



CITY OF PITT MEADOWS

Minutes of the **REGULAR MEETING** of Pitt Meadows City Council held on Tuesday, November 21, 2017 at 7:00 p.m. in the Council Chamber of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

PRESENT:

Elected Officials: Mayor J. Becker
Councillor B. Bell
Councillor B. Dingwall
Councillor J. Elkerton
Councillor D. Murray
Councillor M. Stark

Absent: Councillor D. Murray (on leave without pay)
Councillor T. Miyashita

Staff: M. Roberts, Chief Administrative Officer
K. Zanon, Director of Community Services
F. Smith, Director of Engineering & Operations
T. Penney, Corporate Officer
K. Elrick, Deputy Clerk
L. Grant, Manager of Community Development
C. Baldridge, Manager of Communications and Community Engagement
D. Parr, Planner

The meeting was called to order at 7:00 p.m.

A. LATE ITEMS

MOVED by Mayor Becker, SECONDED by Councillor Dingwall, THAT Council approve addition of a late item of "Website Project Update" under Item K2.1 of the agenda.

CARRIED.

B. APPROVAL OF AGENDA

MOVED by Councillor Elkerton, **SECONDED** by Councillor Bell, THAT the agenda for the November 21, 2017 Regular Meeting of Council be approved, as amended.

CARRIED.

C. CELEBRATE PITT MEADOWS

1. Drew Andre – Lacrosse Team BC and Team Canada.

Pitt Meadows resident Drew Andre was recognized for his Lacrosse accomplishments including his successes of being part of Team Canada.

D. QUESTION AND COMMENT PERIOD

Garrett MacDonald, Pitt Meadows regarding Councillor David Murray.

E. ADOPTION OF MINUTES

1. Minutes of the November 14, 2017 Regular Meeting of Council.

MOVED by Councillor Bell, **SECONDED** by Councillor Elkerton, THAT the Minutes of the Regular Meeting of Council held on November 14, 2017, be adopted.

CARRIED.

With Councillor Dingwall voting in the negative.

F. ANNOUNCEMENTS

There were no items received for this Meeting.

G. DELEGATIONS

None

H. PRESENTATIONS

None

I. PUBLIC HEARING

1. Zoning Bylaw Amendment Bylaw No. 2763, 2017, Regarding Housing in the Agricultural Land Reserve.

Ms. Lisa Grant, Manager of Community Services provided a Powerpoint presentation which is included hereto as Attachment 1 and forms part of the original minutes.

Mayor Becker read the public hearing process statement and the Corporate Officer advised that the statutory notification requirements have been properly followed. The Corporate Officer advised one submission was received from Rajan Dhami expressing concern about restriction to his private property. The submission was included on table and available for viewing. The submission is included hereto as Attachment 2 and forms part of the original minutes.

Speakers were invited for the first time:

Peter Jongbloed, 11619-195A Street, provided comments regarding citing of houses on property and protection, expressed his support of the approach taken by City of Richmond of farm home plate and setback requirements, and further expressed his view these measures would preserve agricultural viability of the majority of properties. In conclusion he suggested that this bylaw would allow loss of agricultural land.

William Wild, Kennedy Road queried whether land under 2 acres would be affected by this proposed zoning amendment and whether ALC requirements exist. Staff provided comment that land parcels under 2 acres are regulated under a different zone and further advised that stipulations for these properties conform with residential regulations.

Philip Robinson, Old Dewdney Trunk Road queried whether there was an ALC consultation process for the proposed bylaw amendment and noted the large number of 365 ALC cases this year. Staff commented that while this proposed bylaw amendment was not referred to ALC portions including mobile home regulations are consistent with ALC policy and regulations. Further it was noted that ALC policy guidelines regarding second housing structures was previously provided to Council for consideration.

Mr. Robinson asked about the application of this zoning amendment, if adopted, to a property where the permitting process has already begun. Staff commented that in-stream applications already received would be regulated under the previous bylaw, should this amendment be adopted.

Ron Blakely, 18077 Ford Road spoke in support of comments made by the previous speaker Peter Jongbloed.

As there were no further speakers, the public hearing was closed @ 7:29 p.m.

J. CONSENT AGENDA

There were no items received for this Meeting.

K. NEW/OTHER BUSINESS**1. REPORTS****1.1 2016 Census Data. (6600-02)**

Ms. Lisa Grant, Director of Community Development provided a Powerpoint presentation which is included hereto as Attachment 3 and forms part of the original minutes.

MOVED by Councillor Stark, **SECONDED** by Councillor Bell, THAT Council:

- A. Receive the report dated November 21, 2017 from the Director of Community Services for information.

CARRIED.

1.2 Website Project Update.

Ms. Carolyn Baldrige, Manager of Communications and Community Engagement provided a Powerpoint presentation which is included as Attachment 4 and forms part of the original minutes.

MOVED by Councillor Bell, **SECONDED** by Councillor Stark, THAT Council receive the verbal report from Carolyn Baldrige, Manager of Communications and Community Engagement.

CARRIED.

