

City of Maple Ridge

COUNCIL MEETING MINUTES

September 29, 2020

The Minutes of the City Council Meeting held on September 29, 2020 at 7:00 p.m. in the Council Chambers of the 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

A. Horsman, Chief Administrative Officer

D. Boag, General Manager Parks, Recreation & Culture

C. Carter, General Manager Planning & Development Services

S. Nichols, Corporate Officer

D. Pollock, General Manager Engineering Services

T. Thompson, Acting General Manager Corporate Services

Other Staff as Required

C. Goddard, Director of Planning

ABSENT

Councillor K. Duncan

Amended at the
Oct 6, 2020
Council Meeting

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 Meadus and Councillor Yousef participated electronically.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2020-377

It was moved and seconded

That the agenda of the Regular Council Meeting of September 29, 2020 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of September 8, 2020

R/2020-378

It was moved and seconded

That the minutes of the Regular Council Meeting of September 8, 2020 be adopted as circulated.

CARRIED

402 Report of the Public Hearing of September 15, 2020

R/2020-379

It was moved and seconded

**That the report of the Public Hearing of September 15, 2020 be amended to reflect Councillor Dueck as absent; and further,
That the report as amended be adopted.**

CARRIED

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

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Development Agreements Committee Meetings

- September 15, 2020
- September 17, 2020
- September 23, 2020

702 **Reports**

702.1 **Quarter 2, 2020 Financial Update**

Staff report dated September 15, 2020 providing a financial update on operating results to the end of the second quarter of 2020.

702.2 **Disbursements for the month ended August 31, 2020**

Staff report dated September 29, 2020 providing information on disbursements for the month ended August 31, 2020.

703 **Correspondence**

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

705 **Recommendation to Receive Items on Consent**

R/2020-380

It was moved and seconded

That items on the "Items for Consent" agenda of the September 29, 2020 Council Meeting be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: Items 1001 to 1003 are from the September 15, 2020 Public Hearing

Bylaws for Third Reading

1001 **2019-425-RZ, 25057, 25123 and 25171 112 Avenue**

1001.1 **Maple Ridge Official Community Plan Bylaw No. 7605-2020**

To amend Schedule "A" of Chapter 10.2 Albion Area Plan, Schedule 1 and Figure 1: Northeast Albion from Low/Medium Density Residential to Single Family Residential and Conservation. To amend Schedule "C" Conservation, to re-designate portions of the property to Conservation.

R/2020-381

Moved and seconded

That Official Community Plan Bylaw No. 7605-2020 be given third reading.

CARRIED

1001.2 Maple Ridge Zone Amending Bylaw No. 7606-2020

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District). The current application is to permit a subdivision of approximately 84 lots.

R/2020-382

Moved and seconded

That Zone Amending Bylaw No. 7606-2020 be given third reading.

CARRIED

1002 2017-231-RZ, Supportive Recovery Housing

Maple Ridge Zone Amending Bylaw No. 7651-2020

To permit and regulate Assisted Living Residence as a use in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones, with a base density of 3 residents per building, and to provide a Density Bonus allowing a maximum of up to 10 residents per building for Supportive Recovery Housing and Transitional Housing classes of Assisted Living Residence on certain conditions, including that the owner enter into a housing agreement with the City.

R/2020-383

Moved and seconded

That Zone Amending Bylaw No. 7651-2020 be given third reading.

CARRIED

Councillor Svendsen, Councillor Yousef – OPPOSED

1003 2018-394-RZ, Maple Ridge Zoning Bylaw

Maple Ridge Zoning Bylaw No. 7600-2019

A new Zoning Bylaw which applies to all lands within the City of Maple Ridge and is intended to replace the City's existing Zoning Bylaw No. 3510-1985 to better align with the City's current policies and regulations, to meet current Provincial legislative requirements, to respond to emerging market trends and address the City's sustainability goals and vision. Additionally, the layout, functionality and clarity of the new bylaw is intended to be more user-friendly and effective.

R/2020-384

Moved and seconded

That Zoning Bylaw No. 7600-2019 be amended to remove Section 802.2.1(c)(v) Light Industrial and that the bylaw be given third reading as amended.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2019-402-RZ, 9450 287 Street, CS-2 Text Amendment**

Staff report dated September 15, 2020 recommending Maple Ridge Zone Amending Bylaw No. 7667-2020, to permit a drive-through use for a proposed Tim Horton's restaurant, be given first reading.

R/2020-385

Moved and seconded

1. That Zone Amending Bylaw No. 7667-2020 be given first reading; and
2. That the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1102 **2020-260-AL, 12564 251 Street, Non-Adhering Residential Use in the Agricultural Land Reserve**

Staff report dated September 15, 2020 recommending that the application for a Non-Adhering Residential Use in the Agricultural Land Reserve to construct a new house while living in an existing house on the same property be forwarded to the Agricultural Land Commission for review and consideration.

