



Minutes of the Regular Meeting of Pitt Meadows City Council

July 7, 2026, 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. O'Byrne, Manager of Planning
- P. Ward, Director of Planning and 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 ᑭᓴᓴᓴ (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 July 7, 2026 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 Item H.3 [Planning and Development Repeal Bylaw and Repeal of Council Policy C047]
- Sandie Banni, Pitt Meadows - regarding Item F.1 [Petition Against North Lougheed Area Plan]
- Kathy Cooper, Pitt Meadows - regarding Item F.1 [Petition Against North Lougheed Area Plan]
- Janet Dickson, Pitt Meadows - regarding Item F.1 [Petition Against North Lougheed Area Plan] [by email: Attachment 1]

E. ADOPTION OF MINUTES

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

- E.1 June 23, 2026 Special (Pre-Closed) Meeting of Council
- E.2 June 23, 2026 Regular Meeting of Council

CARRIED

F. CONSENT AGENDA

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

- F.1 Petition Against North Lougheed Area Plan [NLAP]
- F.2 Concerns Regarding Property Tax Deferment Program Changes

CARRIED

G. REPORTS

G.1 School District 42 Eligible School Sites Proposal

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

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

- A. Accept School District 42 Board of Education’s resolution of proposed eligible school site requirements as outlined in their correspondence dated May 14, 2026, and as presented at the July 7, 2026 Public Council Meeting.

CARRIED

G.2 Proposed Amendments to Metro 2050

Patrick Ward, Director of Planning and Development, 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 “Proposed Amendments to Metro 2050” as presented at the July 7, 2026 Public Council Meeting;
AND
- B. Direct Staff to respond to the Metro Vancouver Board regarding the proposed amendment, emphasizing the importance of agricultural land protection and expressing support for the inclusion of enhanced agricultural policies in future regional growth strategies.

CARRIED

G.3 Amendments to Council Policy C001 [Flag Policy]

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

Council members participated in a roundtable discussion.

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

- A. Approve amendments to Council Policy C001 [Flag Policy] as presented at the July 7, 2026 Council Meeting.

CARRIED

G.4 Q3 2026 Strategic Priorities Quarterly Report

Mark Roberts, Chief Administrative Officer, provided an overview of the Staff Report.

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

- A. Approve the operational strategies for Q3 2026 as presented at the July 7, 2026 Public Council Meeting.

CARRIED

H. BYLAWS & PERMITS

H.1 Development Permit Amendment for Meadowtown Shopping Centre Expansion

Colin O'Byrne, Manager of Planning, presented an overview of the Staff Report.

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

- A. Approve issuance of Development Permit Amendment No. 2002-005-015, to permit revisions to the Meadowtown Shopping Centre expansion.

CARRIED

H.2 Development Permit Application for 12024 190 St.

Colin O'Byrne, Manager of Planning, 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 Permit No. 2026-010 to permit the development of six residential units at 12024 190 St.

CARRIED

H.3 Planning and Development Bylaws Repeal Bylaw

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

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

- A. Grant first, second and third readings to 'Planning and Development Bylaws Repeal Bylaw No. 3057, 2026' as presented at the July 7, 2026 Council Meeting; AND
- B. Repeal Council Policy C047 [Sustainability Checklists].

CARRIED

H.4 Common Seal Repeal Bylaw

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

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

- A. Give first, second, and third readings to Common Seal Repeal Bylaw No. 3055, 2026; AND
- B. Direct staff to review Municipal Coat of Arms, Flag and Badge Bylaw No. 2159, 2003 and recommend amendments during the next Council term.

CARRIED

H.5 City of Pitt Meadows Regional Context Statement – Third Reading

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

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

- A. Grant third reading to Official Community Plan Amendment Bylaw No. 3056, 2026; AND
- B. Direct staff, pursuant to Section 448(1)(a) of the *Local Government Act*, to submit Official Community Plan Amendment Bylaw No. 3056, 2026 to the Metro Vancouver Regional District Board for acceptance of the Regional Context Statement.

CARRIED

H.6 Council Compensation Bylaw No. 3054, 2026

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

- A. Adopt Council Compensation Bylaw No. 3054, 2026 as presented at the July 7, 2026 Regular Council Meeting.

CARRIED

H.7 2025 – 2029 Financial Plan Amendment Bylaw No. 3058, 2026

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

- A. Adopt the 2025 – 2029 Financial Plan Amendment Bylaw No. 3058, 2026
as presented at the July 7, 2026 Regular Meeting of Council.

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 8:22 p.m.

Signed and certified as correct:

Nicole MacDonald, Mayor

Kate Barchard, Corporate Officer