

City of Maple Ridge

COUNCIL MEETING MINUTES

February 22, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on February 22, 2022 at 7:00 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	P. Hlavac-Winsor, General Counsel and Executive Director,
Councillor R. Svendsen	Legislative Services
Councillor A. Yousef	T. Thompson, Director of Finance
	<i>Other Staff as Required</i>
<i>ABSENT</i>	C. Goddard, Director of Planning
Councillor K. Duncan	F. Smith, Director of Engineering

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Councillor Robson participated electronically.
The Mayor chaired the meeting from Council Chambers.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

R/2022-CM-043

It was moved and seconded

That the agenda of the Regular Council Meeting of February 22, 2022 be amended by removing Item 1102 and by adding an to Item 1301 Other Matters Deemed Expedient; and further,

That the agenda as amended be approved.

CARRIED

400 ***ADOPTION AND RECEIPT OF MINUTES***

401 Minutes of the Regular Council Meeting of February 8, 2022

R/2022-CM-044

It was moved and seconded

That the minutes of the Regular Council Meeting of February 8, 2022 be adopted as circulated.

CARRIED

500 ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** – Nil

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Meetings of the Development Agreements Committee

- February 3, 2022 and February 9, 2022

701.2 Committees and Commissions of Council Meetings:

Agricultural Advisory Committee

- December 2, 2021

Advisory Design Panel

- September 15, 2021

Community Heritage Commission

- November 18, 2021
- December 16, 2021

Environmental Advisory Committee

- November 17, 2021

Economic Development Advisory Committee

- September 16, 2021
- October 28, 2021

Municipal Advisory Committee on Accessibility and Inclusiveness

- September 23, 2021

Public Art Steering Committee

- September 9, 2021

Parks, Recreation and Culture Advisory Committee

- November 24, 2021

Social Policy Advisory Committee

- November 3, 2021

Transportation Advisory Committee

- June 23, 2021

702 **Reports**

702.1 **Corporate Update – Q4 2021**

Staff report dated February 22, 2022, providing information on Q4 2021.

702.2 **Disbursements for the month ended January 31, 2022**

Staff report dated February 22, 2022, providing information on disbursements for the month ended January 31, 2022.

702.3 **2022 Council Expenses**

Staff report dated February 22, 2022, listing Council expenses recorded to January 31, 2022.

703 **Correspondence**

703.1 **Village of Cumberland – Support of Bill C-216**

Letter dated January 28, 2022, from Mayor Leslie Baird, Village of Cumberland, requesting support for Private Members Bill C-216, Health-Based Approach to the Substance Use Act.

703.2 **Village of Chase – Supporting BC Wildfires Petition – District of Lillooet**

Letter dated February 1, 2022, from Mayor Rob Crowe, Village of Chase, outlining a resolution passed by Chase Council, in support of the 'Call to Action' petition and the District of Lillooet's motion, regarding the increasing risk and occurrences of wildfires, landslides and flooding in British Columbia.

704 **Release of Items from Closed Council Status**

From February 1, 2022 Closed Council Meeting

Item 4.1 Social Policy Advisory Committee Membership – 2022 Appointment - That Nicole Nouch be appointed as a Member at Large for a two-year term beginning January, 2022.

Item 4.2 CMR Housing Update

705 **Recommendation to Receive Items on Consent**

R/2022-CM-045

It was moved and seconded

That Item 702.1 “Corporate Update – Q4 2021” be pulled from Items on Consent; and further,

That the remainder of items under “Items for Consent” agenda be received into the record.

CARRIED

Council discussed the disbursements and staff responded to questions from Council.

R/2022-CM-046

It was moved and seconded

That Item 702.1 Corporate Update – Q4 2021 be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: *Items 1001 to 1004 are from the February 15, 2022 Public Hearing*

Bylaws for Third Reading

1001 **2019-119-RZ, 12791 232 Street**

1001.1 **Maple Ridge Official Community Amending Bylaw No. 7557-2019**

To redesignate the subject property from Agricultural to Commercial.

