

Minutes of the **SPECIAL MEETING** of Pitt Meadows City Council held on **Monday, April 2, 2007** at **6:00 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 J. Elkerton  
Councillor A. Tolchard  
Councillor D. Walters

Staff J. Rudolph, Chief Administrative Officer  
D. Rear, Director of Corporate Services  
K. Grout, Director of Operations and Development Services  
L. Darcus, Director of Legislative Services  
B. Park, Fire Chief  
M. Murray, General Manager: Community Development,  
Parks and Recreation Services  
L. Kelly, Executive Assistant

**GUESTS:** OCP Steering Committee:  
I. Zalubniak, Co-Chair  
P. Brinton, Co-Chair  
P. Jongbloed, Member  
L. Captein, Member

The meeting was called to order at 6:10 p.m.

**A. ADOPTION OF AGENDA**

**MOVED** by Councillor Walters, **SECONDED** by Councillor Eisel, THAT the agenda for the April 2, 2007 Special Meeting of Council be adopted.  
CARRIED.

**B. REPORTS**

1. **OCP Steering Committee – Policy Recommendation Report.**  
**(6480-02)**

Ihor Zalubniak gave a quick introduction on behalf of the OCP Steering Committee, touching on three issues of particular note: 1) the future Kennedy/McTavish/Ford Road connection (could be seen as a truck

1. **OCP Steering Committee – Policy Recommendation Report Cont'd.**  
**(6480-02)**

connector to 113B and the Golden Ears Bridge), (2) the development of the South Bonson area (no consensus by the OCP Committee), and (3) future housing in Pitt Meadows (densification, etc.).

The Director of Operations and Development Services presented an overview of highlights of the OCP Steering Committee's Policy Recommendation Report, which is included as Attachment 1 and forms part of these minutes.

Points noted by Council members and OCP Steering Committee members are included below:

1. Vision and Goals

No comments.

2. Agriculture

- Consult with the farming community regarding a housing policy statement for siting and size of residential building on an agricultural property, height versus a larger footprint; should also consider access (roads/driveways).

3. Environment

- Any new policies should fall under and align with the Corporate Strategic Plan and subsequent Business Plans, i.e. pesticide reduction, water conservation, and energy conservation.

4. Residential

- Concern about urban sprawl in the rural area – pressure for development – Minister of Agriculture has changed regulations to restrict cluster housing in the ALR;
- Infill development and panhandle lots – no recommendation from OCP Steering Committee; left for Council's consideration;
- OCP Steering Committee – recommend that no additional float home development be allowed;

1. **OCP Steering Committee – Policy Recommendation Report Cont’d.**  
**(6480-02)**

4. Residential, Cont’d.

- OCP Steering Committee recommended consideration of legalizing secondary suites; they already exist and it is a way to densify; Council agreed the issue deserved further consideration and should be included as a policy statement in the OCP. Issues discussed included taxation, utilities, code upgrades, and absentee landlords.

5. Commercial

- Concern that big box retail jobs do not create primary household earner jobs; consideration should be given to look at the North Lougheed corridor as a business park which would attract primary earner jobs – should look at some analysis for that corridor; would allow for buffering/landscaping from highway traffic; staff to check the Liveable Region Strategic Plan; challenge is the road at the back of the development – outside the 400 ft. and in the green zone;
- Possible to have a mix of business park and commercial;
- East/west connector road supported.

6. Industrial

- Discussion regarding port development in Pitt Meadows; OCP Committee saw it as a high impact use on residents – should be closer to the Pitt River Bridge; port more desirable on Fraser River because self scouring and there is no need for dredging; having it on the river would have a high impact on the community; many areas on the Pitt and Fraser rivers are in the FREMP red zone;
- OCP Committee had a concern about the effect future airport development along Ford Road would have on farming (traffic); non-aviation use in ALR land is not acceptable.

