

City of Maple Ridge

COUNCIL MEETING MINUTES

March 29, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on March 29, 2022 at 7:01 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor M. Morden

Councillor J. Dueck

Councillor C. Meadus

Councillor G. Robson

Councillor R. Svendsen

Councillor A. Yousef

Appointed Staff

S. Hartman, Chief Administrative Officer

C. Crabtree, General Manager Corporate Services

S. Labonne, General Manager Parks, Recreation & Culture

D. Pollock, General Manager Engineering Services

P. Hlavac-Winsor, General Counsel and Executive Director,
Legislative Services

S. Nichols, Corporate Officer

ABSENT

Councillor K. Duncan

Other Staff as Required

C. Goddard, Director of Planning

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: Councillor 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-084

It was moved and seconded

That the agenda of the Regular Council Meeting of March 29, 2022 be adopted
as circulated.

CARRIED

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

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

R/2022-CM-085

It was moved and seconded

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

CARRIED

402 Report of the Public Hearing of March 15, 2022

R/2022-CM-086

It was moved and seconded

That the report of the Public Hearing of March 15, 2022 be adopted as circulated.

CARRIED

402 Minutes of the Special Council Meeting of March 22, 2022

R/2022-CM-087

It was moved and seconded

That the minutes of the Special Council Meeting of March 22, 2022 be adopted
as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 YPK Update

Guy Miller, Airport General Manager, provided a detailed update on the expansion
and upgrades which has taken place at the Pitt Meadows Regional Airport over
the last two years.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 **Meetings of the Development Agreements Committee**

- March 9, 2022

702 Reports

702.1 Disbursements for the month ended February 28, 2022

Staff report dated March 29, 2022 providing information on disbursements for the month ended February 28, 2022.

702.2 Council Expenses to February 28, 2022

Staff report dated March 29, 2022 providing information on Council expenses recorded to February 28, 2022.

703 Correspondence

703.1 British Columbia Federation of Students – Support for Second Count campaign by CUPE Local 8911

Letter dated March 4, 2022, from British Columbia Federation of Students, requesting support for public emergency services.

703.2 City of Abbotsford – Support of Build Back Better Funding

Letter dated March 10, 2022, from Mayor Henry Braun, City of Abbotsford, requesting favourable consideration and resolution of support for recovering municipal costs through Build Back Better Funding for critical infrastructure for inclusion at the upcoming LMLGA Convention.

703.3 Reducing Patio Application Red Tape for BC's Hospitality Sector and Economic Recovery

Letter dated March 16, 2022, from British Columbia Craft Brewers Guild, BC Restaurant and Food Services Association, Alliance of Beverage Licensees, and Restaurants Canada, outlining recommendations to avoid unintended consequences created by new guidelines for public patio programs.

704 Release of Items from Closed Council Status

From the March 15, 2022 Closed Council Meeting be released from Closed Council status:

- Item 4.2 - Agricultural Advisory Committee Membership - 2022 Appointment
That the Mayor may establish a Standing Committee for the purpose of reviewing Council Committee's, and to continue with the work done by Councillor Dueck and Councillor Yousef.

From the February 8, 2022 Closed Council Meeting be released from Closed Council status:

- Item 4.1 Legal Advice - Councillor Robson
That Council rescind November 16, 2021 motions R/2021-C-120, R/2021-C-121, R/2021-C-122, R/2021-C-123, R/2021-C-124, R/2021-C-125, R/2021-C-126, R/2021-C-127 and November 23, 2021 letters under the CAO's and Mayor's signature advising of directives arising therefrom and to allow legal counsel to take steps to bring Councillor Robson's petition to an end and to report back to Council forthwith.

705 Recommendation to Receive Items on Consent

R/2022-CM-088

It was moved and seconded

That the items on the Consent Agenda of the March 29, 2022 Council Meeting be received into the record

CARRIED

800 **UNFINISHED BUSINESS**

801 **Notice of Motion – Cannabis Retail Store – Policy 6.33 Review**

From the March 8, 2022 Regular Council meeting

R/2022-CM-089

It was moved and seconded

That staff prepare a report and draft policy amendments to the Cannabis Retail Store Processing Evaluation Criteria Policy 6.33; and further,

That the Liquor and Cannabis Regulation Branch (LCRB) be notified that the City of Maple Ridge is conducting a review of Cannabis Retail Store Policy 6.33, and that in the interim, it will not be accepting any applications for Cannabis Retail Stores, pending the outcomes of the review and adoption of amendments.