R/2022-CM-047

It was moved and seconded

That Maple Ridge Official Community Amending Bylaw No. 7557-2019 be given third reading.

CARRIED

1001.2 **Maple Ridge Zone Amending Bylaw No. 7558-2019**

To rezone from RS-2 (Single Detached Suburban Residential) to CS-1 (Service Commercial).

R/2022-CM-048

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7558-2019 be given third reading.

CARRIED

1002 **2019-239-RZ, 12610 228 Street**

To rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential).

R/2022-CM-049

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7574-2019 be given third reading.

CARRIED

1003 2020-411-RZ, 21429 121 Avenue

To rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential).

R/2022-CM-050

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7689-2020 be given third reading.

CARRIED

1004 2021-062-RZ, 25927 and 25801 128 Avenue

1004.1 Maple Ridge Official Community Amending Bylaw No. 7715-2021

To amend Policy 6-64 to include that until Policy 6-60 is satisfied, uses that contribute to employment opportunities and do not require construction of permanent structures or servicing upgrades, may be considered on a case by case basis.

R/2022-CM-051

It was moved and seconded

That Maple Ridge Official Community Amending Bylaw No. 7715-2021 be given third reading.

CARRIED

Councillor Robson – OPPOSED

1004.2 Maple Ridge Zone Amending Bylaw No. 7716-2021

To amend Section 502 A-2 Upland Agricultural, 502.2 Permitted Principal Uses to include Outdoor Commercial Recreation, limited to outdoor paintball and laser tag, and non-permanent structures, used for play and preparation on the subject properties.

R/2022-CM-052

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7716-2021 be given third reading.

CARRIED

Councillor Robson – OPPOSED

Bylaws for Adoption

1005 2021-215-RZ, Zone Amending Bylaw No. 7749-2021

Staff report dated February 22, 2022, recommending adoption.

A bylaw to set out housekeeping amendments to Maple Ridge Zoning Bylaw No. 7600-2019.

R/2022-CM-053

It was moved and seconded

That Zone Amending Bylaw No. 7749-2021 be adopted.

CARRIED

1006 2018-190-RZ, 23627 132 Avenue

Staff report dated February 22, 2022, recommending adoption.

Maple Ridge Zone Amending Bylaw No. 7470-2018

To rezone from RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential) to permit construction of a 23-unit residential townhouse development.

R/2022-CM-054

It was moved and seconded

That Zone Amending Bylaw No. 7470-2018 be adopted.

CARRIED

1007 Aquifer Mapping Update, Official Community Plan Amending Bylaw, Maple Ridge Official Community Plan Amending Bylaw No. 7802-2021

To remove the Figure 7 Aquifer Map from the Official Community Plan and clarify that groundwater resources and regulations are the jurisdiction of the Provincial government.

R/2022-CM-055

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7802-2021 be adopted

CARRIED

Councillor Robson – OPPOSED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **Proposed New Cannabis Retail Store at Unit A 20757 Lougheed Highway**

Staff report dated February 15, 2022, recommending that the application for a non medical cannabis retail store by Chronic Cannabis located at Unit A-20757 Lougheed Highway, Maple Ridge not be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis regulation Branch.

R/2022-CM-056

It was moved and seconded

1. **That the non medical cannabis retail application for Unit A – 20757 Lougheed Highway be deferred; and**
2. **That the applicant be directed to apply for a zoning bylaw text amendment.**

CARRIED

Councillor Robson – OPPOSED

1102 **2021-457-RZ, Regulation of Pharmacies**

Item referred back to staff from the Committee of the Whole Meeting of February 15, 2022.

1103 **2019-013-RZ, 24156 104 Avenue, RS-3 to RM-1**

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7814-2021 to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of 21 townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D and G of the Development Procedures Bylaw No. 5879-1999.

