

City of Maple Ridge

COUNCIL MEETING MINUTES

October 13, 2020

The Minutes of the City Council Meeting held on October 13, 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.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	C. Crabtree, Acting General Manager Corporate Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	S. Nichols, Corporate Officer
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	<i>Other Staff as Required</i>
	C. Goddard, Director of Planning

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, Council members 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/2020-401

It was moved and seconded

That the agenda of the Regular Council Meeting of October 13, 2020 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of September 29, 2020

R/2020-402

It was moved and seconded

That the minutes of the Regular Council Meeting of September 29, 2020 be amended to indicate that Councillor Duncan was absent and that the minutes be adopted as amended.

CARRIED

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

600 ***DELEGATIONS***

601 **Waste Reduction Week Presentation – Ridge Meadows Recycling Society**

- **Leanne Koehn, Community Engagement**

Ms. Koehn gave a presentation providing a history and background on the Ridge Meadows Recycling Society and outlining events set up for waste reduction week. She advised on items which can be recycled at the Maple Ridge Recycling Depot.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Meetings of the Development Agreements Committee

- September 30, 2020

702 ***Reports***

702.1 **2020 Council Expenses**

Staff report dated October 13, 2020 listing Council expenses recorded to September 30, 2020.

703 ***Correspondence*** – Nil

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

705 Recommendation to Receive Items on Consent

R/2020-403

It was moved and seconded

That items on the “Items for Consent” agenda of the October 13, 2020 Council Meeting be received into the record.

CARRIED

800 *UNFINISHED BUSINESS*

801 Motion by Councillor Yousef (Notice of Motion provided at the September 29, 2020 Council Meeting)

MAIN MOTION

R/2020-404

Moved and seconded

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.

MOTION TO AMEND

R/2020-405

Moved and seconded

That the last paragraph in the main motion be amended to remove the text “indefinitely”.

AMENDMENT CARRIED

Question on the main motion

The question was then called on the main motion as amended.

CARRIED AS AMENDED

MAIN MOTION AS AMENDED

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 and that authorization be given for the winterization of patios on city property through the use of tents, louvered roofs, and heaters.

900 ***CORRESPONDENCE*** – Nil

1000 **BYLAWS**

Bylaws for Adoption

1001 **Maple Ridge Property Tax Exemption Amending Bylaw No. 7670-2020**
To include the removal of Generations Christian Fellowship/Colleen Findlay Foundation from the schedule and to amend the location of NorthRidge Foursquare Church.

R/2020-406

Moved and seconded

That Property Tax Exemption Amending Bylaw No. 7670-2020 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2020-182-AL, 10875 272 Street, Non-Adhering Residential Use Application**

Staff report dated October 6, 2020 recommending that Application 2020-182-AL to replace an existing principle residence for use as an accessory residential structure be forwarded to the Agricultural Land Commission for consideration.

R/2020-407

Moved and seconded

That Application 2020-182-AL, respecting property located at 10875 272 Street, be forwarded to the Agricultural Land Commission for consideration.

CARRIED

Councillor Duncan - OPPOSED

1102 **2020-177-RZ, 12834 232 Street, RS-2 to CD-5-20**

Staff report dated October 6, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7661-2020 to rezone from RS-2 (One Family Suburban Residential) to CD-5-20 (Comprehensive Development), to permit the future construction of a three-storey building with approximately 12 residential units and commercial on the ground floor (daycare and office use) be given first reading and that the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2020-408

Moved and seconded

1. **In respect of Section 4 75 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 early 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 Zone Amending Bylaw No. 7661-2020 be given first reading; and**
3. **That the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

1103 **2017-233-RZ, Ground-Oriented Residential Infill Development Permit Guidelines**

Staff report dated October 6, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7673-2020 to include Ground-Oriented Residential Infill Development Guidelines be given first and second reading and be forwarded to Public Hearing.

R/2020-409

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. 7673-2020 on the municipal website, 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. 7673 - 2020 be given first and second reading and be forwarded to Public Hearing.**

CARRIED

Councillor Svendsen, Councillor Yousef - OPPOSED

1104 2020-117-RZ, 11917 and 11903 Burnett Street, Temporary Use Permit

Staff report dated October 6, 2020 recommending that Maple Ridge Official Community Amending Bylaw No. 7659-2020 to designate subject properties as a Temporary Use Permit Area to allow for a temporary sales centre for the future apartment use on-site be given second reading and be forwarded to Public Hearing.

R/2020-410

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. 7659-2020 on the municipal website, 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. 7659-2020 be given second reading and be forwarded to Public Hearing;**
- 3) **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 for the Temporary Use. Servicing requirements due to change to land use in the future shall be reviewed by Engineering;**
 - ii) **Amendment to Official Community Plan, Schedule "D - Temporary Use Permits" identifying the subject properties for temporary use as a sales centre, for a maximum term of 3 years.**

CARRIED

1105 Addendum to Report on Proposed New Cannabis Retail Store at Unit A 11771 225 Street

Staff report dated October 6, 2020 recommending that the application for a non medical cannabis retail store by Chronic Cannabis not be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch.

R/2020-411

Moved and seconded

That the application for a non medical cannabis retail store by Chronic Cannabis, located at A-11771 225 St., Maple Ridge not be supported based on the information contained in the Council report dated September 15, 2020; and

That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

CARRIED

Councillor Dueck, Councillor Meadus - OPPOSED

Engineering Services

1131 Latecomer Agreement LC 165/18

Staff report dated October 6, 2020 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 165/18 with the subdivider lands at 11716 Burnett Street.

R/2020-412

Moved and seconded

That the cost to provide the excess or extended services at 11716 Burnett Street is, in whole or in part, excessive to the municipality 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 165/18 with the subdivider of the lands at 11716 Burnett Street.

CARRIED

1132 Licence Agreement Authorization - Metro Vancouver Pump Station

Staff report dated October 6, 2020 recommending that a Licence Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow an emergency generator to be constructed on City property be authorized and that the Corporate Officer be authorized to execute the agreement.

R-2020-413

Moved and seconded

That a Licence Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow an emergency generator to be constructed on City property be authorized; and further

That the Corporate Officer be authorized to execute the agreement

CARRIED

Corporate Services

1151 Employment Lands Investment Incentive Program – Revitalization Tax Exemption Agreements

Staff report dated October 6, 2020 recommending that the Corporate Officer be authorized to execute revitalization tax exemption agreements with qualified property owners and developers.

R/2020-414

Moved and seconded

That the Corporate Officer be authorized to execute agreements with qualified property owners and developers as defined in the Maple Ridge Revitalization Tax Exemption Bylaw No. 7112-2014, and identified in Attachment B.

CARRIED

Parks, Recreation & Culture – Nil

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 members of Council provided a report on activities participated in during the past few weeks.

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS – Nil

1700 *ADJOURNMENT* – 8:50 p.m.

Certified Correct

M. Morden, Mayor

D. Denton, Deputy Corporate Officer