2. BYLAWS AND PERMITS**2.1 Zoning Bylaw Amendment Bylaw No. 2763, 2017 Regarding Housing in the Agricultural Land Reserve for Third Reading as Amended and Adoption. (6635-20/17)**

MOVED by Councillor Elkerton, **SECONDED** by Councillor Bell, THAT Council:

- A. Amend Zoning Bylaw Amendment Bylaw No. 2763, 2017 to include the following language:

The *City* recognizes that there are *additional farm houses* in lawful existence on the date of adoption of Bylaw No. 2763, 2017 and that these *additional farm houses* are granted legal non-conforming status and may continue to be used as an *additional farm house* in the event of damage or destruction.

Before the question was called it was:

MOVED by Councillor Elkerton, **SECONDED** by Mayor Becker, THAT the main motion be amended to include a building separation of a maximum of 50 metres for both farm *residential* buildings and *farming* buildings.

DEFEATED.

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

CARRIED.

MOVED by Councillor Elkerton, **SECONDED** by Councillor Stark, THAT Council:

- B. Grant Third Reading, as amended, and Adopt Zoning Bylaw Amendment Bylaw No. 2763, 2017.

Before the question was called it was:

MOVED by Councillor Dingwall, **SECONDED** by Councillor Bell, THAT Council refer Zoning Bylaw Amendment Bylaw No. 2763, 2017 to staff to research and report back to Council information regarding farm home plate regulations.

DEFEATED.

With Councillor Dingwall voting in the affirmative.

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

CARRIED.

With Councillor Dingwall voting in the negative.

MOVED by Councillor Dingwall, **SECONDED** by Mayor Becker, THAT Council:

- C. Direct staff to research and report back to Council regarding farm home plate regulations.

Before the question was called it was:

MOVED by Councillor Bell, **SECONDED** by Councillor Dingwall, THAT Council amend the main motion to direct staff to include research and consultation regarding farm home plate regulations as part of the OCP review.

CARRIED.

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

CARRIED.

2.2 Heritage Revitalization Agreement and Heritage Designation for 19739 McNeil Road. (6635-20-2016-01)

Ms. Dana Parr, Planner provided a Powerpoint presentation which is included hereto as Attachment 5 and forms part of the original minutes.

MOVED by Councillor Bell, **SECONDED** by Councillor Stark, THAT Council:

- A. Grant First and Second Readings to Heritage Designation Bylaw No. 2781,2017; AND
- B. Grant First and Second Readings to Heritage Revitalization Agreement Bylaw No. 2780,2017 in order to permit a second farm house at 19739 McNeil Road and to require its restoration in accordance with the agreement; AND
- C. Direct Staff to schedule a Public Hearing for the Regular Meeting of Council on December 5, 2017.

CARRIED.

2.3 Zoning Bylaw Amendment Bylaw No. 2782, 2017 Regarding Changes to Infill Housing Regulations. (6410-01/16)

Ms. Lisa Grant, Manager of Community Engagement provided a Powerpoint presentation which is included as Attachment 6 and forms part of the original minutes.

MOVED by Councillor Dingwall, **SECONDED** by Councillor Elkerton, THAT Council direct staff to amend the proposed Zoning Bylaw Amendment Bylaw No. 2782, 2017 in order to achieve reduction of potential duplex lots to 173 by adding the following:

Part 10 – Residential, Section 10.1 RS Large Lot Residential is amended as follows:

In Subsection 10.1.2 Permitted Uses, *duplex* is removed from the list of Principal Uses.

In Subsection 10.1.6 Conditions of Use, Subsection b) is deleted.

In Subsection 10.2.4 Site Requirements, Subsection b), iv. is inserted as follows:

iv. Only permitted on a *corner* or *through lot*.

In Subsection 10.2.7 Conditions of Use add the following:

b) The *City* recognizes that there are *duplexes* in lawful existence that are not on *corner* or *through lots* on the date of adoption of Bylaw No. 2782, 2017 and that these *duplexes* are granted legal non-conforming status and may continue to be used as *duplex* in the event of damage or destruction.

CARRIED.

THAT Council:

- A. Grant First and Second Reading to Zoning Bylaw Amendment Bylaw No. 2782, 2017; and
- B. Direct Staff to Schedule a Public Hearing for the December 5, 2017 Regular Council Meeting.

Before the question was called it was:

MOVED by Councillor Bell, **SECONDED** by Mayor Becker, THAT Council refer the possibility of restricting duplex zoning to the OCP review.

DEFEATED.

With Councillor Bell voting in the affirmative.

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

CARRIED.

L. COUNCIL LIAISON REPORTS

Council provided updates on community events and liaison activities.

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION

There were no items received for this Meeting.

N. NOTICE OF CLOSED MEETING

There were no items received for this Meeting.

O. QUESTION AND COMMENT PERIOD

Steve Robinson 18740 Dewdney Trunk, regarding agricultural business.

P. ADJOURNMENT

MOVED by Councillor Bell, **SECONDED** by Councillor Stark, THAT this meeting now be adjourned at 9:04 p.m

CARRIED.

Signed:

Certified Correct:

John Becker, Mayor

Tina Penney, Corporate Officer