

Minutes of the **COUNCIL IN COMMITTEE MEETING** of Pitt Meadows City Council held on **Tuesday, September 11, 2007** at 7:00 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, Chair
Councillor D. Walters

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
L. Elchuk, Bylaw and License Officer
D. Bruce, Building Inspector
Cst. J. Chaisson, RCMP
Cpl. J. Theisen, RCMP
J. Marsh, Electrical Inspector
L. Kelly, Executive Assistant

The meeting was called to order at 7:05 p.m.

A. ADOPTION OF AGENDA

MOVED by Mayor MacLean, **SECONDED** by Councillor Eisel, THAT the agenda for the September 11, 2007 Council in Committee Meeting, be adopted.

CARRIED.

B. ADOPTION OF MINUTES

1. Minutes of the August 21, 2007 Council in Committee Meeting.

MOVED by Councillor Eisel, **SECONDED** by Mayor MacLean, THAT the Minutes of the Council in Committee Meeting held on August 21, 2007, be adopted.

CARRIED.

C. DELEGATIONS AND PRESENTATIONS**1. Formosa Farms.**

Mr. Dave Norman, Envirowar, was not in attendance.

2. Pitt Meadows and Smart Growth: An Update.

Susan Rutherford, West Coast Environmental Law, provided a Powerpoint presentation which is included as Attachment 1 and forms part of these minutes. Ms. Rutherford compared the recommendation of the report prepared for Pitt Meadows by Smart Growth in 2004 with progress made by the City in conjunction with the new Official Community Plan and other initiatives.

D. REPORTS**1. Development Permit No. 2007-003 – 12059 Harris Road, Golden Meadows Billings Development (3060-20-2007-05-P)**

The Director of Operations and Development Services said the development permit was for a development consisting of three 10-storey buildings and a four-storey building. The developer would begin excavation in October 2007 for Towers 1 and 2 and the underground parking.

MOVED by Councillor Walters, **SECONDED** by Councillor Eisel, THAT the Committee recommends THAT Council authorize the issuance of Development Permit No. 2007-003.

CARRIED.

2. Amendment to Development Permit No. 2005-002 – 12350 Harris Road – “Keystone”. (3060-20-2007-07-P)

Ms. Grout said the development permit was being amended to allow a change in window glazing to the upper storey units and a reduction of the flat roof height by 11 inches at the four units on either side of the fire wall.

MOVED by Mayor MacLean, **SECONDED** by Councillor Walters, THAT the Committee recommends THAT Council authorize the amendment to Development Permit No. 2005-002

CARRIED.

3. **Development Application Fee Bylaw Amendment No. 2344, 2007. (3900-20-2344, 2007)**

The Director of Operations and Development Services said the amendment will include a development permit fee schedule for single family development within the Environment and Wildfire Protection Development Permit Area.

MOVED by Mayor MacLean, **SECONDED** by Councillor Becker, THAT the Committee recommends THAT Council grant First, Second and Third Readings to Development Application Amendment Fee Bylaw No. 2344, 2007.

CARRIED.

4. **2008 Permissive Property Tax Exemptions. (1900-05)**

The Director of Corporate Services said that in accordance with Section 224 of the *Community Charter*, the City may consider providing permissive tax exemptions for properties which meet the criteria. Mr. Rear noted that Policy C24 outlines the application process which is conducted annually. However, in 2007, five-year exemptions were provided to the Pitt Meadows Lions Hall, the Pitt Meadows Athletic Association, the Pitt Meadows Museum Society and the Pitt Meadows Community Church and, therefore, do not require further consideration by Council for 2008. It was also noted that the application from the Ford Housing Co-op was for the common building only.

In addition, Mr. Rear said that the City has received an exemption application from the Golden Ears Bridge which he will be discussing with other municipalities who have also received applications related to property adjacent to the bridge to ensure consistency with those municipalities.

MOVED by Councillor Becker, **SECONDED** by Councillor Eisel, THAT the Committee recommends THAT Council direct staff to prepare the appropriate public notices and bylaw to permissively exempt the following properties from 2008 property taxation:

1. Tourism Maple Ridge & Pitt Meadows Society, 12492 Harris Road
2. Calvary Chapel Ridge Meadows Church, 19040 Lougheed Highway
3. Grace Community Evangelical Church, 12240 Harris Road
4. Community of Christ Church, 19089 Advent Road

CARRIED.

