

City of Maple Ridge

COUNCIL MEETING MINUTES

April 12, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on April 12, 2022 at 7:00 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 G. Robson
Councillor R. Svendsen
Councillor A. Yousef
Councillor C. Meadus

ABSENT

Councillor K. Duncan

Appointed Staff

S. Hartman, Chief Administrative Officer
C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
S. Labonne, General Manager Parks, Recreation & Culture
D. Pollock, General Manager Engineering Services
P. Hlavac-Winsor, Acting Corporate Officer, General Counsel and Executive Director, Legislative Services

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: Due to the COVID-19 pandemic, the Mayor and Councillors Dueck, Robson, Yousef, and Meadus participated electronically. The Acting Mayor chaired the meeting from Council Chambers.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 *APPROVAL OF THE AGENDA*

R/2022-CM-105

It was moved and seconded

That the agenda of the Regular Council Meeting of April 12, 2022 be adopted as circulated.

CARRIED

400 *ADOPTION AND RECEIPT OF MINUTES*

401 Minutes of the Regular Council Meeting of March 29, 2022

R/2022-CM-106

It was moved and seconded

That the minutes of the Regular Council Meeting of March 29, 2022 be adopted with an amendment to the Note immediately above section 1200, inserting the word 'Mayor' in front of the word 'reentered'.

CARRIED

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL* – Nil

600 *DELEGATIONS*

601 Alouette River Management Society (A.R.M.S.)

Presentation by Greta Borick-Cunningham, Executive Director, on 2021 activities.

700 *ITEMS ON CONSENT*

701 Minutes

701.1 Meetings of the Development Agreements Committee

- March 30, 2022
- March 31, 2022
- April 6, 2022

701.2 Meetings of Committees and Commissions of Council

- Advisory Design Panel - February 16, 2022
- Parks, Recreation and Culture Advisory Committee - January 5, 2022
- Transportation Advisory Committee - November 24, 2021

702 Reports - Nil

703 Correspondence

703.1 South Coast mass forestry herbicide spraying against native plant species

Correspondence dated March 26, 2022, from Colleen & Roy Anspach, requesting support in opposition to mass forestry herbicide spraying.

703.2 Motion at LMLGA and UBCM Protecting BC Coasts from Acidic Washwater Dumping being brought forward by Vancouver

Letter dated March 24, 2022, from Anna Barford, Stand.earth, requesting support for the motion "Protecting B.C. Coasts from Acidic Washwater Dumping."

704 Release of Items from Closed Council Status – Nil

705 Recommendation to Receive Items on Consent

R/2022-CM-107

It was moved and seconded

That Item 703.1 "South Coast mass forestry herbicide spraying against native plant species" 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 forestry herbicide spraying and letter to the Province on the issue.

R/2022-CM-108

It was moved and seconded

That Council prepare and submit a letter of support in opposition to mass forestry herbicide spraying to the Ministry of Environment.

CARRIED

800 *UNFINISHED BUSINESS*

801 Notice of Motion - Prohibition of Single Use Plastics

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.

R/2022-CM-109

It was moved and seconded

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

CARRIED

900 *CORRESPONDENCE* – Nil

1000 *BYLAWS*

Note: Items 1001 is from the December 1, 2020 Public Hearing

Bylaws for Adoption

1001 2018-325-RZ, 12581 243 Street, RS-3 to RS-2

Staff report dated April 12, 2022, recommending that Zone Amending Bylaw No. 7495-2018 be adopted.

R/2022-CM-110

It was moved and seconded

That Zone Amending Bylaw No. 7495-2018 be adopted.

CARRIED

1002 Freedom of Information and Protection of Privacy Amending Bylaw

A bylaw to change the Head function to align with the reorganization of the Legal and Legislative Services Department.

R/2022-CM-111

It was moved and seconded

That Maple Ridge Freedom of Information and Protection of Privacy Amending Bylaw No. 7840-2022 be adopted.

CARRIED

1003 Maple Ridge Drinking Water Conservation Plan Amending Bylaw No. 7831-2022

A bylaw to maintain the City's alignment with Metro Vancouver member jurisdictions in the consistent application of Metro Vancouver's Drinking Water Conservation Plan.

R/2022-CM-112

It was moved and seconded

That Maple Ridge Drinking Water Conservation Plan Amending Bylaw No. 7831-2022 be adopted.

