

Minutes of the **REGULAR MEETING** of Pitt Meadows City Council held on **Tuesday, October 16, 2007** at 7:00 p.m. in the Council Chamber 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 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 & Development Services  
L. Darcus, Director of Legislative Services  
D. Parr, Planner  
K. Swift, Director of Recreation  
L. Kelly, Executive Assistant

**ABSENT:** Councillor D. Eisel

The meeting was called to order at 7:07 p.m.

**A. ADOPTION OF AGENDA**

**MOVED** by Councillor Tolchard, **SECONDED** by Councillor Bing, THAT the agenda for the October 16, 2007 Regular Meeting of Council be adopted.

CARRIED.

**B. ADOPTION OF MINUTES**

1. **Minutes of the October 2, 2007 Regular Meeting of Council and the Minutes of the October 9, 2007 Special Meeting of Council.**

**MOVED** by Councillor Bing, **SECONDED** by Councillor Becker, THAT the Minutes of the Regular Meeting of Council held on October 2, 2007, and the Minutes of the Special Meeting of Council held on October 9, 2007, be adopted.

CARRIED.

**C. ANNOUNCEMENTS**

In an effort to make the community aware, the following is announced:

1. **Foster Family Month, Community Living Month and Autism Awareness Month – October 2007.**

**MOVED** by Councillor Walters, **SECONDED** by Councillor Bing, THAT the communication from the Ministry of Children and Family Development dated September 27, 2007, be received.

CARRIED.

**D. PUBLIC HEARING**

There were no items received for this Meeting.

**E. DELEGATIONS AND PRESENTATIONS**

There were no items received for this Meeting.

**F. ITEMS FROM COUNCIL IN COMMITTEE**

1. **RECEIPT OF MINUTES.**

**MOVED** by Councillor Elkerton, **SECONDED** by Councillor Walters, THAT the Minutes of the Council in Committee meetings held on October 2, 2007 and October 9, 2007, be received.

CARRIED.

2. **REPORTS**

- 2.1 **TransLink Request for Property Tax Exemption. (1900-05)**

**MOVED** by Councillor Walters, **SECONDED** by Councillor Tolchard, THAT Council, upon the recommendation of the Council in Committee, receive for information the report from the Director of Corporate Services dated September 21, 2007.

CARRIED.

- 2.2 **Park Hours Bylaw Variance.**

**MOVED** by Councillor Tolchard, **SECONDED** by Councillor Becker, THAT Council, upon the recommendation of the Council in Committee, approve an additional variance to the Pitt Meadows "park hours bylaw" to allow BC Adventure Boot Camp Inc. to run this program in Harris Park.

CARRIED.

### 2.3 **Draft Official Community Plan. (6480-02)**

The Director of Operations and Development Services provided a PowerPoint presentation regarding the draft Official Community Plan, which is included as Attachment 1 and forms part of these minutes.

Councillor Bing, Co-Chair, thanked the members of the Official Community Plan Steering Committee, as well as the City staff for all their hard work over the last two years.

**MOVED** by Councillor Elkerton, **SECONDED** by Councillor Walters, THAT Council, upon the recommendation of the Council in Committee:

- A. Receive for information the report entitled Draft Official Community Plan, dated October 10, 2007 and the revised Draft Official Community Plan which reflects the comments and suggestions of Council in Committee; and
- B. Direct staff to make the Draft Official Community Plan available for public review by posting it on the City of Pitt Meadows web site and making copies available at the Municipal Hall and Public Library; and
- C. Direct staff to advertise the Official Community Plan Open House, scheduled for October 25<sup>th</sup>, 2007 in the Heritage Hall.

CARRIED.

(D. Parr left the meeting at 7:25 p.m.)

### 3. **BYLAWS**

BYLAWS FOR ADOPTION:

#### 3.1 **Bylaw No. 2325, 2007: DARD Zoning Bylaw Amendment – Flood Control Elevations. (3900-02/07)**

**MOVED** by Councillor Elkerton, **SECONDED** by Councillor Walters, THAT Council Reconsider and Adopt Dewdney-Alouette Regional District (DARD) Zoning Bylaw Amendment No. 2325, 2007.

CARRIED.

**3.2 Bylaw No. 2348, 2007: Building Bylaw Amendment - Flood Control Elevations. (3900-02/07)**

**MOVED** by Councillor Walters, **SECONDED** by Councillor Elkerton, THAT Council Reconsider and Adopt Building Bylaw Amendment Bylaw No. 2348, 2007.

CARRIED.

With Councillor Tolchard voting in the negative.

