



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

February 6, 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:

K. Turik, BC Assessment

Staff:

M. Roberts, Chief Administrative Officer  
T. Barr, Acting Corporate Officer  
L. Barroetavena, Director of Financial Services  
C. Carter, Manager of Strategic Initiatives  
D. Chamberlain, Director of Parks, Recreation & Culture  
R. Costa, Legislative Services Clerk II  
J. Kloosterboer, Emergency Program Manager  
C. O'Byrne, Manager of Planning  
P. Ward, Director of Planning & Development

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**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  (Katzie) First Nation.

**B. LATE ITEMS**

None.

**C. APPROVAL OF AGENDA**

It was **MOVED** and **SECONDED** THAT the agenda for the February 6, 2024, Regular Meeting of Council be approved.

**CARRIED**

**D. PUBLIC HEARINGS**

**D.1 Public Hearing for Rezoning Application for #112 - 19150 Lougheed Highway**

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

Colin O'Byrne, Manager of Planning, presented an overview of the bylaw and historical staff reports related to the rezoning application for #112 - 19150 Lougheed Highway. Fourteen (14) 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:

Bob Wray, Pitt Meadows – regarding prohibition of retail cannabis sales in Pitt Meadows. Expressed his desire for alternate retail outlets in Pitt Meadows of a more essential nature.

Ted Ribeyre (Applicant), Port Coquitlam – regarding their contributions to the local community, dedication to business ethics and assurance to the community to follow all regulations in Pitt Meadows.

Vadim Gramuglia (Applicant), Pitt Meadows – regarding the requirements that cannabis retail establishments are required to follow and that public safety is one of their top priorities.

Mayor MacDonald invited members of the public to make comment for the second time, with the following member of the public engaging:

Bob Wray, Pitt Meadows – regarding clarification of the City’s Zoning Bylaw amendment and City Policy that speak to retail cannabis.

Mayor MacDonald invited members of the public to make comment for the third and final time. With no additional members engaging, the public hearing was declared closed at 7:21 p.m.

**E. QUESTION AND COMMENT PERIOD**

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

**F. ADOPTION OF MINUTES**

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

F.1 January 23, 2024, Regular Meeting of Council.

**CARRIED**

**G. DELEGATIONS AND PRESENTATIONS**

**G.1 Property Assessments Explained**

Kim Turik, Deputy Assessor, BC Assessment, presented an overview of BC Assessment and property assessments in British Columbia and Pitt Meadows. Highlights of the presentation included:

- The role of BC Assessment;
- How properties are valued;
- Factors affecting market value;
- Highest & best use;
- How land use affects market; and
- Impact of changes in assessed value on taxes.

Council members participated in a roundtable discussion.

## H. REPORTS

### H.1 **UBCM Grant Opportunity - Emergency Support Services [ESS] Equipment and Training Grant**

Jackie Kloosterboer, Emergency Program Manager, provided an overview of the UBCM Grant opportunity.

Council members participated in a roundtable discussion.

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

- A. Endorse Staff's application to the UBCM ESS Equipment & Training grant for \$19,579 in funding to support ESS training initiatives and equipment purchases.

**CARRIED**

### H.2 **Aquatics Feasibility Study Update**

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

Laura Barroetavena, Director of Financial Services, continued the presentation and provided an overview of the financial implications related to the Aquatics Feasibility Study.

Council members participated in a roundtable discussion.

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

- A. Direct staff to discontinue further investigation or consideration for a new aquatics facility in Pitt Meadows at this time.

**CARRIED**

### H.3 **Home-based Business Regulations Update**

Colin O'Byrne, Manager of Planning, presented an overview of the Staff Report.

Council members participated in a roundtable discussion.

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

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2961, 2024, regarding updates to the home-based business section; AND

- B. Direct staff to schedule a public hearing for an upcoming Council Meeting.

**CARRIED**

#### **H.4 Update on Provincial Housing Legislation**

Christine Carter, Manager of Strategic Initiatives, 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 “Update on Provincial Housing Legislation”, as presented at the February 6, 2024 Regular Council Meeting.

**CARRIED**

#### **H.5 2023 Fourth Quarter Report to the Community**

Mark Roberts, Chief Administrative Officer, provided an overview of the 2023 Fourth Quarter Report to the Community.

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

- A. Receive for information the 2023 Fourth Quarter Report to the Community highlighting the work and accomplishments of the City from October 1 to December 31, 2023 as presented at the February 6, 2024 Council Meeting.

**CARRIED**

#### **I. COUNCIL LIAISON REPORTS**

Council provided updates on recent community involvement and events.

#### **J. QUESTION AND COMMENT PERIOD**

The following member of the community engaged in Question and Comment Period:

Nicholas Grills, Pitt Meadows – regarding his receipt of the notice of public hearing and wanted to speak on the topic.

Mayor MacDonald advised the resident that no further public comments or engagement would be permitted as the hearing had been declared closed.

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

**K. COUNCIL PRIORITIES**

**L. ADJOURNMENT**

The meeting was adjourned at 9:24 p.m.

**Signed and certified as correct:**

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Nicole MacDonald, Mayor

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Tanya Barr, Acting Corporate Officer