

Minutes of the **COUNCIL IN COMMITTEE MEETING** of Pitt Meadows City Council held on **Tuesday, October 28, 2008** at 3:00 p.m. in the Meadows Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

PRESENT:

Elected Officials: Mayor D.F. MacLean
Councillor J. Becker
Councillor D. Bing
Councillor D. Eisel
Councillor A. Tolchard
Councillor D. Walters, Chair

Staff

J. Rudolph, Chief Administrative Officer
D. Rear, Director of Corporate Services
K. Grout, Director of Operations & Development Services
L. Darcus, Director of Legislative Services
A. Kopystynski, Manager of Development Services
D. Parr, Planner
A. Berry, Planning Technician
L. Elchuk, Bylaw and Licensing Officer
B. McLeod, Manager, Parks and Open Space
L. Kelly, Executive Assistant

GUESTS

SSgt. A. Bodden, Acting OIC, Ridge Meadows Detachment
Cpl. D. Somerville, Ridge Meadows Detachment
B. Neale, Airport Manager, Pitt Meadows Regional Airport
G. Laudisio, Onni Group of Companies
K. Callow, UMA Consultants

The meeting was called to order at 3:02 p.m.

A. ADOPTION OF AGENDA

MOVED by Councillor Bing, **SECONDED** by Mayor MacLean, THAT the agenda for the October 28, 2008 Council in Committee Meeting be adopted.

CARRIED.

B. ADOPTION OF MINUTES**1. Minutes of the October 14, 2008 Council in Committee Meeting.**

MOVED by Councillor Tolchard, **SECONDED** by Councillor Becker, THAT the Minutes of the Council in Committee Meeting held on October 14, 2008, be adopted.

CARRIED.

C. DELEGATIONS AND PRESENTATIONS**1. RCMP Update.**

SSgt. Alex Bodden, Acting Officer in Charge, Ridge Meadows Detachment, updated Council on the Pitt Meadows statistics; calls are down 8% to 10%. He assured Council that there will be two members of each team assigned to Pitt Meadows, who will remain in Pitt Meadows at all times. The need for the problem youth to be dealt with was discussed. SSgt. Bodden also noted that Cpl. Rachel Meredith will be in charge of the CPO in Pitt Meadows, beginning today.

SSgt. Bodden introduced Cpl. Dale Somerville (18 years' service), who is in charge of traffic services in Maple Ridge and Pitt Meadows. Cpl. Somerville outlined the proposed program for Pitt Meadows.

MOVED by Councillor Tolchard, **SECONDED** by Councillor Eisel, THAT the report by SSgt. Alex Bodden and Cpl. Dale Somerville be received.

CARRIED.

D. REPORTS**1. Public Safety Inspection Team Project. (4020-20)**

MOVED by Councillor Eisel, **SECONDED** by Mayor MacLean, THAT the Committee recommends THAT Council:

A. Direct staff to continue the Public Safety Inspection Program, an alternative approach to dealing with marijuana grow operations:

1. Permanently.

CARRIED.

(SSgt Bodden and Cpl. Somerville left the meeting at 4:50 p.m.)

2. **Animal Control – Kennel Contract. (2240-20)**

MOVED by Mayor MacLean, **SECONDED** by Councillor Becker, THAT the Committee recommends THAT Council:

- A. Award the proposed kennel contract to Countryside Kennels for a five-year term starting November 1, 2008 and ending December 31, 2013; AND
- B. Consider granting First and Second Readings to Animal Control Amendment Bylaw No. 2399, 2008.

CARRIED.

3. **Temporary Commercial Use Permit Application for Pitt Meadows Regional Airport and Official Community Plan Amendment Bylaw No. 2397, 2008. (4520-20-2008-02)**

The Manager of Development Services provided a PowerPoint presentation which is included as Attachment 1 and forms part of these minutes.

Bill Neale, Airport Manager, explained that there were three non-aviation uses at the airport: (1) Driving Unlimited (advanced driver training), (2) national auto-cross events (four events per year), and (3) car clubs (two-day events). These events bring in revenue to the airport and to the community (approximately \$250,000 annually).

Mr. Danny Kok, Driving Unlimited, said sound restrictions have been put in place for all events, and there is the ability to put additional restrictions in place. He also noted that the letter received by Council was not from anyone associated with the auto clubs. He agreed that the noise issue needs to be addressed and said he would be happy to meet with the concerned citizens.

MOVED by Mayor MacLean, **SECONDED** by Councillor Bing, THAT the Committee recommends THAT Council:

- A. Grant First and Second Readings to Pitt Meadows Official Community Plan Amendment Bylaw No. 2397, 2008 and schedule a Public Hearing for November 18, 2008; AND
- C. Authorize the issuance of Temporary Commercial Use Permit No. 2008-002 for only the Advanced Driver Training Program, subject to the adoption of Official Community Plan Amendment Bylaw No. 2397, 2008.

CARRIED.

(D. Rear, L. Elchuk and A. Berry left the meeting at 4:20 p.m.)

