

Minutes of the REGULAR MEETING of Pitt Meadows City Council held on Tuesday, October 22, 2019 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 B. Dingwall
Councillor M. Hayes
Councillor N. MacDonald
Councillor B. Meachen
Councillor T. Miyashita
Councillor G. O'Connell
Councillor A. Simpson

Staff: M. Roberts, Chief Administrative Officer
K. Barchard, Corporate Officer
T. Barr, Deputy Corporate Officer
D. Fast, Manager IT Services
C. Gemperle, Supervisor of Buildings, Bylaws and Licensing Inspector
T. Hupka, Clerk II
M. Larsson, Fire Chief
S. Maki, Director of Engineering & Operations
B. Morgan, Emergency Program Coordinator
C. O'Byrne, Project Manager, Community Development
B. Perrie, Deputy Fire Chief
A. Wallace, Manager of Community Development

A. CALL TO ORDER

The meeting was called to order at 6:59 p.m.

Mayor Dingwall welcomed Mr. William Wild, a regular Council meeting attendee, back to Council after a lengthy absence.

Mayor Dingwall informed those in attendance that, during a phone call today with MP Dan Ruimy, he expressed gratitude to Mr. Ruimy on behalf of Council for his support of the community during his term as MP. Mayor Dingwall also spoke of his conversation with MP Elect, Marc Dalton to offer congratulations.

B. LATE ITEMS

None.

C. APPROVAL OF AGENDA

It was MOVED and SECONDED THAT the agenda for the October 22, 2019 Regular Meeting of Council be approved.

CARRIED.

D. CELEBRATE PITT MEADOWS

None.

E. QUESTION AND COMMENT PERIOD

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

Sandra Banni, Meadow Gardens Way, Pitt Meadows – extended best wishes to Councillor Meachen and his family. Expressed concerns with the North Lougheed Study Area and would appreciate the City retaining the land for future farming.

Peter Borghardt, Pitt Meadows – spoke regarding wildlife attractants near north side of Alouette River (Silver Bridge) and would like protective measures taken. Expressed gratitude to Councillor Simpson and Councillor Miyashita for listening to his concerns, and reiterated that updated seating in the Council Chamber gallery would be appreciated.

F. ADOPTION OF MINUTES

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

- (1) October 1, 2019 Special Pre-Closed Meeting of Council.
- (2) October 1, 2019 Regular Meeting of Council.
- (3) October 8, 2019 Special Pre-Closed Meeting of Council.

CARRIED.

G. ANNOUNCEMENTS**1. Community Inclusion Month**

Mayor Dingwall announced the month of October as Community Inclusion Month as requested by the Community Integration Services Society.

H. DELEGATIONS

1. Pitt Meadows Day Society

Janet Melissen, Vice-President, Pitt Meadows Day Society, gave a verbal overview of the 2019 Pitt Meadows Day event, including a PowerPoint presentation which is included as Attachment 1 and forms part of the original minutes.

I. PRESENTATIONS

None.

J. PUBLIC HEARING

1. Public Hearing - Rezoning Application for 11864 Blakely Road

Alex Wallace, Manager of Community Development, gave a verbal overview of the staff report, including a PowerPoint presentation which is included as Attachment 2, and forms part of the original minutes.

Mayor Dingwall read the public hearing process statement. K. Barchard, Corporate Officer, advised that all legislative requirements were met.

Mayor Dingwall invited speakers for the first time:

Gurjit Basi – Surrey – spoke in favour of the application. Comments provided around ample parking and development size is appropriate for single-family homes.

Mayor Dingwall invited speakers for a second and third time. Seeing none, the Mayor announced the close of the Public Hearing at 7:32 pm.

K. CONSENT AGENDA

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

1. MINUTES

1.1 None.

2. REPORTS

2.1 Q3 2019 Closed Items Released to the Public

In an effort to support the goals of openness, transparency and accountability, Council released the attached items from closed Council meetings.

3. CORRESPONDENCE

3.1 Fortis BC pursuing Advanced Gas Meters project

Letter from Fortis BC dated October 3, 2019, advising they are looking to upgrade customers' natural gas meters to advanced gas meters and seeking public feedback.

CARRIED.

L. NEW/OTHER BUSINESS

1. REPORTS

1.1 UBCM Grant Submissions - Community Emergency Preparedness Fund and Community Resiliency Investment Program (File 14-7130-01/19)

Barbara Morgan, Emergency Program Coordinator, gave 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. Direct staff to make an application to the UBCM Community Emergency Preparedness Fund - Structural Flood Mitigation, to fund the purchase of two fish friendly pumps for the Fenton Rd Station, in the amount of \$750,000; AND
- B. Direct staff to make an application to the UBCM Community Emergency Preparedness Fund - Volunteer & Composite Fire Dept. Equipment, for the purchase of wildfire fighting equipment, in the amount of \$25,000; AND
- C. Direct staff to make an application to the UBCM Community Resiliency Investment Program - FireSmart Community Funding, in the amount of \$25,000, to update the wildfire

hazard assessment and identification of FireSmart priorities to be included in the new OCP.

CARRIED.

1.2 North Lougheed Study Area Draft Land Use Concepts (13-6520-20/19)

It was MOVED and SECONDED THAT Council suspend the rules pertaining to questions and comments for this agenda item.

CARRIED.

Colin O'Byrne, Project Manager, Community Development, gave a verbal overview of the staff report, including a PowerPoint presentation which is included as Attachment 4 and forms part of the original minutes.

There was general consent to direct Staff to consider additional City resources that may be required as a result of the development of the North Lougheed Study Area (NLSA) through a future business planning process.

