



Minutes of the Regular Meeting of Pitt Meadows City Council

April 9, 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

Staff:

- M. Roberts, Chief Administrative Officer
- K. Barchard, Corporate Officer
- T. Barr, Deputy Corporate Officer
- C. Carter, Manager of Strategic Initiatives
- S. Drolet, Fire Chief
- S. Maki, Director of Engineering & Operations
- C. O'Byrne, Manager of Planning
- T. O'Grady, Manager of Communications & Civic Engagement
- 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 ᑭᓴᓴᑦ (Katzie) First Nation.

B. LATE ITEMS

There was general consent amongst Council to introduce item H.1 following item D.1.

C. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the April 9, 2024, Regular Meeting of Council be approved as amended.

CARRIED

D. ANNOUNCEMENTS

D.1 New Library Manager

Heather Scoular, Interim Library Manager, Pitt Meadows Public Library, introduced Jessica Armstrong as the new Pitt Meadows Public Library Manager. Jessica shared the goals and aspirations of her new role and a commitment to work collaboratively with the community to continue delivery of quality programs and learning opportunities.

Mayor MacDonald welcomed Jessica and wished her success in the role.

Council shared their appreciation for Heather's dedication and wished her all the best in her future endeavours.

D.2 CELEBRATE PITT MEADOWS [Formerly H.1]

2024 Ridge Meadows Business Excellence Awards

On behalf of Council, Mayor MacDonald congratulated all the winners of the 2024 Ridge Meadows Business Excellence Awards and spoke to their unwavering dedication to our community. The following Pitt Meadows businesses were presented with an award in their respective categories:

1. Foamers' Folly Brewing Co. Represented by Rob Davis
(Small Business of the Year)
2. Amsterdam Garden Centre Represented by Jason & Lindsay Kok
(Medium Business of the Year)
3. Hopcott Farms Represented by the Hopcott family
(Large Business of the Year)
4. MacDonald Meechan Notaries - Lucy Meechan
(Young Entrepreneur of the Year)
5. SD #42 - Kim Dumore
(Ridge Meadows Community Spirit Award)

E. PUBLIC HEARINGS

E.1 Rezoning Application for 18799 Airport Way

Mayor MacDonald opened the public hearing at 7:16 p.m.

Patrick Ward, Director of Planning & Development, presented an overview of the application and historical staff report.

All written submissions received up to and during the public hearing are included as Attachment 1 and form part of the original minutes.

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

With no community members engaging, the public hearing was declared closed at 7:20 p.m.

F. QUESTION AND COMMENT PERIOD

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

- Maureen Robertson, Pitt Meadows - regarding safety concerns of trucks accessing the Heron's Nest housing project site from the existing truck route.
- Julie Paciejewski, Pitt Meadows - regarding concern of long term plan to increase safety along the existing truck route.
- Rod Ramage, Pitt Meadows - regarding consideration of imposing backflow device requirements for all properties not just agricultural.
- Wendy Bolan, Pitt Meadows - regarding road safety along Katzie Slough area and the extension of a more robust barrier, increased traffic and other road hazards on the City's existing truck route. (by email: Attachment 2)

G. ADOPTION OF MINUTES

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

G.1 March 12, 2024, Special (Pre-Closed) Meeting of Council

G.2 March 12, 2024, Regular Meeting of Council

CARRIED

H. CELEBRATE PITT MEADOWS

H.1 2024 Ridge Meadows Business Excellence Awards

This item was addressed under item D.2

I. CONSENT AGENDA

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

I.1 Post-Secondary Education in Ridge Meadows

CARRIED

J. REPORTS

J.1 UBCM Grant Opportunity - Emergency Operations Centre ["EOC"]

Fire Chief, Stephane Drolet, presented a grant opportunity that would fund the relocation of the City's EOC in the event of an emergency.

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

- A. Endorse Staff's application to the UBCM Emergency Operation Centre (EOC) Training and EOC Mobile Supplies grant for \$28,625 in funding in order to financially support the relocation of the EOC from the Fire Hall in the event of an emergency.

CARRIED

J.2 Provincial Housing Legislation - Communication Strategy

Christine Carter, Manager of Strategic Initiatives, presented an overview of the Homes for People action plan and legislative requirements that municipalities need to address. Tia O'Grady, Manager of Communications & Civic Engagement, continued the presentation sharing the communications strategy related to the incoming legislation.

Council members participated in a roundtable discussion.

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

- A. Receive for information the presentation on "New B.C. Housing Legislation: Communications Strategy –Approach", as delivered at the April 9, 2024 Regular Council Meeting.