CARRIED

802 **2020-392-RZ, 12040 248 Street**

Maple Ridge Temporary Use Permit 2020-392-RZ

To permit for the temporary storage of a shipping container and unenclosed storage of construction material over a portion of the site for a period of up to three years.

R/2022-CM-090

It was moved and seconded

That the Corporate Officer be authorized to issue Maple Ridge Temporary Use Permit No. 2020-392-RZ, respecting property located at 12040 248 Street.

CARRIED

900 **CORRESPONDENCE** – Nil

1000 **BYLAWS**

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

Bylaws for Third Reading

1001 22486, 22488, 22489, 22490, 22496, 22497 Brickwood Close and 11649 & 11609 225 Street

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7747-2021**
To amend the Town Centre Area Plan Zoning Matrix Category Ground-Oriented Multi-Family to permit the Single Detached Residential use under the RS-1 Zone for the subject properties.

R/2022-CM-091

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7747-2021 be given third reading and be adopted.

CARRIED

1001.2 **Maple Ridge Zone Amending Bylaw No. 7740-2021**

To rezone from LUC (Land Use Contract) to RS-1 (Single Detached Residential).

R/2022-CM-092

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7740-2021 given third reading and be adopted.

CARRIED

1002 2021-532-RZ, 11581 256 Street

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7748-2021**

To amend the Official Community Plan Zoning Matrix, Category Institution to permit the Single Detached Residential use under the RS-3 Zone for the subject property.

R/2022-CM-093

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7748-2021 be given third and final readings.

CARRIED

1002.2 Maple Ridge Zone Amending Bylaw No. 7710-2021

To rezone from LUC (Land Use Contract) to RS-3 (Single Detached Rural Residential).

R/2022-CM-094

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7710-2021 given third and final readings.

CARRIED

1003 2021-533-RZ, 11698 226 Street

Maple Ridge Zone Amending Bylaw No. 7807-2021

To create a new Comprehensive Development Zone, CD-4-21, for the use of Assisted Living Residence for the subject property and to rezone from LUC (Land Use Contract) to CD-4-21.

R/2022-CM-095

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7807-2021 given third reading and be adopted.

CARRIED

1004 2021-534-RZ, 12309 240 Street

Maple Ridge Zone Amending Bylaw No. 7809-2021

To create a new Comprehensive Development Zone, CD-5-21, to provide for a nine-hole golf course use for the subject property and to rezone from LUC (Land Use Contract) to CD-5-21.

R/2022-CM-096

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7809-2021 given third reading and be adopted.

CARRIED

Bylaws for Adoption

1005 2019-427-RZ, 20690 Lougheed Highway, Site-Specific Text Amendment

Staff report dated March 29, 2022, recommending that Zone Amending Bylaw No. 7776-2021 be adopted to permit a site-specific text amendment to reduce the separation distance for a Cannabis Retail use.

R/2022-CM-097

It was moved and seconded

That Zone Amending Bylaw No. 7776-2021 be adopted.

UNANIMOUSLY DEFEATED

1100 *REPORTS AND RECOMMENDATIONS*

Planning and Development Services

1101 2021-523-RZ, 22590 116 Avenue, RS-1 to RM-1

Staff report dated March 15, 2022, recommending that Zone Amending Bylaw No. 7837-2022 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential), to permit approximately 10 townhouse units be given first reading and that that applicant provide further information as described in the report.

R/2022-CM-098

It was moved and seconded

That Zone Amending Bylaw No. 7837-2022 be given first reading;

That the applicant provide further information as described on Schedules A, C, D, E and G of the Development Procedures Bylaw No. 5879-1999; and further

That the applicant provide further information of a preliminary agreement with the owners of Strata MLS 180 for a new construction and permanent access easement.

