

**REGULAR MEETING OF COUNCIL  
AGENDA**

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**DATE:** December 1, 2025  
**TIME:** 4:30 p.m.  
**LOCATION:** Council Chambers, Enderby City Hall

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*The public may attend this meeting in person or by means of electronic facilities.*

*The City of Enderby uses Zoom for its electronic facilities and encourages those who are unfamiliar with the application to test it in advance; for technical support, please contact Zoom.*

*The access codes for this meeting are:*

*Meeting ID: 854 1832 0453  
Passcode: 075988*

*If you would like to attend this meeting by means of electronic facilities and do not have a computer or mobile phone capable of using Zoom, please let us know and we can provide you with a number that you can call in from a regular telephone.*

*When applicable, public hearing materials are available for inspection at  
[www.cityofenderby.com/hearings/](http://www.cityofenderby.com/hearings/)*

**1. LAND ACKNOWLEDGEMENT**

*We respectfully acknowledge that we are on the traditional and unceded territory of the Secwepemc.*

**2. APPROVAL OF AGENDA**

*THAT the December 1, 2025 Council Meeting agenda be approved as circulated.*

**3. ADOPTION OF MINUTES**

**3.1 Meeting Minutes of November 17, 2025**

*THAT the November 17, 2025 Council Meeting minutes be adopted as circulated.*

Page 3

**4. CONTINUING BUSINESS AND BUSINESS ARISING FROM COMMITTEES AND DELEGATIONS**

**5. REPORTS**

**5.1 Mayor and Council Reports**

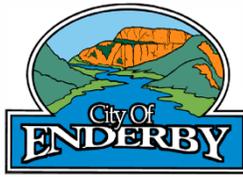
**5.2 Area F Director Report**

**5.3 Chief Administrative Officer Report**

**5.3.1 Council Inquiries**

**6. NEW BUSINESS**

- 6.1 Ratification of Contribution to the Play for Truth: Splatsin Monument Fundraiser Page 10  
 Staff report prepared by Chief Administrative Officer dated November 18, 2025  
*THAT Council ratifies its decision to contribute \$3,000 to the Play for Truth: Splatsin Monument Fundraiser, to be funded through the relationship-building and donations budget line items.*
- 6.2 Appointments to the Okanagan Regional Library Board for 2026 Page 11  
 Staff report prepared by Chief Administrative Officer dated November 21, 2025  
*THAT Council appoints \_\_\_\_\_ as Library Trustee and \_\_\_\_\_ as Alternate Trustee to serve on the Okanagan Regional Library Board for 2026.*
7. **CORRESPONDENCE AND INFORMATION ITEMS**  
 Mayor or Chair will provide an opportunity for any Council member to request that a Correspondence and Information Item be discussed separately.  
*THAT Council receives and files all Correspondence and Information Items.*
- 7.1 Bill M216, 2025 Page 15  
 Bulletin from Lidstone & Company dated November 19, 2025
- 7.2 Bill M 216 – 2025 Professional Reliance Act Page 18  
 Correspondence from Mayor Meghan Lahti, City of Port Moody dated November 24, 2025.
- 7.3 Bill M216 Professional Reliance Act – Planning Institute of British Columbia Preliminary Comments Page 22  
 Correspondence from Kenna Jonkman RPP, MCIP, President, Planning Institute of British Columbia dated November 14, 2025
- 7.4 Concerns Regarding Bill M 216 – 2025 Professional Reliance Act Page 28  
 Correspondence from Nicole MacDonald, Mayor, City of Pitt Meadows dated November 26, 2025
8. **PUBLIC QUESTION PERIOD**
9. **CLOSED MEETING RESOLUTION**  
*THAT pursuant to Section 92 of the Community Charter, the regular meeting convene In-Camera to deal with matters deemed closed to the public in accordance with Section 90 (1) (k) of the Community Charter.*
10. **ADJOURNMENT**



## THE CORPORATION OF THE CITY OF ENDERBY

Minutes of a **Regular Meeting** of Council held on Monday, November 17, 2025 at 4:30 p.m. in Council Chambers.

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Present: Mayor Huck Galbraith  
Councillor Tundra Baird  
Councillor Roxanne Davyduke  
Councillor David Ramey  
Councillor Brian Schreiner  
Councillor Shawn Shishido  
Councillor Sarah Yerhoff

Staff: Chief Administrative Officer – Tate Bengtson  
Chief Financial Officer – Jennifer Bellamy  
Manager of Planning, Community Safety and Bylaw Compliance – Kurt Inglis  
Manager of Strategic Priorities and Community Services – Kelsey Campbell  
Clerk-Secretary – Andraya Imrich  
Planning Manager, Regional District of North Okanagan – Greg Routley

Other: Press and Public

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### **LAND ACKNOWLEDGEMENT**

We respectfully acknowledge that we are on the traditional and unceded territory of the Secwepemc.

### **APPROVAL OF AGENDA**

Moved by Councillor Schreiner, seconded by Councillor Yerhoff  
*THAT the November 17, 2025 Council Meeting agenda be approved as circulated.*

CARRIED

### **ADOPTION OF MINUTES**

Meeting Minutes of November 3, 2025

Moved by Councillor Shishido, seconded by Councillor Ramey  
*THAT the November 3, 2025 Council Meeting minutes be adopted as circulated.*

CARRIED

### **DEVELOPMENT MATTERS AND RELATED BYLAWS**

Development Variance Permit Application #0086-25-DVP-END

The Manager of Planning, Community Safety and Bylaw Compliance gave an overview of the application.

There were no written submissions.

No members of the public wished to make representation.

Moved by Councillor Ramey, seconded by Councillor Baird  
*THAT Council authorizes the issuance of a Development Variance Permit for the property legally described as STRATA LOT 5 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT STRATA PLAN KAS2006 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, and located at 5-201 Kildonan Avenue, Enderby BC, to permit a variance to Section 604.10.b.ii of the City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum front yard setback for a single-family dwelling from 6 m (19.68 feet) to 4.58 m (15.03 feet).*

CARRIED

Zoning Amendment Application #0007-24-RZ-END

The Manager of Planning, Community Safety and Bylaw Compliance recused because of his proximity to the subject property.

Greg Routley, Planning Manager, RDNO, introduced himself and gave an overview of the application.

There was one written submission received:

**Trevor and Carey Hendricks, 965 Ridgewood Drive, Enderby**

- Concerns regarding fire safety and that the neighbourhood currently only has one way in/out.
- Concerns regarding debris and fire hazards created by land clearing.
- Concerns regarding impacts to water pressure of adding new homes.
- Concerns about the City monitoring the future worksite to ensure bylaw and safety standards are followed.
- Asked if parks and sidewalks will be provided in the proposed subdivision.

Council requested that staff speak to the concerns listed in the written submission.