1. **OCP Steering Committee – Policy Recommendation Report Cont'd.**  
**(6480-02)**

7. Transportation

- Need to more strongly emphasize the secondary commuter role Old Dewdney Trunk would play when and if an alternate east-west route is provided; includes placing traffic calming measures on DTR in the future; should express what Council's desire is for transportation in Pitt Meadows through the designation of roads for regional and local use; need to dissuade people from using the path of least resistance, i.e. Old Dewdney Trunk or the southern route.

8. Parks, Recreation and Open Space

- Council interested in extending the equestrian usage to all dike top trails.

9. Heritage

- Concerns raised by the farmers regarding the Heritage Conservation Act with respect to the Right to Farm Act; there are expenses regarding implementation of the regulations under the Heritage Conservation Act; it was noted that the OCP policy is only for undeveloped urban areas and would have no impact on agricultural lands.

10. Utilities

- The potable water policy would indicate that where the City can identify other sources of water that they should be looked at.

11. South Bonson Special Study Area

- Staff is looking for Council direction with respect to the future land use designations for this area;
- Airport is looking to lease lands after the Golden Ears Bridge is constructed; airport cannot expand to the west as it does not own the land, also, height of structures is an issue (Halo Mill); airport needs runway to the west for landing, not for taking off;

1. **OCP Steering Committee – Policy Recommendation Report Cont'd.**  
**(6480-02)**

11. South Bonson Special Study Area cont'd

- Council's preference is for a completely enclosed industrial/business park use on the majority of the Cardiff farm property; needed to become a complete city – higher income earning employment opportunities.

(L. Kelly left the meeting at 8:55 p.m.)

**MOVED** by Councillor Elkerton, **SECONDED** by Councillor Eisel, THAT Council:

- A. Upon the recommendation of the Council in Committee, receive for information the OCP Steering Committee's Policy Recommendation Report dated March 9, 2007;
- B. Direct staff to prepare a draft Official Community Plan for public consultation.

CARRIED.

**MOVED** by Councillor Walters, **SECONDED** by Councillor Eisel, THAT Council:

- C. Provide staff with further direction on the following OCP policy issues:
  - C.1. Rural Residential regulations – look at restricting the size or Floor Space Ratio (FSR) of residential dwellings in the ALR;
  - C.2. Look at the making a connection between expanding the West Coast Express service and the environment;
  - C.3. Leave the policy statement regarding secondary suites because it is broad enough – do follow-up regulatory work;
  - C.4. Revisit the North Lougheed commercial corridor once an alignment for the new east-west connector has been clarified;
  - C.5. Look at the road hierarchy and where Pitt Meadows would like to encourage regional traffic and discourage use of local roads; clarity on the role Old Dewdney Trunk would play, if and when the Connector is constructed;

1. **OCP Steering Committee – Policy Recommendation Report Cont’d.**  
**(6480-02)**

- C.6. The future Kennedy/McTavish/Ford Road Connection to remain in major road work network plan;
- C.7. Clarity needed regarding a multi-regional trail system; no limitation on equestrian use;
- C.8. Principle land use for the “Cardiff Farms” property in South Bonson to be a business park subject to, addressing issues of buffering, ALR and green zone – look at the whole parcel. Lands north of Sawyers’ Landing and adjacent to future school site to be considered for residential development.

CARRIED.

**C. ADJOURNMENT**

**MOVED** by Councillor Tolchard, **SECONDED** by Councillor Eisel, THAT this meeting now be adjourned at 9:25 p.m.

CARRIED.

Signed:

Certified Correct:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

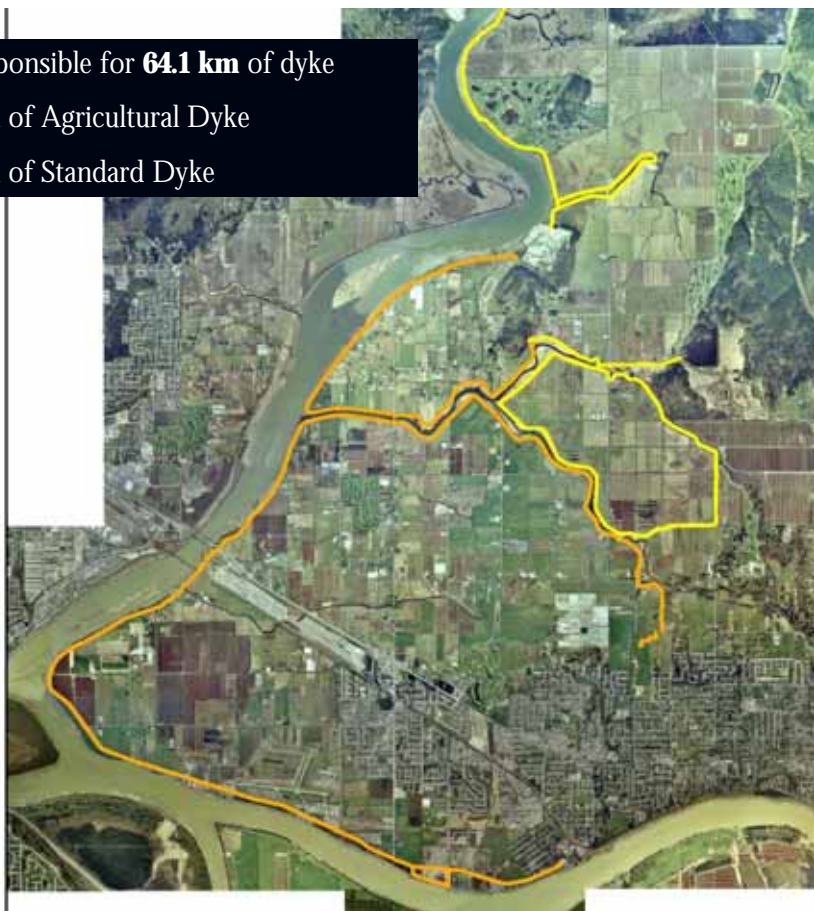


# City of Pitt Meadows

## Fraser River Freshet Preparedness Update

City Responsible for **64.1 km** of dyke

- 31.5 km of Agricultural Dyke
- 32.6 km of Standard Dyke





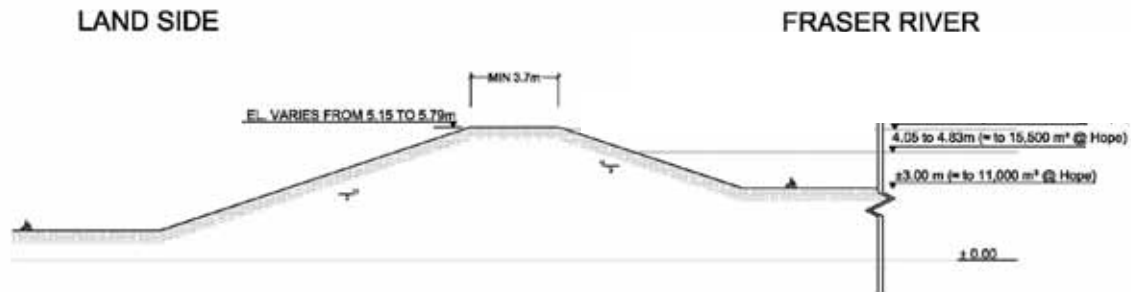
## Freshet Preparedness Update

- Freshet and Fraser River Forecasts
- As of March 1<sup>st</sup> forecasting river volumes of 11,000 m<sup>3</sup>/s
- Prolonged period of high water (5 to 6 weeks)
- New forecast expected April 9<sup>th</sup>
- PEP still predicting low probability of dyke overtopping, but weather dependent



## Freshet Preparedness Update

Year	River Volumes At Hope	Level at Baynes Road Gauge
1894	17,000 m <sup>3</sup> /s	4.68m
1948	15,180 m <sup>3</sup> /s	4.35m
1972	13,000 m <sup>3</sup> /s	3.92m
1986	10,700 m <sup>3</sup> /s	2.95m
1999	11,300 m <sup>3</sup> /s	3.17m

