



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

**December 14, 2021, 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:**

M. LoVecchio, CP  
J. Knight, CP by Video Conference  
H. McMahon, CP by Video Conference  
D. Fitch, Vancouver Fraser Port Authority  
J. Westlund, Vancouver Fraser Port Authority  
N. Horsford, Vancouver Fraser Port Authority  
M. Bekiaris, Vancouver Fraser Port Authority  
P. Cohen, Vancouver Fraser Port Authority by Video Conference

**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 by Video Conference  
J. Hart, Manager – Major Projects  
S. Maki, Director of Engineering & Operations

**L. BYLAWS & PERMITS**

**L.1 Public Art Steering Committee Repeal Bylaw**

\*Councillor Meachen left the meeting at 8:36 p.m.

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

- A. Adopt the Public Art Steering Committee Repeal Bylaw No. 2911, 2021.

**CARRIED**

Councillor Meachen was absent for the vote.

**L.2 Zoning Amendment Bylaw No. 2910, 2021**

Anne Berry, Director of Planning & Development, provided an overview of the Staff Report including a PowerPoint presentation which is included as Attachment 2 and forms part of the original minutes.

Ms. Berry provided Council with feedback from the Agricultural Advisory Committee meeting held on December 9, 2021, where the committee supported an amendment to the bylaw to require a minimum 8 ha parcel size in order to qualify for the additional 90 m<sup>2</sup> residence.

\*Councillor Meachen returned at 8:41 p.m.

There was general consent amongst Council to AMEND section 2(e)(ii) of Zoning Amendment Bylaw No. 2910, 2021 to limit additional residences in the ALR to lots of at least 8 ha in size.

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

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2910, 2021 AS AMENDED; AND
- B. Waive the requirement for a public hearing pursuant to Section 46 of the City of Pitt Meadows Development Procedures Bylaw and Section 464(2) of the Local Government Act.

**CARRIED**

**L.3 I See Pitt Meadows 2040: Official Community Plan Second Reading Report**

Anne Berry, Director of Planning & 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.

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

- A. Affirm that they have considered Official Community Plan Bylaw No. 2864, 2020 in conjunction with the City's financial plan and waste management plans as per section 477 of the Local Government Act; AND
- B. Refer Official Community Plan Bylaw No. 2864, 2020 to the Agricultural Land Commission for comment; AND
- C. Grant second reading to Official Community Plan Bylaw No. 2864, 2020 as amended and presented to Council on December 14, 2021; AND
- D. Direct Staff to coordinate a public hearing for the Official Community Plan Bylaw No. 2864, 2020 in Q1 of 2022.

Before the question was called, there was general consent amongst Council to further AMEND the OCP document as follows:

- 1. Incorporate emergency planning with the agricultural community;
- 2. Remove reference to specific neighbourhoods from 'Small Town Character' section;
- 3. Enhance Chapter 15 by expanding on the early days of Pitt Meadows e.g. first City Hall, other historical buildings and monuments (Cenotaph), first Pitt Meadows Days, etc.;
- 4. Include 2021 data related to farming demographics (p. 77) if available;
- 5. Update the maps relating to Golden Ears Business Park Phase 3 and 4 to reflect current state vs 2008 version [original Development Guidelines and 2021 Improved Development Guidelines];
- 6. Include air quality advocacy within the Rail and Climate sections;
- 7. Reference 'Pitt Meadows Proud™' and 'the Natural Place' throughout the OCP document;
- 8. Amend Policy 1.1.1. to include the term "regional" after long-term;
- 9. Amend Objective 1.3 preamble by removing "and joint planning" after meaningful engagement;
- 10. Amend Policies 4.1.1.e. & f. by adding, "When there are known archeological sites identified, KFN, as a rights holder and out of respect, will be engaged with a common goal of finding an appropriate path forward...";