Chief Administrative Officer explained that:

- Master planning is ongoing with the developer for development of the broader parcel, which includes the road network. Explained that as part of the development a new collector road will be established that will tie into a future 1<sup>st</sup> Avenue extension.
- The City will work with the developer to make sure any debris that is considered a fire hazard is removed imminently. Debris from land clearing will also be removed as development progresses to make way for new building.
- Conversations regarding water pressure and interconnecting the water main so as to not negatively impact water pressure are ongoing with the developer.
- Developer accountability and the monitoring of the site will occur during the subdivision process.

- The OCP calls for trail and parkland in this area. The recommended covenant will require that this land is identified and dedicated before the rezoning takes effect.

Mayor Galbraith invited the applicant to speak to the application.

**Brandon Mazur, Applicant**

Explained that phase 1 of the development is only 6 lots and that water pressure concerns and road connectivity will be addressed in future phases of the development.

Councillor Shishido expressed concerns about the potential number of dwellings that could be built on the subject property if it is subdivided into 84 lots. Concerns about impacts to the existing neighbourhood caused by this added density.

Mayor Galbraith explained that these concerns will need to be addressed by further applications that come to Council as the development progresses.

Councillor Ramey asked if there is any negative to losing property zoned C.R. in the community.

Chief Administrative Officer explained that this area of the community is identified for future growth in the OCP and that in this case the rezoning supports the plans laid out in the OCP.

Councillor Schreiner stated he is in favor of the recommendation and that more housing is needed in the community.

Councillor Shishido stated that because advertising stated that public input would be accepted prior to first reading of the bylaw considered at this meeting, that he would like to delay second and third reading and adoption to a future meeting.

Chief Administrative Officer responded that the opportunity for public input was properly advertised and the opportunity for that input is only prior to first reading.

Councillor Baird stated that she is in support of the application as it is consistent with the OCP.

Moved by Councillor Shishido, seconded by Councillor Baird

*THAT City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1807, 2025, which proposes to change the zoning of the property legally described as That Part of the SE1/4 of Sec 27, Lying East of the West Boundary of the City of Enderby as shown on Plan B1956, Twp 18, R9, W6M, KDYD, Except Plan KAP55286, EPP63512, and EPP65553 and located at 1450 Johnston Avenue from the Residential Single Family (R.1) and Country Residential (C.R) zones to the Residential Single Family (R.1-A) zone, be given Three Readings and Adoption;*

*AND THAT, the Adoption to City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1807, 2025, shall come into force and effect upon:*

1. *The Ministry of Transportation and Transit endorsing Bylaw No. 1807, 2025.*
2. *The applicant registering on the title of the property a covenant that prohibits fee-simple or strata subdivision of the property until such time as the following requirements have been met:*

- a. *Parkland is dedicated on the property in keeping with the policies, objectives, and maps of the City of Enderby Official Community Plan.*
- b. *A storm water management plan has been accepted by the City of Enderby that is consistent with City of Enderby Subdivision and Servicing Bylaw.*
- c. *The recommendations of the accepted storm water management plan are addressed as a condition of subdividing the property.*
- d. *The City of Enderby confirms that its community water system is able to service the property.*

CARRIED  
OPPOSED Councillor Shishido

## **REPORTS**

### Mayor and Council Reports

#### Councillor Baird

Reported that both the Remembrance Day Ceremony in Enderby and the Indigenous Veterans Day Ceremony hosted by Splat-sin were very well attended.

Meetings of the Christmas Committee are ongoing.

Attended the Fun Tank event hosted at the Drill Hall.

Will be playing in the Splat-sin Monument Fundraiser Basketball Game this Thursday, November 20<sup>th</sup>.

#### Councillor Ramey

Attended the Indigenous Veterans Day Ceremony.

#### Councillor Schreiner

Nothing to report.

#### Councillor Yerhoff

Attended the Remembrance Day Ceremony in Enderby and the Indigenous Veterans Day Ceremony hosted by Splat-sin.

Attended the Fun Tank event at the Drill Hall.

There is a Christmas Food Drive coming up.

#### Councillor Davyduke

Attended the Enderby Remembrance Day Ceremony and reported it was an honour to be part of reading out the Honour Role at the event.

Attended the Snow Show event at Splatsin Centre and reported that the event was well attended and that there were some great presentations.

Spoke with Hal from Community Futures and reported that he really enjoyed being a part of the Business Walk and that our community was very receptive to the initiative. Also reported that there are many workshops being put on by Community Futures.

#### Councillor Shishido

Attended the Snow Show at Splatsin Centre.

Attended the Remembrance Day Ceremony and reported that members of other communities travel to attend Enderby's ceremony. Noted that some attendees struggled to hear the ceremony because of how far away they had to stand and suggested some more speakers could be added next year.

#### Mayor Galbraith

Attended the Remembrance Day Ceremony in Enderby and the Indigenous Veterans Day Ceremony hosted by Splatsin.

Has been passing out posters for the Splatsin Monument Fundraiser Basketball Game.

#### Area F Director

Attended the Remembrance Day Ceremony in Enderby and the Indigenous Veterans Day Ceremony hosted by Splatsin.

Will be playing in the Splatsin Monument Fundraiser Basketball Game.

Attended a Rail Trail Governance Meeting last week and reported that the section of the Rail Trail between Mara and Grindrod will be completed before winter.

#### Chief Administrative Officer

Reported that pool construction is ongoing. Work is continuing on wall preparation and the roof structure. Concurrently, King Avenue road works are proceeding and staff are exploring coordination opportunities in the hopes of expediting the road construction timeline to the spring of 2026.

Lower reservoir construction is continuing. Both cells have now passed their respective leak tests. Backfilling, valve chamber completion, and the installation of works associated with the recirculation line are under way. Once the mixing system arrives and is installed, the reservoir will then move towards a commissioning date, which is expected to be mid-December.

Thanked the Legion for hosting the Remembrance Day ceremony, as well as Public Works, the gardens and grounds contractor, and the Manager of Strategic Priorities for activities that supported the ceremony.

There will be a Power Outage from 10pm on Thursday December 4<sup>th</sup> to 8am on Friday, December 5<sup>th</sup>. Staff are working on response plans for various City departments to ensure critical service continuity during the outage while managing for impacts and consequences.

Plans are in place to wrap the tops of the light standards on Cliff Avenue with holiday lights. There are some extra costs to purchase the extra lights and rent a lift for the day, which can be pulled out of a sundry account. Staff are also working with a local graphic designer to get a new Elf picture frame for Candy Cane Lane.

RDNO Building Permit Report – October 2025

Moved by Councillor Baird, seconded by Councillor Schreiner  
*THAT the RDNO Building Permit Report – October 2025 be received and filed.*

CARRIED

**NEW BUSINESS**

2025 Business Walk Results

Moved by Councillor Shishido, seconded by Councillor Davyduke  
*THAT Council receives the 2025 Business Walk Results Staff Report for information.*

CARRIED

Infrastructure Capacity Challenges Response

Councillor Schreiner asked for Chief Administrative Officer to provide further comment.

