

COMMITTEE OF THE WHOLE MEETING MINUTES

May 18, 2021

The Minutes of the Committee of the Whole Meeting held on May 18, 2021 at 1:30 p.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>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor K. Duncan	S. Hartman, General Manager Parks, Recreation & Culture
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	S. Nichols, Corporate Officer
Councillor R. Svendsen	T. Thompson, Director of Finance
Councillor A. Yousef	<i>Other Staff as Required</i>
	M. Baski, Planner 2
	C. Goddard, Director of Planning
	M. McMullen, Manager of Community Planning and Environmental Services
	D. Olivieri, Research Technician

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 Duncan, Councillor Meadus, and Councillor Yousef chose to participate electronically. Councillor Dueck chaired the meeting from Council Chambers as Acting Mayor.

Note: Mayor Morden, Councillor Robson and Councillor Svendsen were not in attendance at the start of the meeting.

1. ***CALL TO ORDER***

Note: Mayor Morden and Councillor Svendsen joined the meeting at 1:31 p.m. and participated electronically.

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

2.1 Minutes of the Committee of the Whole Meeting of May 4, 2021

It was moved and seconded

That the minutes of the May 4, 2021 Committee of the Whole Meeting be amended to indicate that Councillor Duncan was absent for the vote on Item 1132 and that the minutes be adopted as amended.

CARRIED

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

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

1101 **2020-350-AL, 22673 132 Avenue, Non-Farm Use Application**

Staff report dated May 18, 2021 recommending that Application 2020-350-AL for Non-Farm Use to allow a play area of approximately 232 m² (2500 ft²) to supplement existing agri-tourism activities within the farm at 22673 132 Avenue be authorized to proceed to the Agricultural Land Commission.

Note: Councillor Robson joined the meeting at 1:36 p.m. He participated electronically.

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

It was moved and seconded

That the staff report dated May 18, 2021 titled “Non-Farm Use Application, 22673 132 Avenue” be forwarded to the Council Meeting of May 25, 2021

CARRIED

1102 **2020-168-RZ, 13960 232 Street, 13897 and 14027 Silver Valley, RS-3 to R-1, R-2 and RST**

Staff report dated May 18, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7739-2021 to revise boundaries of the land use designations to fit the site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7662-2020 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached [Low Density] Urban Residential), R-2 (Single Detached [Medium Density] Urban Residential) and RST (Street Townhouse Residential) to permit a future subdivision of approximately 64 lots which includes 51 single-family lots and 13 street townhouse units be given second reading and be forwarded to Public Hearing.

M. McMullen, Manager of Community Planning and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

the staff report dated May 18, 2021 titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7739-2021; Second Reading, Zone Amending Bylaw No. 7662-2020; 13960 232 Street, 13897 and 14027 Silver Valley Road” be forwarded to the Council Meeting of May 25, 2021

CARRIED

1103 2021-092-RZ, 12414 216 Street, RS-1 to R-1

Staff report dated May 18, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7754-2021 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a subdivision of approximately two 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.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 18, 2021 titled “First Reading, Zone Amending Bylaw No. 7754-2021, 12414 216 Street” be forwarded to the Council Meeting of May 25, 2021

CARRIED

1104 2021-188-RZ, 12203 Forest Place, RS-1 to RT-1

Staff report dated May 18, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7752-2021 to rezone from RS-1 (Single Detached Residential) to RT-1 (Two-Unit Urban Residential) to permit the future construction of a duplex be given first reading.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 18, 2021 titled “First Reading, Zone Amending Bylaw No. 7752-2021, 12203 Forest Place” be forwarded to the Council Meeting of May 25, 2021

CARRIED

1105 Development Services Fee Review

Staff report dated May 18, 2021 recommending that Maple Ridge Fees & Charges Amending Bylaw No. 7755-2021 and Maple Ridge Building Amending Bylaw No. 7756-2021 to update Building, Development Application, and Subdivision and Development Servicing fees to reflect current market rates and service costs based on a municipal comparison and analysis, be given first reading.

D. Olivieri, Research Technician, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 18, 2021 titled "Development Services Fee Review" be forwarded to the Council Meeting of May 25, 2021

CARRIED

5. **ENGINEERING SERVICES – Nil**

6. **CORPORATE SERVICES – Nil**

7. **PARKS, RECREATION & CULTURE – Nil**

8. **ADMINISTRATION – Nil**

9. **ADJOURNMENT – 2:43 p.m.**

J. Dueck, Chair
Presiding Member of the Committee