

Minutes of the **REGULAR MEETING** of Pitt Meadows City Council held on **Tuesday, March 2, 2021** at 7:00 p.m. by Video Conference.

**PRESENT**

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: James Lapierre, Community Service Award Task Force  
David Saddler, Award Recipient  
Diane Siemens, Award Recipient  
Fatima Oday Aljumaili, Award Recipient  
Patricia Gordon, Award Recipient  
Steve Di Tomaso, Award Recipient  
Sgt. Michelle Luca, RCMP  
Insp. Wendy Mehat, RCMP

Staff: M. Roberts, Chief Administrative Officer  
K. Barchard, Corporate Officer  
T. Barr, Deputy Corporate Officer  
A. Berry, Director of Planning & Development  
C. Harding, Director of Financial Services  
J. Hart, Project Manager, Major Projects  
T. Hupka, Clerk II  
M. Larsson, Fire Chief  
S. Maki, Director of Engineering & Operations  
C. McDowell, Manager of Recreation

**A. CALL TO ORDER**

The meeting was called to order at 7:04 p.m.

**B. LATE ITEMS**

None.

**C. APPROVAL OF AGENDA**

It was **MOVED** and **SECONDED** THAT the agenda for the March 2, 2021 Regular Meeting of Council be approved.

**CARRIED.**

**D. QUESTION AND COMMENT PERIOD**

The following members of the community engaged in Question and Comment Period:

Merle Ransom, Pitt Meadows – regarding concerns of the 19072 Advent Road development. (by telephone)

Heather Emmett – Pitt Meadows – regarding timelines associated with the environmental study related to the CP Logistics Park expansion. (by telephone)

**E. ADOPTION OF MINUTES**

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

- (1) February 23, 2021 Special (Pre-Closed) Meeting of Council.
- (2) February 23, 2021 Regular Meeting of Council.

**CARRIED.**

**F. ANNOUNCEMENTS**

None.

**G. CELEBRATE PITT MEADOWS****1. Pitt Meadows Community Service Awards - 2020 Recipients**

Mayor Dingwall provided a brief history of the awards program and introduced Carleen McDowell, Manager of Recreation & Culture, who provided an overview of the categories for the 2020 Pitt Meadows Community Service Awards program.

James Lapierre, Community Service Award Task Force spokesperson, announced the award winners for the following categories:

**Business of the Year** – Envision Fitness, Steve Di Tomaso & Kari

**Community Service Award** – Dave Saddler

**Community Service Award [Youth 16 – 18yrs]** – Fatima Oday Aljumaili

**Good Neighbour Award** – Diane Siemens

**Spirit of Pitt Meadows / Outstanding Resident of the Year** – Patricia Gordon

Ms. McDowell highlighted the award recipients including a PowerPoint presentation which is attached as Attachment 1 and forms part of the original minutes. Ms. McDowell spoke in appreciation of the nominators and Task Force members.

Mayor Dingwall congratulated all award recipients on behalf of Council and spoke of their gratitude for the efforts by the Task Force and pride of the award winners who are the definition of a Pitt Meadows Proud™ community.

It was **MOVED** and **SECONDED** THAT Council receive for information the overview of the 2020 Community Service Award recipients as presented at the March 2, 2021 Regular Meeting of Council.

**CARRIED.**

\*All award recipients left the meeting at 7:30 p.m.

#### **H. DELEGATIONS AND PRESENTATIONS**

None.

#### **I. PUBLIC HEARINGS**

None.

#### **J. CONSENT AGENDA**

None.

#### **K. STAFF/OTHER REPORTS**

##### **1. Proposed Lower Mainland Local Government Association Resolutions - CP Rail AND Golden Ears Business Park**

Cheryl Harding, Director of Finance, presented draft resolutions for submission to the LMLGA regarding CP Rail & Golden Ears Business Park property taxation.

It was **MOVED** and **SECONDED** THAT Council approve the following resolutions and submit them to the Lower Mainland Local Government Association (LMLGA) for consideration:

*Fair Taxation from Railway Operations*

WHEREAS section 5(e) of the *Assessment Act - Prescribed Classes of Property Regulation B.C. Reg. 438/81* mandates that land or improvements used for transporting of products or used for the storage of products are classified as Class 5 Light Industry, but specifically excludes land or improvements held for purposes ancillary to the business of transportation from railway operations;

AND WHEREAS this legislation creates unfair taxation from railway operations because they are reflective of a class 5 Light Industrial use and require high level City service support including Fire Services and road infrastructure use;

THEREFORE BE IT RESOLVED THAT the UBCM urge the Provincial Government to repeal section 5 (e) from the *Assessment Act - Prescribed Classes of Property Regulation B.C. Reg. 438/81* in order to create fair taxation from railway operations; AND

*Fair Taxation from Industrial Parks*

WHEREAS section 5 (f) of the *Assessment Act - Prescribed Classes of Property Regulation B.C. Reg. 438/81* mandates that land or improvements used for transporting of products or used for the storage of products are classified as Class 5 Light Industry, but specifically excludes land or improvements being used principally as an outlet for the sale of a finished product to a purchaser for purposes of his or her own consumption;

AND WHEREAS this legislation creates unfair taxation from industrial parks which are a heavy burden on City infrastructure through heavy trucking activity in movement of product;

THEREFORE BE IT RESOLVED THAT the UBCM urge the Provincial Government to repeal section 5 (f) of the *Assessment Act - Prescribed Classes of Property Regulation B.C. Reg. 438/81* to create fair taxation from industrial parks.