Chief Administrative Officer explained that RDNO’s point with respect to the proposed response is well taken. The intention of this action to make sure that the province is aware of the cost to local governments of implementing their mandated residential density.

Moved by Councillor Schreiner, seconded by Councillor Baird  
*THAT Council receives and files the correspondence from the Regional District of North Okanagan’s Regional Growth Management Advisory Committee, dated October 30, 2025, with the subject “Infrastructure Capacity Challenges – Minister of Housing and Municipal Affairs letter dated October 8, 2025, for Council Consideration”;*

*AND THAT Council directs staff to provide the Committee with details of the Provincial grant funds received by the City of Enderby as described in the Minister’s correspondence, as well as infrastructure capacity challenges that are foreseeably necessary to support the Province’s mandated residential densities.*

CARRIED

Regulating Off Premise Signs

Moved by Councillor Schreiner, seconded by Councillor Baird  
*THAT Council directs Staff to prepare an amendment to the City of Enderby Zoning Bylaw No. 1550, 2014 in order to:*

- i. amend the definition of ‘Off Premise Sign’ to remove the exemption portion of the definition which allows for signs to advertise a product, service, place, activity, person,*

*institution, or business located on a separate parcel that is owned by the owner of the parcel on which the sign is located; and*

- ii. remove Section 310.3.a.i which limits the extent to which a sign may advertise a product, service, place, activity, person, institution, or business located on a separate parcel that is owned by the owner of the parcel on which the sign is located.*

CARRIED

**PUBLIC QUESTION PERIOD**

There were no questions from the public.

**CLOSED MEETING RESOLUTION**

Moved by Councillor Shishido, seconded by Councillor Baird  
*THAT pursuant to Section 92 of the Community Charter, the regular meeting convene In-Camera to deal with matters deemed closed to the public in accordance with Section 90 (1) (k) of the Community Charter.*

CARRIED

**ADJOURNMENT**

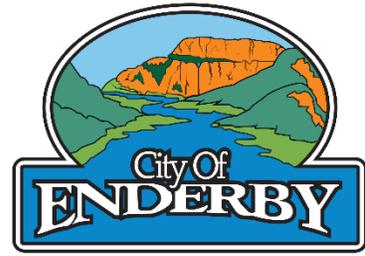
Moved by Councillor Schreiner, seconded by Councillor Davyduke  
*THAT the regular meeting of November 17, 2025 adjourn at 6:13 p.m.*

CARRIED

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CORPORATE OFFICER**

# Staff Report



Date: November 18, 2025  
To: Mayor and Council  
From: Tate Bengtson, Chief Administrative Officer  
Subject: Ratification of Contribution to the Play for Truth: Splatsin Monument Fundraiser

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## RECOMMENDATION

THAT Council ratifies its decision to contribute \$3,000 to the Play for Truth: Splatsin Monument Fundraiser, to be funded through the relationship-building and donations budget line items.

## DISCUSSION

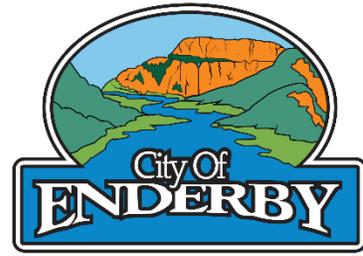
This staff report is intended to ratify Council’s unanimous support of a contribution of \$3,000 to the Play for Truth: Splatsin Monument Fundraiser. The contribution will be funded through the relationship-building and donations budget line items.

## ATTACHMENTS

- None
- 

Approved for Inclusion by..... Tate Bengtson  
Agenda .....Council, Regular, December 1, 2025

# Staff Report



Date: November 21, 2025  
To: Mayor and Council  
From: Tate Bengtson, Chief Administrative Officer  
Subject: Appointments to the Okanagan Regional Library Board for 2026

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## RECOMMENDATION

THAT Council appoints \_\_\_\_\_ as Library Trustee and \_\_\_\_\_ as Alternate Trustee to serve on the Okanagan Regional Library Board for 2026.

## DISCUSSION

Annually, Council must appoint a Library Trustee and Alternate Trustee to represent the City of Enderby at the Okanagan Regional Library Board pursuant to Section 16 of the *Library Act*. Attached to this memorandum is a letter from the Okanagan Regional Library detailing the nature of the commitment, as well as the approved board meeting schedule and the relevant excerpt from the *Library Act*.

Councillor Ramey and Mayor Galbraith served, respectively, as Library Trustee and Alternate Trustee to the board for 2025.

## ATTACHMENTS

- ORL Appointment Letter
- Approved Board Meeting Schedule 2026
- *Library Act* excerpt

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Approved for Inclusion by..... Tate Bengtson  
Agenda .....Council, Regular, December 1, 2025

November 21, 2025

Mayor  
City of Enderby  
Box 400  
619 Cliff Ave  
Enderby, BC V0E 1V0

**Re Annual Appointment - Okanagan Regional Library Board**

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Annual appointments to the Library Board are made according to the *BC Library Act*. There are four regular meetings required of the Board in each year and such other meetings as the Board may decide. Regular meetings are generally held on the third Wednesday in February, May, September, and November, except in years when municipal elections are held. In election years, there is a meeting in October and no meeting in November. Meetings typically start at 9:30 AM and may constitute a full day. They are held at Library Headquarters at 1430 K.L.O. Road, Kelowna or virtually. Pursuant to Board Policy, Board members' expenses for travel, meals and hotel only are paid by the Library.

Please complete and return:

- Letter of Appointment form: Name the Library Trustee and the Alternate you wish to appoint;
- Library Trustee and Alternate Trustee Contact Information forms: Have both the representative and the alternate complete one each.

The forms can be returned by e-mail [cboback@orl.bc.ca](mailto:cboback@orl.bc.ca). If you have any questions, please reach out.

Thank you for your continuing support of the Okanagan Regional Library.

Sincerely,



**Corinne Boback**  
**Administrative Services Manager**  
**Okanagan Regional Library**

Attached:

Letter of Appointment Form  
Trustee Contact Information Form

Library Act  
Meeting Schedule

## 2026 BOARD OF TRUSTEES MEETING SCHEDULE

### BOARD POLICY & REGULATIONS

#### SECTION II: BOARD ORGANIZATION AND STRUCTURE, PART A: MEETINGS, REGULAR BOARD MEETING SCHEDULE

*“There shall be four regular meetings of the Board in each year and such other meetings as the Board may decide. Regular meetings will be held in February, May, September, and November, except in years when municipal elections are held. In years when there is a municipal election, meetings will be held in February, May, September, and October.”*

In-Camera Meetings begin at 9:30 AM (subject to change)  
 Regular Meetings begin immediately following the In-Camera Meeting (subject to change)

Meetings are held at Library Administration Building Boardroom  
 1430 KLO Road, Kelowna, BC

