

**COMMITTEE OF THE WHOLE MEETING MINUTES**

January 11, 2022

The Minutes of the Committee of the Whole Meeting held on January 11, 2022 at 11:02 a.m. virtually and in Council Chambers 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>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services
Councillor A. Yousef	S. Nichols, Corporate Officer
<i>ABSENT</i>	<i>Other Staff as Required</i>
Councillor K. Duncan	C. Goddard, Director of Planning
Councillor R. Svendsen	M. McMullen, Manager of Development and Environmental Services
	F. Smith, Director of Engineering
	R. Tardif, Planner

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Note: These Minutes are posted on the City website at [mapleridge.ca/AgendaCenter/](http://mapleridge.ca/AgendaCenter/)  
Video of the meeting is posted at [media.mapleridge.ca/Mediasite/Showcase](http://media.mapleridge.ca/Mediasite/Showcase)

Note: Due to the COVID-19 pandemic, Councillor Robson and Councillor Yousef chose to participate electronically. The Acting Mayor chaired the meeting from Council Chamber.

1. ***CALL TO ORDER***

2. ***ADOPTION AND RECEIPT OF MINUTES***

2.1 Minutes of the Committee of the Whole Meeting of December 7, 2021

It was moved and seconded

**That the minutes of the December 7, 2021 Committee of the Whole Meeting be amended to replace “Acting Mayor Meadus” with “Acting Mayor Dueck”.**

**The minutes as amended were adopted.**

CARRIED

3. ***DELEGATIONS/STAFF PRESENTATIONS*** – Nil

4. ***PLANNING AND DEVELOPMENT SERVICES***

1101 **2020-129-RZ, 13287 232 Street, RS-3 to RS-1**

Staff report dated January 11, 2022 recommending that Maple Ridge Zone Amending Bylaw No. 7654-2020, 13287 232 Street, to rezone from RS-3 (Single Detached Rural Residential) to RS-1 (Single Detached Residential) to permit a future subdivision of two lots and that the applicant provide further information as described on Schedules A, B, and E of the Development Procedures Bylaw No. 5879-1999.

R. Tardif, Planner 1, provided a summary presentation and staff responded to questions.

It was moved and seconded

**That the staff report dated January 11, 2022 titled “First Reading, Zone Amending Bylaw No. 7654-2020, 13287 232 Street” be forwarded to the Council Meeting of January 11, 2022.**

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

1102 **2021-307-RZ, 12208 and 12194 206 Street, RS-3 and RS-1 to RM-1**

Staff report dated January 11, 2022 recommending that the Maple Ridge Zone Amending Bylaw No. 7789-2021 to rezone from RS-3 (Single Detached Rural Residential) and RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit the future construction of approximately 35 residential townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999.

M. McMullen, Manager of Development and Environmental Services, provided a summary presentation. Staff and the applicant responded to questions from Council.

It was moved and seconded

**That the staff report dated January 11, 2022 titled “First Reading, Zone Amending Bylaw No. 7789-2021, 12208 and 12194 206 Street” be forwarded to the Council Meeting of January 11, 2022.**

CARRIED

Councillor Robson – OPPOSED

**1103 2021-055-RZ, 25443 Bosonworth Avenue, RS-3 to RS-2**

Staff report dated January 11, 2022 recommending that Maple Ridge Zone Amending Bylaw No. 7804-2021 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision into two lots, with the existing residence remaining, be given first reading and that the applicant provide further information as described on Schedules B and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Natural Features Development Permit and a Subdivision application.

M. McMullen, Manager of Development and Environmental Services, provided a summary presentation. Staff responded to questions from Council.

It was moved and seconded

**That the staff report dated January 11, 2022 titled “First Reading, Zone Amending Bylaw No. 7804-2021, 25443 Bosonworth Avenue” be forwarded to the Council Meeting of January 11, 2022.**

CARRIED

Councillor Robson and Coucillor Yousef – OPPOSED

**1104 2020-411-RZ, 21429 121 Avenue, RS-1 to R-1**

Staff report dated January 11, 2022, recommending that Zone Amending Bylaw No. 7689-2020 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of two lots be given second reading and be forwarded to a Public Hearing.

M. McMullen, Manager of Development and Environmental Services, provided a summary presentation. Staff and the applicant responded to questions from Council.

It was moved and seconded

**That staff report dated January 11, 2022, titled “Second Reading, Zone Amending Bylaw No. 7689-2020, 21429 121 Avenue” be forwarded to the regular council meeting of January 11, 2022.**

CARRIED

**1105 2017-510-DVP, 2017-510-DP, 10386 240 Street and 24028, 24022 & 24060**

Staff report dated January 11, 2022, recommending that the Corporate Officer be authorized to sign and seal 2017-510 DVP and 2017-510-DP to reduce front, interior, exterior side, and rear setbacks, increase building height, reduce parking spaces and to waive the requirement to convert the

existing overhead utilities on 104 Avenue to underground wiring in accordance with Council Policy 9.05 - Conversion of Existing Overhead Utility Wiring to Underground Wiring.

A. Kopystynski, Planner provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That staff report dated January 11, 2022 titled “Development Variance Permit, Development Permit, 10386 240 Street, and 24028, 24022, 24060 104 Avenue” be forwarded to the Council Meeting of January 25, 2022.**

CARRIED

1106 **2018-243-DVP, 2018-243-DP, 21963 Dewdney Trunk Road (including PID 010-157-468 & 010-157-484) and 12029 220 Street**

Staff report dated January 11, 2022 recommending that the Corporate Officer be authorized to sign and seal 2018-243 DVP and 2018-243-DP to reduce front, rear, and exterior side yard setbacks.

C. Goddard, Director of Planning, provided a summary presentation and staff responded to questions from Council.

It was moved and seconded

**That staff report dated January 11, 2022 titled “Development Variance Permit and Development Permit, 21963 Dewdney Trunk Road (including PID 010-157-468 & 010-157-484) and 12029 220 Street” be forwarded to the Council Meeting of January 25, 2022.**

CARRIED

5. **ENGINEERING SERVICES - Nil**
6. **CORPORATE SERVICES - Nil**
7. **PARKS, RECREATION & CULTURE - Nil**
8. **ADMINISTRATION - Nil**
9. **COMMUNITY FORUM**

There were no speakers.

## 10. NOTICE OF CLOSED COUNCIL MEETING

It was moved and seconded

That the meeting will be closed to the public pursuant to Sections 90 (1) and 90(2) of the Community Charter as the subject matter being considered relates to the following:

Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

Section 90(1)(c) labour relations or employee negotiations;

Section 90(1)(g) litigation or potential litigation affecting the municipality;

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

## 11. ADJOURNMENT – 12:09 p.m.

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Councillor Judy Dueck  
Presiding Member of the Committee