

City of Maple Ridge

COUNCIL MEETING MINUTES

September 28, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on September 28, 2021 at 7:00 p.m. at 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 C. Meadus	S. Hartman, General Manager Parks, Recreation & Culture
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services
Councillor A. Yousef	S. Nichols, Corporate Officer
<i>ABSENT</i>	T. Thompson, Director of Finance
Councillor K. Duncan	<i>Other Staff as Required</i>
	C. Goddard, Director of Planning
	A. Grochowich, Planner 2
	D. Olivieri, Manager of Corporate Planning and Consultation
	F. Smith, Director of Engineering

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Councillor Robson and Councillor Yousef 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/2021-CM-315

It was moved and seconded

That the agenda of the Regular Council Meeting of September 28, 2021 be adopted as circulated.

CARRIED

400 ***ADOPTION AND RECEIPT OF MINUTES***

401 Minutes of the Regular Council Meeting of September 14, 2021

R/2021-CM-316

It was moved and seconded

That the minutes of the Regular Council Meeting of September 14, 2021 be adopted as circulated.

CARRIED

402 Report of the Public Hearings of June 15, July 20 and September 21, 2021

R/2021-CM-317

It was moved and seconded

That the report of the Public Hearings of June 15, 2021, July 20, 2021 and September 21, 2021 be adopted as circulated.

CARRIED

500 ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** – Nil

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Development Agreements Committee Meetings

- September 9, 2021
- September 14, 2021
- September 21, 2021

701.2 Committees and Commissions of Council Meetings

- Economic Development Committee – June 3, 2021
- Advisory Design Panel – June 16, 2021
- Public Art Steering Committee – July 8, 2021
- Economic Development Committee – July 22, 2021

702 **Reports**

702.1 **2021 Council Expenses**

Staff report dated September 28, 2021 listing Council expenses recorded to August 31, 2021.

702.2 **Disbursements for the month ended August 31, 2021**

Staff report dated September 28, 2021 providing information on disbursements for the month ended August 31, 2021.

703 **Correspondence**

703.1 **City of Langley – Appointment of Directors to Regional District Board**

Letter dated September 15, 2021 from Kelly Kenney, Corporate Officer, City of Langley, outlining a resolution requesting the appointment of the Mayor or the Mayor's designate as the municipal direction to the Regional District Board passed by the Metro Vancouver Regional District Board on July 30, 2021 and forwarded to the Ministry of Municipal Affairs.

704 **Release of Items from Closed Council Status** – Nil

705 **Recommendation to Receive Items on Consent**

R/2021-CM-318

It was moved and seconded

That the items on the Consent Agenda of the September 28, 2021 Council Meeting be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS***

801 **Motion by Councillor J. Dueck (brought forward as a Notice of Motion at the September 14, 2021 Council Meeting)**

Councillor Dueck spoke to her notice of motion. She advised on the importance of the item in contributing to the creation of a vibrant town centre.

R/2021-CM-319

Moved and seconded

That staff bring back a report and draft bylaw to limit pharmacy use in the Town Centre; and further,

That applications for pharmacies be held in abeyance pending the adoption of a Zone Amending Bylaw.

CARRIED

802 **Council Workplan Matrix – September 28, 2021**

Staff report dated September 28, 2021 recommending that the Council Workplan Matrix be endorsed.

R/2021-CM-320

Moved and seconded

That the Council Workplan Matrix dated September 28, 2021 be endorsed.

CARRIED

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: Items 1001 to 1005 are from the September 21, 2021 Public Hearing

Bylaws for Third Reading

1001 **2019-341-RZ, 12162, 12170 and 12178 Fletcher Street
Maple Ridge Zone Amending Bylaw No. 7587-2019**

To rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) Zone. The current application is to permit the future construction of fifteen dwelling units.

R/2021-CM-321

Moved and seconded

That Zone Amending Bylaw No. 7587-2019 be given third reading.

CARRIED

1002 **2019-427-RZ, 20690 Lougheed Highway**

1002.1 **Maple Ridge Zone Amending Bylaw No. 7609-2020**

To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial)

R/2021-CM-322

Moved and seconded

That Zone Amending Bylaw No. 7609-2020 be given third reading.

CARRIED

Councillor Robson – OPPOSED

1002.2 **Maple Ridge Zone Amending Bylaw No. 7776-2021**

A site specific text amendment to Part 4 Section 401.3 of the Zoning Bylaw to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 333.5 metres.

The current application is to permit the future construction of a two-storey commercial building with retail on the ground floor and an office use above, and to permit a non-medical cannabis retail store to be located in an existing commercial building.

R/2021-CM-232

Moved and seconded

That Zone Amending Bylaw No. 7776-2021 be given third reading.

CARRIED

1003 **2020-403-RZ, 12077 and 12079 240 Street**

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). The current application is to permit a future development of four lots for the future construction of single-family residential dwellings.

R/2021-CM-233

Moved and seconded

That Zone Amending Bylaw No. 7695-2020 be given third reading.

CARRIED

Bylaws for Third Reading and Adoption

1004 **2017-242-RZ, Home Occupation: Commercial Vehicle Amendment
Maple Ridge Zone Amending Bylaw No. 7769-2021**

Amendment to Zoning Bylaw Section 402.14 to align the number and size of commercial vehicles permitted on residential lots for home based business with the regulations outlined in Section 402.19.

R/2021-CM-234

Moved and seconded

That Zone Amending Bylaw No. 7769-2021 be given third reading and be adopted.