<b>Wednesday February 18</b>	Regular Meeting & AGM
<b>Wednesday May 20</b>	Regular Meeting
<b>Wednesday September 9</b> *To accommodate UBCM	Regular Meeting
<b>Wednesday October 21</b> *To accommodate 2026 General Local Government Election	Regular Meeting

#### 2026 Dates of Interest to Library Board Trustees:

**General Local Government Elections**

Saturday, October 17, 2026

**BC Library Association Annual Library Conference**

April 22-24 (Richmond, Sheraton Vancouver Airport Hotel)

**SILGA AGM and Convention**

April 29 – May 2 (Revelstoke, Revelstoke Community Centre)

**UBCM Convention**

September 14-18 (Vancouver, Vancouver Convention Centre)

# **LIBRARY ACT, Part 3 – Regional Library Districts**

## **How the library board is appointed**

- 16** (1) The library board is to consist of a representative of each municipality and regional district that is a party to the agreement to establish the regional library district.
- (2) A municipal council must, by resolution,
- (a) appoint one of its members to be a member of the library board, and
  - (b) appoint another of its members as an alternate member to serve on the library board if the member appointed under paragraph (a) is absent or unable to act.
- (3) If there is more than one electoral participating area in the regional library district, the regional district board must, by resolution,
- (a) appoint from among the directors of the electoral participating areas a member of the library board, and
  - (b) appoint another of the directors of the electoral participating areas as an alternate member to serve on the library board if the member appointed under paragraph (a) is absent or unable to act.
- (4) If there is only one electoral participating area in a region library district,
- (a) the director of the electoral participating area is a member of the library board, and
  - (b) the alternate director of the electoral participating area is the alternate member on the library board if the director of the electoral participating area is absent or unable to act.

## **When members are appointed**

- 17** (2) All subsequent regular appointments must be made each December at the first meeting of the municipal council or regional district board.
- (4) If an appointment is not made at the time specified in this section, the appointment must be made as soon as convenient.

## **Term of Office**

- 18** (1) A member of the library board holds office for a term of one year, or for the remainder of the year for which the appointment is made.
- (2) A member is eligible for reappointment, but no member may serve for more than 8 consecutive years.”
- (3) The term of office of a member continues until a successor is appointed unless the member is removed for cause.

LIDSTONE & COMPANY  
BARRISTERS AND SOLICITORS

BULLETIN

**TO: Clients**  
**FROM: Lidstone & Company**  
**DATE: November 19, 2025**  
**RE: Bill M216, 2025**  
**FILE: 99999 - 012**

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Bill M216-2025 has recently been introduced in the provincial legislature (First Reading October 21 and Second Reading November 17). If enacted, the law would impact local government powers, responsibilities, and liability, obligating local governments to approve permit or bylaw applications in accordance with the judgement of a wide category of professionals rather than the existing “qualified professionals” or local government’s own discretion. The sudden changes could affect health and safety of persons and buildings and environmental protection, contrary to the provincial regime that has been in place for decades under various governments. The scheme would create significant delays and extra costs for developers in the development process in BC. It creates new liability for local governments, and predictably higher insurance costs for homeowners and businesses. This bulletin summarizes some potential impacts on local governments.

**1. Professional Reliance**

Currently under sections s. 55 and s. 56 of the *Community Charter*, local governments **may** (but are not required to) obligate building permit applicants to provide certificates from a “qualified professional” to demonstrate their application complies with applicable requirements. Such qualified professional could be, depending on the context, an architect, professional engineer, or professional geoscientist.

Professional reliance also applies to building design and construction, subdivision, infrastructure design and construction, wildfire or hazard development permits, riparian protection, flooding/landslide protection, geotechnical site issues, and more.

BRITISH COLUMBIA OFFICE  
#1300, 128 PENDER STREET WEST  
VANCOUVER, BC V6B 1R8  
604.899.2269

ALBERTA OFFICE  
#2200, 635 8<sup>TH</sup> AVENUE SW  
CALGARY, AB T2P 3M3  
587.852.4500

Colloquially, this practice is called “professional reliance”. Instead of a local government necessarily performing their own inspections or plan reviews for a given application, a local government is entitled to rely on the opinion of a qualified professional. Importantly, such professional reliance is not required - professional reliance as it exists under the current *Community Charter* and *Local Government Act* allows local governments to choose to use professionals as adjuncts to their own judgement in bylaw applications and permitting. This expedites development approvals and reinforces safety given the established expertise and track record of these professionals.

Importantly, most local governments with substantial flows of development applications have already established an advanced system of pre-certified qualified professionals and steps to expedite approvals.

In addition, the Bill would no longer allow a requirement for peer review of professionals’ errors or omissions.

## 2. The Act

Conversely, the *Professional Reliance Act* proposed under Bill M216-2025 **requires** local governments to accept as meeting permit or bylaw requirements, “any submission” certified by a professional under the *Professional Governance Act* (“PGA professional”). If there is a dispute between the PGA professional and the local government, the matter must be referred to the province for resolution. Note that ‘PGA professional’ is a far broader category than the *Community Charter’s* qualified professional and includes agrologists, science technologists, technicians, applied biologists, engineers, geoscientists, forest professionals, and architects. Planners are not included, and many classes of the proposed “PGA Professionals” under Bill M216 have no health and safety expertise regarding matters that would devolve to them under this Act.

Under the *Professional Reliance Act* the certification of these professionals overrides local government discretion in bylaws and permitting. If a PGA professional certifies a property and application as valid for a permit, the local government **must** accept that judgement (outside of the limited exceptions that a complaint has been made to the province/statutory body, which predictably will cause significant delays, or the application is “incomplete”, which will cause other delays). The existing expedited approval processes in communities, such as a 10-day Fast-Track program, could be impacted by Bill-generated delays where there are any number of site conditions requiring a professional that were previously addressed by professional reliance.

## 3. Impacts on Local Government

If Bill M216-2025 becomes law, local governments will no longer be able to rely on the historic body of “qualified professionals” or on the local government’s own discretion to review professional certified bylaw or permit applications for failure to adhere to local regulations. Also, if the local government’s opinion differs from that of the new PGA Professional or if it is apparent the PGA Professional is not

applying safety or other regulations, the local governments will be firewalled from due diligence. This applies to building design and construction, geotechnical site issues, subdivision, infrastructure design and construction, wildfire or hazard development permits, riparian protection, flooding/landslide protection, and more. As stated, the Bill would no longer allow a requirement for peer review.

The proposed *Professional Reliance Act* attempts to protect local governments from this new obligatory reliance on professionals by purporting to immunize local governments from “proceedings ... in respect of a submission certified by a PGA professional”. Given the wording in the Bill compared to existing immunizing statutory language, and in the context of the case law, we think local governments will carry residual liability in spite of this attempt at statutory protection, and where the builder, owner, subcontractor, or PGA pro is dissolved or insolvent, the local government could be jointly and severally liable (except Vancouver under its separate liability protection). That means if a Village is found 5% liable, it pays 100% of the liability. No discussion of local government financial liability is as important, however, as the reduction of safety of people and the incidence of costly building failures that would be a predictable outcome of Bill M216.