11. Amend Policy 4.3.1.e. to read as “Mutual engagement between KFN and CPM during planning for industrial and business parks”;
12. Amend P. 4.4.1.e. to read as, “Engage with KFN during the development of a plan to enhance and/or protect areas identified”;
13. Amend Policy 5.6.3.g. to match and reference provincial legislation related to archaeological surveys, recognizing that not all land parcels will require such surveys;
14. Amend Objective 2.1 preamble by adding the following underlined words to the following sentence: “As a result, the policies contained in this OCP do not support the subdivision of agricultural parcels, except in rare and extenuating circumstances as endorsed by Council”;
15. Amend Policy 4.3.2.d. to convey that new heavy industrial development will be located away from residential areas, close to central rail and road infrastructure, and outside the ALR;
16. Remove last sentence of Objective 4.4 preamble (p. 52);
17. Correct information in Objective 4.6 preamble to clearly articulate the governance structure of the Pitt Meadows Airport;
18. Remove reference to extension of airport runway in Policy 9.6.4(a);
19. Add reference to Katzie First Nation secondary access road within Transportation section;
20. Amend third paragraph on p. 98 (“Transportation Issues”) to highlight the benefits of the Harris Road Underpass as discussed by Council under Item K.1 of this evening’s agenda;
21. Incorporate information regarding rapid bus technology in pp. 101-103;
22. Ensure acknowledgement of Japanese Canadian and South East Asian communities in the ‘History and Heritage’ section;
23. Include reference to EDI (equity, diversity and inclusion) and the newly approved Annual Pride Initiative within the ‘Community Well Being’ and ‘Recreation’ sections.

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

**CARRIED.**



# City of Pitt Meadows Official Community Plan Bylaw No. 2864, 2020 – Second Reading

Regular Council Meeting  
December 14, 2021



## Presentation Outline

1. OCP 101
2. Process
  - Public Engagement
3. OCP Features
4. Katzie First Nation Contributions
5. Council Workshop Comments
6. *Local Government Act* OCP Requirements
7. OCP Content
8. Next Steps





## What is an Official Community Plan?

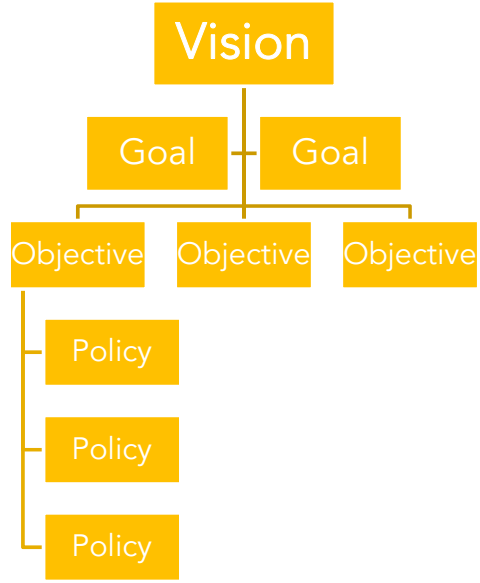


## OCP vs. Zoning Bylaw

OCP	Zoning Bylaw
Future	Existing
Vision	Regulatory
Broad	Specific
Must apply to rezone	Rezoning not required



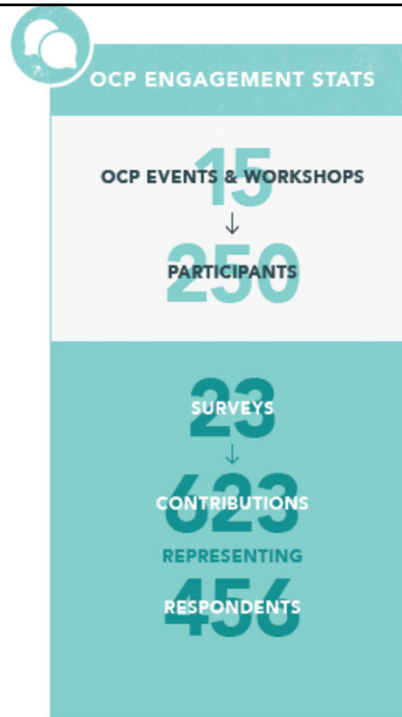
Vision,  
Goals,  
Objectives,  
Etc.