**3.3 Bylaw No. 2349, 2007: 2008 Permissive Property Tax Exemptions Bylaw. (1900-05)**

**MOVED** by Councillor Becker, **SECONDED** by Councillor Elkerton, THAT Council Reconsider and Adopt the Tax Exemption Bylaw for 2008, No. 2349, 2007.

CARRIED.

**G. MINUTES OF COMMITTEES/COMMISSIONS**

**MOVED** by Councillor Bing, **SECONDED** by Councillor Walters, THAT the Minutes of Committees and Commissions be received:

1. Maple Ridge and Pitt Meadows Parks & Leisure Services Commission Regular Meeting held on June 14, 2007.
2. Maple Ridge and Pitt Meadows Arts Council Board of Directors' Meeting held on September 10, 2007.

CARRIED.

**H. COUNCIL COMMITTEE LIAISON REPORTS**

Councillor Walters, attended the Fire Department Open House on October 13 – several emergency agencies in attendance – gave an opportunity for families to learn about emergency preparedness in a fun way; a public workshop will be held by the Community Police on October 24 at the Heritage Hall, 6:30 pm to 8:30 pm – RCMP will discuss safe use of computers, warding off online predators, seniors safety and neighbourhood watch; exhibition at the Art Gallery called “Wood Naturally”, October 20 to November 24; congratulated Roger Welch who was elected President of the Maple Ridge/Pitt Meadows Arts Council Board of Directors – believes he will represent the needs of both communities.

Councillor Becker, attended the Economic Development Advisory Committee meeting on October 11 – the consultant reviewed the needs of the City regarding economic development and presented three models: regional, internal and a corporation wholly owned by Pitt Meadows - \$300,000 annual budget; attended the Ridge Meadows Foundation Gala on October 13; Health and Wellness Clinic will be held on October 19.

Councillor Elkerton, attended the Pitt Meadows Heritage and Museum Society meeting on October 12 – budget was approved and discussed succession planning for staff – hosting Halloween Kids Night on October 26, 9:30 pm - cost \$10 - October 28 – The Museum After Dark - Friends and Family Night – 7 pm to 9:30 pm - by donation and encouraged residents to participate.

Councillor Bing, October 14 – as a member of the CP Advisory Committee rode a CPR train from Ruskin to the Pitt Meadows Intermodal Yard and toured the Yard, (250 employees – 700 to 800 containers on site at any one time) - enjoyed the experience.

Mayor MacLean, holidayed in the Okanagan and looked at smaller towns – noted that Pitt Meadows has great economic and tourism potential with the blueberry and cranberry farms.

## **I. NEW/OTHER BUSINESS**

There were no items received for this Meeting.

## **J. CORRESPONDENCE**

**MOVED** by Councillor Elkerton, **SECONDED** by Councillor Walters, THAT the following ten items of correspondence be received:

1. Communication from Fisheries and Oceans Canada dated September 17, 2007, regarding 4<sup>th</sup> Annual Community Dialogues with Department of Fisheries and Oceans (DFO).
2. Communication from the Ridge Meadows Women's Centre Society dated September 27, 2007, regarding decline of offer.
3. Communication from the Province of British Columbia Legislative Assembly dated September 28, 2007, regarding Union of British Columbia Municipalities (UBCM) Conference.
4. Communication from BC Hydro dated September 28, 2007, regarding the Turn It Off Challenge, Phase 2.

5. Communication from Solar Power Roadshow received October 1, 2007, regarding endorsement request for fishing conservation activity.
6. Communication from BC Hydro dated October 1, 2007, regarding Power Smart "Turn It Off Community Challenge" Award.
7. Communication from the Vancouver Foundation dated October 1, 2007, regarding Metro Vancouver's Vital Signs 2007 Report. *(A copy of the report is available from the Legislative Services Department for viewing or online at [http://www.vancouverfoundationvitalsigns.ca/files/pdfs/VF\\_VitalSigns.pdf](http://www.vancouverfoundationvitalsigns.ca/files/pdfs/VF_VitalSigns.pdf))*
8. Fax communication from the Union of British Columbia Municipalities (UBCM) received October 5, 2007, regarding UBCM 2007 Resolutions and Policy Disposition.
9. Communication from Water Highway BC dated October 5, 2007, regarding BC Water Quality Monitoring Network – Strategic Plan Development.
10. Fax communication from the Union of British Columbia Municipalities (UBCM) dated October 5, 2007, regarding Grant Application Deadline Reminder.

CARRIED.

Staff noted that the communication from the Union of BC Municipalities dated October 5, 2007 had been referred to Parks and Leisure Services staff to provide a response.

