

**COMMITTEE OF THE WHOLE MEETING MINUTES**

July 20, 2021

The Minutes of the Committee of the Whole Meeting held on July 20, 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.

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<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>
	T. Cotroneo, Manager of Community Engagement
	W. Dupley, Director, Economic Development
	C. Goddard, Director of Planning
	A. Grochowich, Planner 2
	M. McMullen, Manager of Development and Environmental Services
	A. Kopystynski, Planner 2
	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 Duncan, Councillor Meadus, Councillor Robson and Councillor Yousef chose to participate electronically.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

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

It was moved and seconded

**That the minutes of the July 6, 2021 Committee of the Whole Meeting be adopted.**

CARRIED

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

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

1101 **2021-194-AL, 12377 248 Street, Non-Farm Use Application**

Staff report dated July 20, 2021 recommending that Non-Farm Use Application 2021-194-AL to permit several Agri-Tourism uses in the form of a petting zoo, a children's play area, a tractor train ride, a pumpkin harvest festival and the use of shipping containers as an accessory agricultural use be authorized to proceed to the Agricultural Land Commission.

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

It was moved and seconded

**That the staff report dated July 20, 2021 titled "Non-Farm Use Application 12377 248 Street" be forwarded to the Council Meeting of July 27, 2021**

CARRIED

1102 **2021-230-RZ, 10225 272 Street, Temporary Use Permit**

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal a Temporary Use Permit for property located at 10225 272 Street when all terms and conditions are met.

The Corporate Officer advised on the Temporary Use Permit Process.

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

The applicant, Rayne Beveridge, gave a presentation providing details on use of the property for farming and use of the farmed products in a café on the site. He responded to questions from Council.

Note: Councillor Duncan left the meeting at 2:11 p.m. and returned at 2:15 p.m. during questions from Council.

It was moved and seconded

**That the staff report dated July 20, 2021 titled "Temporary Use Permit, 10225 272 Street" be forwarded to the Council Meeting of July 27, 2021**

CARRIED

- 1103 **2021-074-RZ, 24366 and 24388 River Road and 24548 Lougheed Highway and PID No. 012-847-046, 012-846-970, 012-846-902 and 012-847-119. RS-3 to M-2**

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7777-2021 from RS-3 (Single Detached Rural Residential) to M-2 (General Industrial), to permit the future construction of a trucking and storage facility, spanning several buildings be given first reading and that the applicant provide further information as described on Schedules A, C, F and G of the Development Procedures Bylaw No. 5879-1999.

R. Tardif, Planner, advised that the applicant was available for questions from Council. He provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated July 20, 2021 titled “First Reading, Zone Amending Bylaw No. 7777-2021, 24366 and 24388 River Road and 24548 Lougheed Highway and PID No. 012-847-046, 012-846-970, 012-846-902 and 012-847-119” be forwarded to the Council Meeting of July 27, 2021**

CARRIED

Councillor Duncan – OPPOSED

- 1104 **2021-281-RZ, 22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road, RS-1 to RM-2**

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7766-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of a 6 storey apartment building with 178 units be given first reading and that the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

M. McMullen, Manager of Development and Environmental Services, advised that the applicant and architect are available to respond to questions from Council and provided a summary presentation and staff answered Council questions.

Note: Councillor Duncan left the meeting at 3:06 p.m. and returned at 3:13 p.m.

It was moved and seconded

**That the staff report dated July 20, 2021 titled “First Reading, Zone Amending Bylaw No. 7766-2021, 22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road” be forwarded to the Council Meeting of July 27, 2021**

CARRIED

**1105 2017-242-RZ, Home Occupation: Commercial Vehicle Amendment**

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7769-2021 to align the number and weight of commercial vehicles permitted for a home based business with the number of commercial vehicles permitted for an employee of an off-site business or non-business owner on larger residential properties be given first and second reading and be forwarded to Public Hearing.

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

It was moved and seconded

**That the staff report dated July 20, 2021 titled “Home Occupation: Commercial Vehicle Amendment, First and Second Reading, Zone Amending Bylaw No. 7769-2021” be forwarded to the Council Meeting of July 27, 2021**

CARRIED

**1106 2019-427-RZ, 20690 Lougheed Highway, RS-1 to C-2**

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7776-2021 for a site specific text amendment to reduce the separation distance between an anticipated Government Cannabis Retail use location and two in progress private cannabis retail use locations be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7609-2020 to rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit the future construction of a two-storey commercial building with retail on the ground floor and an office use above be given second reading and be forwarded to Public Hearing.

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

Note: Councillor Robson left the meeting at 3:40 p.m.

It was moved and seconded

**That the staff report dated July 20, 2021 titled “First and Second Reading, Zone Amending Bylaw No. 7776-2021; and Second Reading, Zone Amending Bylaw No. 7609-2020, 20690 Lougheed Highway” be forwarded to the Council Meeting of July 27, 2021**

CARRIED

Note: Councillor Robson was absent for the vote on Item 1106

Note: Councillor Robson returned to the meeting at 3:42 p.m.

**1107 2021-257-RZ, 110 - 20110 Lougheed Highway, Site Specific Text Amendment**

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7775-2021 to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 394.5 metres to allow such a use on property located at 20110 Lougheed Highway be given first and second reading and be forwarded to Public Hearing.