R/2022-CM-057

It was moved and seconded

1. **That Zone Amending Bylaw no. 7814-2021 be given first reading; and further**
2. **That the applicant provide further information as described on Schedules C, D and G of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

1104 2021-501-RZ, 24255 113 Avenue, RS-3 to RS-1d

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7825-2022 to rezone from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential) utilizing the density bonus option to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately five lots be given first reading and that the applicant provide further information as described on Schedules B, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2022-CM-058

It was moved and seconded

- 1. That Zone Amending Bylaw No. 7825-2022 be given first reading; and further**

- 2. That the applicant provides further information as described on Schedules B, F, and G of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.**

CARRIED

Councillor Robson – OPPOSED

1105 2021-565-RZ, 24301 126 Avenue, RS-3 to RS-2

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7824-2022 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future subdivision of two single-family lots be given first reading and that the applicant provide further information as described on Schedules B and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2022-CM-059

It was moved and seconded

- 1. That Zone Amending Bylaw No. 7824-2022 be given first reading; and further,**

- 2. That the applicant provide further information as described on Schedules B and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

CARRIED

1106 2021-531-RZ, 22486, 22488, 22489, 22490, 22496, 22497 Brickwood Close and 11649 & 11609 225 Street, Termination and Replacement of Land Use Contract

Staff report dated February 15, 2022, recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7747-2021 be given first and second reading and forwarded to a Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7740-2021 to rezone the subject properties regulated by a Land Use Contract to RS-1 (Single Detached Residential), be given first and second reading and be forwarded to Public Hearing.

R/2022-CM-060

It was moved and seconded

- 1. That in respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;**
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;**
 - iv. First Nations;**
 - v. Boards of Education, Greater Boards and Improvements District Boards; and**
 - vi. The Provincial and Federal Governments and their agencies;****

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

- 2. That Official Community Plan Amending Bylaw No. 7747-2021 be given first and second reading and forwarded to Public Hearing; and further**
- 3. That Zone Amending Bylaw No. 7740-2021 be given first and second reading and forwarded to Public Hearing.**

CARRIED

1107 2021-532-RZ, 11581 256 Street, Termination and Replacement of Land Use Contract

Staff report dated February 15, 2022, recommending that Official Community Plan Amending Bylaw No. 7748-2021 be given first and second reading and forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7710-2021 to rezone the subject property regulated by a Land Use Contract to RS-3 (Single Detached Rural Residential), be given first and second reading and be forwarded to Public Hearing.

R/2022-CM-061

It was moved and seconded

- 1. That in respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;**
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;**
 - iv. First Nations;**
 - v. Boards of Education, Greater Boards and Improvements District Boards; and**
 - vi. The Provincial and Federal Governments and their agencies;****

and in that regard, it is recommended that no additional consultation be required in respect of this matter beyond the posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

- 2. That Official Community Plan Amending Bylaw No. 7748-2021 be given first and second reading and forwarded to Public Hearing; and further**
- 3. That Zone Amending Bylaw No. 7710-2021 be given first and second reading and forwarded to Public Hearing.**

CARRIED

1108 2021-533-RZ, 11698 226 Street, Termination and Replacement of Land Use Contract

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7807-2021 to create the new zone, CD-4-21 (Comprehensive District) and rezone the subject property regulated by a Land Use Contract to CD-4-21, be given first and second reading and be forwarded to Public Hearing.

R/2022-CM-062

It was moved and seconded

That Zone Amending Bylaw No. 7807-2021 be given first and second reading and forwarded to Public Hearing.

CARRIED

1109 2021-534-RZ, 12309 240 Street, Termination and Replacement of Land Use Contract

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7809-2021 to create the new zone, CD-5-21 (Nine-Hole Golf Course) and rezone the subject property regulated by a Land Use Contract to CD-5-21, be given first and second reading and forwarded to Public Hearing.

