

City of Maple Ridge

**COUNCIL MEETING MINUTES**

May 10, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on May 10, 2022 at 7:00 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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**PRESENT**

*Elected Officials*

Mayor M. Morden

Councillor J. Dueck

Councillor C. Meadus

Councillor G. Robson

Councillor R. Svendsen

Councillor A. Yousef

*Appointed Staff*

S. Hartman, Chief Administrative Officer

C. Crabtree, General Manager Corporate Services

S. Labonne, General Manager Parks, Recreation & Culture

D. Pollock, General Manager Engineering Services

P. Hlavac-Winsor, Acting Corporate Officer, General

Counsel and Executive Director, Legislative Services

A. Nurvo, Deputy Corporate Officer

**ABSENT**

Councillor K. Duncan

*Other Staff as Required*

C. Goddard, Director of Planning

F. Smith, Director of Engineering

T. Thompson, Director of Finance

D. Olivieri, Manager, Corporate Planning & Consultation

J. Kim, Computer Support Specialist

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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 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-137

It was moved and seconded

That the agenda of the Regular Council Meeting of May 10, 2022 be adopted.

CARRIED

400     *ADOPTION AND RECEIPT OF MINUTES*

401     Minutes of the Regular Council Meeting of April 26, 2022

R/2022-CM-138

It was moved and seconded

That the minutes of the Regular Council Meeting of April 26, 2022 be adopted  
as circulated.

CARRIED

402     Report of Public Hearing – April 19, 2022

R/2022-CM-139

It was moved and seconded

That the Report of Public Hearing of April 19, 2022 be adopted as circulated.

CARRIED

500     *PRESENTATIONS AT THE REQUEST OF COUNCIL - Nil*

600     *DELEGATIONS – Nil*

700     *ITEMS ON CONSENT*

701     *Minutes*

701.1   Meetings of the Development Agreements Committee

- April 27, 2022

702     *Reports*

702.1   Quarter 1, 2022 Corporate Update

Staff report dated May 10, 2022 providing a corporate update for the first  
quarter of 2022.

702.2   Quarter 1, 2022 Financial Update

Staff report dated May 10, 2022 providing a financial update for the first  
quarter of 2022.

704     *Release of Items from Closed Council Status*

*From the April 19, 2022 Closed Council Meeting be released from Closed  
Council status:*

- Item 4.1 – Albion Dyking District and Maple Ridge Road 13 Dyking District Update

705     Recommendation to Receive Items on Consent

R/2022-CM-140

It was moved and seconded

That Item 1001 be removed from the Consent Agenda and that the remaining items on the Consent Agenda of the May 10, 2022 Council Meeting be received into the record.

CARRIED

800     *UNFINISHED BUSINESS* - Nil

900     *CORRESPONDENCE* – Nil

1000    *BYLAWS*

Bylaws for Adoption

1001    Council Procedure Bylaw No. 7799-2021

A bylaw to provide permanent options to hold Council meetings and Public Hearings electronically and guidance on procedural matters dealing with late attendance by Members and retention of recordings.

R/2022-CM-141

It was moved and seconded

That Council Procedure Bylaw No. 7799-2021 be adopted.

CARRIED

Councillors Robson and Yousef opposed

1002    2022-2026 Financial Plan Amending Bylaw No. 7848-2022

A bylaw to update the financial plan to reflect information received since the Plan's adoption in December 2021.

R/2022-CM-142

It was moved and seconded

2022-2026 Financial Plan Amending Bylaw No. 7848-2022 be adopted.

CARRIED

**1003 2022 Property Tax Rates Bylaw No. 7849-2022**

A bylaw to establish property tax rates for Municipal and Regional District purposes for the year 2022.

R/2022-CM-143

It was moved and seconded

2022-2026 Financial Plan Amending Bylaw No. 7848-2022 be adopted.

CARRIED

**1004 Recycling Charges Amending Bylaw No. 7842-2022**

A bylaw to update the annual regular rate increases.

R/2022-CM-144

It was moved and seconded

Recycling Charges Amending Bylaw No. 7842-2022 be adopted.

CARRIED

**1005 Maple Ridge Albion Dyking District Tax Rates Bylaw No. 7835-2022**

A bylaw to establish a tax rate in order to impose rates for the payment of dyke improvements, maintenance and related costs.

R/2022-CM-145

It was moved and seconded

Maple Ridge Albion Dyking District Tax Rates Bylaw No. 7835-2022 be adopted.

CARRIED

**1006 Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7836-2022**

A bylaw to establish a tax rate in order to impose rates for the payment of dyke improvements, maintenance, and related costs.

R/2022-CM-146

It was moved and seconded

Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7836-2022 be adopted.

CARRIED

1100 **REPORTS AND RECOMMENDATIONS**

Planning and Development Services

1101 2022-034-RZ, 11956, 11946, 11936 & 11926 236 Street and 23638 Dewdney Trunk Road, RS-3 to RM-1 and R-2

Staff report dated May 3, 2022, recommending that Zone Amending Bylaw No. 7852-2022 to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of 52 townhomes and three single-family lots, be given first reading and that the applicant provide further information as described in the report.

R/2022-CM-147

It was moved and seconded

That Zone Amending Bylaw No. 7852-2022 be given first reading; and further

That the applicant provide further information as described on Schedules B to E of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

CARRIED

1102 2021-323-RZ, 23348 141 Avenue, RS-3 to R-1 and R-2

Staff report dated May 3, 2022, recommending that Official Community Plan Amending Bylaw No. 7847-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7774-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately 23 single-family lots and to revise the boundaries of land use designation, be given second reading as amended and forwarded to Public Hearing.