Engagement



Public  
Consultation



## Our Official Community Plan Vision

To create a walkable community that offers a range of housing options, parks, recreation and public spaces, where residents are healthy and engaged, and where local businesses are flourishing.



# OCP Goals

- 1 A community where the City and ᑭᑭᑦᑦ (Katzie) First Nation have a strong government-to-government relationship based on meaningful dialogue, inclusivity, and mutual respect grounded in the principles of reconciliation.
- 2 A community where agriculture is the dominant land use and farmland is protected for food production.
- 3 A community where the environment and natural areas are conserved and enhanced so they enrich the quality of life for all residents.
- 4 A community where the economy is vibrant and diverse, and local businesses are flourishing.
- 5 A walkable and compact community that offers easy access to nature and amenities, and has a range of housing options to suit all needs and through all stages of life.
- 6 A community where arts, culture, and heritage help define the Pitt Meadows unique identity, and where lifelong education helps make the city a great place for all residents.
- 7 A community with a strong sense of place and belonging, where residents are healthy and engaged, and feel safe and secure.
- 8 A community where parks, recreation, and public spaces contribute significantly to community character and quality of life.
- 9 A connected community that is easy to get around by all modes of transportation, and where commercial transport moves freely in and out of the community.
- 10 A community with an adequate and secure supply of clean, potable water and that handles sewage, waste, and storm water efficiently to protect public health.
- 11 A community where energy is conserved and used efficiently, and greenhouse gas emissions are minimized.
- 12 A safe community where property and landscapes are protected from risk or hazards due to flooding, steep slopes, and forest fires.

# OCP Features

## User Friendly

- Graphics
- Photographs
- Imbedded definitions
- Interactive links

**OBJECTIVE 5.2:**  
INCREASE THE SUPPLY.



**WHAT DO WE MEAN BY...**

**Park:** A traditional outdoor space used by the public for recreation and leisure.

**Open space:** Publicly owned land that is undeveloped, can be used for passive recreation and may be accessible to the public.

**Greenway:** A linear regional park containing a multi-use trail for walking, running or cycling (i.e. Pitt River Regional Greenway).

**Trail:** Local path for walking, running or cycling that may be located on- or off-road.

**Complete streets** is a transportation policy and design approach that requires streets to be planned, designed, operated and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.



Source: a and Metro Vancouver, 2018-2020



# Interactive Links

## OBJECTIVE 2.1: PRESERVE ALR LAND FOR PRODUCTIVE USES

By the early 1970s, British Columbia was losing nearly 6,000 hectares of prime agricultural land each year to residential, commercial, and industrial uses. In 1973, the provincial government established the ALR to protect farmland in perpetuity in response to these losses. Seventy-eight per cent of Pitt Meadows land today is located within the ALR.

The establishment of the Agricultural Land Commission (ALC) slowed the loss of farmland in the province significantly. Nevertheless, owners of farmland in Pitt

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## Katzie First Nation Contributions

- Chapter 1: Reconciliation & Relationship Building with q'ic'əy' (Katzie) First Nation
- Policies
- Chapter 15: History and Heritage

## Council Comments from the October 20, 2020 Workshop

1. Re-formatting the OCP
2. Hammond Road Corridor
3. Rural Residential Land Use Designation
4. Tandem Parking Spaces



## Consideration of the Proposed OCP in Conjunction with the City's Financial Plan and Waste Management Plans

- Capital Expenditure Program as contained in the City of Pitt Meadows 2021 – 2025 Financial Plan Bylaw No. 2882, 2021 and found that there are no issues.
- Metro Vancouver's *Integrated Liquid Waste and Resource Management Plan* and *Integrated Solid Waste and Resource Management Plan*.