CARRIED

Councillor Robson – OPPOSED

1005 **2021-257-RZ, 110 – 20110 Lougheed Highway
Maple Ridge Zone Amending Bylaw No. 7775-2021**

A site specific text amendment to Part 4 Section 401.3 of the Zoning Bylaw to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 394.5 metres

The current application is to permit a proposed non-medical cannabis retail store

R/2021-CM-235

Moved and seconded

That Zone Amending Bylaw No. 7775-2021 be given third reading and be adopted.

CARRIED

Councillor Robson – OPPOSED

1100 ***REPORTS AND RECOMMENDATIONS***

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.

R/2021-CM-236

Moved and seconded

That the Non-Farm Use Application 2021-342-AL, respecting the property located at 21973 132 Avenue, be authorized to proceed to the Agricultural Land Commission.

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.

Main motion

R/2021-CM-237

Moved and seconded

- 1. That Zone Amending Bylaw No. 7784-2021 be given first reading; and**
- 2. That the applicant provides further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879-1999.**

R/2021-CM-238

Moved and seconded

That Application 2021-101-RZ, be referred back to staff.

DEFEATED

Mayor Morden, Councillor Dueck, Councillor Meadus,
Councillor Svendsen – OPPOSED

Question on the main motion

The question was then called on the main motion.

MAIN MOTION CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

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.

R/2021-CM-239

Moved and seconded

- 1. In respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:**
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**
 - i. The Board of any Regional District that is adjacent to the area covered by the plan;**
 - ii. The Council of any municipality that is adjacent to the area covered by the plan;**
 - iii. First Nations;**
 - iv. Boards of Education, Greater Boards and Improvements District Boards; and**
 - i. The Provincial and Federal Governments and their agencies.**

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. That Zone Amending Bylaw No. 7786-2021 be given first reading; and
3. That the applicant provides further information as described on Schedules C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999.

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.

R/2021-CM-240

Moved and seconded

1. In respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - i. The Board of any Regional District that is adjacent to the area covered by the plan;
 - ii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iii. First Nations;
 - iv. Boards of Education, Greater Boards and Improvements District Boards; and
 - v. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. That Zone Amending Bylaw No. 7788-2021 be given first reading; and
3. 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.

CARRIED

Note: Item 1105 was referred back to staff at the September 21, 2021 Committee of the Whole Meeting

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

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.

R/2021-CM-241

Moved and seconded

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and ongoing consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7265-2016 on the municipal website, 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. 7265-2016 be given first and second readings and be forwarded to Public Hearing;
- 3) That Zone Amending Bylaw No. 7266-2016 be given second reading, and be forwarded to Public Hearing;
- 4) That the following terms and conditions be met prior to final reading:
 - i) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan;
 - ii) Road dedication as required;

- iii) Park dedication as required, including construction of walkways, multi-purpose trails; and removal of all debris and garbage from park land;
- iv) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
- v) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
- vi) Registration of a Restrictive Covenant for Stormwater Management;
- vii) Removal of existing building/structures;
- viii) In addition to the site profile, 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;
- ix) That a voluntary contribution, in the amount of \$51,000 (\$5,100/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- x) That a voluntary contribution, in the amount of \$31,000 (\$3,100/lot) be provided as Amenity Contribution Density Bonus for Albion Area as described in Section 402.8 of the Zoning Bylaw No. 7600-2019.

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.

R/2021-CM-242

Moved and seconded

- 1) That Zone Amending Bylaw No. 7701-2021 be given second reading and be forwarded to Public Hearing;

- 2) That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the Local Government Act; and,
- 3) 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) Road dedication on Buckerfield Drive and Harris Drive as required;
 - iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - iv) Registration of a Restrictive Covenant for slope protection on proposed Lots 1 and 2;
 - v) Registration of a Restrictive Covenant for Stormwater Management;
 - vi) Discharge of Restrictive Covenant for No Build Area for future subdivision and servicing on the property located at 11101 239 Street;
 - vii) Discharge of Statutory Right-of-Way for temporary turnaround over the property located at 11089 240 Street;
 - viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - ix) That a voluntary contribution, in the amount of \$ \$5,100.00 per lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Engineering Services – Nil

Corporate Services – Nil

Parks, Recreation & Culture – Nil

Administration – Nil

1200 ***STAFF REPORTS***

1201 **Ministry of Transportation and Infrastructure: Request for Letter of Support for Federal Funding of Highway 1 and Highway 7 Structures**

Staff report dated September 28, 2021 recommending that a letter of support in relation to Highway 1 and Highway 7 infrastructure be submitted by the City of Maple Ridge to the Federal Government on behalf of the Ministry of Transportation and Infrastructure application for the Disaster Mitigation and Adaptation Fund.

R/2021-CM-243

Moved and seconded

That a Letter of Support on behalf of the Ministry of Transportation and Infrastructure application in relation to Highway 1 and Highway 7 infrastructure for the Disaster Mitigation and Adaptation Fund be submitted to the Federal Government.

CARRIED

1202 **Amendment to the 2021 Council Meeting Schedule**

Staff report dated September 28, 2021 recommending that the 2021 Council Meeting Calendar be amended to reflect the addition of Council Workshops on October 19, 2021 and November 2, 2021 and that staff proceed with required legislative notice.

R/2021-CM- 244

Moved and seconded

That the 2021 Council Meeting Calendar be amended to reflect the addition of Council Workshops on October 19, 2021 and November 2, 2021; and further

That staff proceed with the required legislative notice.

CARRIED

1300 ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

1400 ***PUBLIC QUESTION PERIOD*** – Nil

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 – Nil**

1700 ***ADJOURNMENT*** – 7:58 p.m.

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer