



Minutes of the Regular Meeting of Pitt Meadows City Council

September 1, 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 [by video conference]
K. Barchard, Corporate Officer
T. Barr, Deputy Corporate Officer
C. Gemperle, Manager of Building and Bylaw Services
C. Miley, Acting Fire Chief
C. O'Byrne, Manager of Planning
M. Pym, Environmental Planner
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 September 1, 2026 Special (Public) Meeting of Council be approved.

CARRIED

D. ANNOUNCEMENTS

D.1 Firefighters' National Memorial Day

Mayor MacDonald announced that Firefighters' National Memorial Day is observed on Sunday, September 13; a day to remember the courage and unwavering commitment of firefighters who have made the ultimate sacrifice while serving their communities.

Mayor MacDonald shared appreciation for the dedication of all firefighters who continue to protect the safety and well-being of residents each day.

In recognition of Firefighters' National Memorial Day, the City's flags will be lowered to half-mast beginning Friday, September 11.

D.2 Community Service Awards

Mayor MacDonald announced the opening of the nomination period for the 2026 Community Service Awards and encouraged members of the public to take the opportunity to recognize contributions and efforts of local youth, coaches, volunteers, advocates, teachers, and businesses who make a difference in our community. Nomination period runs August 31 - October 5.

To learn more about the Annual Community Service Awards Program or to make a nomination, please visit: www.pittmeadows.ca/awards

E. QUESTION AND COMMENT PERIOD

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

- Maureen Robertson, Pitt Meadows - regarding Item J.1 [OCP Amendment Bylaw - North Lougheed Area Plan]

F. ADOPTION OF MINUTES

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

- F.1 July 21, 2026 Special (Pre-Closed) Meeting of Council
- F.2 July 21, 2026 Regular Meeting of Council
- F.3 August 11, 2026 Special (Public) Meeting of Council

CARRIED

G. DELEGATIONS AND PRESENTATIONS

G.1 Ridge Meadows Chamber of Commerce

Kristi Maier, CEO of the Chamber, and Michael Morris, Community Engagement and Membership Coordinator, presented an overview of the Ridge Meadows Chamber of Commerce's activities and successes in 2025, including the following highlights:

- overview of the fee for service agreement;
- feedback from the business outreach initiatives;
- overview of the 'New Business Package' that connects businesses with supports needed for success;
- strong response to the job fair held in February 2026 and available business services.

Kristi concluded the presentation by expressing appreciation to the City and Staff for their ongoing support and collaboration.

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

H. CONSENT AGENDA

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

- H.1 Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)
- H.2 Request for Federal Update on Canada’s Pathway Toward Unleaded Aviation Gasoline
- H.3 Agricultural Land Reserve Servicing Costs and Tax Revenue Analysis

Item H.3 was PULLED for discussion. Following the discussion, the question was then called on the main question, and it was:

CARRIED

I. REPORTS

I.1 **Feedback on Potential Changes to Food Processing in the ALR**

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. Direct Staff to advise the Ministry of Agriculture and Food of the comments contained in the staff report titled “Feedback on Potential Changes to Food Processing in the ALR” as presented at the September 1, 2026 Public Council Meeting.

CARRIED

I.2 **Clothing Donation Bins**

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

Council members participated in a roundtable discussion.

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

- A. Rescind Council’s January 15, 2019 resolution directing the removal of and imposing a temporary ban on clothing donation bins.

CARRIED

I.3 Council Policy C113 [Airport Board Appointments]

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

Council members participated in a roundtable discussion.

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

- A. Approve Council Policy C113 [Airport Board Appointments] as presented at the September 1, 2026 Public Council Meeting.

Before the question was called, it was **MOVED** and **SECONDED** to AMEND the main motion to read as follows:

- A. Amend section 9.1 of Council Policy C113 [Airport Board Appointments] to include the following language: "Council will consider the following competencies when evaluating candidates, **with preference given to those with aviation expertise**"; AND
- B. Approve Council Policy C113 [Airport Board Appointments] as AMENDED at the September 1, 2026 Public Council Meeting.

CARRIED

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

CARRIED

J. BYLAWS & PERMITS

J.1 Fireworks and Pyrotechnics Bylaw No. 3063, 2026

Chantal Gemperle, Manager of Building and Bylaw Services, provided 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 Fireworks and Pyrotechnics Bylaw No. 3063, 2026 as presented at the September 1, 2026 Council meeting; AND

- B. Grant first, second and third readings to Bylaw Notice Enforcement Amendment Bylaw No. 3066, 2026 as presented at the September 1, 2026 Council meeting.

CARRIED

J.2 Tree Management Bylaw

Mike Pym, Environmental Planner, 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 Tree Management Bylaw No. 3067, 2026; AND
- B. Grant first, second and third readings to Property Maintenance and Bylaw Notice Enforcement Amendment Bylaw No. 3069, 2026.

CARRIED

J.3 Zoning Bylaw Update – Parking Regulations

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 Sections 479(6), 525.1(4) and 525.2(4) of the *Local Government Act*, considered the Provincial Policy Manual: Transit-Oriented Areas and the Provincial Policy Manual: Small Scale, Multi-Unit Housing, as outlined in the “Zoning Bylaw Update – Parking Regulations” report presented at the September 1, 2026 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 Zoning Amendment Bylaw No. 3062, 2026; AND
- C. Direct Staff to schedule a Public Hearing for an upcoming Council meeting.

CARRIED

J.4 Official Community Plan Amendment Bylaw – North Lougheed Area Plan

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 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 Amendment Bylaw – North Lougheed Area Plan" report presented at the September 1, 2026 Public Council meeting, and in that regard, considers that no further consideration of the Provincial Policy Manuals is required at this time; AND
- B. Has, pursuant to Section 473.1(2) of the *Local Government Act*, considered the Interim Housing Needs Report received by Council on November 5, 2024, as outlined in the "Official Community Plan Amendment Bylaw – North Lougheed Area Plan" report presented at the September 1, 2026 Public Council meeting, and in that regard, considers that no further consideration of the Interim Housing Needs Report is required at this time; AND
- C. Grant first and second readings to Official Community Plan Amendment Bylaw No. 3060, 2026; AND
- D. Has, pursuant to Section 477(3)(a) of the *Local Government Act*, considered Official Community Plan Amendment Bylaw No. 3060, 2026 in conjunction with the City's financial plan and waste management plans, as outlined in the "Official Community Plan Amendment Bylaw – North Lougheed Area Plan" report presented at the September 1, 2026 Public 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
- E. Direct staff, pursuant to Section 477(3)(b) of the *Local Government Act*, to refer Official Community Plan Amendment Bylaw No. 3060, 2026 to the Provincial Agricultural Land Commission; AND

- F. Direct staff to schedule a public hearing for an upcoming meeting of Council.

CARRIED

Councillor Manion voted in opposition.

K. COUNCIL LIAISON REPORTS

Council members provided updates on recent community involvement and events.

L. QUESTION AND COMMENT PERIOD

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

N. ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

Signed and certified as correct:

Nicole MacDonald, Mayor

Kate Barchard, Corporate Officer