In addition, it has been our experience that some of the sorts of PGA Pros listed in the Bill do not carry adequate insurance and it is always a struggle to get them to carry adequate insurance or agree to reasonable indemnification.

#### 4. ACTION

Most new development in BC happens on floodplains, steep slopes, earthquake or tsunami zones, or wildfire interface regions, not to mention heavy rainfall and geotechnical hazard areas, so this legislation would concretely militate against the safety traditionally promoted by the building code, electrical and gas codes, hazardous site permits, development permit requirements, and other local government-administered protection of families, individuals, and buildings. This legislation could increase the costs and timelines for development approvals, result in potentially unprofessional “approvals” by consultants with no applicable expertise, increase risk for local governments and homeowners, and cause many local governments to abandon regulation altogether due to seriously increased risk and liability. In Atlin, BC, there is no local government and no enforced safety codes - maybe that is what the developer lobbyists are seeking here.

A building code amendment takes many years with wide consultation, so why would the government undermine decades of scientifically effective safety regs and their traditionally professional application?

The Select Standing Committee on Private Bills and Private Members' Bills will now consider the proposed legislation. Submissions to the committee can go to this link until December 2: <https://consultation-portal.leg.bc.ca/consultations/154> .



# CITY OF PORT MOODY

OFFICE OF THE MAYOR

November 24, 2025  
Email: HMA.Minister@gov.bc.ca

Honourable Christine Boyle  
Minister of Housing and Municipal Affairs  
Parliament Buildings  
Victoria, BC V8V 1X4

Dear Minister Boyle,

**SUBJECT: BILL M 216 – 2025 PROFESSIONAL RELIANCE ACT**

In response to a private member's bill tabled on October 21, 2025, Bill M 216 – 2025 *Professional Reliance Act*, I am writing to share serious concerns about the proposed approach, which would impact local approval authorities.

The City of Port Moody has been proactive in improving our development approval processes and in delivering housing for our residents, including through UBCM funding which allowed our team to develop and implement a range of improvements in our development process. Further, the City remains an active and willing partner with the Province on delivering housing: our most recent report on the provincial housing targets ([link](#)) shows that we are on track with the two-year cumulative targets set by the Province, and we have met all provincial housing legislation timelines in our efforts to accelerate a range of housing options within our community.

While we appreciate that the goal is to accelerate the expansion of housing supply in communities across the province through potential improvements to the development approach and review processes, the Bill goes too far and based on our front-line municipal experience, is likely to result in negative unintended consequences.

Several concerns have been identified, including in correspondence from other cities, UBCM and the Planning Institute of BC (PIBC). These letters have identified a range of major concerns that Port Moody shares, including the following:

**Loss of local discretion and autonomy:**

Local expertise is essential for development permits and zoning reviews, as understanding municipal regulations requires knowledge of both the rules and their context. Development permits are collaborative tools for municipalities and applicants to achieve community, environmental, heritage, and water management goals. These processes enable tailored solutions that improve both specific sites and the wider community. The proposed Bill's approach to professional reliance imposes a uniform solution on varied permit types, overlooking their specific needs. It would lead to a reduction in local input and control, with a reliance on Professional Governance Act (PGA) professionals at permit submission and plan review stages.

The Bill would require local governments to accept certain technical submissions certified by provincially-regulated professionals. Local governments will lose the ability on technical submissions to question or verify the work of PGAs, unless elevated to a complaint to the Office of the Superintendent of Professional Governance (OSPG). The authority to require an independent review is therefore moved from municipal staff to a provincial appointee who may have little capacity and who may not have an understanding of the local context or specific technical issues.

This legislation would apply to any technical submission required under a development project approval process. For example, for a development permit application, the City would have to accept the architectural drawings as meeting relevant design guidelines. Likewise, the City must accept certified submissions or drawings required under a building permit application as meeting all relevant Building Code provisions. It is unknown how this bill may apply to other applications and permit types (OCP amendment, rezoning, subdivision, riparian area protection, heritage revitalization agreement, etc.).

City staff frequently identify critical errors in designs prepared by PGA professionals and note that said professionals often face significant pressure from developers to sign-off on their work quickly and within budget, and to designs that suit the developers' interests with limited consideration of broader policy and long-term sustainability.

City staff currently provide significant value for the public and future property owners by conducting reviews, which ensure an appropriate level of safety is upheld for the community, while often reducing costs. To continue to safeguard the community, local governments may be compelled to implement far more onerous and rigorous bylaw and permit requirements to avoid issues forced by Bill M 216, which in turn exacerbates the 'red tape' issue that this legislation seeks to avoid.

**Loss of professional peer review:**

Peer reviews are a fundamental aspect of professional practice for any registered official: they reduce risk by checking accuracy, ensuring compliance, identifying issues, and mitigating errors that can occur through the planning process. This is especially relevant for issues of significant life safety, public infrastructure impacts, and

applications with potential for litigation. This critical peer review stage will be lost with the new legislation.

**City infrastructure ownership oversight:**

Consistent with the Local Government Act provisions for subdivisions, the City often has municipal owned infrastructure, such as roads and utilities that are necessary to support a development, designed and constructed by the developer’s professionals and contractors. On completion, this infrastructure is owned and maintained by the City. We are not sure as to how Bill M 216 will apply to these circumstances but it creates great concern as the City must ensure the development provided infrastructure meets public infrastructure design and quality requirements and long term operational needs – if the infrastructure is not designed adequately and compatible with future needs and long term plans, it can have significant long term costs for the municipality and public.

In order to control this aspect of development, under Bill M 216, municipalities may choose to instead design and construct development servicing themselves which has the potential to add costs and delays to development projects as municipalities may not be able to meet the development projects timelines or coordinate contractors and schedules as efficiently as is possible in a singularly controlled project.

**Liability concerns:**

Local governments remain accountable for regulations but lack adequate and independent oversight powers. Despite Bill M 216 stating that local governments will not be liable for damages, that will not prevent an injured party from naming a local government in its claim. The local government will then have to go through a court process to be removed from the action.

Further, municipalities are often subject to joint and several liability: Even if the professional is found have a vast majority of liability in a claim, the municipality, with only a small share of liability, ends up being responsible to pay for the majority of the claim costs as the professional does not have the financial capacity. Given the wording in the Bill compared to existing immunizing statutory language, and in the context of the case law, local governments will carry residual liability in spite of this attempt at statutory protection, and where the builder, owner, subcontractor, or PGA professional is dissolved or insolvent, the local government could be jointly and severally liable.

**Life safety:**

As the protection of the public interest is a paramount responsibility of local government, ensuring that buildings, lands, and infrastructure are “life safe” is a critical facet of this role. The City ensures that this occurs by way of critical review and implementation by staff to ensure submissions meet a number of bylaws, regulations and policies, whether in the planning, construction, completion, or maintenance stages. We recognize that there are many pressures on PGA professionals, including timelines, budget limitations, local expertise, and the complexity of applicable regulation, which is why staff serve the role that they do for the public: a sober second look and review to ensure that development remains life safe. It is very common for our staff to find errors with

technical submissions or with actual construction on site. The reduction of safety of people and the incidence of costly building failures would be a predictable outcome of Bill M216.

