

**COUNCIL MEETING MINUTES**

October 29, 2019

The Minutes of the City Council Meeting held on October 29, 2019 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	K. Swift, Advisor to the Chief Administrative Officer
Councillor J. Dueck	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor K. Duncan	C. Carter, General Manager Planning & Development Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	L. Benson, Director of Corporate Administration
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	<i>Other Staff as Required</i>
	C. Goddard, Director of Planning
	M. Orsetti, Manager of Bylaw and Licencing Services
	R. MacNair, Senior Advisor, Bylaw and Licencing Services

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

Note: Councillor R. Svendsen attended the meeting via Go-to-Meeting.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

Addition of Item 1007 "Maple Ridge Safer Street Bylaw No. 7581-2019;  
Addition of an addendum report and amended bylaw for Item 1108;  
Items 1109 and 1110 to be dealt with prior to Item 1101.

300 **APPROVAL OF THE AGENDA**

R/2019-604

It was moved and seconded

**That the agenda of the October 29, 2019 Council Meeting be amended to add Item 1007 "Maple Ridge Safer Streets Bylaw No. 7581-2019"; to give consideration to the revised staff report and bylaw for Item 1108; and, to deal with Items 1109 and 1110 prior to Item 1101; and further,**

**That the agenda be approved as amended.**

CARRIED

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

401 Minutes of the Regular Council Meeting of October 15, 2019

R/2019-605

It was moved and seconded

**That the minutes of the Regular Council Meeting of October 15, 2019 be adopted as circulated.**

CARRIED

402 Report of the Public Hearing of October 22, 2019

R/2019-606

It was moved and seconded

**That the report of the Public Hearing of October 22, 2019 be adopted as circulated.**

CARRIED

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

600 ***DELEGATIONS***

601 **Presentation of the First Poppy of 2019**

- Jim MacDonald, Royal Canadian Legion Branch 88 Maple Ridge
- Lynda McEwan, Membership Chair, Royal Canadian Legion Branch 88 Maple Ridge

Mr. MacDonald spoke on the protocol for the presentation of the first poppy and on how the donations received for poppies are spent. He provided history and background on the Royal Canadian Legion Branch 88 Maple Ridge, highlighting that the local branch is one of the largest, with over 2100 members. Mr. MacDonald also spoke on the 2020 Candlelight Tribute Ceremony.

602 **Maple Ridge Bears**

- Leah Cooke and Susan Zanders

Ms. Zanders and Ms. Cooke gave a presentation providing information on the work undertaken by themselves and other members to educate residents and create relations with stakeholders to deter bears from entering currently high bear areas. They requested consideration of the implementation of the Bylaw Enforcement Notification System (BEN), the

modification of Wildlife and Vector Control Bylaw No. 7438-2018 and the provision of a dedicated bylaw enforcement officer.

The Manager of Bylaw and Licencing Services advised that information on the implementation of the BEN system and the possible amendment of Bylaw No. 7348-2018 is to be included in the 2020-2024 Licences and Bylaws Department business plan.

650 ***QUESTIONS FROM THE PUBLIC SESSION***

**Chris Bossley**

Ms. Bossley asked whether a community wellness and harm reduction grant from the Provincial was applied for.

**Les Jourdain**

Mr. Jourdain asked for an updated on the Lougheed Transit Corridor Study and asked when the study will be coming forward. He also asked whether a development application for Patterson Avenue and 203 Street will be brought forward at the same time as the Corridor Study.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of October 17, 2019 (2).

701.2 Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel – September 11, 2019 and September 18, 2019

702 **Reports**

702.1 **Disbursements for the month ended September 30, 2019**

Staff report dated October 29, 2019 providing information on Disbursements for the month ended September 30, 2019.

702.2 **2019 Council Expenses**

Staff report dated October 29, 2019 recommending that Council expenses recorded to September 30, 2019 be received for information.

703 **Correspondence** – Nil

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

R/2019-607

It was moved and seconded

**That the items on the Consent Agenda be received into the record.**

CARRIED

800 **UNFINISHED BUSINESS** – Nil

900 **CORRESPONDENCE** – Nil

1000 **BYLAWS**

**Note: Items 1001 to 1006 are from the October 22, 2019 Public Hearing**

**Bylaws for Third Reading**

1001 **2017-185-RZ, 11143 Princess Street**

**Maple Ridge Zone Amending Bylaw No. 7362-2017**

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District). The current application is to permit a future subdivision of 2 lots.