#### **K. ITEMS FOR INFORMATION**

#### **L. NOTICES OF MOTION**

#### **M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION**

#### **N. ANY OTHER COMPETENT BUSINESS**

**O. NOTICE OF CLOSED MEETING**

**P. ADJOURNMENT**

**MOVED** by Councillor Elkerton, **SECONDED** by Councillor Bing, THAT this meeting now be adjourned at 7:45 p.m.

CARRIED.

Signed:

Certified Correct:

\_\_\_\_\_  
Mayor

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

Attachment 1:

The logo for the City of Pitt Meadows, featuring a stylized tree and the text "City of Pitt Meadows" and "The Official Plan".

## Draft Official Community Plan

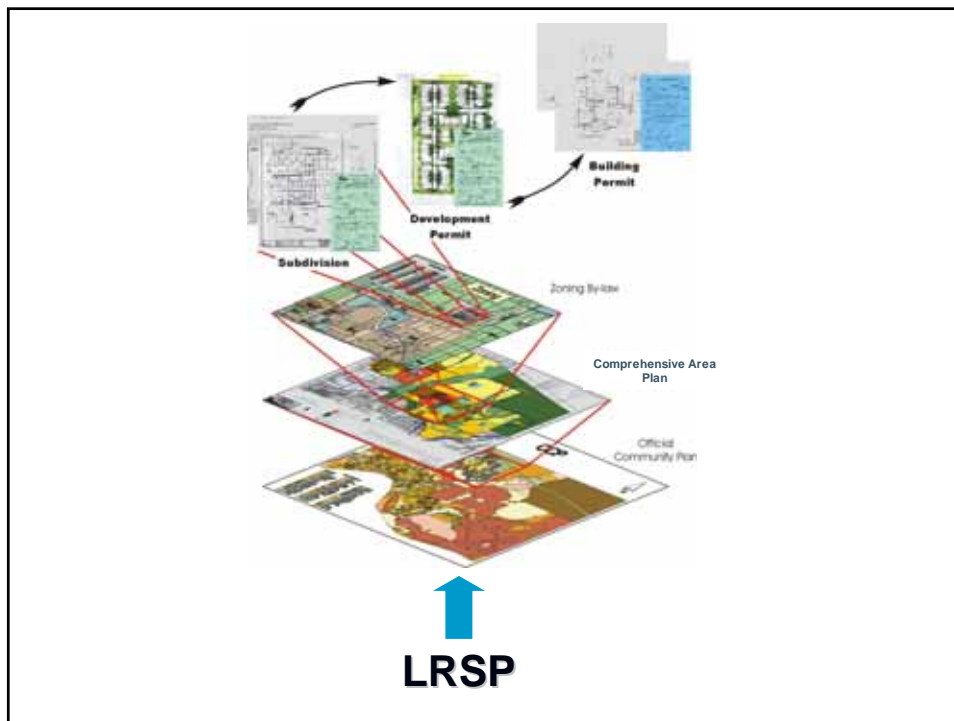
- **What is an Official Community Plan (OCP)?**
  - An Official Community Plan or OCP is a long-range (20 year) guide for a municipality. It is a **vision** for managing the economic, environmental and physical future of an area by guiding land use, development and transportation activities.
  - An OCP is also a legal document that articulates the goals and policies of the community on housing, jobs/businesses, transportation, parks, green space and community facilities.
  - An OCP is not a static document. It can be amended to respond to changing community needs.
  - An OCP reflects not only the unique context of local concerns but also the broader goals of the Metro Vancouver's Livable Region Strategic Plan (*LRSP*).
  - Periodically, the Official Community Plan (OCP) needs to be reviewed with Council, the public, staff and other key stakeholders, to determine if the goals and objectives of the document are still valid, and where the document might need to be altered to reflect changes in our community.



## Draft Official Community Plan

### □ The OCP and the Livable Region Strategic Plan

- The Livable Region Strategic Plan is Metro Vancouver's regional growth strategy. Since its adoption by the Metro Vancouver Board of Directors in 1996, the Strategic Plan has provided the framework for making regional land use and transportation decisions in partnership with member municipalities, the provincial government, and other agencies.
- Every Metro Vancouver member municipality is required to identify the relationship between its OCP and the strategies of the LRSP by incorporating a Regional Context Statement into its OCP.
- The four fundamental strategies of the LRSP are:
  1. Protect the Green Zone
  2. Build complete communities
  3. Achieve a compact metropolitan area
  4. Increase transportation choice
- If necessary, the Regional Context Statement must identify the inconsistencies between the OCP and the LRSP and how the OCP will be made consistent over time.