R/2020-386

Moved and seconded

That Application 2020-260-AL, respecting property located at 12564 251 Street, be forwarded to the Agricultural Land Commission for their review and consideration.

CARRIED

1103 2019-289-SP, 21903 128 Ave, Soil Deposit Permit

Staff report dated September 15, 2020 recommending the application for a Soil Deposit Permit to increase the agricultural capability of the property be approved and forwarded to the Agricultural Land Commission for consideration.

R/2020-387

Moved and seconded

That the application for a Soil Deposit Permit under Section 20(3) and 25(1b) of the Agricultural Land Commission Act submitted on behalf of 1156221 BC LTD for the property at 21903 128 Avenue be approved through resolution by Council and forwarded to the Agricultural Land Commission.

CARRIED

1104 2020-031-RZ, Vape Retail Prohibition

Staff report dated September 15, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7629-2020, to prohibit further proposals for vape retail as principal uses, be given first reading.

R/2020-388

Moved and seconded

That Zone Amending Bylaw No. 7629-2020 be given first reading.

CARRIED

1105 2020-240-RZ, 510 - 20395 Lougheed Highway, Zoning Bylaw Text Amendment

Staff report dated September 15, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7669-2020, to allow for the proposed Muse Cannabis retail store to be located 340.5 metres in distance from another cannabis retail store, be given first and second reading and be forwarded to Public Hearing.

R/2020-389

Moved and seconded

That Zone Amending Bylaw No. 7669-2020 be given first and second reading and be forwarded to Public Hearing.

CARRIED

Note: *Item 1106 was referred back to staff at the September 15, 2020 Committee of the Whole Meeting*

1106 Proposed New Cannabis Retail Store at Unit A 11771 225 Street

Engineering Services

1131 Award of Agreements, Electrical Contracting Services

Staff report dated September 15, 2020 recommending that electrical contracting services standing offer agreements be awarded to Boileau Electric and Pole Line LTD, Standard Electric BC Ltd, and Anser Power Systems Inc and that the Corporate Officer be authorized to execute the agreements.

R/2020-390

Moved and seconded

That standing offer agreements be awarded to Boileau Electric and Pole Line Ltd., Standard Electric BC Ltd., and Anser Power Systems Inc.; and further

That the Corporate Officer be authorized to execute the agreements.

CARRIED

Corporate Services

1151 2020 – 2023 Property Tax Exemption Amendment

Staff report dated September 15, 2020 recommending that the Maple Ridge Property Exemption Amending Bylaw No. 7670-2020 be given first, second and third readings.

R/2020-391

Moved and seconded

That Property Tax Exemption Amending Bylaw No. 7670-2020 be given first, second and third readings.

CARRIED

Note: *Item 1152 has been moved to the Consent Agenda as Item 701.2*

1152 **Quarter 2, 2020 Financial Update**

Parks, Recreation & Culture

1171 **Suspension of the 2020 Sports Field User Annual Contribution**

Staff report dated September 15, 2020 recommending that the Sports Field User Contribution for the Spring/Summer and Fall/Winter season participants be suspended due to extraordinary circumstances caused by COVID-19.

R/2020-392

Moved and seconded

That the Sports Field User Annual Contribution be suspended for both the 2020 Spring/Summer and Fall/Winter seasons.

CARRIED

1172 **Maple Ridge Lawn Bowling Club Lease Agreement**

Staff report dated September 15, 2020 recommending a new lawn bowling facility lease agreement with the Maple Ridge Lawn Bowling Club for a three year period with options to renew for two further terms of three years each be approved and that the Corporate Officer be authorized to execute the agreement.

R/2020-393

Moved and seconded

That staff be directed to enter into a new lawn bowling facility lease agreement with the Maple Ridge Lawn Bowling Club for a three-year period with options to renew for two further terms of 3 years each; and further

That the Corporate Officer be authorized to execute the Maple Ridge Lawn Bowling Club Lease Agreement.

CARRIED

Administration – Nil

1200 **STAFF REPORTS** – Nil

1300 **OTHER MATTERS DEEMED EXPEDIENT** – Nil

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**

1601 **Notice of motion put forward by Councillor Yousef**

Councillor Yousef gave a notice of motion and read the motion into the record as follows:

WHEREAS the global COVID-19 pandemic continues to result in severe economic hardship for local businesses across our community and social distancing requirements have significantly reduced the number of restaurant and pub patrons allowed to be safely seated in a given area;

AND WHEREAS when Maple Ridge's expanded patio program expires at the end of October 2020, the loss of the additional patio space currently permitted may result in the temporary or permanent closure of many long time local businesses;

THEREFORE BE IT RESOLVED that as part of Maple Ridge Council's commitment to supporting the small business community by reducing barriers and incentivizing new investment, that the expanded patio program be extended indefinitely and that authorization be given for the winterization of patios on city property through the use of tents, louvered roofs, and heaters.

It was advised that the motion will be brought forward as an item at the October 13, 2020 Council Meeting for debate and vote.

1700 ***ADJOURNMENT*** – 7:51 p.m.

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer