

**COMMITTEE OF THE WHOLE MEETING MINUTES**

September 7, 2021

The Minutes of the Committee of the Whole Meeting held on September 7, 2021 at 2:04 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 C. Meadus	S. Hartman, General Manager Parks, Recreation & Culture
Councillor R. Svendsen	D. Pollock, General Manager Engineering Services
Councillor A. Yousef	S. Nichols, Corporate Officer
	T. Thompson, Director of Finance
<i>ABSENT</i>	<i>Other Staff as Required</i>
Councillor K. Duncan	C. Goddard, Director of Planning
Councillor G. Robson	L. Zosiak, Manager of Community Planning
	M. Baski, Planner 2
	M. McMullen, Manager of Development and Environmental Services
	C. Nolan, Deputy Director of Finance
	S. Drolet, Assistant Fire Chief

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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 Yousef chose to participate electronically. Acting Mayor Meadus chaired the meeting from Council Chamber.

Note: Mayor Morden was not in attendance at the start of the meeting.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of July 20, 2021

It was moved and seconded

**That the minutes of the July 20, 2021 Committee of the Whole Meeting be adopted.**

CARRIED

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

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

1101 **2021-099-RZ, 21848 124 Avenue, RS-1 to R-1**

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7770-2021 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a future subdivision into 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.

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

It was moved and seconded

**That the staff report dated September 7, 2021 titled “First Reading, Zone Amending Bylaw No. 7770-2021, 21848 124 Avenue” be forwarded to the Council Meeting of September 14, 2021.**

CARRIED

1102 **2021-315-RZ, 24495 110 Avenue, RS-3 to RS-1d**

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7778-2021 to rezone from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached [Half Acre] Residential) to permit a future subdivision of approximately five single family lots not less than 557m<sup>2</sup> (5,996ft<sup>2</sup>) in size be given first reading and that the applicant provide further information as described on Schedules A, B, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

W. Cooper, Planner, provided a summary presentation and staff answered Council questions.

Note: The Mayor joined the meeting at 2:11 p.m. during the staff presentation.

It was moved and seconded

**That the staff report dated September 7, 2021 titled “First Reading, Zone Amending Bylaw No. 7778-2021, 24495 110 Avenue” be forwarded to the Council Meeting of September 14, 2021.**

CARRIED

**1103 2019-216-RZ, 24392 104 Avenue, RS-3 to RM-1**

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7628-2020 to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential) to permit future construction of approximately 21 strata townhouse units be given second reading and be forwarded to Public Hearing.

M. Baski, Planner, provided a summary presentation and staff answered Council questions. She outlined a correction to Appendix C from a first reading report, advising that the subject property will be covenanted rather than dedicated. Revisions will be included in all associated documents.

It was moved and seconded

**That the staff report dated September 7, 2021 titled “Second Reading, Zone Amending Bylaw No. 7628-2020, 24392 104 Avenue” be forwarded to the Council Meeting of September 14, 2021.**

CARRIED

**1104 2019-425-DVP, 2019-425-DP, 25057, 25123 and 25171 112 Avenue**

Staff report dated September 7, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-425-DVP for: R-1 zoned lots - to reduce the rear yard setback for Lots 7 and 12; for R-2 zoned lots - to reduce the minimum lot depth for Lot 28, to reduce the rear yard setbacks for Lots 33-39, Lots 79-82, Lot 78, Lot 83 and Lot 28 and to allow vehicular access to be provided from the front for lots backing on a municipal lane for Lots 33-39 and Lots 78-83; for R-3 zoned lots - to reduce minimum parcel depth for a parcel abutting a controlled access highway or municipal arterial road for Lots 42-77; and that the Corporate Officer be authorized to sign and seal 2019-425-DP to permit a subdivision of approximately 83 single-family lots over two phases.

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

It was moved and seconded

**That the staff report dated September 7, 2021 titled “Development Variance Permit (Phase 1 and 2), Intensive Residential Development Permit (Phase 1, Lots 42-55), 25057, 25123 and 251 71112 Avenue” be forwarded to the Council Meeting of September 14, 2021.**

CARRIED

5. **ENGINEERING SERVICES – Nil**

6. **CORPORATE SERVICES**

1151 **2021 Community Grants**

Staff report dated September 7, 2021 recommending that the proposed allocation of the 2021 Community Grants be approved.

It was moved and seconded

**That the staff report dated September 7, 2021 titled “2021 Community Grants” be forwarded to the Council Meeting of September 14, 2021.**

CARRIED

1152 **Modernization of the Maple Ridge Fire Department Radio Communications Network**

Staff report dated September 7, 2021 recommending that the transition of the Maple Ridge Fire Department to the E-Comm digital radio system as of November 1, 2021 be approved.

It was moved and seconded

**That the staff report dated September 7, 2021 titled “Modernization of the Maple Ridge Fire Department Radio Communications Network” be forwarded to the Council Meeting of September 14, 2021.**

CARRIED

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

8. **ADMINISTRATION – Nil**

9.       **COMMUNITY FORUM** – Nil
  
10.      **NOTICE OF CLOSED COUNCIL MEETING** – Nil
  
11.      **ADJOURNMENT** – 2:29 p.m.

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Councillor C. Meadus, Chair  
Presiding Member of the Committee