



Minutes of the Regular Meeting of Pitt Meadows City Council

May 12, 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. Harding, Acting Director of Financial Services
- C. O'Byrne, Manager of Planning
- M. Oslie, RCMP Community Policing Coordinator
- T. Sauve, Manager of RCMP Support Services
- P. Ward, Director of Planning and Development

A. CALL TO ORDER

The meeting was called to order at 7:02 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 May 12, 2026 Regular Meeting of Council be approved.

CARRIED

D. ANNOUNCEMENTS

D.1 Public Works Week [May 17 - 23]

On behalf of Council, Mayor MacDonald recognized National Public Works Week and shared this year's theme, "Rooted in Service, Powered by Community". The Mayor noted that public works is deeply rooted in service and plays an essential role in everyday life.

Mayor MacDonald shared her gratitude for the work performed by the City's Parks and Operations crew members and encouraged members of the public to attend the City's free Touch-A-Truck event on Thursday, May 21st in šxʷhékw̓nəs (Spirit Square) from 11 a.m. to 1 p.m.

E. QUESTION AND COMMENT PERIOD

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

F. ADOPTION OF MINUTES

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

F.1 April 28, 2026 Regular Council Meeting

F.2 May 5, 2026 Special (Pre-Closed) Meeting of Council

F.3 May 5, 2026 Regular Meeting of Council

CARRIED

G. CELEBRATE PITT MEADOWS

G.1 Ridge Meadows Flames Junior A Hockey Team

Mayor MacDonald welcomed representatives from the Ridge Meadows Flames and shared an overview of their recent championship win on April 2nd. She praised the team's hard work and perseverance, which led to the first 'threepeat' performance in

league history with Team Captain, Zac Lagrange, achieving the most points in League history.

Mayor MacDonald expressed her gratitude to the team for inspiring future generations of young athletes and for making Pitt Meadows Proud™.

H. DELEGATIONS AND PRESENTATIONS

H.1 Metro Vancouver Board Governance Update

Heather McNell, Metro Vancouver Deputy CAO, presented an overview of a recent Metro Vancouver Board governance review undertaken by Deloitte Canada. Highlights of the overview included:

- Evaluation criteria current model and impacts for number of votes;
- Feedback and changes being considered; and
- Summary and timeline of engagement.

Council members participated in a roundtable discussion. No motions were considered.

H.2 2025 Financial Statements and Audit Results

Cheryl Harding, Acting Director of Financial Services, introduced Sean Reid with KPMG LLP, who presented an overview of the 2025 audit findings including the following highlights:

- Audit strategy;
- Risk and results;
- Policies and practices;
- Control deficiencies;
- Audit quality; and
- Financial statement trends analysis.

Council members participated in a roundtable discussion.

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

- A. Accept the City's 2025 financial statements as presented at the May 12, 2026 Council Meeting, and direct the Mayor and Acting Director of Financial Services to sign the Consolidated Statement of Financial Position and forward the completed financial statements to the province as required by May 15, 2026; AND
- B. Direct staff to present the City's 2025 financial statements along with the 2025 annual report at the June 23, 2026 Council meeting.

CARRIED

H.3 RCMP Volunteer Recruitment

Meagan Osle, RCMP Community Policing Coordinator, presented an overview of the recruitment program including the following highlights:

- Overview of volunteer deployment and total complement;
- Engagement and training; and
- Program growth.

Council members participated in a roundtable discussion. No motions were considered.

I. CONSENT AGENDA

Council members participated in a roundtable discussion.

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

- I.1 Concerns Regarding Property Tax Deferment Program Changes

CARRIED

J. REPORTS

J.1 2027 Business Plan Guidelines and Timeline

Cheryl Harding, Acting Director of Financial Services, provided a verbal overview of the Staff Report.

Mayor MacDonald encouraged members of the public to participate in the 2027 business planning process.

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

- A. Approve the 2027 Business Plan Guidelines and Timeline as presented at the May 12, 2026 Regular Council meeting.

CARRIED

J.2 North Lougheed Area Plan Update

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. Has, pursuant to Section 475(2) of the *Local Government Act*, considered whether opportunities for consultation should be early and ongoing, and specifically whether consultation is required with:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvement District Boards, and
 - vi. The Provincial and Federal Governments and their agencies; and, in that regard, considers the consultation described in the “North Lougheed Area Plan Update” report presented at the May 12, 2026 Council meeting to be appropriate; AND
- B. Direct staff to proceed with the community engagement as described in the “North Lougheed Area Plan Update” report presented at the May 12, 2026 Council meeting.

CARRIED

K. BYLAWS & PERMITS

K.1 Rezoning Application for 19963 McNeil Road

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. Has, pursuant to Section 479(6) of the *Local Government Act*, considered the Provincial Policy Manual: Transit-Oriented Areas, as outlined in the “Rezoning Application for 19963 McNeil Road” report presented at the May 12, 2026 Council meeting, and in that regard, considers that no further consideration of the Provincial Policy Manual is required at this time; AND
- B. Grant first, second and third readings to Zoning Amendment Bylaw No. 3028, 2026; AND
- C. Require the following conditions be fulfilled prior to consideration of adoption of Zoning Amendment Bylaw No. 3028, 2026;
 - 1. Payment of \$46,000 as Residential Community Amenity Contribution as offered by the developer;
 - 2. Payment of \$22,000 as a heritage contribution as offered by the developer.

CARRIED

K.2 Development Variance Permits for 12047 and 12043 Bonson Road

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. Deny issuance of Development Variance Permit No. 2026-001 for 12047 Bonson Road to reduce the rear yard setback; AND
- B. Deny issuance of Development Variance Permit No. 2026-002 for 12043 Bonson Road to reduce the rear yard setback.

DEFEATED

Councillors Evans, Hayes and Manion voted in the affirmative.

The discussion continued and it was **MOVED** and **SECONDED** THAT Council:

- A. Authorize the issuance of Development Variance Permit No. 2026-001 for 12047 Bonson Road and Development Variance Permit No. 2026-002 for 12043 Bonson Road to reduce the rear yard setbacks for those properties, subject to the submission and approval by the Director of Planning and Development of a revised landscaping plan that includes additional landscaping or fencing to address privacy concerns.

CARRIED

Councillors Hayes and Manion voted in opposition.

K.3 Development Permit Application for 12050 Bonson Rd

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

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

- A. Authorize issuance of Development Permit No. 2026-006 to permit the development of a four-unit multi-plex project at 12050 Bonson Rd.

CARRIED

K.4 Bylaw Amendments in Advance of the General Local Election

Kate Barchard, Chief Election Officer, presented an overview of the Staff Report.

Council members participated in a roundtable discussion.

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

- A. Grant first, second and third readings to Election Bylaw Amendment Bylaw No. 3051, 2026; AND
- B. Receive for information Staff's update on Sign Bylaw No. 2719, 2015 and Oath of Office Bylaw No. 2907, 2021 and confirm that no amendments are required in advance of the Local Government and School Trustee elections.

CARRIED

L. COUNCIL LIAISON REPORTS

Council members provided updates on recent community involvement and events.

M. QUESTION AND COMMENT PERIOD

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

O. ADJOURNMENT

The meeting was adjourned at 9:25 p.m.

Signed and certified as correct:

Nicole MacDonald, Mayor

Kate Barchard, Corporate Officer