



Minutes of the Regular Meeting of Pitt Meadows City Council

December 2, 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
P. Ward, Director of Planning & Development

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 ᑕᐱᑖᑕᑦᑦ (Katzie) First Nation who have been 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 December 2, 2025 Regular Meeting of Council be approved.

CARRIED

D. QUESTION AND COMMENT PERIOD

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

E. ADOPTION OF MINUTES

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

- E.1 November 18, 2025 Special (Pre-Closed) Meeting of Council
- E.2 November 18, 2025 Special (Public) Meeting of Council
- E.3 November 24, 2025 Special (Public) Meeting of Council
- E.4 November 25, 2025 Special (Public) Meeting of Council

CARRIED

F. CELEBRATE PITT MEADOWS

F.1 Ridge Meadows Special Olympics Team Success

On behalf of Council, Mayor MacDonald welcomed Diane Stevenson, Special Olympics Coach, and Chloe Murphy, Special Olympics athlete, and celebrated the team's achievements during the 2025 Special Olympics provincial summer games held in Prince George last July.

Diane shared a presentation of photos highlighting the team's experience and success at the event.

Council members participated in a roundtable event.

To volunteer or participate in future events, members of the community are encouraged to visit: <https://www.specialolympics.ca/british-columbia/registration>

G. CONSENT AGENDA

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

- G.1 Correspondence from Ministry of Agriculture & Food
- G.2 Correspondence from Ministry of Housing and Municipal Affairs
- G.3 Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025
- G.4 Correspondence from LMLGA Regarding Concerns with Bill M216 - Professional Reliance Act
- G.5 Concerns Regarding Bill M216 – 2025 Professional Reliance Act

Items G.1, G.2, G.4 and G.5 were PULLED for discussion. Following the discussion, the question was called and it was:

CARRIED

H. REPORTS

H.1 Strata Title Conversion Application for 12384 193B St and 19355 Davison Rd.

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

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

- A. Approve the strata plan, pursuant to Section 242 of the *Strata Property Act*, to convert a previously occupied duplex at 12384 193B St. and 19355 Davison Rd., into two strata title lots, subject to the following conditions being met to the satisfaction of the Building Official:
 - 1. Submission of a report from a registered professional assessing the building and providing recommendations for any required building upgrades necessary to meet the British Columbia Building Code; and
 - 2. Completion of any required building upgrades identified by the registered professional.

CARRIED

H.2 Small-Scale, Multi-Unit Housing and Transit-Oriented Areas Implementation Update

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. Receive for information the report titled “Small-Scale, Multi-Unit Housing and Transit-Oriented Areas Implementation Update”, as presented at the December 2, 2025 Council Meeting.

CARRIED

I. BYLAWS & PERMITS

I.1 Development Variance Permit Application for Pitt Meadows Secondary School

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. Authorize issuance of Development Variance Permit No. 2025-005 to vary the maximum permitted height for the new Pitt Meadows Secondary School at 19438 116B Ave.

CARRIED

I.2 Official Community Plan 2025 Update: Amendment Bylaw No. 3034, 2025

Patrick Ward, Director of Planning & Development, provided an overview of Official Community Plan Amendment Bylaw No. 3034, 2025.

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

- A. Grant third reading and adopt Official Community Plan Amendment Bylaw No. 3034, 2025.

CARRIED

I.3 Inter-Municipal Business Licence Amendment Bylaw No. 3032, 2025

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

- A. Adopt Inter-municipal Business Licence Amendment Bylaw No. 3032, 2025, to add health care professionals and services who provide in-home care as businesses eligible for the Fraser Valley Inter-municipal Business Licence.

CARRIED

I.4 Bylaw Notice Enforcement Amendment Bylaw No. 3029, 2025

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

- A. Adopt the Bylaw Notice Enforcement Amendment Bylaw No. 3029, 2025 as presented at the December 2, 2025 Council Meeting.

CARRIED

J. COUNCIL LIAISON REPORTS

Council members provided updates on recent community involvement and events.

K. QUESTION AND COMMENT PERIOD

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

M. ADJOURNMENT

The meeting was adjourned at 8:34 p.m.

Signed and certified as correct:

Nicole MacDonald, Mayor

Kate Barchard, Corporate Officer