Third reading

R/2019-608

It was moved and seconded

**That Zone Amending Bylaw No. 7362-2017 be given third reading.**

CARRIED

Councillor Duncan - OPPOSED

1002 **2018-231-RZ, 28621 104 Avenue and 10455 287 Street**

**Maple Ridge Zone Amending Bylaw No. 7483-2018**

To rezone from A-2 (Upland Agricultural) and A-1 (Small Holding Agricultural) to RS-3 (One Family Rural Residential). The current application is to permit a future subdivision of 4 lots.

Third reading

R/2019-609

It was moved and seconded

**That Zone Amending Bylaw No. 7483-2018 be given third reading.**

CARRIED

Councillor Duncan - OPPOSED

- 1003     **2017-471-RZ, 11384 207 Street  
Maple Ridge Zone Amending Bylaw No. 7404-2017**  
To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-  
Oriented Residential Infill). The current application is to permit the future  
development of a four-plex.  
Third reading

R/2019-610

It was moved and seconded

**That Zone Amending Bylaw No. 7404-2017 be given third reading.**

CARRIED

- 1004     **2018-012-RZ, 23795 and 23831 Dewdney Trunk Road  
Maple Ridge Zone Amending Bylaw No. 7432-2018**  
To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse  
Residential). The current application is to permit a future development of 29  
units.  
Third reading

R/2019-611

It was moved and seconded

**That Zone Amending Bylaw No. 7432-2018 be given third reading.**

CARRIED

- 1005     **2017-306-RZ, 12149, 12131, 12127, 12117, 12097 and 12087 223  
Street and 22229 Brown Avenue**

- 1005.1   **Maple Ridge Official Community Plan Bylaw No. 7577-2019**  
To amend Schedule 1 of the Town Centre Area Plan The current application  
is to amend the OCP designation from Single Family Residential to Low Rise  
Apartment.  
Third reading

R/2019-612

It was moved and seconded

**That Official Community Plan Amending Bylaw No. 7577-2019 be given third  
reading.**

CARRIED

**1005.2 Maple Ridge Zone Amending Bylaw No. 7366-2017**

To rezone from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit a future development of three (3) 5-storey condominium buildings.

Third reading

R/2019-613

It was moved and seconded

**That Zone Amending Bylaw No. 7366-2017 be given third reading.**

CARRIED

1006 2017-061-RZ, 22255, 22289, 22295, 22323, 22337, 22351, 22359  
Dewdney Trunk Road, 12021, 12026, 12027, 12034, 12042, 12043,  
12052 Garden Street, 12002, 12032, 12038, 12051, 12061 223 Street  
and 12011 224 Street

**1006.1 Maple Ridge Zone Amending Bylaw No. 7336-2017**

To amend the text of the bylaw to create the CD-1-17 (Comprehensive Development) zone and to replace Schedule "G". To rezone from RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial) and CS-1 (Service Commercial) and LUC No. 2435-1977 to CD-1-17 (Comprehensive Development). The current application is to permit a 7 phase mixed-use commercial/office and residential development in the Town Centre Area.

Third reading

R/2019-614

It was moved and seconded

**That Zone Amending Bylaw No. 7336-2017 be given third reading.**

CARRIED

**1006.2 Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017**

To terminate LUC No. 2435-1977 for properties at 12051 and 12061 223 Street)

Third reading

R/2019-615

It was moved and seconded

**That Land Use Contract Termination Bylaw No. 7337-2017 be given third reading.**

CARRIED

- 1007 **Maple Ridge Safer Streets Bylaw No. 7581-2019**  
A bylaw to regulate and control aggressive solicitation.