CARRIED

1102 2021-555-RZ, 12076 Glenhurst Street, RS-1 and RS-3 to RT-1

Staff report dated March 15, 2022, recommending that Zone Amending Bylaw No. 7829-2022 to rezone from RS-1 (Single Detached Residential) and RS-3 (Single Detached Rural Residential) to RT-1 (Two-Unit Urban Residential) to permit the future construction of a duplex, be given first reading and that the applicant provide information as described in the staff report.

R/2022-CM-099

It was moved and seconded

That That Zone Amending Bylaw No. 7829-2022 be given first reading; and further

That the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

Councillor Robson - OPPOSED

1103 Council Procedure Bylaw No. 7799-2021

Staff report dated March 29, 2022, titled "Addendum to Council Procedure Bylaw No. 7799-2021 Staff Report dated March 15, 2022."

Staff report dated March 15, 2022, titled "Council Procedure Bylaw No. 7799-2021" recommending new permanent options to hold Council meetings and Public Hearings electronically and guidance on procedural matters dealing with late attendance by Members.

R/2022-CM-100

It was moved and seconded

That staff be directed to provide notice in accordance with the Community Charter.

That Maple Ridge Council Procedure Bylaw No. 7799-2021 be given first, second and third readings.

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

1104 Freedom of Information and Protection of Privacy Amending Bylaw

Staff report dated March 15, 2022, titled "Freedom of Information and Protection of Privacy Amending Bylaw" recommending a change to the Head function and the implementation of a \$10.00 application fee.

R/2022-CM-101

It was moved and seconded

Separation

That That Maple Ridge Freedom of Information and Protection Amending Bylaw No. 7840-2022 be given first, second and third readings.

CARRIED

R/2022-CM-101

It was moved and seconded

That effective April 1, 2022, a \$10.00 application fee be charged on all requests, except for a request for the applicant's own personal information.

UNANIMOUSLY OPPOSED

1105 Maple Ridge Drinking Water Conservation Plan Amending Bylaw No. 7831-2022

Staff report dated March 15, 2022, recommending that Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018 be amended to reflect revisions to the regional Drinking Water Conservation Plan.

R/2022-CM-102

It was moved and seconded

That Maple Ridge Drinking Water Conservation Plan Amending Bylaw No. 7831-2022 be given first, second and third readings.

CARRIED

Engineering Services

1131 Latecomer Agreement LC 168/19

Staff report dated March 15, 2022 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 168/19 for properties located at 24005, 24009 and 24075 Fern Crescent.

R/2022-CM-103

It was moved and seconded

That the cost to provide the extended services at 24005, 24009 and 24075 Fern Crescent are, in whole or in part, excessive to the City and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 168/19 with the subdivider of the lands at 24005, 24009 and 24075 Fern Crescent.

CARRIED

Note: The Mayor declared a conflict of interest for Item 1102 noting that he has a direct interest in the property. The Acting Mayor assumed the chair at 8:51 p.m.

1132 Latecomer Agreement LC 175/20

Staff report dated March 15, 2022 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 175/20 for property located at 11420 River Wynd.

R/2022-CM-104

It was moved and seconded

That the cost to provide the excess or extended services at 11420 River Wynd is, in whole or in part, excessive to the City and that the cost to provide these services shall be paid by the owners of the land being developed; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 175/20 with the developer of the lands at 11420 River Wynd.

CARRIED

Note: The Mayor reentered the meeting and resumed as Chair at 8:53 p.m.

1200 *STAFF REPORTS – Nil*

1300 *OTHER MATTERS DEEMED EXPEDIENT – Nil*

1400 *PUBLIC QUESTION PERIOD*

1500 *MAYOR AND COUNCILLORS' REPORTS*

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

1600 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*

Councillor Yousef submitted the following Notice of Motion in response to the recent prohibition of single use plastics by a number of municipalities:

That staff prepare a single use and other items bylaw for council consideration.

1700 **ADJOURNMENT** - 9:02 p.m.



M. Morden, Mayor

Certified Correct



~~S. Nichols~~, Corporate Officer
PATRICK HLAVAC-WINSOR