(D. Rear left the meeting at 7:52 p.m.)

5. Public Safety Inspection Team Pilot Project (4020-01)

Staff provided an overview of the program, which all those who were involved in it felt had been very successful, and that it was worth refining the process so that other communities could learn from Pitt Meadows.

Council discussed the feasibility of extending the program into the rural area; staff was concerned about safety issues and the ability to determine high usage when dealing with buildings in the rural area. Ms. Grout indicated that no increase in staff would be necessary in order to continue the program as is for another six months.

MOVED by Councillor Becker, **SECONDED** by Mayor MacLean, THAT the Committee recommends THAT Council direct staff to continue the Public Safety Inspection Program, an alternative approach to dealing with marijuana grow operations, for another 6 month period.

CARRIED.

(L. Elchuk, J. Marsh, J. Chaisson, and J. Theisen left the meeting at 8:26 p.m.)

6. Single Business Licence Initiative.

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

- A. Receive for information the report submitted by the Director of Legislative Services; AND
- B. Direct staff to prepare a letter to Rick Thorpe, Minister of Small Business and Revenue outlining the concerns included in this report.

CARRIED.

E. ADJOURNMENT

MOVED by Councillor Becker, **SECONDED** by Councillor Elkerton, THAT this meeting now be adjourned at 8:29 p.m.

CARRIED.

Chair


F. QUESTION PERIOD

1. Formosa Nursery – Abernethy Connector Road.

A gentleman questioned the destruction to the Formosa Nursery by the TransLink Road.

Mayor MacLean provided the background to the construction of the road, particularly with respect to the decisions made by the District of Maple Ridge for the current alignment. He said Pitt Meadows has consistently asked that the road be built as far south as possible.

Attachment 1:



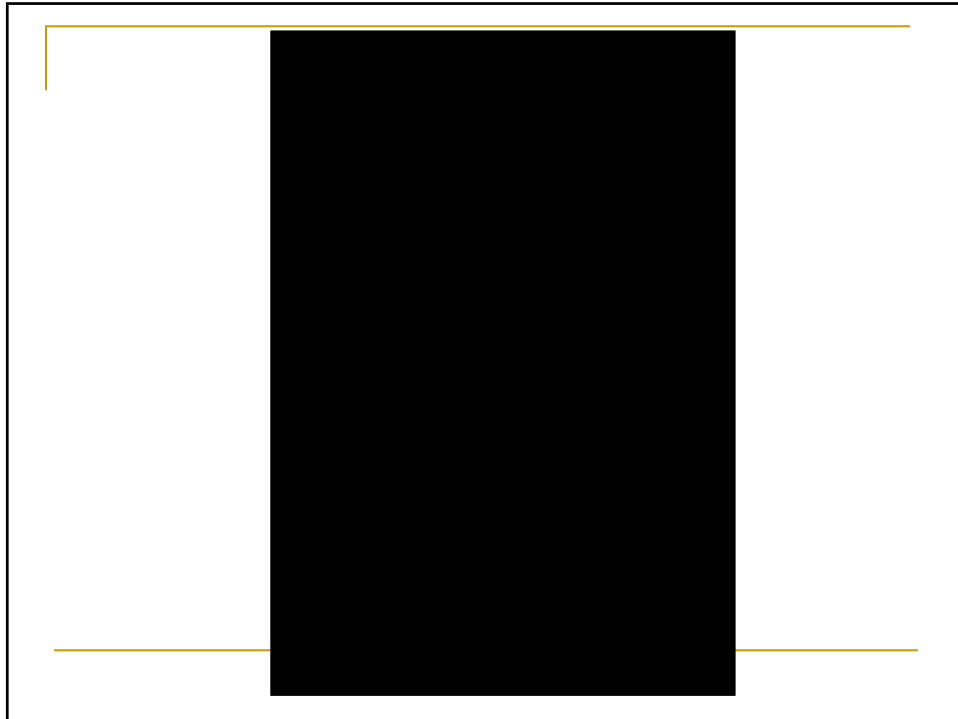
**Pitt Meadows and Smart Growth:
An Update**
Council Presentation - September 11, 2007