# Policies

The image shows three vertical panels representing different policy categories. Each panel has a circular icon at the top, a photograph in the middle, and a text box at the bottom. The first panel, 'PLACES', features a house and tree icon, a photo of a residential street, and text about land bases. The second panel, 'PEOPLE', features a group of people icon, a photo of a child with a hula hoop, and text about population wellbeing. The third panel, 'SYSTEMS', features a car and bus icon, a photo of a bridge, and text about transportation and infrastructure.

**PLACES**  
These policies primarily address the different land bases in Pitt Meadows.

**PEOPLE**  
Policies that address the wellbeing of the population.

**SYSTEMS**  
Policies that address the arteries of the community, such as transportation routes, infrastructure, and natural systems.

## Policy Chapters

-  1. Reconciliation of Relationship Building with Katzie First Nation
- 2. Agriculture
- 3. Environment and Natural Areas
- 4. Employment and the Economy
- 5. Growth, Neighbourhoods and Housing
- 6. Arts, Culture and Heritage

- 7. Community Well-being
- 8. Parks and Recreation
- 9. Transportation
- 10. Local Systems
- 11. Climate and Energy
- 12. Hazard / Emergency Management

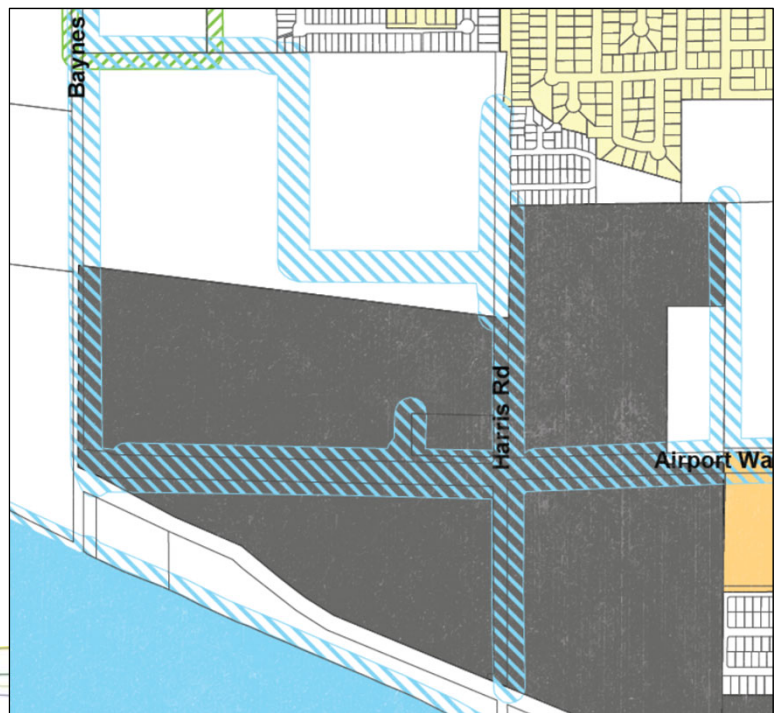


## OCP Content: New Development Permit Areas

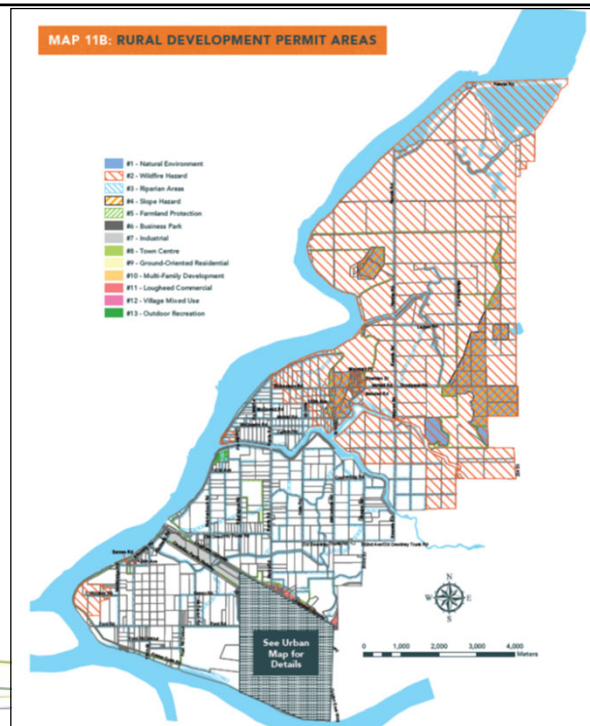
- Development Permit No. 2: Riparian Areas
- Development Permit Area No. 3: Wildfire Hazard
- Development Permit Area No. 4: Slope Hazard
- Development Permit Area No. 5: Farmland Protection



