff Report titled '2023 Investment Update' as presented at the February 27, 2024 Regular Council Meeting.

**CARRIED**

**K.2 Request for Reclassification to AOE/15 at Pitt Meadows Regional Airport**

Guy Miller, Pitt Meadows Airport Manager, provided an overview of Pitt Meadows Regional Airport's efforts to upgrade its Canada Border Services Agency ["CBSA"] designation to substantively enhance operations and the flow through capabilities of the airport. Highlights of the presentation included:

- The opportunity for YPK to provide a service that is in demand;
- No increase in noise levels from planes as a result of the upgrade;
- The classification upgrade would not support the addition of commercial traffic at this time; and
- Potential for increased revenue as a result of this upgrade.

Council members participated in a roundtable discussion.

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

- A. Approve a letter of endorsement outlining the City's support for the Pitt Meadows Regional Airport request for CBSA reclassification to AOE/15 as presented at the February 27, 2024 Council Meeting; AND

- B. Direct the Mayor and CAO to finalize and execute the letter.

**CARRIED**

**K.3 Autonomous RCMP Update**

Stephanie St. Jean, Director of Corporate Services, introduced Tara Sauve, Manager of RCMP Support Services, who along with Kasra Vahidi, Project Engineer, presented an update on the construction of the new Autonomous RCMP Detachment, housing and support next steps.

No discussions were held by Council members on this item.

No motions were considered.

**K.4 Urban Forest Strategy Update**

Jodi Porter, Project Manager with McElhanney, along with Michelle Baski, Project Manager, Agriculture and Environment, 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 report titled “Urban Forest Strategy Update” as presented at the February 27, 2024 Council meeting.

**CARRIED**

**K.5 Proposed UBCM Farm Property Tax Reform Resolutions**

Michelle Baski, Project Manager Agriculture and Environment, presented an overview of the Staff Report.

Council members participated in a roundtable discussion.

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

- A. Endorse the proposed resolutions and background documents for an Unfarmed Land Tax, School Tax Exemption and Minimum Income Requirements for Farm Classification as identified in the Staff Report

[Attachment G] and as presented at the February 27, 2024 Council Meeting; AND

- B. Direct staff to forward the proposed resolutions and background documents to the Lower Mainland Local Government Association for consideration at its 2024 Conference.

**CARRIED**

Councillor Meachen voted in opposition

**L. BYLAWS & PERMITS**

**L.1 Rezoning Application to Permit a Cannabis Retail Store at #112 – 19150 Lougheed Highway**

Patrick Ward, Director of Planning and Development, provided an overview of Zoning Amendment Bylaw No. 2966, 2024, to permit a cannabis retail store at #112 - 19150 Lougheed Highway.

Council members participated in a roundtable discussion.

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

- A. Grant third reading to Zoning Amendment Bylaw No. 2966, 2024 to permit a cannabis retail store at 112 – 19150 Lougheed Highway.

**CARRIED**

Councillor O'Connell voted in opposition

**M. COUNCIL LIAISON REPORTS**

Council provided updates on recent community involvement and events.

**N. QUESTION AND COMMENT PERIOD**

No members of the community engaged in Question and Comment Period.

**P. ADJOURNMENT**

The meeting was adjourned at 8:52 p.m.

**Signed and certified as correct:**

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Nicole MacDonald, Mayor

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Tanya Barr, Acting Corporate Officer

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