R/2019-616

It was moved and seconded

**That Maple Ridge Safer Streets Bylaw No. 7581-2019 be given first, second and third reading.**

CARRIED

Councillor Duncan - OPPOSED

1100 **REPORTS AND RECOMMENDATIONS**

**Public Works and Development Services**

1101 **2019-239-RZ, 12610 228 Street, RS-3 to R-1**

Staff report dated October 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7574-2019 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit a future subdivision of approximately 8 single family residential lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2019-617

It was moved and seconded

1. **That Zone Amending Bylaw No. 7574-2019 be given first reading; and**
2. **That the applicant provide further information as described on Schedules B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

CARRIED

1102 **2019-268-RZ, 22340 and 22328 St. Anne Avenue and 11654 and 11664 223 Street, C-3 and RS-1 to RM-2**

Staff report dated October 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7584-2019 to rezone from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of an apartment building with 99 residential units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

**MAIN MOTION**

**R/2019-618**

It was moved and seconded

- 1 That Zone Amending Bylaw No. 7584-2019 be given first reading; and**
- 2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999, along with the additional requirements discussed in this report.**

**MOTION TO DEFER**

**R/2019-619**

It was moved and seconded

**That the motion that Zone Amending Bylaw No. 7584-2019 be given first reading be deferred to the next appropriate Council meeting pending staff discussion with the applicant.**

**MOTION TO DEFER CARRIED**

**1103 2018-105-RZ, 24145 and 24185 110 Avenue, RS-3 to RS-1d**

Amended staff report dated October 22, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7582-2019 to adjust the areas designated Residential Low Density to amend the Conservation boundary be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7466-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential) to permit a future subdivision of approximately 18 residential lots be given second reading and be forwarded to Public Hearing. *(amended at the October 22, 2019 COW meeting)*

Note: Councillor Duncan left the meeting at 8:32 p.m.

**R/2019-620**

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. 7582-2019 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. 7582-2019 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. 7582-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7582-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7 466-2018 be given second reading, and be forwarded to Public Hearing;
- 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 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";
  - iii) Road dedication on 110 Avenue as required;
  - iv) Park dedication as required, including construction of walkways; and removal of all debris and garbage from park land;
  - v) Consolidation of the subject properties;
  - 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 the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
  - viii) Registration of a Statutory Right-of-Way plan and agreement for infrastructure;
  - ix) Registration of a Restrictive Covenant for Tree Protection; Stormwater Management Habitation and Restoration Plan and additional items that may be identified through the final processing of the rezoning;
  - x) Removal of existing buildings;
  - xi) 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 properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
  - xii) That a voluntary contribution, in the amount of \$91,800.00 (\$5,100 per lot X 18 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
  - xiii) Payment of the Density Bonus provision of the Rs-1b (One Family Urban (Medium Density) Residential) zone and RS-1d (One Family Urban (Half Acre) Residential, in the amount \$55,800.00 (\$3,100 per lot X 18 lots)

CARRIED

**1104 2016-246-RZ, 12111 and 12119 203 Street, RS-1 to RM-1**

Staff report dated October 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7267-2016 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit the future construction of 10 townhouse units be given second reading and be forwarded to Public Hearing.

Note: Councillor Duncan returned to the meeting at 8:34 p.m.

R/2019-621

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7267-2016 be given second reading and be forwarded to Public Hearing;
- 2) 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) Approval from the Ministry of Transportation and Infrastructure;
  - iii) Road dedication on 203 Street, East/West lane, and the North/South new lane, as required;
  - iv) Consolidation of the subject properties;
  - v) Registration of a Restrictive Covenant for protecting the Visitor Parking;
  - vi) Registration of a Restrictive Covenant for Stormwater Management;
  - vii) Removal of existing buildings;
  - viii) Approval from Fortis BC for the proposed land alterations on the Fortis Right-of-way;
  - ix) 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 properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
  - x) That a voluntary contribution, in the amount of \$41,000.00 (\$4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Councillor Svendsen - OPPOSED

**1105 2019-333-DVP, 23840 River Road**

Staff report dated October 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-333-DVP to reduce the minimum interior side lot line setback.

R/2019-622

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2019-333-DVP respecting property located at 23840 River Road.**

CARRIED

**1106 2018-508-DP, 23840 River Road**

Staff report dated October 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-508-DP to allow a microbrewery and tasting lounge under the M-3 (Business Park) zone.

R/2019-623

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2018-508-DP respecting property located at 23840 River Road.**

CARRIED

**1107 2017-367-DP, 23702 132 Avenue, Wildfire Development Permit**

Staff report dated October 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-367-DP to allow 16 single family lots for development within the Wildfire Development Permit Area.