### Development Permit No. 2: Riparian Areas



# Development Permit Area No. 3: Wildfire Hazard



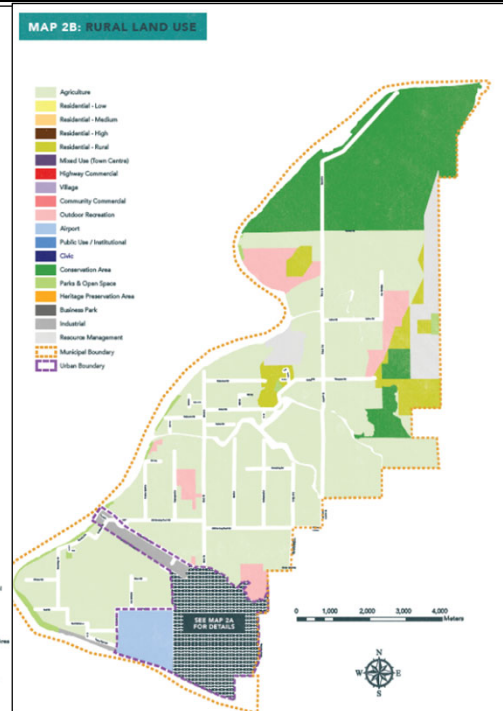
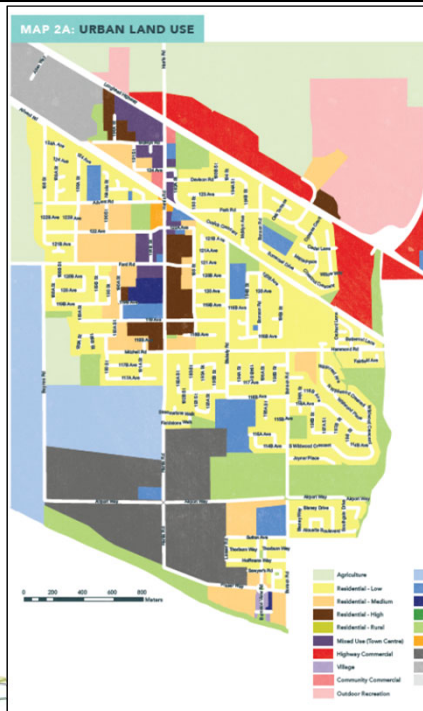
# Development Permit Area No. 4: Slope Hazard



# Development Permit Area No. 5: Farmland Protection



# OCP Maps



# Next Steps

1. Refer the draft OCP to the ALC as required under the *Local Government Act*.
2. Post the draft OCP to the City's website and promote it through social media.
3. Schedule Public Hearing
4. Third Reading
5. Referral of Regional Context Statement to Metro Vancouver
6. Adoption



# Recommendations

THAT Council:

- A. Affirm that they have considered Official Community Plan Bylaw No. 2864, 2020 in conjunction with the City's financial plan and waste management plans as per section 477 of the Local Government Act; AND
- B. Refer Official Community Plan Bylaw No. 2864, 2020 to the Agricultural Land Commission for comment; AND
- C. Grant second reading to Official Community Plan Bylaw No. 2864,2020 as amended and presented to Council on December 14, 2021; AND
- D. Direct Staff to coordinate a public hearing for the Official Community Plan Bylaw No. 2864, 2020 in Q1 of 2022; OR
- E. Other.

