



Minutes of the Regular Meeting of Pitt Meadows City Council

March 29, 2022, 7:00 p.m.

Council Chamber

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Elected Officials:

Mayor B. Dingwall
Councillor M. Hayes
Councillor N. MacDonald
Councillor B. Meachen
Councillor T. Miyashita
Councillor G. O'Connell
Councillor A. Simpson

Guests:

Dr. Heather Bears, Zoetica Consulting by Video Conference

Staff:

M. Roberts, Chief Administrative Officer
K. Barchard, Corporate Officer
T. Barr, Deputy Corporate Officer
R. Costa, Clerk II
C. O'Byrne, Project Manager – Community Development
A. Berry, Director of Planning and Development
C. Harding, Director of Financial Services by Video Conference

A. CALL TO ORDER

The meeting was called to order at 7:01 p.m.

Mayor Dingwall 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 March 29, 2022 Regular Meeting of Council be approved.

CARRIED

D. QUESTION AND COMMENT PERIOD

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

E. ADOPTION OF MINUTES

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

E.1 March 8, 2022 Special (Pre-Closed) Meeting of Council

E.2 March 8, 2022 Special (Public) Meeting of Council

CARRIED

F. ANNOUNCEMENTS

None.

G. CELEBRATE PITT MEADOWS

G.1 Business Excellence Awards

On behalf of Council, Mayor Dingwall congratulated the Pitt Meadows business owners that received recent Chamber of Commerce Business Excellence Awards for 2021:

- **Non-Profit** – Ridge Meadows Seniors Society, represented by Maria Perretta
- **Medium Business of the Year** – Meadows Landscape Supply, represented by Dan Kosicki
- **Large Business of the Year** – Johnston Meier Insurance Agencies Group, represented by Tom Meier

H. DELEGATIONS AND PRESENTATIONS

H.1 Environmental Inventory and Management Strategy Final Report

There was general consent amongst Council to address item H.1 in tandem with item K.1.

I. PUBLIC HEARINGS

None.

J. CONSENT AGENDA

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

J.1 Minutes of the Active Transportation Advisory Committee

J.1.1 February 7, 2022 (Draft)

J.2 Minutes of the Agricultural Advisory Committee

J.2.1 January 13, 2022

J.2.2 February 10, 2022

J.2.3 March 10, 2022 (Draft)

J.3 Minutes of the Community Support Select Committee

J.3.1 January 26, 2022 (Draft)

J.4 Minutes of the Economic Development Advisory Committee

J.4.1 February 3, 2022 (Draft)

J.5 Minutes of the Pitt Meadows Day Advisory Committee

J.5.1 February 16, 2022 (Draft)

J.5.2 March 16, 2022 (Draft)

CARRIED.

K. STAFF/OTHER REPORTS

K.1 Environmental Inventory and Management Strategy Final Report

Colin O'Byrne, Project Manager - Community Development, introduced Dr. Heather Bears, Zoetica Consulting, who provided an overview of the Environmental Inventory and Management Strategy Final Report, including a

PowerPoint presentation which is included as Attachment 1 and forms part of the original minutes.

Colin O'Byrne, Project Manager - Community Development, then provided an overview of the Staff Report including a PowerPoint presentation which is included as Attachment 2 and forms part of the original minutes.

Council members participated in a roundtable discussion.

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

- A. Receive for information the report titled "Environmental Inventory and Management Strategy Final Report" dated March 1, 2022; AND
- B. Direct staff to:
 1. Refer the Environmental Inventory and Management Strategy to the Katzie First Nation to offer further opportunity to provide feedback on the recommended actions and initiatives; AND
 2. Refer the Environmental Inventory and Management Strategy to the City of Pitt Meadows Agricultural Advisory Committee to offer further opportunity to provide feedback on the recommended actions and initiatives; AND
 3. Incorporate the recommended actions and initiatives from the Environmental Inventory and Management Strategy into regular departmental business planning and/or operations, with regard to feedback received from the Katzie First Nation and the Agricultural Advisory Committee, as is feasible and appropriate;

Before the question was called there was general consent amongst Council to AMEND the motion to:

- Include a referral to the Pitt Meadows Heritage & Museum Society for review and feedback; AND
- Amend item B.3 to read as "Consider the recommended actions and initiatives from the Environmental Inventory and Management Strategy through the annual departmental business planning process, and return to Council to present feedback received from the Katzie First Nation, the Agricultural Advisory Committee, and the Pitt Meadows Heritage & Museum Society."

The Amended Motion now reads as:

- A. Receive for information the report titled “Environmental Inventory and Management Strategy Final Report” dated March 1, 2022; AND
- B. Direct staff to:
 1. Refer the Environmental Inventory and Management Strategy to the Katzie First Nation to offer further opportunity to provide feedback on the recommended actions and initiatives; AND
 2. Refer the Environmental Inventory and Management Strategy to the City of Pitt Meadows Agricultural Advisory Committee to offer further opportunity to provide feedback on the recommended actions and initiatives; AND
 3. Refer the Environmental Inventory and Management Strategy to the Pitt Meadows Heritage & Museum Society for feedback and recommendations; AND
 4. Consider the recommended actions and initiatives from the Environmental Inventory and Management Strategy through the annual departmental business planning process, and return to Council to present feedback received from the Katzie First Nation, the Agricultural Advisory Committee, and the Pitt Meadows Heritage & Museum Society.