R/2019-624

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2017-367-DP respecting property located at 23702 132 Avenue.**

CARRIED

**1108 Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019**

Staff report dated October 22, 2019 recommending that Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019 to align the City's bylaw with the Motor Vehicle Act and to ensure vehicle size and weight specifications are in alignment with the most recent version of the BC Commercial Transport Regulations be given first, second and third readings.

R/2019-625

It was moved and seconded

**That the Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019 be given first, second and third reading.**

CARRIED

Councillor Duncan, Councillor Meadus - OPPOSED

Note: Items 1109 and 1110 were dealt with prior to Item 1101

1109 **Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019**

Staff report dated October 22, 2019 recommending that Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019 to add the City of Merritt and the Village of Harrison Hot Springs to the Fraser Valley Intermunicipal Business Licence Program and to expand the definition of who can purchase an Intermunicipal Business Licence be given first, second and third readings.

R/2019-626

It was moved and seconded

**That Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019 be given first, second and third readings.**

CARRIED

1110 **Proposed New Cannabis Retail Store at 22222 Lougheed Highway**

Staff report dated October 22, 2019 recommending that the application for a non medical cannabis retail store at 22222 Lougheed Highway not be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch with the legislative requirements.

Note: The original recommendation in the staff report was moved but not seconded.

MAIN MOTION

R/2019-627

It was moved and seconded

**That the application for a non medical cannabis retail store by 1171712 BC Ltd., located at 22222 Lougheed Highway, Maple Ridge be supported based on the information contained in the Council report dated October 22, 2019; and**

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

MOTION TO DEFER

R/2019-628

It was moved and seconded

**That the motion to support the application for a non medical cannabis retail store by 1171712 BC Ltd., located at 22222 Lougheed Highway, Maple Ridge be deferred until further information is received from staff.**

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

1111 **11830 240 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary**

Staff report dated October 22, 2019 recommending the request to provide a sanitary service connection to 11830 240 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

R/2019-629

It was moved and seconded

**That the request to provide a sanitary service connection to 11830 240 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.**

CARRIED

Councillor Duncan - OPPOSED

Note: Councillor Svendsen left the meeting at 9:00 p.m.

1112 **13179 224 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary**

Staff report dated October 22, 2019 recommending the request to provide a sanitary service connection to 13179 224 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

R/2019-630

It was moved and seconded

**That the request to provide a sanitary service connection to 13179 224 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.**

CARRIED

Corporate Services – Nil

**Parks, Recreation & Culture**

**1151 Maple Ridge Secondary School/Merkley Park Hammer and Discus Throw Facility Construction and Operating Agreements**

Staff report dated October 22, 2019 recommending that the construction and operating agreements for Maple Ridge Secondary School/Merkley Park Hammer Throw Facility be approved and that the Corporate Officer be authorized to execute the contracts.

R/2019-631

It was moved and seconded

**That the construction and operating agreements for Maple Ridge Secondary School/Merkley Park Hammer Throw Facility be approved; and**

**That the Corporate Officer be authorized to execute the agreements.**

CARRIED

**1152 Maple Ridge Secondary School (MRSS)/Merkley Park Hammer and Discus Throw Facility Construction - Award of Contract**

Staff report dated October 22 2019 recommending that Contract ITT-PL19-51: Construction of Hammer and Discus Throw Facility at Merkley Park be awarded to Cedar Crest Lands (BC) Ltd., that a contingency be authorized and that the Corporate Officer be authorized to execute the contract.

R/2019-632

It was moved and seconded

**That Contract ITT-PL19-51: Construction of Hammer and Discus Throw Facility at Merkley Park be awarded to Cedar Crest Lands (BC) Ltd. in the amount of \$350,541.00 excluding taxes, and that a contingency of \$40,000 be authorized; and,**

**That the Corporate Officer be authorized to execute the contract.**

CARRIED

**Administration (including Fire and Police) – Nil**

**Other Committee Issues – Nil**

**1200 STAFF REPORTS – Nil**

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

1400    ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** – Nil

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

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

1600    ***ADJOURNMENT*** – 9:24 p.m.

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M. Morden, Mayor

Certified Correct

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L. Benson, Corporate Officer