

**COMMITTEE OF THE WHOLE MEETING MINUTES**

September 21, 2021

The Minutes of the Committee of the Whole Meeting held on September 21, 2021 at 1:32 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	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	S. Nichols, Corporate Officer
Councillor A. Yousef	T. Thompson, Director of Finance
	<i>Other Staff as Required</i>
	W. Cooper, Planner 1
	C. Goddard, Director of Planning
	K. Gowan, Planner 1
	M. McMullan, Manager of Development and Environmental Services
	M. Orsetti, Director of Bylaw & Licensing
	A. Rieu, Planner 1
	R. Tardif, Planner 1

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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.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of September 7, 2021

It was moved and seconded

**That the minutes of the September 7, 2021 Committee of the Whole Meeting be adopted.**

CARRIED

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

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

1101 **2021-342-AL, 21973 132 Avenue, Non-Farm Use Application**

Staff report dated September 21, 2021 recommending that Application 2021-342-AL to permit an existing full-service restaurant known as 'The Ranch Pub and Grill' to continue to operate on lands located within the Agricultural Land Reserve be authorized to proceed to the Agricultural Land Commission.

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

It was moved and seconded

**That the staff report dated September 21, 2021 titled “Non-Farm Use Application 21973 132 Avenue” be forwarded to the Council Meeting of September 28, 2021.**

CARRIED

1102 **2021-101-RZ, 21938, 21952, 21964, 21976 and 21988 Lougheed Highway, RS-1 to RM-2**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7784-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit a six storey market strata residential apartment building be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

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

It was moved and seconded

**That the staff report dated September 21, 2021 titled “First Reading, Zone Amending Bylaw No. 7784-2021, 21938, 21952, 21964, 21976 and 21988 Lougheed Highway” be forwarded to the Council Meeting of September 28, 2021.**

CARRIED

**1103 2021-152-RZ, 11646 and 11648-54 228 Street, RS-1 to RM-1**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7786-2021 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit the future construction of eight townhouse dwelling units be given first reading and that the applicant provides further information as described on Schedules C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999.

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

It was moved and seconded

**That the staff report dated September 21, 2021 titled “First Reading, Zone Amending Bylaw No. 7786-2021, 11646 and 11648-54 228 Street” be forwarded to the Council Meeting of September 28, 2021.**

CARRIED

**1104 2021-324-RZ, 20660 and 20670 123 Avenue and 20679 Tyner Avenue, RS-3 to R-1**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7788-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a future development of a bare-land strata subdivision to create approximately ten (10) bare-land strata lots be given first reading and that the applicant provides further information as described on Schedules B, E, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

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

It was moved and seconded

**That the staff report dated September 21, 2021 titled “First Reading, Zone Amending Bylaw No. 7788-2021, 20660 and 20670 123 Avenue, and 20679 Tyner Avenue” be forwarded to the Council Meeting of September 28, 2021.**

CARRIED

**1105 2021-341-RZ, 22108, 22118, 22126, 22136, 22146, 22154 and 22164 Lougheed Highway, RS-1 to RM-2**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7780-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of a six storey, 224 unit residential apartment building be given first reading and that the applicant provides further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879-1999.

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

The Director of Bylaw & Licensing advised of bylaw enforcement issues located at the properties.

It was moved and seconded

**That the staff report dated September 21, 2021 titled “First Reading, Zone Amending Bylaw No. 7780-2021, 22108, 22118, 22126, 22136, 22146, 22154 and 22164 Lougheed Highway” be referred back to staff.**

CARRIED

**1106 2016-238-RZ, 24212 112 Avenue, RS-3 to RS-1b**

Staff report dated September 21, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7265-2016 to redesignate the subject property to Low/Medium Density Residential and Conservation be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7266-2016 to rezone from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached [Medium Density] Residential) to permit a future subdivision of approximately 10 lots 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 September 21, 2021 titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7265-2016, Second Reading, Zone Amending Bylaw No. 7266-2016, 24212 112 Avenue” be forwarded to the Council Meeting of September 28, 2021.**

CARRIED

**1107 2020-409-RZ, 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive, RS-3, R-1 and R-2 to R-1 and R-2**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7701-2021 to rezone from RS-3 (Single Detached Rural Residential), R-1 (Single Detached [Low Density] Urban Residential) and R-2 (Single Detached [Medium Density] Urban 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 19 single-family lots. be given second reading and be forwarded to Public Hearing.

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

It was moved and seconded

**That the staff report dated September 21, 2021 titled “Second Reading, Zone Amending Bylaw No. 7701-2021, 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive” be forwarded to the Council Meeting of September 28, 2021.**

CARRIED

5. **ENGINEERING SERVICES – Nil**
6. **CORPORATE SERVICES – Nil**
7. **PARKS, RECREATION & CULTURE – Nil**
8. **ADMINISTRATION – Nil**
9. **COMMUNITY FORUM – Nil**
10. **ADJOURNMENT – 3:14 p.m.**