**Susan Rutherford, Staff Counsel
West Coast Environmental Law**
<http://www.wcel.org>

**WCEL's Liveable and Sustainable
Communities Program**

1. Research & publications on best practices
 - Smart Growth
 - Urban-Rural Interface
 - Green Infrastructure
 - Green Buildings
2. Outreach, advice
3. Projects and partnerships – local governments and communities





Focus on Smart Growth - Update

1. Improving the Quality of Residential Development
2. Updating Stormwater Management (Green Infrastructure)
3. Addressing Traffic Demand
4. Conserving Resources
5. Harness Innovative Opportunities

Making Progress:

- ❑ Leaders and champions
- ❑ Set goals
- ❑ Integrate goals and processes
- ❑ Partnerships
- ❑ Use expertise and advisory committees
- ❑ Pilots – build success incrementally
- ❑ Monitor progress



THE GREEN INFRASTRUCTURE GUIDE



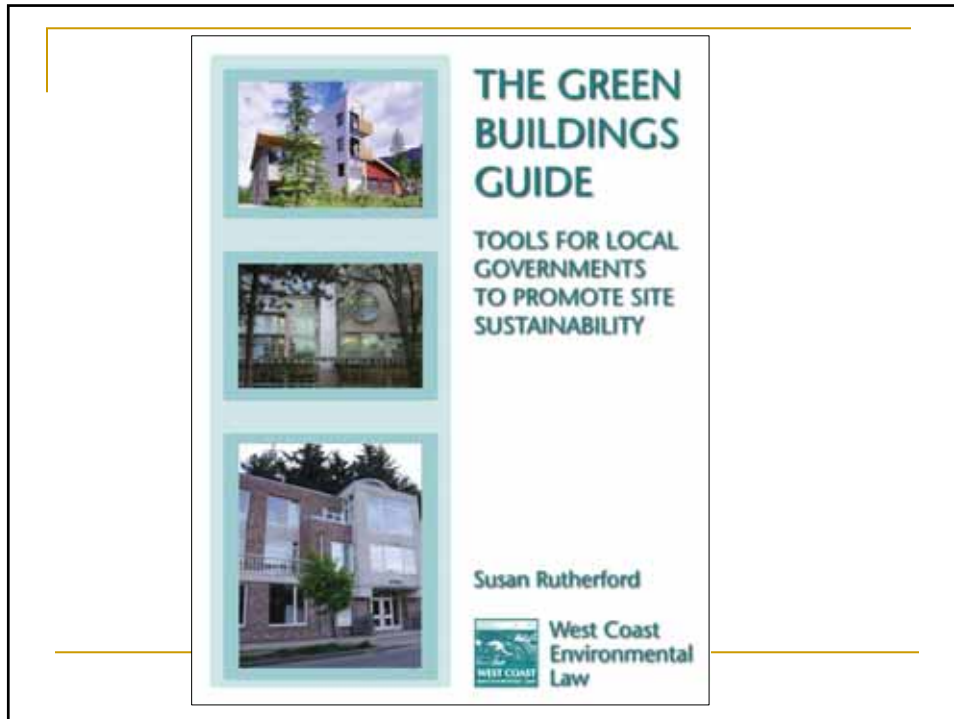
ISSUES,
IMPLEMENTATION
STRATEGIES AND
SUCCESS STORIES



Susan Rutherford



West Coast
Environmental
Law



West Coast Resources Online at <http://www.wcel.org>

- A Case for Smart Growth
- Smart Bylaws Guide (online)
- Smart Growth Guide to Local Government Law and Advocacy
- Protecting the Working Landscape (2005)
- The Green Buildings Guide (2006)
- The Green Infrastructure Guide (2007)

GIP “Showcasing Innovation - Celebrating Green Infrastructure” Events:

- Delta September 21
- Langley October 5
- SFU’s UniverCity October 19

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Thank you for the opportunity to present today!