R. Tardif, Planner, advised that the applicant was on the line for questions from Council and provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated July 20, 2021 titled “First and Second Reading Zone Amending Bylaw No. 7775-2021, 110 - 20110 Lougheed Highway” be forwarded to the Council Meeting of July 27, 2021**

CARRIED

Councillor Duncan – OPPOSED

**1108 2020-403-RZ, 12077 and 12079 240 Street. RS-3 to R-1**

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7695-2020 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision to create four (4) lots for the future construction of single-family residential dwellings be given second reading and be forwarded to Public Hearing.

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

It was moved and seconded

**That the staff report dated July 20, 2021 titled “” Second Reading, Zone Amending Bylaw No. 7695-2020, 12077 and 12079 240 Street” be forwarded to the Council Meeting of July 27, 2021**

CARRIED

**1109 2017-140-DVP, 23953 Fern Crescent**

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-140-DVP to reduce minimum lot width, minimum building envelope and rear lot line setbacks for specified lots and to increase building height for specified lots.

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

It was moved and seconded

**That the staff report dated July 20, 2021 titled “Development Variance Permit, 23953 Fern Crescent” be forwarded to the Council Meeting of July 27, 2021**

CARRIED

**1110 2017-035-DVP, 2017-035-DP, 11775 and 11781 Burnett Street**

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-035-DVP to vary the setback for the underground parking building from the front lot line and to sign and seal 2017-035-DP to permit construction of a 64 unit rental apartment building.

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

Note: Councillor Yousef left the meeting at 4:02 p.m.

It was moved and seconded

**That the staff report dated July 20, 2021 titled “Development Variance Permit, Development Permit, 11775 and 11781 Burnett Street” be forwarded to the Council Meeting of July 27, 2021**

CARRIED

Note: Councillor Yousef was absent for the vote on Item 1110.

**1111 2017-486-DVP, 2017-485-DP, 10640 248 Street**

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-486-DVP to reduce front, rear, exterior side and interior side setbacks, to increase maximum building height and retaining wall height and to reduce the Common Open Area and the Indoor Amenity requirement and that the Corporate Officer be authorized to sign and seal 2017-485-DP to permit a 61 unit townhouse site.

M. McMullen, Manager of Development and Environmental Services, advised that the applicant as on screen and provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated July 20, 2021 titled “Multi Family Development Permit, Development Variance Permit, 10640 248 Street” be forwarded to the Council Meeting of July 27, 2021**

CARRIED

Note: Councillor Yousef was absent for the vote on Item 1111. He returned to the meeting at 4:11 p.m.

**1112 2018-004-DVP, 2018-004-DP, 22575 Brown Avenue**

Staff report dated July 20, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-004-DVP to reduce front, rear and side lot lines on portions of the facade, the front entrance canopy, the roof overhang and balcony columns and to increase the maximum number of small car visitor parking spaces and that the Corporate Officer be authorized to sign and seal 2018-004-DP to construct a 48 unit apartment building.

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

Note: Councillor Meadus left the meeting at 4:15 p.m. and returned 4:17 p.m.

It was moved and seconded

**That the staff report dated July 20, 2021 titled “Development Variance Permit, Development Permit, 22575 Brown Avenue” be forwarded to the Council Meeting of July 27, 2021**

CARRIED

5. **ENGINEERING SERVICES – Nil**

6. **CORPORATE SERVICES – Nil**

7. **PARKS, RECREATION & CULTURE**

1171 **Municipal Advisory Committee on Accessibility and Inclusiveness - Age-Friendly Initiative Sub-committee**

Staff report dated July 20, 2021 recommending that the term of the Age-Friendly Initiatives Sub-Committee be extended for an additional three year period expiring on January 30, 2024 and that the revised Terms of Reference for the sub-committee be endorsed.

T. Cotroneo, Manager of Community Engagement, responded to Council questions.

It was moved and seconded

**That the staff report dated July 20, 2021 titled “Municipal Advisory Committee on Accessibility and Inclusiveness - Age-friendly Initiative Sub-committee” be forwarded to the Council Meeting of July 27, 2021**

CARRIED

8. **ADMINISTRATION**

1191 **Downtown Maple Ridge Business Improvement Area**

Staff report dated July 20, 2021 recommending that Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021 to re-establish the Downtown Maple Ridge Business Improvement Association (DMRBIA) be given first, second and third reading.

W. Dupley, Director, Economic Development, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated July 20, 2021 titled “Downtown Maple Ridge Business Improvement Area” be forwarded to the Council Meeting of July 27, 2021.**

CARRIED



**9. COMMUNITY FORUM**

**Adam Kirk**

Mr. Kirk spoke on Item 1111 and expressed concern with the lack of form and character with the existing neighbourhood of the proposed development, the changed grade of the land and the height of the proposed buildings in comparison to neighbouring houses. He also expressed concern with the encroachment and impact on the trees within a restrictive covenant on the property line between his property and the development.

**10. NOTICE OF CLOSED COUNCIL MEETING**

**11. ADJOURNMENT – 4:27 p.m.**

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Councillor R. Svendsen, Chair  
Presiding Member of the Committee