



Minutes of the Regular Meeting of Pitt Meadows City Council

March 5, 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:

M. Caros, Alouette River Management Society (ARMS)
R. Greville, Transport Canada
J. Henwood, Transport Canada

Staff:

M. Roberts, Chief Administrative Officer
T. Barr, Acting Corporate Officer
S. Maki, Director of Engineering & Operations
T. McCaw, Acting Deputy Corporate Officer
C. McDowell, Manager of Recreation and Culture
C. O'Byrne, Manager of Planning
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 ǵíćǵǵ (Katzie) First Nation.

B. LATE ITEMS

None.

C. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the March 5, 2024, Regular Meeting of Council be approved.

CARRIED

D. QUESTION AND COMMENT PERIOD

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

- Cameron Waldbauer, Pitt Meadows – Regarding the backflow preventers and the recent installation requirements from the City identifying financial burdens, annual costs, and risks analysis.
- Julie Paciejewski, Pitt Meadows – Regarding the backflow preventers suggesting that this be added as infrastructure and maintenance to be maintained by the City who should bare the costs for all upgrades and maintenance.
- Herman Hoffman, Pitt Meadows - Concerns around the costs associated with the installation of backflow preventers, the reduction in water pressure, potential power outages and the risk of freezing.
- Eric Letenhorst, Pitt Meadows – Concerns around the cost associated with installation and the location requirements for the backflow preventers.
- Dave Captein, Pitt Meadows – Regarding installation of backflow preventers and whether homes in the urban core will require the installation, concerns regarding reduced water pressure, costs associated with annual inspections and maintenance, and concerns around potential for loss of power which could lead to freezing in cold temperatures if a generator is not purchased as well.

E. ADOPTION OF MINUTES

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

- E.1 February 27, 2024, Special (Pre-Closed) Meeting of Council
- E.2 February 27, 2024, Regular Meeting of Council

CARRIED

F. CELEBRATE PITT MEADOWS

F.1 Removal of Abandoned Boats on Alouette River

Mayor MacDonald provided a brief introduction on the topic of abandoned boats on the Alouette River. This initiative was brought to fruition by Transport Canada, Cold Water Divers Inc., Dead Boats Removal Society and the Alouette River Management Society (ARMS) in addition to Staff and volunteers.

Mayor MacDonald, on behalf of Council, spoke to appreciation for all who actioned the City's environmental and safety concerns to progress the project.

Staff shared a video clip from [CBC Vancouver](https://www.cbc.ca/vancouver) which highlights the initiative and the cleanup that has been completed on the Alouette River thus far.

The video can also be viewed by visiting:

<https://www.youtube.com/watch?v=qGIX5O4J2dk>

Council members participated in a roundtable discussion.

No motions were considered.

G. CONSENT AGENDA

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

G.1 Petition Against the Installation of Backflow Preventers

Item G.1 was PULLED for discussion. Following the discussion, the question was called on the main motion and it was:

CARRIED

H. REPORTS

H.1 Pitt Meadows Recreation Centre - Youth Lounge Update

Carleen McDowell, Manager of Recreation & Culture provide an update on the recent fire that took place in the Youth Lounge located inside the Pitt Meadows Family Recreation Centre. Some of the highlights included:

- The full scope including the cost of the damage is unknown;
- Staff anticipate the Youth Lounge to remain closed for the next 3-6 months;

- Loss of Youth Lounge has impacted the community youth and user groups; and
- In response to the fire in the Youth Lounge, Staff have been repositioned into the north end of the Pitt Meadows Family Recreation Centre lobby to provide youth in the community with support needed offering a safe place for youth to socialize and connect in our community.

Council members participated in a roundtable discussion.

No motions were considered.

H.2 Menstrual Equity Program

Samantha Maki, Director of Engineering & Operations provided an overview of the United Way Period Promise Campaign, a Menstrual Equity Program created in an effort provide menstruation products at no cost increasing access to these products in the community while reducing various limiting barriers.

Council members participated in a roundtable discussion.

No motions were considered.

H.3 Rezoning Application to Permit a Cannabis Retail Store at 19167 Ford Road

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

CARRIED

Councillor Hayes & Councillor Manion voted in opposition.

I. BYLAWS & PERMITS

I.1 Zoning Amendment Bylaw for the Pitt Meadows Airport

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 Text Amendment Bylaw No. 2971, 2024, to permit expanded uses at the Pitt Meadows Regional Airport; AND
- B. Direct staff to schedule a public hearing for an upcoming meeting of Council.

CARRIED

I.2 Development Permit Amendment for Meadowtown Shopping Centre Expansion

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. Approve issuance of Development Permit Amendment No. 2002-005-014, to permit an expansion to Meadowtown Shopping Centre.

CARRIED

J. COUNCIL LIAISON REPORTS

Council provided updates on recent community involvement and events.

K. QUESTION AND COMMENT PERIOD

- Jack Emberly, Maple Ridge – Regarding the City's intent to continue work in conjunction with Transport Canada to help maintain clear waterways from abandoned vessels in the future.
- Steve Middleton, Pitt Meadows – Regarding backflow preventers being added to non farming properties suggesting the City review the implementation as a blanket approach.

- Cameron Waldbauer, Pitt Meadows - Regarding reasonable protection from water contamination suggesting installation of backflow preventers to be installed at a lower cost inside homes instead of at the property line. Further comments regarding cost to install a backflow preventer at the edge of the property line which if borne by farmers would increase operational costs which would be pass along to consumers.
- Leo Captein, Pitt Meadows – Regarding the install of backflow preventers on properties located in the rural areas of Pitt Meadows and whether there was any evidence to assume there were any current risks.

M. ADJOURNMENT

The meeting was adjourned at 9:06 p.m.

Signed and certified as correct:

Nicole MacDonald, Mayor

Tanya Barr, Acting Corporate Officer