



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

**April 1, 2025, 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  
J. Lemire, Project Manager, Corporate Sponsorship & Grants  
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 with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of ᑭᑭᑭᑭ (Katzie) First Nation who were stewards of this land since time immemorial.

**B. LATE ITEMS**

There were no late items.

**C. APPROVAL OF AGENDA**

It was **MOVED** and **SECONDED** THAT the agenda for the April 1, 2025, Regular Meeting of Council be approved.

**CARRIED**

**D. ANNOUNCEMENTS**

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

Jeff Lemire, Program Manager, Corporate Sponsorship & Grants, shared that the City was recently awarded more than \$80,000 in federal grant funding from the Local Food Infrastructure Fund (LFIF). The grant funding is intended to be used to construct a community orchard and edible garden within Grabenhorst Garden and will promote food security and sustainability with the construction of accessible planter boxes, and planting of fruit trees and herbs. Staff anticipate that the garden will yield approximately 1,500 lbs of food annually.

**E. QUESTION AND COMMENT PERIOD**

No members of the public engaged in Question & 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 March 11, 2025, Regular Meeting of Council

**CARRIED**

**G. CONSENT AGENDA**

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

G.1 Declination of Housing Accelerator Fund (HAF)

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

Items G.1 and G.2 were PULLED for discussion. Following the discussion, the question was called on the main motion and it was:

**CARRIED**

## **H. REPORTS**

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

Jeff Lemire, Program Manager, Corporate Sponsorship & Grants, 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 Corporate Sponsorship and Grants - Six Month Update Staff Report as presented at the April 1, 2025 meeting of Council.

**CARRIED**

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

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

Council members participated in a roundtable discussion.

It was **MOVED** and **SECONDED** 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.

**CARRIED**

### **H.3 Complete Communities Assessment Update**

Christine Carter, Manager of Strategic Initiatives, presented an overview of the Staff Report.

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

- A. Receive for information the report titled "Complete Communities Assessment Update", as presented at the April 1, 2025 Council Meeting.

**CARRIED**

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

Mark Roberts, Chief Administrative Officer, provided an overview of the Staff Report.

Council members participated in a roundtable discussion.

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

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

**CARRIED**

#### **I. BYLAWS & PERMITS**

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

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

Council members participated in a roundtable discussion.

It was **MOVED** and **SECONDED** 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.

**CARRIED**

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

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

Council members participated in a roundtable discussion.

It was **MOVED** and **SECONDED** 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.

**CARRIED**

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

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

It was **MOVED** and **SECONDED** 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.

**CARRIED**

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

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

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

**CARRIED**

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

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

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

**CARRIED**

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

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

A. Adopt Zoning Amendment Bylaw No. 2972, 2024.

**CARRIED**

**J. COUNCIL LIAISON REPORTS**

Council members provided updates on recent community involvement and events.

**K. QUESTION AND COMMENT PERIOD**

No members of the public engaged in Question & Comment Period.

**M. ADJOURNMENT**

The meeting was adjourned at 8:18 p.m.

**Signed and certified as correct:**

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Nicole MacDonald, Mayor

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Kate Barchard, Corporate Officer