

COMMITTEE OF THE WHOLE MEETING MINUTES

February 15, 2022

The Minutes of the Committee of the Whole Meeting held on February 15, 2022 at 11:00 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.

<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 R. Svendsen	S. Nichols, Corporate Officer
Councillor A. Yousef	T. Thompson, Director of Finance
<i>ABSENT</i>	
Councillor K. Duncan	<i>Other Staff as Required</i>
	M. Baski, Senior Planner
	W. Cooper, Planner
	C. Goddard, Director of Planning
	K. Gowan, Planner 1
	A. Grochowich, Planner 2
	R. MacNair, Senior Advisor, Bylaw and Licensing Services
	F. Smith, Director of Engineering

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

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

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of February 1, 2022

It was moved and seconded

That the minutes of the February 1, 2022 Committee of the Whole Meeting be adopted.

CARRIED

3. ***DELEGATIONS/STAFF PRESENTATIONS*** - nil

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

1101 Proposed New Cannabis Retail Store at Unit A 20757 Lougheed Highway

Staff report dated February 15, 2022, recommending that the application for a non medical cannabis retail store by Chronic Cannabis located at Unit A 20757 Lougheed Highway, Maple Ridge not be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis regulation Branch.

R. MacNair, Senior Advisor, Bylaw and Licensing Services spoke to the staff report and staff responded to questions from Council.

It was moved and seconded

That the staff report dated February 15, 2022, titled “Proposed New Cannabis Retail Store at Unit A 20757 Lougheed Highway” be forwarded to the Council Meeting of February 22, 2022.

CARRIED

1102 2021-457-RZ, Regulation of Pharmacies

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7790-2021, to prohibit new small-scale pharmacies in the Town Centre Area and to regulate pharmacies outside of the Town Centre Area by implementing a geographic buffer of 400m between new pharmacy applications, be given first and second reading and forwarded to Public Hearing.

A. Grochowich, Planner 2, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated February 15, 2022, titled “First and Second Reading, Zone Amending Bylaw No. 7790-2021, Regulation of Pharmacies” be forwarded to Council Meeting of February 22, 2022.

UNANIMOUSLY DEFEATED

It was moved and seconded

That the staff report dated February 15, 2022, titled “First and Second Reading, Zone Amending Bylaw No. 7790-2021, Regulation of Pharmacies” be referred back to staff.

CARRIED

1103 2019-013-RZ, 24156 104 Avenue, RS-3 to RM-1

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7814-2021 to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of 21 townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D and G of the Development Procedures Bylaw No. 5879-1999.

G. Goddard, Director of Planning, provided a summary presentation.

It was moved and seconded

That the staff report dated February 15, 2022, titled "First Reading, Zone Amending Bylaw No. 7814-2021, 24156 104 Avenue" be forwarded to the Council Meeting of February 22, 2022.

CARRIED

1104 2021-501-RZ, 24255 113 Avenue, RS-3 to RS-1d

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7825-2022 to rezone from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential) utilizing the density bonus option to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately five lots be given first reading and that the applicant provide further information as described on Schedules B, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

C. Goddard, Director of Planning, provided a summary presentation.

It was moved and seconded

That the staff report dated February 15, 2022, titled "First Reading, Zone Amending Bylaw No. 7825-2022, 24255 113 Avenue" be forwarded to the Council Meeting of February 22, 2022.

CARRIED

1105 2021-565-RZ, 24301 126 Avenue, RS-3 to RS-2

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7824-2022 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future subdivision of two single-family lots 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 Subdivision application.

M. Baski, Senior Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

Staff report dated February 15, 2022, titled “First Reading, Zone Amending Bylaw No. 7824-2022, 24301 126 Avenue” be forwarded to the Council Meeting of February 22, 2022.

CARRIED

1106 2021-531-RZ, 22486, 22488, 22489, 22490, 22496, 22497 Brickwood Close and 11649 & 11609 225 Street, Termination and Replacement of Land Use Contract

Staff report dated February 15, 2022, recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7747-2021 be given first and second reading and forwarded to a Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7740-2021 to rezone the subject properties regulated by a Land Use Contract to RS-1 (Single Detached Residential), be given first and second reading and be forwarded to Public Hearing.

K. Gowan, Planner 1, provided a summary presentation.

It was moved and seconded

That the staff report dated February 15, 2022, titled “First and Second Reading, Termination and Replacement of Land Use Contract, Official Community Plan Amending Bylaw No. 7747-2021, Zone Amending Bylaw No. 7740-2021, 22486/88/89/90/96/97 Brickwood Close and 11649 & 11609 225 Street” be forwarded to the Council Meeting of February 22, 2022.

