

City of Maple Ridge

**COUNCIL MEETING MINUTES**

March 8, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on March 8, 2022 at 7:01 p.m. at 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 C. Meadus	T. Thompson, Acting General Manager Corporate Services
Councillor G. Robson	S. Labonne, General Manager Parks, Recreation & Culture
Councillor R. Svendsen	D. Pollock, General Manager Engineering Services
Councillor A. Yousef	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services
<i>ABSENT</i>	<i>Other Staff as Required</i>
Councillor K. Duncan	C. Goddard, Director of Planning
	A. Grochowich, Planner 2
	F. Smith, Director of Engineering

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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: Due to the COVID-19 pandemic, Councillor Dueck and Councillor Robson 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/2022-CM-069

It was moved and seconded

**That the agenda of the Regular Council Meeting of March 8, 2022 be adopted as circulated.**

CARRIED

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

401 Minutes of the Regular Council Meeting of February 22, 2022

R/2022-CM-070

It was moved and seconded

**That the minutes of the Regular Council Meeting of February 22, 2022 be adopted as circulated.**

CARRIED

402 Report of Public Hearing of February 15, 2022.

R/2022-CM-071

It was moved and seconded

**That the Report of Public hearing of February 15, 2022 be adopted as circulated.**

CARRIED

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

600 ***DELEGATIONS*** – Nil

Kanaka Education and Environment Partnership Society (K.E.E.P.S)

R. Davies, Education Coordinator, K.E.E.P.S, provided a summary presentation of the Society's 2021 activities.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Meetings of the Development Agreements Committee

- February 23, 2022 and March 2, 2022

701.2 Committees and Commissions of Council Meetings:

Advisory Design Panel

- January 19, 2022

702 ***Reports***

702.1 **Council Workplan Matrix – March 8, 2022**

Staff report dated March 8, 2022.

705 **Recommendation to Receive Items on Consent**

R/2022-CM-072

It was moved and seconded

**That items on the “Items for Consent” agenda be received into the record.**

CARRIED

Council discussed the disbursements and staff responded to questions from Council.

R/2022-CM-073

It was moved and seconded

**That Item 702.1 Corporate Update – Q4 2021 be received into the record.**

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS*** - Nil

1100 ***REPORTS AND RECOMMENDATIONS***

***Planning and Development Services***

1101 **2021-457-RZ, Addendum to Regulation of Pharmacies Staff Report dated February 15, 2022**

Staff report dated March 1, 2022, recommending that Zone Amending Bylaw No. 7790-2021, to limit the proliferation of pharmacies in the City of Maple Ridge, be given first and second reading and forwarded to Public Hearing.

R/2022-CM-074

It was moved and seconded

**That Zone Amending Bylaw No. 7790-2021 be given first and second reading and forwarded to Public Hearing.**

CARRIED

**1102 2018-248-RZ, 21587 128 Avenue, A-2 to CS-4**

Staff report dated March 1, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7822-2021 to rezone from A-2 (Upland Agricultural) to CS-4 (Rural Commercial), to permit the future construction of a commercial building be given first reading and that the applicant provide further information as described in the staff report.

R/2022-CM-075

It was moved and seconded

- 1. In respect of Section 475 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;**
- 2. That Zone Amending Bylaw No. 7822-2021 be given first reading;**
- 3. That the proposal be refined for Council consideration of the application to exclude the subject property from the Agricultural Land Reserve, and for hosting a Public Hearing for that purpose, along with the submission of \$4,950.00 to cover application costs; and further**
- 4. That the applicant provide further information as described on Schedules A, C, and D, of Development Procedures Bylaw No. 5879-1999.**

R/2022-CM-076

Before the motion was voted on, it was moved and seconded

**That the application be referred back to staff to obtain further details on the proposed use from the applicant.**

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

**1103 2021-579-RZ, 23682 Dewdney Trunk Road, M-1 to RM-1 and R-2**

Staff report dated March 1, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7826-2022 to rezone from M-1 (Service Industrial) to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately two single-family lots and the future construction of approximately 16 townhouse units on a third lot, be given first reading and that the applicant provide further information as described in the staff report

R/2022-CM-077

It was moved and seconded

- 1. That Zone Amending Bylaw No. 7826-2022 be given first reading; and further**
- 2. That the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

R/2022-CM-078

Before the motion was voted on, it was moved and seconded

**That application 2021-579-RZ be referred back to staff to explore employment options and or other land use options.**

DEFEATED

Councillor Dueck, Councillor Meadus, Councillor Svendsen and Mayor Morden –  
OPPOSED

The question was called on the main motion.