R/2022-CM-148

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. 7847-2022 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. 7847-2022 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. 7847-2022 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7847-2022 be given first and second reading and forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7774-2021 be given second reading as amended, and 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 10.3, Part VI, A - Silver Valley, Figure 2 - Land Use Plan, Figure 3A-B1aney Haney and Figure 4 - Trails/ Open Space;
  - iii) Road dedication as required;
  - iv) Park dedication as required, including construction of multi-purpose trails and removal of all debris and garbage from park land;
  - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
  - vi) Registration of a Restrictive Covenant prohibiting building or subdivision and release of liability until a municipal water system is installed to service the subject properties to the satisfaction of the City;
  - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
  - viii) Registration of a Statutory Right-of-Way plan and agreement for City infrastructure;
  - ix) Registration of a Restrictive Covenant Tree Protection and Stormwater Management;
  - x) In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
  - xi) That a voluntary contribution be provided in keeping with the Council Policy 6.31 with regards to Community Amenity Contributions applicable at the time of third reading of this application.

CARRIED

**1103 2020-168-RZ, 13960 232 Street, 13897 and 14027 Silver Valley Road, Alternate Approval Process for Park Use**

Staff report dated May 3, 2022, recommending that staff develop a Park Use Bylaw to permit a City storm sewer line in Dedicated Park Land located at Silver Valley Road (Plan BCP 46658 Section 33 Township 12 New Westminster District) and that staff commence public engagement through the Alternative Approval Process.

R/2022-CM-149

It was moved and seconded

1. That staff develop a Park Use Bylaw to permit a City storm sewer line in Dedicated Park Land located at Silver Valley Road (Plan BCP 46658 Section 33 Township 12 New Westminster District); and further
2. That staff commence public engagement through the Alternative Approval Process for the proposed Park Use Bylaw to permit a City storm sewer line in Dedicated Park Land located at Silver Valley Road (Plan BCP 46658 Section 33 Township 12 New Westminster District), subject to the compliance with the notice provisions of Sections 27, 86 and 94 of the Community Charter, S.B.C., 2003, c.26.

CARRIED

**Engineering Services**

**1131 Award of Contract ITT-EN22-3: 236 Street Water Pump Station Replacement**

Staff report dated May 3, 2022, recommending that Council approve the award to Drake Excavating (2016) Ltd., a contract contingency, an increase to the existing Stantec Consulting Ltd. contract for Engineering Design Services for the 236 Street Water Pump Station Replacement, and that the Financial Plan be amended to fund this project from the Water Revenue Fund and Development Cost Charges.

R/2022-CM-150

It was moved and seconded

1. That Contract ITT-EN22-3: 236 Street Water Pump Station Replacement be awarded to Drake Excavating (2016) Ltd. in the amount of \$5,352,110.00 excluding taxes; and
2. That a contract contingency of \$535,000.00 be approved to address potential variations in field conditions; and
3. That the existing Stantec Consulting Ltd. contract for Engineering Design Services for 236 Street Water Pump Station Replacement be increased by \$350,000.00; and

4. That the Financial Plan be amended to increase the project funding by \$320,000.00 from the Water Revenue Fund and Development Cost Charges; and further

5. That the Corporate officer be authorized to execute the contract.

CARRIED

Corporate Services

1151 2021 Consolidated Financials

Staff report dated May 3, 2022 recommending the 2021 Consolidated Financial Statements be approved.

R/2022-CM-151

It was moved and seconded

That the 2021 Consolidated Financial Statements be approved.

CARRIED

1152 Amendment of Consolidated Fees & Charges Bylaw and Maple Ridge Tree Protection & Management Bylaw

Staff report dated May 3, 2022, recommending that Maple Ridge Fees & Charges Amending Bylaw No. 7850-2020 and Maple Ridge Tree Protection & Management Amending Bylaw No. 7851-2022 be given first, second and third readings to provide greater clarity to the public on municipal fees and to ensure rate alignment with market levels.

R/2022-CM-152

It was moved and seconded

That Maple Ridge Fees & Charges Amending Bylaw No. 7850-2022 be given first, second and third reading and further

That Maple Ridge Tree Protection & Management Amending Bylaw No. 7851-2022 be given first, second and third reading.

CARRIED

1200 *STAFF REPORTS* – Nil

1300 *OTHER MATTERS DEEMED EXPEDIENT* – Nil

1400 *PUBLIC QUESTION PERIOD*



No members of the public provided comments to Council.

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**

Councillor Yousef read the following Notice of Motion, which will be added to the Agenda for the next Regular Council Meeting for discussion:

With the currently prohibitive housing costs and the high rate of inflation, first time home buyers are severely disadvantaged;

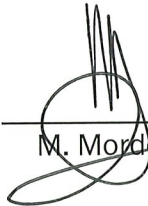
Recognizing the need to provide creative solutions to the housing crisis facing our residents and continue to grow our local economy;

Therefore, to ensure the proper policy framework is in place be it resolved that Council direct staff to review the housing policy and bring forward amendments to allow a rent-to-own scheme focusing primarily on townhouses and apartments in the City of Maple Ridge.

1700 **ADJOURNMENT** – 8:04 p.m.

Certified Correct

  
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P. Hlavac-Winsor, Acting Corporate Officer

  
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M. Morden, Mayor