CARRIED

1100 **REPORTS AND RECOMMENDATIONS**

Planning and Development Services

1101 2021-008-RZ, 12387 203 Street, RS-1 to RT-2

Staff report dated April 5, 2022, recommending that Zone Amending Bylaw No. 7815-2021 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit a future construction of a triplex building, be given first reading and that applicant provide information as described in the staff report.

R/2022-CM-113

It was moved and seconded

That Zone Amending Bylaw No. 7815-2021 be given first reading; and further

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

CARRIED

1102 2019-402-RZ, 9450 287 Street, Discharge of Land Use Contract

Staff report dated April 5, 2022, recommending that Zone Amending Bylaw No. 7833-2022 to discharge the land use contract from the subject property be given first and second reading and forwarded to Public Hearing.

R/2022-CM-114

It was moved and seconded

That Zone Amending Bylaw No. 7833-2022 be given first and second reading; and further

That a Public hearing be waived in accordance with the Local Government Act Section 464(2).

CARRIED

1103 2020-421-RZ, 12026 Dunbar Street and 22137 Dewdney Trunk Road, RS-1 to C-3

Staff report dated April 5, 2022, recommending that Zone Amending Bylaw No. 7690-2020 to rezone from RS-1 (Single Detached Residential) to C-3 (Town Centre Commercial) to permit the future construction of a six storey mixed use commercial/residential apartment be given second reading and forwarded to Public Hearing.

R/2022-CM-115

It was moved and seconded

1. That Zone Amending Bylaw No. 7690-2020 be given second reading and forwarded to a Public Hearing; and further
2. That the following terms and conditions be met prior to final reading of Zone Amending Bylaw No. 7690-2020:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii. Approval from the Ministry of Transportation and Infrastructure;
 - iii. Road dedication on Dewdney Trunk Road and Dunbar Street as required;
 - iv. Consolidation of the subject properties;
 - v. Confirmation from the applicant's engineer of record and acceptance from the City that a Traffic Impact Assessment is not required. If a Traffic Impact Assessment is required then it must be done to the City's satisfaction;
 - vi. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii. Registration of a Restrictive Covenant for protecting the Visitor Parking and Stormwater Management;
 - viii. Removal of existing buildings;
 - ix. In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
 - x. Payment of a bonus density contribution for 876.99m² of residential floor area (at a rate of \$161.46 per m²) totaling approximately \$141,599.38; and
 - xi. That a voluntary contribution be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions applicable at the time of third reading of this rezoning application.

CARRIED

1104 2018-429-RZ, 11052 240 Street, RS-3 to R-3

Staff report dated April 5, 2022, recommending that Official Community Plan Amending Bylaw No. 7514-2018 be given second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7515-2018 to rezone from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential) to permit a future subdivision of approximately five lots, be given second reading and forwarded to Public Hearing.

R/2022-CM-116

It was moved and seconded

1. That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7514-2018 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and

Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

2. That Official Community Plan Amending Bylaw No. 7514-2018 be given first and second reading and forwarded to Public Hearing;
3. That Zone Amending Bylaw No. 7515-2018 be given second reading as amended, and forwarded to Public Hearing; and further
4. That the following terms and conditions be met prior to final reading:
 - i. Amendment to Official Community Plan Schedule 11A11, Chapter 10.2 Albion Area Plan, Schedule 1 Albion Area Plan, and Schedule "C" for Conservation areas;
 - ii. Road dedication on 240 Street as required;
 - iii. Park dedication as required, and removal of all debris and garbage from park land;
 - iv. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - v. Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject property;
 - vi. Removal of existing building(s);
 - vii. In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - viii. That a voluntary contribution be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions, and such rates as may be amended prior to third reading of this bylaw.

CARRIED

Councillors Yousef and Robson Opposed

1105 2019-001-RZ, 24440 128 Avenue, RS-3 to RS-2

Staff report dated April 5, 2022, recommending that official Community Plan Amending Bylaw No. 7832-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7528-2019 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision to create six bare-land strata single-family lots, be given second reading and forwarded to Public Hearing.