Mayor Dingwall then opened the floor for comments from the public. The following members of the community provided feedback:

Maureen Robertson, Mitchell Road, Pitt Meadows – regarding ALR exclusion.

Sandra Banni, Meadow Gardens Way, Pitt Meadows – regarding concerns of neighbouring residents including noise and disruption.

Resident, Pitt Meadows - regarding affordability concerns of new homes in NLSA and rental opportunities.

Peter Borghardt, Pitt Meadows – regarding flood plain concerns, North Lougheed Connector concept, and appreciation for opportunity for community comment.

Maureen Robertson, Mitchell Road, Pitt Meadows – regarding urban containment boundaries and potential expansion.

It was MOVED and SECONDED THAT Council:

- A. Receive the draft land use concepts and community engagement summary report from the report titled “North Lougheed Study Area Draft Land Use Concepts” dated October 11, 2019 for review; AND
- B. Direct staff to commission market analyses and traffic impact studies on the attached draft land use concepts; AND
- C. Direct staff to engage the public and stakeholders to seek feedback on the attached draft land use concepts.

CARRIED.

1.3 Soil Removal and Fill Deposit Regulation Bylaw No. 2593, 2013 Update (File 3900-20/13)

Alex Wallace, Manager of Community Development, gave a verbal 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. Receive the report titled “Soil Removal and Fill Deposit Regulation Bylaw No. 2593, 2013 Update” dated October 15th 2019 for information.

CARRIED.

2. BYLAWS AND PERMITS

2.1 Application to Rezone 11864 Blakely Road from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential)

It was MOVED and SECONDED THAT Council:

- A. Grant Third Reading to Zoning Amendment Bylaw No. 2835, 2019 to rezone the property at 11864 Blakely Road from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential); AND

- B. Require payment of the Community Amenity Contribution in the amount of \$4,500.00 as offered by the applicant in accordance with Council Policy C091-Residential Community Amenity Contribution prior to adoption of Zoning Amendment Bylaw No. 2835, 2019.

CARRIED.

2.2 Zoning Amendment Bylaw No. 2832, 2019 and DVP 2019-003

It was MOVED and SECONDED THAT Council:

- A. Grant Third Reading to Zoning Amendment Bylaw No. 2832, 2019 to rezone the property at 18972 119 Ave from RS (Large Lot Residential) to R-2 (Small Lot Residential) in order to subdivide the property into three lots; AND
- B. Require the following condition be fulfilled prior to adoption of Zoning Bylaw No. 2832, 2019:
 - B.1 Payment of Residential Community Amenity Contribution in accordance with Council Policy C091 and as offered by the applicant; AND
- C. Issue Development Variance Permit No. 2019-003 for the existing dwelling at 18972 119th Ave to vary portions of the R-2 Small Lot Residential zone as follows:
 - C.1 Section 10.3.3 d) is varied to increase the permitted gross floor area of the second storey from 80% to 83.6% of the gross floor area of the first storey (including all attached and detached garages and carports); AND
 - C.2 Section 10.3.3 e) is varied so that the second storey is set back a minimum of 1.2 m from the front and not both the front and one side of the first storey over a minimum of 60% of the entire length of the building wall of the first storey; AND
 - C.3 Section 10.3.5 b) is varied so that the maximum depth of a principal building is increased from 18.3 m to 18.7 m; AND

- C.4 Section 10.3.5 d) is varied so that the surface of the first floor elevation is increased from not more than 0.8 m to not more than 1.15 m above the average grade at any building elevation facing a street.

CARRIED.

Councillor Simpson and Councillor Hayes voted in the negative.

2.3 Adoption of Council's New Procedure Bylaw (09-3900-30/19)

Kate Barchard, Corporate Officer, gave a verbal overview of the staff report and proposed bylaw.

It was MOVED and SECONDED THAT Council:

- A. Adopt Council Procedure Bylaw No. 2834, 2019; AND
- B. Repeal Council Policy C006 – 'Council Meetings in August'.

CARRIED.

2.4 Soil Removal and Fill Deposit Permit Application - 18100 Ford Road (File 4520-08-2019-8)

Alex Wallace, Manager of Community Development, gave a verbal 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. Approve the Soil Removal and Fill Deposit Permit Application made by YPK Developments for 18100 Ford Road with the following conditions:
 - A.1 A Highway Use Permit & Traffic Management Plan approved by the Director of Engineering or their designate to prevent the obstruction of traffic or staging of trucks on any road; AND
 - A.2 No dirt, debris or mud shall be permitted on any road. Roads must be kept clean and swept three

times daily at minimum, or more as required, with the final cleaning occurring at the end of the workday. Ford Road and access to site must be monitored at all times during fill activities, and any debris removed right away; AND

- A.3 Surveyed boundaries between the Heli Pad and Heli Park construction must be clearly displayed and maintained for the duration of the permit; AND
- A.4 Filling activities are prohibited on Saturdays, Sundays and statutory holidays and restricted to the hours between 7:00 a.m. to 5:00 p.m. on weekdays; AND
- A.5 Truck logs must be provided to the City on a monthly basis and levies paid each month.

CARRIED.

Councillor O'Connell and Councillor Meachen 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

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

Resident, Ford Road, Pitt Meadows – regarding fill deposit at 18100 Ford Road.

Bill Wild, Kennedy Road, Pitt Meadows - regarding truck traffic and resulting damage on Kennedy Road; concerns with City signage at Katzie Slough; and concerns regarding fill activity on Ford Road and bylaw enforcement.

P. ADJOURNMENT

It was MOVED and SECONDED THAT the meeting be adjourned at 9:58 p.m.

CARRIED.

Signed:

Certified Correct:

Bill Dingwall, Mayor

Kate Barchard, Corporate Officer