The question was then called on the main motion as amended and it was:

CARRIED

K.2 ALC Non-farm Use Application – 13634 Harris Rd

Anne Berry, Director of Planning and Development, provided an overview of the Staff Report, including a PowerPoint presentation which is included as Attachment 3 and forms part of the original minutes.

Council members participated in a roundtable discussion with the following points being made:

- An excellent benefit to the farming community and the Pitt Meadows community in general;

- Limited commercial lease space available in Pitt Meadows, therefore this application is an innovative solution;
- Does not harm current farming activities;
- Offers continuity of employment for current Co-op staff;
- Good location for farming businesses;
- Supported by the City's Agricultural Advisory Committee;
- The application is time sensitive and needs to be dealt with as swiftly as possible.

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

- A. Direct Staff to forward to the ALC, with a recommendation of support, the application for a non-farm use at 13634 Harris Road; OR

Before the question was called, there was general consent amongst Council to amend the motion to include reference to 'strong' support and the time sensitivity of the application.

The amended motion now reads as:

THAT Council:

- A. Direct Staff to forward to the ALC, with a recommendation of strong support, the application for a non-farm use at 13634 Harris Road; AND
- B. Direct Staff to swiftly process and relay the urgency of the application to the Agricultural Land Commission ["ALC"].

The question was called on the main amended motion and it was:

CARRIED

L. BYLAWS & PERMITS

L.1 2022 Financial Plan & Utility Fee Bylaws

Cheryl Harding, Director of Financial Services, provided an overview of the Staff Report and proposed bylaws.

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

- A. Grant first, second, and third readings to the 2022 to 2026 Financial Plan Bylaw No. 2920, 2022 ; AND

- B. Approve updated Policy C049 – Revenue and Taxation for inclusion as an attachment in Financial Plan Bylaw No. 2920, 2022 as required by the Community Charter; AND
- C. Grant first, second and third readings to the Drainage System Protection Amendment Bylaw No. 2918, 2022; AND
- D. Grant first, second and third readings to the Sanitary Sewer and Storm Drain Amendment Bylaw No. 2916, 2022; AND
- E. Grant first, second and third readings to the Solid Waste Collection and Disposal Amendment Bylaw No. 2917, 2022; AND
- F. Grant first, second and third readings to the Waterworks Amendment Bylaw No. 2915, 2022.

CARRIED

L.2 Rezoning Application for 19516 Hammond Rd

Anne Berry, Director of Planning and Development, provided an overview of the Staff Report, including a PowerPoint presentation which is included as Attachment 5 and forms part of the original minutes.

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

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2914, 2022 to rezone the property at 19516 Hammond Rd from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential); AND
- B. Direct Staff to schedule a Public Hearing for an upcoming Meeting of Council.

CARRIED

L.3 Rezoning Application for 19560 Hammond Rd

Anne Berry, Director of Planning and Development, provided an overview of the Staff Report including a PowerPoint presentation which is included as Attachment 5 and forms part of the original minutes.

Council members participated in a roundtable discussion with the following points being made:

- Concern with a four-lot subdivision;

- Concern with privacy impacts to neighbouring properties;
- Concern with parking and increased traffic along Hammond Rd overall;
- Importance to be fair and equitable in relation to previous applications;
- Supportive of replacing 'older' homes.

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

- A. Grant third reading to Zoning Amendment Bylaw No. 2897, 2021 to rezone the property at 19560 Hammond Rd from RS (Large Lot Residential) to R-2 (Small Lot Residential) in order to subdivide the property into four lots; AND
- B. Require the following conditions be fulfilled prior to adoption of Zoning Amendment Bylaw No. 2897, 2021:
 1. Payment of \$13,500 as Residential Community Amenity Contribution as offered by the developer; AND
 2. Registration of a tree protection covenant; AND
 3. Payment of \$12,500 security deposit for cash in-lieu related to the trees that cannot be replaced on the property as a result of accommodating the proposed development.

Before the question was called there was general consent amongst Council to amend the motion to include:

- Item B.4 The Developer to discuss with the neighbours privacy concerns and mitigation strategy through the tree replacement plan.

The question was then called on the amended motion and it was:

CARRIED

Councillor Hayes voted in the negative

M. COUNCIL LIAISON REPORTS

Council provided updates on recent community involvement and events.

N. NOTICE OF CLOSED MEETING

None.

O. QUESTION AND COMMENT PERIOD

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

P. COUNCIL PRIORITIES

Q. ADJOURNMENT

The meeting was adjourned at 9:26 p.m.

Signed and certified as correct:

Bill Dingwall, Mayor

Kate Barchard, Corporate Officer