**Professional Inconsistency:**

Bill M 216 only applies to PGA's, such as engineers, biologists, architects, and agrologists; other registered professionals, such as Registered Professional Planners, Registered Building Officials, surveyors, and heritage professionals etc. are excluded. This creates circumstances where a given local government can question some professionals' work, but others are entirely exempt by way of this bill.

Local governments and their staff operate on the front lines of our communities, bringing an incredible depth of unique knowledge and professional expertise that is critical to the review and approval of development and building permits to ensure the safety of the public and the environment. The proposed legislation represents a fundamental loss in local discretion and autonomy, and increases risk to the public and the environment. This legislation could increase the costs and timelines for development approvals, result in potentially unprofessional "approvals" by consultants with no applicable expertise, increase risk for local governments and homeowners, and cause many local governments to abandon regulation altogether due to seriously increased risk and liability.

The City of Port Moody was unaware of the bill's introduction and has not had meaningful discussions with provincial officials or stakeholders. The City expects that local governments are consulted through standard channels before any broad legislative changes affecting them are considered. We urge the provincial government to reconsider this legislation and engage with municipalities and UBCM before moving forward any further.

Sincerely,



Mayor Meghan Lahti

cc: All BC Municipalities  
MLA Rick Glumac

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November 14, 2025

VIA EMAIL

Honourable David Eby  
Premier, Province of British Columbia  
PO BOX 9041  
STN PROV GOVT  
Victoria, BC V8W 9E1

Dear Premier Eby:

**RE: *Bill M216 Professional Reliance Act* – Planning Institute of British Columbia  
Preliminary Comments**

I am writing as President of the Planning Institute of British Columbia (PIBC), which represents close to 2000 members across British Columbia and the Yukon, to offer preliminary comments on *Bill M216 – Professional Reliance Act*, which is currently under consideration by the Legislative Assembly. We appreciate MLA George Anderson meeting with PIBC staff and representatives of PIBC's Policy & Public Affairs Committee on November 10, 2025, to review and discuss the proposed Bill that he introduced. We appreciate and share Mr. Anderson's overall goal to appropriately accelerate the expansion of housing supply in communities across the province through potential improvements to the development approval and review processes, while ensuring good process and safeguarding the public interest. We further appreciate MLA Anderson's interest in feedback and input on the proposed Bill.

*Bill M216 Professional Reliance Act*

PIBC acknowledges the Province's efforts to expand housing supply through recent legislation. PIBC's Peer Learning Network – funded by a generous 2023 contribution from the Province of BC – is successfully supporting Registered Professional Planners and other practitioners in complying with and implementing legislation affecting proactive planning, small-scale multi-unit housing, housing in transit-oriented areas, development financing, and inclusionary zoning. Through the Peer Learning Network, and in consultation with the Ministry of Housing and Municipal Affairs, the Institute has learned that engaging Registered Professional Planners and practitioners is the best way to share and advance best practices and ideas, and to make continuous improvement to planning regulations and practices.

In this context, and through our meeting with MLA Anderson, PIBC offers the following preliminary comments and recommendations regarding *Bill M216*.

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**1. *Bill M216* appears to be inconsistent with Certified Professional Programs already being implemented by local governments to streamline building and occupancy permit processes.**

Stemming from our November 10, 2025 meeting with MLA Anderson, it is our understanding that *Bill M216* is intended to reflect and expand on Certified Professional (CP) programs currently being implemented by an increasing number of local governments. Generally, CP programs allow building permit applicants to hire a CP to support processing building permit applications. A CP is an independent third-party who is either a registered architect or professional engineer with advanced training in fire safety, life safety, and accessibility provisions of the *BC Building Code*.

What is important to note is that local government CP programs are restricted to the building permit and occupancy permit review and approval process, and they are designed to help both the applicant and/or the local government. For example:

- City of Vancouver<sup>1</sup>: “The Certified Professional (CP) program facilitates the issuance of building permits for new or existing buildings by allowing certified professionals to take on the full review and inspection role on behalf of the City.”
- City of Maple Ridge<sup>2</sup>: “The Certified Professional program offers a voluntary alternative route for obtaining building and occupancy permits for large, complex builds...helping to streamline the approval process while ensuring the highest safety standards and conformity with the British Columbia Building Code. The Program allows applicants to hire a CP to assist with the City’s building permit review and approval process...CPs can support both the applicant and City building officials by providing impartial design review, advice and recommendations to ensure a project’s design and construction comply with the Building Code, the related development permit and other relevant safety enactments.”

In contrast, as drafted *Bill M216* would appear to nullify one of the purposes of CP programs – for CP to take on the review and inspection role on behalf of the local government – by prohibiting a local government from undertaking peer reviews unless specifically authorized by the Superintendent of the Office of Professional Governance. Secondly, and perhaps of greater significance, the scope of *Bill M216* goes above and beyond the building permit and occupancy permit process to the wider and more complex development approval process, thereby introducing potential adverse risks to housing development.

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<sup>1</sup> <https://vancouver.ca/home-property-development/certified-professional-program.aspx>

<sup>2</sup> <https://www.mapleridge.ca/build-do-business/construction-development-permits/certified-professional-program>

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**2. The scope of *Bill M216* is unnecessarily broad, thereby potentially creating adverse risks to the public interest and to planning practice.**

The current scope of *Bill M216* is too broad. The scope may cover rezoning applications, development permit applications, temporary use permits, etc. These types of non-building permit applications greatly benefit from the involvement, if not oversight and coordination, of Registered Professional Planners and other diverse, relevant professionals, whether on the side of the applicant or on the side of the local government to ensure alignment and consistency with policy and guidelines (land use, design, heritage, environmental, transportation).

However, *Bill M216* may displace or diminish the role of Registered Professional Planners, who are not currently regulated under the *Professional Governance Act (PGA)*. Registered Professional Planners ensure work prepared by architects, engineers, biologists, surveyors, and other relevant professionals is coordinated, aligned and integrated. The additional risk is whether current PGA-regulated professionals are suitably positioned within their designated scopes of practice to undertake planning practice in respect of the development application review and approval process. In sum, there is considerable potential adverse risk to the public should *Bill M216* be enacted in its current form.

**3. *Bill M216* is likely to introduce significant uncertainty and delays to new housing development**

*Bill M216* as drafted requires any dispute arising between a PGA professional employed by a local government and a PGA professional retained by an applicant to be referred to the Office of the Superintendent of Professional Governance (OSPG) for resolution. Based on our current understanding, the OSPG mandate and mission, as set out in the PGA, does not contain any provisions relating to resolving local government planning, development, building permit, or occupancy permit application disputes between PGA regulated professionals. The OSPG does not appear, at present, to have the capacity and unique professional subject matter expertise to adjudicate such disputes across the 188 local governments in BC.