R/2022-CM-063

It was moved and seconded

That Zone Amending Bylaw No. 7809-2021 be given first and second reading and forwarded to Public Hearing.

CARRIED

1110 2018-190-DVP/DP, 23627 132 Avenue

Staff report dated February 15, 2022, recommending that the Corporate Officer be authorized to sign and seal 2018-190-DVP and 2018-190-DP to reduce setbacks from the buildings' closest points from the north rear, west and east side property lines, increase building height, and to reduce the Outdoor Amenity Area.

The Corporate Officer advised that 200 notices were mailed out in relation to the application and two pieces of correspondence were received expressing opposition and/or concerns.

R/2022-CM-064

It was moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2018-190-DVP respecting property located at 23627 132 Avenue; and further**

- 2. That the Corporate Officer be authorized to sign and seal 2018-190-DP respecting property located at 23627 132 Avenue.**

CARRIED

Councillor Robson – OPPOSED

1111 2021-473-DVP/DP, 11545 Kingston Street

Staff report dated February 15, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-473-DVP and 2021-473-DP to reduce the rear lot line setback.

The Corporate Officer advised that 39 notices mailed out in relation to the application and one piece of correspondence was received in support.

R/2022-CM-065

It was moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2021-473-DVP respecting property located at 11545 Kingston Street;**
- 2. That the Corporate Officer be authorized to sign and seal 2021-473-DP respecting property located at 11545 Kingston Street; and further**
- 3. That the City of Maple Ridge authorize the discharge of Restrictive Covenant Registration Number AD207375) from the Title of Lot A District Lot 280 New Westminster District Plan LMP 17888 located at 11545 Kingston Street.**

CARRIED

1112 2021-112-DP, 22829, 22831 and 22833 122 Avenue

Staff report dated February 15, 2022, recommending that the Notice on Title CA6356664 be discharged from the previous Intensive Residential Development Permit and that the Corporate Officer be authorized to sign and seal 2021-112-DP to permit the construction of three intensive single detached residential dwellings.

R/2022-CM-066

It was moved and seconded

- 1. That the Notice on Title CA6356664 be discharged from Title for previous intensive Residential Development Permit; and further**
- 2. That the Corporate Officer be authorized to sign and seal 2021-122-DP respecting the properties located at 22829, 22831, and 22833 122 Avenue.**

CARRIED

Administration (including Fire and Police)

1191 Award of Contract RFP-HR21-33: Group Insurance and Administration for Employee Benefits

Staff report dated February 22, 2002, requesting Council approval to award the contract.

R/2022-CM-067

It was moved and seconded

- 1. That a five-year contract be awarded to PBC Health Benefits Society dba Pacific Blue Cross at a projected cost of \$888,000 per year, with an option to renew the contract for two additional one-year periods, and further**
- 2. That the Corporate Officer be authorized to execute the contract.**

CARRIED

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

1301 **Response to Impact of Provincial Pandemic Restrictions on Recreation Facilities and Mental Health of City residents**

R/2022-CM-068

It was moved and seconded

That the City of Maple Ridge recognizes the negative impact on mental health caused by social isolation during the Covid-19 pandemic and the mental and physical benefits of recreation for our citizens;

that the Mayor request the provincial Minister of Health allow all individuals access to civic recreation facilities paid for and maintained by their tax dollars without restrictions in order to minimize social isolation and promote positive mental health, with a carbon copy to the UBCM and other BC Municipalities.

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

1400 ***PUBLIC QUESTION PERIOD*** – Nil

1500 ***MAYOR AND COUNCILLORS' REPORTS***

The Mayor and Council members provided their reports on activities participated in during the past few weeks.

1600 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS***

1700 ***ADJOURNMENT*** – 7:36 p.m.

Certified Correct

M. Morden, Mayor

P. Hlavac-Winsor, Acting Corporate Officer