CARRIED

1107 2021-532-RZ, 11581 256 Street, Termination and Replacement of Land Use Contract

Staff report dated February 15, 2022, recommending that Official Community Plan Amending Bylaw No. 7748-2021 be given first and second reading and forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7710-2021 to rezone the subject property regulated by a Land Use Contract to RS-3 (Single Detached Rural Residential), be given first and second reading and be forwarded to Public Hearing.

K. Gowan, Planner 1, provided a summary presentation and staff responded to Council questions from Council.

It was moved and seconded

That the staff report dated February 15, 2022, titled “First and Second Reading, Termination and Replacement of Land Use Contract, Official Community Plan Amending Bylaw No. 7748-2021, Zone Amending Bylaw No.

7710-2021, 11581 256 Street” be forwarded to the Council Meeting of February 22, 2022.

CARRIED

1108 2021-533-RZ, 11698 226 Street, Termination and Replacement of Land Use Contract

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7807-2021 to create the new zone, CD-4-21 (Comprehensive District) and rezone the subject property regulated by a Land Use Contract to CD-4-21, be given first and second reading and be forwarded to Public Hearing.

K. Gowan, Planner 1, provided a summary presentation.

It was moved and seconded

That the staff report dated February 15, 2022, titled “First and Second Reading, Termination and Replacement of Land Use Contract, Zone Amending Bylaw No. 7807-2021, 11698 226 Street” be forwarded to the Council Meeting of February 22, 2022.

CARRIED

1109 2021-534-RZ, 12309 240 Street, Termination and Replacement of Land Use Contract

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7809-2021 to create the new zone, CD-5-21 (Nine-Hole Golf Course) and rezone the subject property regulated by a Land Use Contract to CD-5-21, be given first and second reading and forwarded to Public Hearing.

K. Gowan, Planner 1, provided a summary presentation.

It was moved and seconded

That the staff report dated February 15, 2022, titled “First and Second Reading, Termination and Replacement of Land Use Contract, Zone Amending Bylaw No. 7809-2021, 12309 240 Street” be forwarded to the Council Meeting of February 22, 2022.

CARRIED

1110 2018-190-DVP/DP, 23627 132 Avenue

Staff report dated February 15, 2022, recommending that the Corporate Officer be authorized to sign and seal 2018-190-DVP and 2018-190-DP to reduce setbacks from the buildings’ closest points from the north rear, west and east side property lines, increase building height, and to reduce the Outdoor Amenity Area.

W. Cooper, Planner, provided a summary presentation and staff responded to Council questions from Council.

It was moved and seconded

That the staff report dated February 15, 2022, titled “Development Variance Permit; Development Permit, 23627 132 Avenue” be forwarded to the Council Meeting of February 22, 2022.

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

Note: Councillor Robson raised a point of order to the comments made by the Chair.

1111 2021-473-DVP/DP, 11545 Kingston Street

Staff report dated February 15, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-473-DVP and 2021-473-DP to reduce the rear lot line setback.

M. Baski, Senior Planner, provided a summary presentation.

It was moved and seconded

That the staff report dated February 15, 2022, titled “Development Variance Permit; Development Permit, 11545 Kingston Street” be forwarded to the Council Meeting of February 22, 2022.

CARRIED

1112 2021-112-DP, 22829, 22831 and 22833 122 Avenue

Staff report dated February 15, 2022, recommending that the Notice on Title CA6356664 be discharged from the previous Intensive Residential Development Permit and that the Corporate Officer be authorized to sign and seal 2021-112-DP to permit the construction of three intensive single detached residential dwellings.

M. Baski, Senior Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

Staff report dated February 15, 2022, titled “Intensive Residential Development Permit, 22829, 22831, and 22833 122 Avenue” be forwarded to the Council Meeting of February 22, 2022.

CARRIED

Councillor Robson – OPPOSED

5. ENGINEERING SERVICES – Nil
6. CORPORATE SERVICES – Nil
7. PARKS, RECREATION & CULTURE – Nil
8. ADMINISTRATION – Nil
9. COMMUNITY FORUM – Nil
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)(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 the purpose;

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.

CARRIED

11. ADJOURNMENT – 12:14 p.m.

Councillor J. Dueck, Chair
Presiding Member of the Committee