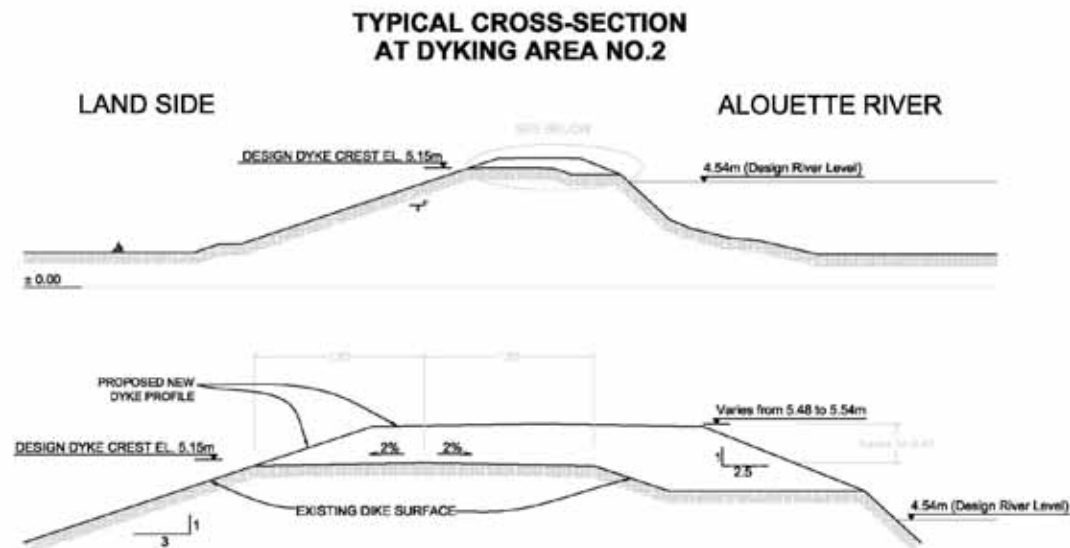
**TYPICAL CROSS-SECTION  
AT DYKING AREA NO. 3**

## Freshet Preparedness Update

- Critical Freshet Funding Projects
  - Spare Pump and Back up generator \$235,000 (denied)
  - Area 1 (Alouette River System) Dyke topping \$617,760 (Approved)

### Approval Pending

- Area 2 (Pitt and Alouette System) Dyke topping \$1M
- Area 3 (Fraser River) Dyke topping \$450,000

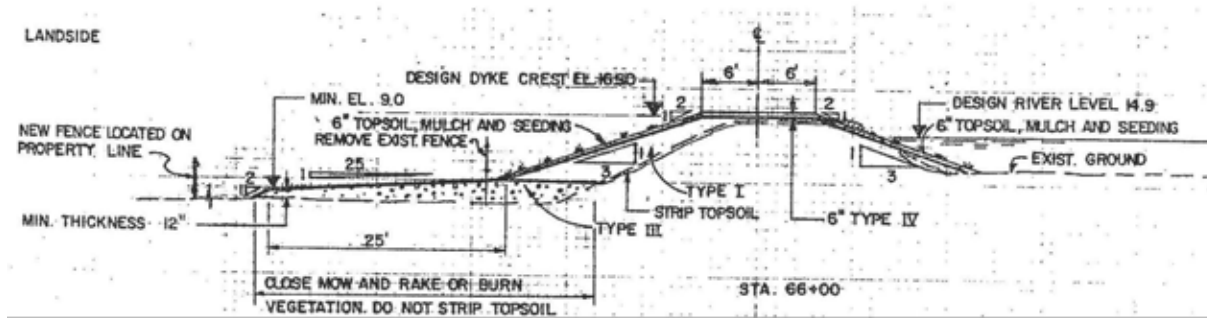


## Freshet Preparedness Update

- Lower Fraser Flood Model

Under current forecast scenario (1948 Flood Scenario) free board would be compromised.

Separate funding request for estimated \$14 Million to raise dykes to new standard in area 2 and 3. This estimate has been revised to \$27.5 M following further consultation with Associated Engineering.



City of Pitt Meadows  
Dyking District 3