4. **Agricultural Land Reserve Exclusion Application – Meadow Gardens Golf Course. (6635-20-2008-02-P)**

The Planner provided a PowerPoint presentation which is included as Attachment 2 and forms part of these minutes.

The following points are noted from the discussion:

- The property is not in the urban containment boundary; question of how does the community benefit by removing it from the Agricultural Land Reserve (ALR);
- Seems somewhat premature to remove the land at this time as no proposal has been received;
- Residential units on Lougheed Highway not supported by some members, although it was noted by the proponent that the units from the Fairways project that are located on Lougheed Highway sold first; everyone's needs are different;
- Regarding access, there is currently a three-way signalization planned on Abernethy Way, and it has been suggested that this will change to become four-way;
- Bud Tiedeman, Meadow Gardens, said the golf course is trying to make itself whole as a result of the roadway that has been put through the property; it would be premature to spend money on a proposal until the land has been approved for removal from the ALR by the Agricultural Land Commission; there is the potential for high density residential or commercial development; the land cannot be accessed for agricultural purposes.

MOVED by Councillor Eisel, **SECONDED** by Councillor Becker, THAT the Committee recommends THAT Council support the request for exclusion and forward comments to the Agricultural Land Commission.

CARRIED.

5. **“Golden Ears Business Park” – 11295 and 11177 Harris Road – Onni Group. (3360-20-2008-P)**

The Planner provided a PowerPoint presentation which is included as Attachment 3 and forms part of these minutes. Ms. Parr reviewed the key points in her report dated October 22, 2008.

5. **“Golden Ears Business Park” – 11295 and 11177 Harris Road – Onni Group Cont’d. (3360-20-2008-P)**

Council continues to have concerns regarding buffering from the dyke, format, density, size, site layout and coverage, building design, landscaping, and frontages; it was felt the project needs to be a model for the other business parks that will be coming forward;

Gianni Laudisio, Development Manager, Onni Group, said they felt they had addressed Council’s concerns and clarified some points about landscaping. He described some of the features related to landscaping, building design and buffering and cited some specific changes that were made since the March 2008 submission. They would like to proceed to Public Hearing for the zoning application.

Although progress has been made, staff reiterated that more work has to be done to address Council’s concerns.

(B. Tiedeman left the meeting at 4:50 p.m.)

A. **MOVED** by Councillor Tolchard, **SECONDED** by Councillor Eisel, THAT the Committee recommends THAT Council receive for information the report by the Director of Operations and Development Services dated October 22, 2008.

CARRIED.

B. **MOVED** by Councillor Bing, **SECONDED** by Councillor Becker, THAT the Committee recommends THAT Council direct staff to proceed with the following option:

B.1 Reaffirm the original decision to consider the Development Permit application concurrently with the rezoning application with the registration of restrictive covenants; AND

C. Support a refinement of the Development Permit guidelines and the registration of Restrictive Covenants to ensure a higher quality development.

CARRIED.

6. **Official Community Plan – Steering Committee.**

MOVED by Mayor MacLean, **SECONDED** by Councillor Eisel, THAT the Committee recommends THAT Council receive for information the following correspondence:

A. Copy of a communication from R. Blakely to the Hon. Blair Lekstrom, Minister of Community Development dated October 20, 2008; AND

- B. Communication from Woodward Walker dated October 28, 2008.
CARRIED.

6. Official Community Plan – Steering Committee Cont’d.

MOVED by Councillor Becker, **SECONDED** by Councillor Eisel, THAT Council direct staff to issue a press release.

CARRIED.

With Mayor MacLean voting in the negative.

Recess and Reconvene

The meeting was recessed at 5:30 p.m. and reconvened at 6:04 p.m. with all members of Council, J. Rudolph, K. Grout, A. Kopystynsky, D. Parr, L. Kelly and K. Callow (UMA Consultants) in attendance

7. Residential Zoning Review Workshop @ 6 p.m.

Kathleen Callow, UMA Consultants, provided a PowerPoint presentation which is included as Attachment 4 and forms part of these minutes.

Council discussed at length the eight residential zoning issues that need to be addressed with respect to the preparation of new residential zoning regulations. As a result:

- Council, by and large, agreed with the definition for infill proposed in the presentation; the main issue was with respect to parking; it was felt that is difficult to absorb extra cars on the street.
- Council favoured a combination of Options 2 and 3, which were presented, for potential zoning amendments regarding infill; a preference was expressed for a list of criteria such as lot depth, rather than the inclusion of a map indicating possible eligible lots.
- After much discussion, Council agreed that the idea of secondary suites should be further developed and should be allowed to go to public consultation. It was also agreed that there should be mandatory inspections and they must be in compliance with the Building Code;
- Residential parking and home occupations were also discussed.

(J. Rudolph left the meeting at 6:50 p.m.)

The next step is to consult with the community.

E. ADJOURNMENT

MOVED by Councillor Tolchard, **SECONDED** by Councillor Eisel, THAT this meeting now be adjourned at 7:48 p.m.

CARRIED.

Chair