CARRIED

J.3 UBCM Farm Tax Reform Resolutions

Tia O'Grady, Manager of Communications & Civic Engagement, presented an overview of a draft handout for Council's advocacy of farm tax reform to be distributed during the upcoming Lower Mainland Local Government Association conference in May.

Council members participated in a roundtable discussion.

J.4 Pitt Meadows Economic Development Corporation – Annual Business

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

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

- A. Authorize the City, being the sole shareholder of the Pitt Meadows Economic Development Corporation (the “Company”), to consent to the written resolutions of the Company, as presented to Council at the April 9, 2024 public meeting, in lieu of holding an annual general meeting;
AND
- B. Direct the City’s authorized signatories to sign the resolutions of the Company on behalf of the City of Pitt Meadows.

CARRIED

J.5 Rezoning Application for 12469 191B St

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

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

- A. Direct staff to advise the applicant of the proposed townhouse development at 12469 191B Street, to host a development information meeting as outlined in the Staff Report dated March 21, 2024.

CARRIED

Councillor Hayes voted in opposition

J.6 Localized Truck Route Feasibility Study - Overview

Samantha Maki, Director of Engineering & Operations, presented an overview of the Staff Report.

Council members participated in a roundtable discussion.

There was general consent amongst council to amend the motion to include item C.

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

- A. Receive for information the summary report titled “Localized Truck Route Feasibility Study - Overview” as presented at the April 9, 2024 Council Meeting; AND
- B. Support implementation of the recommended improvements as outlined in Option 1– Upgrade the Existing Truck Route; AND
- C. Direct staff to share progress of the improvements and any additional recommendations for this localized truck route as part of the next Transportation Master Plan.

CARRIED

J.7 Backflow Device Installation

Samantha Maki, Director of Engineering & Operations, presented an overview of the importance of backflow devices, risks factors and guiding principles and standards associated with the installation of backflow devices in Pitt Meadows.

Samantha continued the presentation and provided an overview of proposed amendments to the Waterworks Bylaw to allow for the implementation of two compliance pathways.

Council members participated in a roundtable discussion.

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

- A. Endorse the approach to addressing the requirement for installation of backflow devices and continued implementation of the City’s Cross-Connection Control Program, as presented at the April 9, 2024 Regular Council Meeting.

CARRIED

K. BYLAWS & PERMITS

K.1 Waterworks Amendment Bylaw No. 2984, 2024

Samantha Maki, Director of Engineering & Operations, provided an overview of the Staff Report.

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

- A. Grant first, second, and third readings to the Waterworks Amendment Bylaw No. 2984, 2024 as presented at the April 9, 2024 Council meeting.

CARRIED

K.2 Rezoning Application and Cannabis Retail Store Licence for 112 – 19150 Loughheed Highway

Colin O'Byrne, Manager of Planning, provided an overview of the application and next steps following the third reading of Zoning Text Amendment Bylaw No. 2966, 2024.

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

- A. Adopt Zoning Text Amendment Bylaw No. 2966, 2024, to permit a new cannabis retail store at 112 – 19150 Loughheed Highway; AND
- B. Recommend to the Liquor and Cannabis Regulation Branch that the Cannabis Retail Store licence for Kelo Cannabis at 112 – 19150 Loughheed Highway be issued; AND
- C. Direct staff to forward to the Liquor and Cannabis Regulation Branch the written comments attached to the report titled “Rezoning Application and Cannabis Retail Store Licence for 112 – 19150 Loughheed Highway” as presented to Council on April 9, 2024.

CARRIED

Councillor O’Connell voted in opposition

K.3 Bylaw Notice Enforcement Bylaw Update (Home-based Business Regulations)

Patrick Ward, Director of Planning & Development, provided an overview of the Staff Report.

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

- A. Grant first, second and third readings to the Bylaw Notice Enforcement Amendment Bylaw No. 2981, 2024 as presented at the April 9, 2024 Council Meeting.

CARRIED

K.4 Bylaw Notice Enforcement Amendment Bylaw No. 2974, 2024

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

- A. Adopt Bylaw Notice Enforcement Amendment Bylaw No. 2974, 2024 as presented at the April 9, 2024 Council Meeting.

CARRIED

L. COUNCIL LIAISON REPORTS

Council provided updates on recent community involvement and events.

M. QUESTION AND COMMENT PERIOD

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

- Bill Wild, Pitt Meadows - regarding an inquiry whether or not pools and hot tubs are required to have a backflow preventer.

N. COUNCIL PRIORITIES

O. ADJOURNMENT

The meeting was adjourned at 9:32 p.m.

Signed and certified as correct:

Nicole MacDonald, Mayor

Kate Barchard, Corporate Officer