R/2022-CM-117

It was moved and seconded

1. That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7832-2022 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and

Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

2. That Official Community Plan Amending Bylaw No. 7832-2022 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That Official Community Plan Amending Bylaw No. 7832-2022 be given first and second reading and forwarded to Public Hearing;
4. That Zone Amending Bylaw No. 7528-2019 be given second reading and forwarded to Public Hearing; and further
5. That the following terms and conditions be met prior to final reading:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii. Registration of a Bare-land Strata Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - iii. Amendment to Official Community Plan Schedules 11B11 and & "C":
 - iv. Park dedication as required, including construction of equestrian trails; and removal of all debris and garbage from park land;
 - v. Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - vi. Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive Areas (wetlands) on the subject property;
 - vii. Registration of a Restrictive Covenant for Stormwater Management;
 - viii. Registration of a Restrictive Covenant for No-Build/ No-Disturb for Environmentally Sensitive Areas;
 - ix. Registration of a Restrictive Covenant for Tree Protection and Management;
 - x. Registration of an Easement for Stormwater Management on Lot 2 benefitting Lot 1;
 - xi. Registration of an Enhancement and Maintenance Agreement;
 - xii. Removal of existing buildings and structures;
 - xiii. Registration with Fraser Health for septic disposal and registration of a Restrictive Covenant for the protection of the septic field areas;
 - xiv. In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - xv. That a contribution be provided in keeping with Council Policy 6.31 with regard to Community Amenity Contributions applicable at the time of third reading of this rezoning application.

CARRIED

Councillors Yousef and Robson Opposed

1106 2020-250-RZ, 23939 Fern Crescent, RS-2 to RS-1 b

Staff report dated April 5, 2022 recommending that Official Community Plan Amending Bylaw No. 7691-2020 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7692-2020 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1 b (Single Detached (Medium Density) Residential) to permit a future subdivision of approximately five lots be given second reading and forwarded to Public Hearing.

R/2022-CM-118

It was moved and seconded

1. That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7691-2020 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the Bylaw;
2. That Official Community Plan Amending Bylaw No. 7691-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That Official Community Plan Amending Bylaw No. 7691-2020 be given first and second reading and forwarded to Public Hearing;
4. That Zone Amending Bylaw No. 7692-2020 be given second reading and forwarded to Public Hearing; and further
5. That the following terms and conditions be met prior to final reading:
 - i. Amendment to Official Community Plan Schedule "A" Chapter 10.3, Part VI, A - Silver Valley, Figure 2 - Land Use Plan, and Figure 3D - Horse Hamlet;
 - ii. Road dedication on Sheldrake Court as required;
 - iii. Road dedication on Fern Crescent as required;
 - iv. Park dedication as required, and removal of all debris and garbage from park land;
 - v. Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - vi. Registration of a Restrictive Covenant for Stormwater Management on the subject property;
 - vii. Removal of existing buildings;
 - viii. In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - ix. That a contribution be provided in keeping with Council Policy 6.31 with regard to Community Amenity Contributions applicable at the time of third reading of this rezoning application.

CARRIED

Councillor Robson Opposed

1107 2021-131-RZ, 23103 136 Avenue, A-2 to R-2

Staff report dated April 5, 2022, recommending that Official Community Plan Amending Bylaw No. 7839-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7725-2021 to rezone from A-2 (Upland Agricultural) to R-2 (Single Detached (Medium Density) Urban Residential) to permit a future subdivision of approximately 20 lots be given second reading and forwarded to Public Hearing.

R/2022-CM-119

It was moved and seconded

1. That, in accordance with Section 475 of the Local Government Act, opportunity for early and ongoing consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7839-2022 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM) and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the Bylaw;
2. That Official Community Plan Amending Bylaw No. 7839-2022 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Official Community Plan Amending Bylaw No. 7839-2022 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7839-2022 be given first and second reading and forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7725-2021 be given second reading and forwarded to Public Hearing; and further
6. That the following terms and conditions be met prior to final reading:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii. Amendment to Official Community Plan Schedule "A" Chapter 10.3, Part VI, A - Silver Valley, Figure 2 - Land Use Plan, Figure 3A - Blaney Hamlet, and Figure 4 - Trails / Open Space;
 - iii. Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - iv. Registration of a Restrictive Covenant for Stormwater Management;
 - v. Registration of a Restrictive Covenant for Tree Protection; and
 - vi. That a voluntary contribution be provided, in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions, as may be adopted by Council and applicable at the time of third reading of this rezoning application.

CARRIED

Councillors Yousef and Robson Opposed

Note: Councillor Robson left the meeting at 7:50 pm

1108 2017-184-DVP, 12841 235A Street

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to sign and seal 2017-184-DVP to reduce the front yard setback.

The Corporate Officer advised that 3 notices were mailed out in relation to the application and zero pieces of correspondence were received expressing opposition and/or concerns.

R/2022-CM-120

It was moved and seconded

That the Corporate Office be authorized to sign and seal 2017-184-DVP, respecting property located at 12841 235A Street.