**CARRIED.**

2. **Recommended Site for the New Independent RCMP Detachment (File 02-0890-01/21)**

Justin Hart, Project Manager – Major Projects, provided a verbal 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 round table discussion with the following comments being raised:

- Would be good to communicate details and clarification of the land to be removed from park land designation through the City's social media channels to bring awareness to the community.
- Inspector Wendy Mehat provided assurance of continued support throughout the transition to Pitt Meadows' autonomous RCMP detachment.

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

- A. Receive for information the Staff Report titled "Recommended Site for the New Independent RCMP Detachment " dated February 24, 2021; AND
- B. Approve Site E-2, the Art Gallery / Athletic Building, as the site preferred for the new independent RCMP detachment; AND
- C. Refer to Staff to advance conversations and processes required pertaining to statutory right of way, land consolidation, and park designation amendment.

**CARRIED.**

3. **Traffic Operations Safety Review Report – Harris Rd/McMyn Rd and Harris Rd/122 Ave (File 11-5460-06/21)**

Samantha Maki, Director of Engineering & Operations, provided a verbal overview of the Staff Report including a PowerPoint presentation which is included as Attachment 3 and forms part of the original minutes.

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

- A. Receive for information the 'Traffic Operations Safety Review Report – Harris Rd/McMyn Rd and Harris Rd/122 Ave' staff

report dated February 19, 2021, and attached Traffic Operations Safety Review prepared by Watt Consulting Group.

**CARRIED.**

#### **L. BYLAWS & PERMITS**

**1. Demolition Permit for the Park Residence, 19341 Lougheed Highway, City of Pitt Meadows Heritage Register (File 6800-01-2020)**

Anne Berry, Director of Planning & Development, provided an overview of the Staff Report including a PowerPoint presentation which is included as Attachment 4 and forms part of the original minutes.

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

- Potential artifact recovery and coordination with Pitt Meadows Heritage Society;
- Desire to request the property owner salvage any historic artifacts;
- Inquiry as to the possibility of 60 day Temporary Protection under heritage designation bylaw;
- Current state of the home; and
- Ongoing Bylaw, Fire & Police safety concerns.

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

- A. Instruct staff to allow demolition of the Park residence; AND
- B. Retain the property at 19341 Lougheed Highway on the Pitt Meadows Heritage Register; AND
- C. Direct Staff to encourage the property owner to work with the Heritage Society to determine if any historically significant artifacts exist that can be salvaged prior to demolition.

**CARRIED.**

**2. Rezoning Application for 19072 Advent Road (File 3360-20-2020-01)**

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 raised:

- Confusion over application for 6 or 7 unit townhouse development;
- Confirmation of basement height;
- Comparison of unit square footage to a typical townhome;
- Concern re: unit size in general;
- Clarification on parking and visitor parking;
- Concern re: overall fit in the neighbourhood;
- Open to a 6-unit development.

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

- A. Grant first reading to Zoning Amendment Bylaw No. 2857, 2020 to rezone the property at 19072 Advent Road from RS (Large Lot Residential) to Multi-Family Residential 6 (RM-6); AND
- B. Direct staff to schedule a Public Hearing for an upcoming Regular Meeting of Council.

**DEFEATED.**

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

- A. REFER back to Staff to work with the applicant to clarify their intention for the development at 19072 Advent Road.

**CARRIED.**

3. Official Community Plan, Zoning Amendment and Heritage Designation Application for 19089 Advent Road (File 6480-20-2020-02)

Anne Berry, Director of Planning and Development, provided an overview of the Staff Report including a PowerPoint presentation which is included as Attachment 6 and forms part of the original minutes.

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

- A. Grant third reading to OCP Amendment Bylaw No. 2865, 2020 and Zoning Amendment Bylaw No. 2866, 2020;

- B. Grant third reading to Heritage Designation Bylaw No. 2867, 2020 as amended at the December 8, 2020 Council meeting; AND
- C. Require the following conditions be fulfilled prior to adoption of OCP Amendment Bylaw No. 2865, 2020, Zoning Amendment Bylaw No. 2866, 2020 and Heritage Designation Bylaw No. 2867, 2020:
  - C.1 Registration of tree protection covenant; and
  - C.2 Approval from Ministry of Transportation and Infrastructure.

**CARRIED.**

**4. Council Indemnity Amendment Bylaw**

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

- A. Adopt Council Indemnity Amendment Bylaw No. 2881, 2021.

**CARRIED.**

**5. Drainage System Protection Amendment Bylaw**

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

- A. Adopt Drainage System Protection Amendment Bylaw No. 2875, 2021.

**CARRIED.**

**M. COUNCIL LIAISON REPORTS**

Council provided updates on recent community involvement and events.

**N. NOTICE OF CLOSED MEETING**

None.

**O. QUESTION AND COMMENT PERIOD**

The following members of the community engaged in Question and Comment Period:



Ridge Peak Development, Applicant – regarding adjustment to development application located at 19072 Advent Road (by telephone)

Shannon Roberts, Pitt Meadows – regarding presentation of the Kennedy Road design agreement and anticipated date of Vancouver Fraser Port Authority presentation to Council. (Attachment 7)

**P. ADJOURNMENT**

The meeting was adjourned at 9:21 p.m.

Signed:

Certified Correct:

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Bill Dingwall, Mayor

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Kate Barchard, Corporate Officer