



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

October 28, 2025, 7:00 p.m.

Council Chamber

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Elected Officials:

- Mayor N. MacDonald
- Councillor T. Elke
- Councillor A. Evans
- Councillor M. Hayes
- Councillor M. Manion
- Councillor B. Meachen
- Councillor G. O'Connell

Staff:

- M. Roberts, Chief Administrative Officer
- K. Barchard, Corporate Officer
- T. Barr, Deputy Corporate Officer
- C. Carter, Manager of Strategic Initiatives
- S. Maki, Director of Engineering & Operations
- A. Seed, Manager of Engineering & Facilities
- P. Ward, Director of Planning & Development

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### A. **CALL TO ORDER**

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

Mayor MacDonald acknowledged with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of ḱíçəý (Katzie) First Nation who were stewards of this land since time immemorial.

**B. LATE ITEMS**

There were no late items.

**C. APPROVAL OF AGENDA**

It was **MOVED** and **SECONDED** THAT the agenda for the October 28, 2025 Regular Meeting of Council be approved.

**CARRIED**

**D. QUESTION AND COMMENT PERIOD**

The following members of the public engaged in Question & Comment Period:

- Maureen Robertson, Pitt Meadows - regarding the communication process and signage for the development application for the property at 11812 Blakely Road.
- Peter Jongbloed, Pitt Meadows - regarding support for Staff's recommendations for the Harris Road Complete Street, importance of connecting the trails and repaving opportunities.
- Erinn O'Melin, Pitt Meadows - regarding support for the Harris Road Complete Street, safety improvements and cost sharing opportunities.
- Erin Verran, Pitt Meadows - regarding safety navigating the existing bike lanes and support for improvements to accessibility for all.
- E. Bains, Pitt Meadows – regarding value of continued improvements to safety and the overall livability of our city. [by email - Attachment 1]
- Jordon Hope, Pitt Meadows – regarding support for improved safety along Harris Road. [by email - Attachment 2]
- Caroline Murphy, Pitt Meadows - regarding overall support for the Harris Road Complete Street phased approach and increase in cyclist safety, but not supportive of maintaining the status quo for sidewalks. [by email - Attachment 3]
- Richard Boulton, Pitt Meadows – regarding absence of arborist report in relation to the Harris Road Complete Street Feasibility Study, concern for mature trees along Harris Rd., and recommended mitigation. [by email - Attachment 4]

**E. ADOPTION OF MINUTES**

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

- E.1 October 7, 2025 Special (Pre-Closed) Meeting of Council
- E.2 October 7, 2025 Regular Meeting of Council
- E.3 October 21, 2025 Special (Pre-Closed) Meeting of Council

**CARRIED**

**F. DELEGATIONS AND PRESENTATIONS**

**F.1 Fraser Health - Services Update**

Dr. Carolyn Wonneck, Medical Health Officer, provided introductions for Ana Sanchez Bardales, Community Health Specialist and Luauna McCartney, Executive Director with Ridge Meadows Hospital & Maple Ridge | Pitt Meadows Health Services.

Luauna McCartney presented an overview of initiatives local governments could consider to support healthcare recruitment and retention.

Council members participated in a roundtable discussion.

No motions were considered.

**G. REPORTS**

**G.1 Harris Rd Complete Street Feasibility Study – Overview of Final Report and Recommendation**

Ashley Seed, Manager of Engineering & Facilities, presented an overview of the Staff Report.

Samantha Maki, Director of Engineering & Operations, continued the presentation and shared the multi phased approach, summary of initial recommendations, workplan and estimated costs.

Council members participated in a roundtable discussion.

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

- A. Endorse the recommendations outlined in the final Harris Rd Complete Street Feasibility Study as presented to Council on October 28, 2025, subject to available grant funding and considerations at future business planning; AND
- B. Support implementation of the initial complete street recommendations as presented at the October 28, 2025 Council meeting, and direct staff to progress design of the following scope in the 2026 workplan:
  - 1. The Multi-use Path and crossing updates on Harris Rd from Parkside Trail to the Airport Trail;
  - 2. Upgrades to the Harris Rd and Hammond Rd intersection;
  - 3. Rapid Implementation (Option 4) pilot protected bike lanes from Hammond Rd to Ford Rd;
  - 4. Civic Centre crossing upgrades; AND
- C. Support various grant applications that would help fund the initial project recommendations.

**CARRIED**

## **G.2 Rezoning Application for 11812 Blakely Rd**

Patrick Ward, Director of Planning & Development, presented an overview of the Staff Report.

Council members participated in a roundtable discussion.

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

- A. Waive the requirement for the applicant to host a Development Information Meeting regarding the application to rezone the property at 11812 Blakely Rd to permit development of six townhouse units; AND
- B. Direct staff to draft a bylaw to rezone the property at 11812 Blakely Rd to R-6 (Urban Residential 6).

**CARRIED**

## H. BYLAWS & PERMITS

### H.1 **Official Community Plan Amendment Bylaw No. 3034, 2025**

Christine Carter, Manager of Strategic Initiatives, presented an overview of the Staff Report.

Council members participated in a roundtable discussion.

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

- A. Has, pursuant to Section 473(4) of the *Local Government Act*, considered the Province of British Columbia's Proactive Planning Guidance; the Provincial Policy Manual and Site Standards for Small-Scale Multi-Unit Housing; and the Provincial Policy Manual: Transit-Oriented Areas, as outlined in the "Official Community Plan 2025 Update: Amendment Bylaw No. 3034, 2025" report presented at the October 28, 2025 Council meeting, and in that regard, considers that no further consideration of the Provincial Policy Manuals is required at this time; AND
- B. Grant first and second readings to Official Community Plan Amendment Bylaw No. 3034, 2025; AND
- C. Has, pursuant to Section 477(3) of the *Local Government Act*, considered Official Community Plan Amendment Bylaw No. 3034, 2025 in conjunction with the City's financial plan and waste management plans, as outlined in the "Official Community Plan 2025 Update: Amendment Bylaw No. 3034, 2025" report presented at the October 28, 2025 Council meeting, and, in that regard, considers that no further consideration of the financial plan and waste management plans is required at this time; AND
- D. Direct Staff to schedule a public hearing for an upcoming meeting of Council.

**CARRIED**

### H.2 **Development Application Fee Amendment Bylaw No. 3033, 2025**

Patrick Ward, Director of Planning & Development, provided an overview of the Staff Report.

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

- A. Grant first, second and third readings to Development Application Fee Amendment Bylaw No. 3033, 2025, as presented at the October 28, 2025 Council Meeting, to update existing fees and add a five-year fee schedule.

**CARRIED**

**H.3 2011 – 2017 Financial Bylaws Repeal Bylaw No. 3013, 2025**

Kate Barchard, Corporate Officer, provided an overview of the Staff Report.

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

- A. Grant first, second and third readings to the “2011 - 2017 Financial Bylaws Repeal Bylaw No. 3013, 2025” to repeal expired or otherwise obsolete financial bylaws, as presented at the October 28, 2025 Council Meeting.

**CARRIED**

**I. COUNCIL LIAISON REPORTS**

Council members provided updates on recent community involvement and events.

**J. QUESTION AND COMMENT PERIOD**

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

**L. ADJOURNMENT**

The meeting was adjourned at 8:57 p.m.

**Signed and certified as correct:**

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Nicole MacDonald, Mayor

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Kate Barchard, Corporate Officer