CARRIED

1109 2021-493-DVP, 22311 119 Avenue, Development Variance Permit and Payment-in-lieu of Parking

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-493-DVP to reduce the number of parking spaces.

The Corporate Officer advised that 95 notices were mailed out in relation to the application and zero pieces of correspondence were received expressing opposition and/or concerns.

R/2022-CM-121

It was moved and seconded

That the Corporate Office be authorized to sign and seal 2021-493-DVP respecting property located at 22311 119 Avenue; and further

That payment is taken in the amount of \$50,000.00 for four parking spaces through the Payment In-lieu Option in the Off-Street Parking and Loading Bylaw No. 4350-1990 respecting property located at 22311 119 Avenue.

CARRIED

1110 2021-264-DP, 25123 and 25171 112 Avenue, Intensive Residential Development Permit

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-264-DP respecting the form and character if 22 R-3 (Special Amenity Residential District) zones lots.

R/2022-CM-122

It was moved and seconded

That the Corporate Office be authorized to sign and seal 2021-264-DP, respecting properties located at 25123 and 25171 112 Avenue.

CARRIED

1111 2016-195-CP, Employment Lands: Re-designation of the Yennadon Lands to Industrial (Employment Park Category)

Staff report dated April 5, 2022, recommending that Official Community Plan Amending Bylaws 7734-2021 (Policy) and 7735-2021 (Land Use Designation) be given second reading and forwarded to Public Hearing and that Official Community Plan Amending Bylaw No. 7838-2022 (Land Use Designation) be given second reading and forwarded to Public Hearing to ensure the development of a cohesive road network, servicing access and environmental package, while maximizing employment potential.

Note: Councillor Robson reentered the meeting at 7:55 pm

R/2022-CM-123

It was moved and seconded

1. That in respect of Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7734-2021, Official Community Plan Amending Bylaw No. 7735-2021, and Official Community Plan Amending Bylaw No. 7838-2022 on the municipal website and the referral process together with an invitation to the public, Metro Vancouver and the Agricultural Land Commission to comment; and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaws;
2. That Official Community Plan Amending Bylaw No. 7734-2021, as amended, be given second reading and forwarded to Public Hearing;
3. That Official Community Plan Amending Bylaw No. 7735-2021, as amended, be given second reading and forwarded to Public Hearing;
4. That Official Community Plan Amending Bylaw No. 7838-2022 be given first and second reading and forwarded to Public Hearing;
5. Subject to third reading of Official Community Plan Amending Bylaw No. 7734-2021, Official Community Plan Amending Bylaw No. 7735-2021 and Official Community Plan Amending Bylaw No. 7838-2022, that staff be directed to include the Type 2 Minor Amendments related to the Yennadon Land Regional Growth Strategy amendment package, that will be forwarded to Metro Vancouver; and further
6. That the following terms and conditions be met prior to final reading of Official Community Plan Amending Bylaw No. 7838-2022:
 - i. That 23154 128 Avenue be removed from the Agriculture Land Reserve;
 - ii. That the Metro Vancouver Urban Containment Boundary be amended; and

- iii. That the subject properties are included in the Fraser Sewerage Area and/or request, via Council resolution, for permission to connect to the City of Maple Ridge sewer mains.

CARRIED

Engineering Services

1131 Award on Contract: Annual Pavement Rehabilitation Program -Various Locations
Contract Renewal: ITT-OP21-30

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to execute the contract extension with B.A. Blacktop Ltd.

Note: Councillor Robson declared that he may have a perceived conflict of interest and left the meeting at 8 pm

R/2022-CM-124

It was moved and seconded

That the contact extension for the 2021 contract for the Pavement Rehabilitation Program (ITT-OP21-30) be renewed with B.A. Blacktop Ltd. In the amount of \$3,357,983.63 excluding taxes; and

That a contingency for any adjustments, including Charges and agreed to Extra Work in the contract up to 15% of the value of the contract (\$503,697.54 excluding taxes), be approved; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Corporate Services – Nil

Parks, Recreation & Culture – Nil

Administration – Nil

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 PUBLIC QUESTION PERIOD

1500 **MAYOR AND COUNCILLORS' REPORTS**

Councillor Yousef, Councillor Dueck, Councillor Svendsen and the Mayor provided their reports on activities participated in during the past few weeks.

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

1700 **ADJOURNMENT** – 8:09 pm.



R. Svendsen, Acting Mayor

Certified Correct



P. Hlavac-Winsor, Acting Corporate Officer