Moreover, we are not aware of any other existing quasi-judicial entity in British Columbia that currently has a mandate, mission, and staff expertise to receive and resolve local government planning, development, building permit, or occupancy permit application disputes between an applicant and a local government.

Even if a new quasi-judicial entity were enacted or the powers of such is endowed on an existing professional regulatory body the net effect would likely be longer delays for new housing development approvals, further exacerbating the housing crisis.

**For the reasons stated above, PIBC strongly recommends that *Bill M216* be carefully reviewed and discussed in open forums with relevant stakeholders, including PIBC, to ensure it is appropriately scoped and analyzed for potential risks, implications and effects before proceeding to second reading and potential adoption. The risk of not undertaking a full due diligence review is severe harm to the public interest.**

We want to conclude by applauding MLA Anderson's passion and intuition about the need to expand the housing supply on a much quicker pace and scale. As recent years have shown, charting new zoning rules and proactive planning can help set the stage for new housing, subject to economic cycles and other considerations. But a necessary key to success is ensuring each and every new piece of legislation or regulation fits within the broader mosaic of policies and regulations.

In closing, we would like to take the opportunity to offer the Institute's assistance in providing support and insight to the Government, MLA Anderson and your colleagues on reviewing and refining *Bill M216* and related planning and housing-related legislation and policy. PIBC stands ready to offer our members' professional planning expertise and assistance to successfully and effectively advance housing delivery.

Thank you for your time.

Sincerely,



Kenna Jonkman RPP, MCIP  
President, Planning Institute of British Columbia

CC: MLA George Anderson, Parliamentary Secretary for Transit  
Honourable Christine Boyle, Minister of Housing and Municipal Affairs  
Honourable Jessie Sunner, Minister of Post-Secondary Education and Future Skills  
Kate Haines, Superintendent of the Office of Professional Governance and Office for International Credential Recognition  
MLA John Rustad, Leader of the Conservative Party of British Columbia  
MLA Jeremy Valeriote, BC Green Party  
Narissa Chadwick RPP, MCIP – Chair, PIBC Policy & Public Affairs Committee  
Deborah Jensen RPP, MCIP – Chair, PIBC RPP Regulation Subcommittee  
Dave Crossley, PIBC Executive Director

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## Background about the Planning Institute of British Columbia

The Institute is the self-regulating professional association of professional planners in BC and the Yukon – currently numbering about 2000 members. PIBC is incorporated under the *Societies Act of BC* as a “Division 2 – Occupational Title Society”. Certified PIBC members use the protected title “Registered Professional Planner” and “RPP” designation and are permitted to use “MCIP” to indicate national membership with the Canadian Institute of Planners – the national association to which PIBC is affiliated.

PIBC’s mission is to support, connect, and advance the planning profession in BC and the Yukon through certification, ethical standards, education, and advocacy. The 11-person elected Board determines institute policy and strategic direction. PIBC bylaws address qualifications for membership, institute administration, continuous professional learning and professional conduct and discipline. A *Code of Ethics and Professional Conduct* establishing core standards is incorporated in the bylaws and upheld by PIBC.

### The Planning Profession

Planners work throughout British Columbia, the Yukon, and beyond, in large urban centres, suburban communities, and rural and remote communities and regions. Planning is a multidisciplinary field with practitioners in the public and private sectors, as well as in academia and the non-governmental sectors.

The scope of planning generally revolves around land use and covers diverse areas of practice and specialization such as housing planning and policy, transportation planning, resource management planning, environmental planning, social policy and planning, and population and employment forecasting – among many areas of professional practice.

What sets planning apart from other professions is the overarching ethos to uphold the public interest, actively seeking out to understand and balance the goals of a multitude of stakeholders, recognize the interplay between the built and natural environments, and to ensure a future-oriented perspective on building resilient, livable, and equitable communities.

In practical terms, planners take on a variety of tasks, such as:

- Coordinating and working alongside professional practitioners from many different specialized disciplines, such as architects and engineers, in addition to working with the public, proponents, stakeholders, and decision-makers through planning and development processes
- Convening and facilitating dialogues with land developers, local government officials, other professionals, and citizens; and,

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- Undertaking technical analysis of demographics and transportation demand; preparing plans and policies that comply with laws and regulations; and, providing independent professional advice to decision-makers and clients.

### Partnerships in Housing

PIBC has been proudly designing and delivering the Peer Learning Network from a one-time contribution by the Province. Through monthly coordination meetings with Ministry of Housing and Municipal Affairs staff, PIBC has delivered focused and practical offerings to both members and non-members. Upcoming offerings include Housing Advisory Bulletins and the Pilot Intelligent Inventory of Official Community Plans and Zoning Bylaws. The key takeaway from the Peer Learning Network program is that continuous improvement should be pursued in part by building on established legislation and regulations, and strengthening partnerships between public, private, and non-profit actors.

PIBC looks forward to opportunities to strengthen this partnership with the Province to deliver timely knowledge transfer and innovative research to planners and practitioners working in housing and related matters so that more housing can be delivered faster without compromising safety.



*City of Pitt Meadows*  
OFFICE OF THE MAYOR

November 26, 2025

File: 01-0400-20/25

Honourable Christine Boyle  
Minister of Housing and Municipal Affairs  
Email: HMA.Minister@gov.bc.ca

Dear Minister Boyle,

**Re: Concerns Regarding Bill M 216 – 2025 Professional Reliance Act**

On behalf of Pitt Meadows City Council, I am writing to express our concerns with Bill M 216 – 2025 Professional Reliance Act. We understand that the intent of the Bill is to streamline approvals and reduce administrative costs for development. The approach proposed in this legislation, however, is likely to have the opposite effect and create unnecessary risks to both human and environmental health.

Bill M 216 mandates that a local government must accept any submission by a certifying professional (e.g., an architect, engineer, agrologist or environmental consultant) as part of a development approval process. It also prohibits a local government from requiring a peer review of those submissions. As a result, Bill M 216 significantly reduces local government oversight over development projects. This will negatively affect public safety and create new liability for the City and, by extension, local taxpayers.

The City of Pitt Meadows, like many local governments, has been working to improve development approval processes in alignment with local and provincial housing goals, while maintaining public safety and environmental sustainability. We support improvements to the development approval process, but efficiencies cannot come at the expense of due diligence, public health and informed local decision-making. Many certifying professionals, despite their expertise, may not be familiar with local conditions, City bylaws, development permit guidelines, and floodplain requirements, or other community-specific regulations, which is a key reason why local government reviews are essential to ensure accuracy and compliance. Local review processes benefit the public

by helping build safer and more sustainable neighbourhoods that reflect community needs and protect the environment over the long-term.