## Draft Official Community Plan

- Goals of the OCP Review:
  - Maintain compact urban footprint /protect the agricultural area
  - Preserve and enhance opportunities for local employment
  - Respond to regional transportation improvements
  - Accommodate a growing and changing population



## Draft Official Community Plan

- Maintain compact urban footprint /protect the agricultural area



- Designation of an Urban Containment Boundary and planning for growth within that boundary, discouraging growth outside of that boundary
- Including policies that protect agricultural lands from conversion to other uses, including rural estates
- Applying land use designations such as "Park", and "Open Space" for the protection of natural areas
- Partnering with other agencies such as FREMP in order to protect environmentally sensitive areas



## Draft Official Community Plan

- **Preserve and enhance opportunities for local employment**
  - Committing to preserving existing industrial and commercial areas
  - Designating additional land for business park use in the south Harris Road area, which would provide for local employment opportunities
  - Providing for additional commercial development in Pitt Meadows, with different types of commercial activities concentrated in different areas of the community



## Draft Official Community Plan

- **Respond to regional transportation improvements – road network**
  - Working with all levels of government and relevant agencies to ensure that the Lougheed Highway corridor is developed or upgraded in accordance with the community's needs
  - Supporting the construction of a new east-west road north of Lougheed Highway provided impacts to agricultural land are minimized and that third party funding is secured for its design and construction
  - Continuing to work with stakeholder groups, including the farming community, residents, businesses, and other government agencies to reduce the impacts of commuter volume on Old Dewdney Trunk Road
  - Continuing to enhance and extend the extensive trail / cycle network utilizing the dikes on the Fraser, Pitt River and Alouette Rivers
  - Acknowledging the importance of the airport to transportation and the economy
  - Encouraging the location of higher density housing and commercial uses within walking distance of public transit



## Draft Official Community Plan

- Respond to regional transportation improvements – alternative modes of transportation



- Encourages improved bus service and more frequent (off peak and reverse peak) West Coast Express train service to and from Pitt Meadows
- Supports safe and convenient pedestrian routes
- Facilitates cycling opportunities
- Airport use is supported; development in close proximity shall not place limitations on aviation uses or operations at the airport.



## Draft Official Community Plan

### Accommodate a growing and changing population

- Crafting a land use plan with permitted densities that could accommodate the Metro Vancouver population projections for Pitt Meadows
- Providing a range of housing options for changing community demographics



## Draft Official Community Plan

### Residential

Table 1. Total Population Accommodated

Year	GVRD GMS 5.0 Estimates	Existing Zoning & OCP	Recommended Growth Scenario
2005	-	16,171	16,171
2021	22,000	20,208	21,280
2031	22,500	19,848	22,137



## Draft Official Community Plan

### Residential

Table 2. Final Housing Mix

	Existing Zoning & OCP	Recommended Growth Scenario
Single Detached	51%	43%
OGOs	24%	22%
Apartment	25%	36%



## Draft Official Community Plan

### Residential

Table 3. Housing Projections by building type

	Existing Zoning & OCP	Recommended Growth Scenario
OGOs	2010	2014
Single Family	2016	2016
Apartment	2015	2036



## Draft Official Community Plan

- Accommodate a growing and changing population (cont'd)
  - Locating most of the high density housing within walking distance of transit and within the Town Centre
  - The City will consider mixed-residential development on the city-owned South Bonson site
  - Supporting infill housing within a development permit process
  - Encouraging a range of housing types to accommodate a diverse population
  - Supporting limitations on housing in the agricultural area



## Draft Official Community Plan

- Chapter Headings:
  1. Introduction
  2. Community Overview
  3. Regional Context Statement
  4. Natural Environment
  5. Agriculture
  6. Parks, Recreation and Open Space
  7. Heritage
  8. Community Uses
  9. Residential
  10. Commercial
  11. Industrial
  12. Transportation
  13. Utilities
  14. Land Use Designations
  15. Development Permit Areas



## Draft Official Community Plan

### □ Map Schedules

- Urban Containment Boundary and Agricultural Land Reserve
- Green Zone
- Urban Land Use
- Rural Land Use
- Urban Road Network
- Rural Road Network
- Urban Cycling and Trail Network
- Rural Cycling and Trail Network
- Urban Water Network
- Rural Water Network
- Sanitary Sewer Network
- Drainage Catchment Areas
- Environmentally Sensitive Areas
- Urban Community Heritage Register Buildings
- Rural Community Heritage Register Buildings
- Urban Development Permit Areas
- Rural Development Permit Areas



## Draft Official Community Plan

### OCP Open House

- Date: Thursday, October 25th  
Time: 6:00 to 8:30 p.m.  
Place: Pitt Meadows Heritage Hall (Old  
Recreation Hall) 12460 Harris Road