Councillor Robson and Councillor Yousef – OPPOSED

THE MAIN MOTION CARRIED

**1104 2022-028-RZ, 11758 221 Street & 22119, 22127, 22137, 22147, 22155, 22165 and 22173 Cliff Avenue**

Staff report dated March 1, 2022, recommending that Official Community Plan Amending Bylaw No. 7828-2022, to redesignate 11758 221 Street & 22119, 22127, 22137, 22147, 22155, 22165 Cliff Avenue from Single-Family Residential to Low Rise Apartment and 22173 Cliff Avenue from Single-Family Residential to Town Centre Commercial, be given first reading.

R/2022-CM-079

It was moved and seconded

- 1. That in respect of Section 475 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 Improvement 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 referral process, and early posting of the proposed Official Community Plan amendments on the City's website;
2. That Official Community Plan Policy Amending Bylaw No. 7828-2022 be given first reading; and further
  3. That staff review the land use designations for the single-family designated properties along Selkirk Avenue and 119 Avenue within the Town Centre Area Plan.

R/2022-CM-080

Before the motion was voted on, it was moved and seconded

**That the main motion be considered separately and that items 1 and 2 be dealt with separately from item 3.**

CARRIED

R/2022-CM-081

It was moved and seconded

1. That in respect of Section 475 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 Improvement 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 referral process, and early posting of the proposed Official Community Plan amendments on the City's website; and further,
2. That Official Community Plan Policy Amending Bylaw No. 7828-2022 be given first reading; and further

CARRIED

Councillor Robson – OPPOSED

R/2022-CM-082

It was moved and seconded

**That staff review the land use designations for the single-family designated properties along Selkirk Avenue and 119 Avenue within the Town Centre Area Plan.**

CARRIED

**Engineering Services**

**1131 Integrated Stormwater Management Plans - Update**

Staff report dated March 8, 2022, titled "Integrated Stormwater Management Plans Approval" seeking Council's endorsement-in-principle.

R/2022-CM-083

It was moved and seconded

- 1. That the South Alouette and Kanaka Creek Integrated Stormwater Management Plan, prepared by Urban Systems Ltd., as provided October 12, 2021, be endorsed in principle; and**
- 2. That the Blaney, North Alouette and Fraser River Integrated Stormwater management Plan, prepared by Kerr Wood Leidal Associates Ltd., as provided October 12, 2021, be endorsed in principle.**

CARRIED

1200 ***STAFF REPORTS*** – Nil

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

1400 ***PUBLIC QUESTION PERIOD*** – Nil

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

Council members provided their reports on activities participated in during the past few weeks.

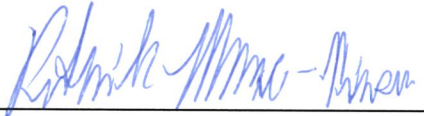
1600 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS***

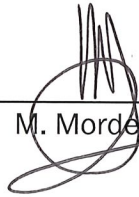
The Mayor submitted the following Notice of Motion relative to the Cannabis Retail Store Processing & Evaluation Criteria Policy 6.33:

That staff prepare a report and draft policy amendments to the Cannabis Retail Store Processing & Evaluation Criteria Policy 6.33; and further that the Liquor and Cannabis Regulation Branch (LCRB) be notified that the City of Maple Ridge is conducting a review of Cannabis Retail Store Policy 6.33, and that in the interim, it will not be accepting any applications for Cannabis Retail Stores, pending the outcomes of the review and adoption of amendments.

1700 **ADJOURNMENT** - 8:38 p.m.

Certified Correct

  
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S. Nichols, Corporate Officer  
PATRICK BLAND-WINDOR

  
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M. Morden, Mayor