### Challenges with the Professional Reliance Model

Reviewing building and infrastructure plans to safeguard public safety, the natural environment and local agriculture is an important role of local government. As part of these processes, our City staff frequently identify errors in plans and reports prepared by certifying professionals. We also note that these professionals often face pressure from their clients to sign-off on projects quickly and within budget.

In addition, while used infrequently, peer reviews can be an important part of the process to reduce risk and mitigate errors, particularly for more complex developments or projects with greater safety and environmental hazards. Under Bill M 216, these critical local safeguards are weakened, if not eliminated. Oversight responsibility shifts from the public sector—where it is transparent and democratically accountable—to the private sector, where the primary duty is to the client rather than the broader community.

Bill M 216 contradicts extensive evidence that demonstrates the limitations and failures of professional reliance. In 2018, the Province received a report on professional reliance in the natural resource sector that explicitly warned of “significant gaps in professional reliance models” and “substandard professional work.”<sup>1</sup> The report noted various high-profile environmental incidents, including the Mount Polley Tailings Storage Facility breach and the contamination of the Hullcar Aquifer, that had drawn public scrutiny and brought to light decreased confidence in professional reliance regulatory regimes. The report noted that when government cannot request information or verify compliance, it “loses its ability to prevent harm from occurring and is left only with enforcement tools after harm has occurred.”

While we understand that changes to the professional reliance framework were made in response to this 2018 report (e.g., the enactment of the Professional Governance Act and establishment of the office of the superintendent of professional governance), these changes were not intended to replace government review and oversight.

To that end, a 2022 report from the Ombudsperson on the Riparian Areas Protection Regulation found persistent non-compliance, high rejection rates and a need for greater

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<sup>1</sup> Professional Reliance Review: The Final Report of the Review of Professional Reliance in Natural Resource Decision-Making ([professionalgovernancebc.ca/app/uploads/sites/498/2019/05/Professional\\_Reliance\\_Review\\_Final\\_Report.pdf](https://professionalgovernancebc.ca/app/uploads/sites/498/2019/05/Professional_Reliance_Review_Final_Report.pdf))

government oversight of qualified professionals.<sup>2</sup> The report stated that the effectiveness and accountability of the riparian regulation depend on qualified professionals following regulatory requirements. It also noted that, due to ongoing deficiencies, the Province has had to review all submissions from these professionals.

This highlights a clear and deeply concerning contradiction: professional reliance has been shown to require more oversight at the provincial level, yet Bill M 216 shifts the professional reliance model onto local governments without the safeguards the Province itself determined were necessary.

### **Liability for Local Governments and Taxpayers**

Local government reviews of building and infrastructure plans help to prevent safety issues, environmental damage, infrastructure failures and costly problems in the future. If local governments are required to accept professionally certified plans, including plans for City infrastructure provided through development, significant errors and deficiencies may go undetected. This introduces significant and unacceptable risks for local governments and taxpayers who would be left with the cost of resolving any deficiencies, particularly if the professional, or their company, is unavailable to be held accountable.

Although Bill M 216 states that local governments will not be liable for damages caused by professional certification, legal experts have advised that, in the context of existing case law, the City would still carry liability where a builder, owner, subcontractor or qualified professional is dissolved or insolvent. The attempt in Bill M 216 to protect local governments from liability, furthermore, does not prevent a party from naming the City in its claim, and the City would be required to go through a costly court process to be removed from the action.

### **Inefficiencies and Processing Delays**

It appears that the only remedy available under Bill M 216 to a local government who is concerned about the quality or accuracy of a professional certification is to refer the matter to the provincial Superintendent of Professional Governance for dispute resolution.

The Superintendent of Professional Governance is an office established by the Professional Governance Act to provide oversight of professional regulators. The office focuses on professional regulation, not the subject matter expertise applied by regulated

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<sup>2</sup> Final Report on the Implementation of Recommendations from Striking a Balance: The Challenges of Using a Professional Reliance Model in Environmental Protection – British Columbia’s Riparian Areas Regulation ([bcombudsperson.ca/wp-content/uploads/2025/08/StrikingABalance-Report-Jan5.pdf](http://bcombudsperson.ca/wp-content/uploads/2025/08/StrikingABalance-Report-Jan5.pdf))

professionals. The Superintendent does not employ experts who could settle a dispute between two or more professionals about the technical aspects of a development proposal.

Requiring the Superintendent to resolve potential disputes from the 161 municipalities and 27 regional districts across the Province will almost certainly lead to increased inefficiencies and processing delays, exacerbating the very issue Bill M 216 seeks to address.

### **Loss of Local Knowledge and Authority**

Bill M 216 shifts decision-making away from local governments, and places greater authority in the hands of private professionals. Additionally, shifting dispute resolution to the Superintendent of Professional Governance means moving responsibility away from those most familiar with the local geography and community dynamics. Instead, it places it with a provincial government office that would have no such knowledge or understanding.

Bill M 216 exemplifies the ongoing and concerning shift in decision-making powers from local governments to a centralized provincial authority. This shift is eroding the essential role of locally grounded knowledge—which is fundamental to ensuring developments fit their context, respect environmental constraints and meet the unique needs of the community.

### **Lack of Clarity and Consideration of other Legislation**

Many aspects of Bill M 216, including its relationship to existing legislation that governs development approval processes, remain unclear. For example, it is not clear whether the requirement to accept professional submissions would apply to development permit approvals under the *Local Government Act*. Additionally, it is unclear how Bill M 216 might impact the matters to be considered by an approving officer for subdivision under the *Land Title Act*.

We understand that Bill M 216 has not benefited from the input of provincial staff, who could probably assist provincial elected officials in identifying additional concerns with Bill M 216, and its implications for other provincial legislation.

### **Absence of Consultation with Local Governments**

The City of Pitt Meadows was not consulted prior to the introduction of Bill M 216, nor, as we understand, were any of our local government colleagues across the province. Significant legislative changes affecting development, land use and municipal authority

must be developed collaboratively with local governments. Meaningful consultation is essential to avoid unintended consequences and ensure legislation achieves its stated goals.

In closing, the City of Pitt Meadows supports efforts to reduce duplication, improve timeliness and accelerate housing delivery. However, these goals must be achieved through collaborative, evidence-based approaches that do not weaken local government oversight and create public safety concerns.

We urge the provincial government to reconsider this Bill and engage directly with municipalities before moving forward with changes that fundamentally alter local land use authority and the development process.

Sincerely,



Nicole MacDonald  
Mayor, City of Pitt Meadows

cc: Pitt Meadows City Council  
Mark Roberts, CAO  
David Eby, Premier of British Columbia  
Brittney Anderson, Minister of State for Local Governments and Rural Communities  
Lisa Beare, MLA for Maple Ridge-Pitt Meadows  
George Anderson, MLA for Nanaimo-Lantzville  
Select Standing Committee on Private Bills and Private Members' Bills  
BC Municipalities & Regional Districts  
Councillor Cori Ramsay, Union of BC Municipalities President  
Councillor Paul Albrecht, LMLGA President