

**COMMITTEE OF THE WHOLE MEETING MINUTES**

October 18, 2022

The Minutes of the Committee of the Whole Meeting held on October 18, 2022 at 11:00 a.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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<b>PRESENT</b>	<b>Appointed Staff</b>
<b>Elected Officials</b>	S. Hartman, 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. Labonne, General Manager Parks, Recreation & Culture
Councillor G. Robson	P. Hlavac-Winsor, Acting Corporate Officer, General Counsel and Executive Director, Legislative Services
Councillor R. Svendsen	A. Nurvo, Deputy Corporate Officer
<b>ABSENT</b>	<b>Other Staff as Required</b>
Councillor K. Duncan	C. Goddard, Director of Planning
Councillor A. Yousef	A. Grochowich, Planner 2
	M. McMullen, Manager of Development & Environmental Services
	R. Ollenberger, Manager of Infrastructure Development
	A. Rieu, Planner
	F. Smith, Director of Engineering
	T. Thompson, Director of Finance
	T. Westover, Director of Economic Development
	L. Zosiak, Manager of Community Planning
	H. Singh, Computer Support Specialist

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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: Councillor Dueck chaired the meeting from the Council Chambers.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of October 4, 2022

It was moved and seconded

**That the minutes of the October 4, 2022, Committee of the Whole Meeting be adopted.**

CARRIED

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

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

**1101 2022-170-AL, 23154 128 Avenue, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated October 18, 2022, recommending that Exclusion Application 2022-170-AL, to remove approximately 1.6 hectares of land from Agricultural Land Reserve, be forwarded to the Agricultural Land Commission for their review and consideration.

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

It was moved and seconded

**That staff report dated October 18, 2022, titled "Application to Exclude Land from the Agricultural Land Reserve, 23154 128 Avenue" be forwarded to the Council Meeting of October 25, 2022.**

CARRIED

**1102 2022-165-RZ, 13872 and 13894 Silver Valley Road, RS-3 to R-2**

Staff report dated October 18, 2022, recommending that Zone Amending Bylaw No. 7893-2022, to rezone from RS-3 (Single Detached Rural Residential) to R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately 14 single-family lots, be given first reading and that the applicant provide further information as described in the report.

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

It was moved and seconded

**That staff report dated October 18, 2022, titled "First Reading, Zone Amending Bylaw No. 7893-2022, 13872 and 13984 Silver Valley Road" be forwarded to the Council Meeting of October 25, 2022.**

CARRIED

**1103 2014-040-RZ, 24138 Lougheed Highway, RS-3 to RS-2**

Staff report dated October 18, 2022, recommending that Official Community Plan Amending Bylaw No. 7883-2022, be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7221-2016, to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future two lot subdivision, be given second reading as amended and forward to Public Hearing.

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

It was moved and seconded

**That staff report dated October 18, 2022, titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7883-2022, Second Reading, Zone Amending Bylaw No. 7221-2016, 24138 Lougheed Highway" be forwarded to the Council Meeting of October 25, 2022.**

CARRIED

**1104 2019-426-DP/DVP, 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue**

Staff report dated October 18, 2022, recommending that the Corporate Officer be authorized to sign and seal 2019-426-DVP and 2019-426-DP, to allow the construction of 165 townhouse units, with variances to the driveway apron width, internal finished garage dimensions, percentage of permeable area, front, rear and interior yard setbacks, and attached units in one block.

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

Note: Mayor Morden left the meeting at 11:38 a.m. and returned at 11:32 a.m.

It was moved and seconded

**That staff report dated October 18, 2022, titled "Development Variance Permit, Development Permit, 24877, 24909, 24929, 24947, 24979, 24985, and 24985 112 Avenue" be forwarded to the Council Meeting of October 25, 2022.**

CARRIED

**1105 2021-564-DP, 23004 Dewdney Trunk Road, Development Permit**

Staff report dated October 18, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-564-DP, to allow a three-storey mixed-use commercial and residential building, at the property located at 23004 Dewdney Trunk Road.

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

It was moved and seconded

**That staff report dated October 18, 2022, titled "Development Permit, 23004 Dewdney Trunk Road" be forwarded to the Council Meeting of October 25, 2022.**

CARRIED

**5. ENGINEERING SERVICES**

**1131 11-5255-70-156 & 11-5255-70-160, Award of Contract ITT-EN22-32: 236 Street Watermain Replacement and New 132 Avenue and 237A Street Watermain**

Staff report dated October 18, 2022, recommending that Contract ITT-EN22-32: 236 Watermain Replacement and New 132 Avenue & 237A Street Watermain be awarded to Cancon Construction Ltd., a contract contingency be approved, the Financial Plan be amended to increase project funding and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

**That staff report dated October 18, 2022, titled "Award of Contract ITT-EN22-32: 236 Street Watermain Replacement and New 132 Avenue and 237A Street Watermain" be forwarded to the Council Meeting of October 25, 2022.**

CARRIED

**1132 11-5255-50-118, Award of Contract: ITT-EN22-5: Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road)**

Staff report dated October 18, 2022, recommending that Contract ITT-EN22-5: Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road) be awarded to Clearway Construction, that a contract contingency be approved, that the existing WSP contract be increased, that the Financial Plan be amended to increase the project funding and that the Corporate Officer be authorized to execute the contract.

F. Smith, Director of Engineering, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That staff report dated October 18, 2022, titled "Award of Contract ITT-EN22-5: Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road)" be forwarded to the Council Meeting of October 25, 2022.**

CARRIED

**1133 11-5245-20-1185 & 06-2240-20, Latecomer Agreement LC 179/22**

Staff report recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement 179/22 for lands at 10455, 10469 and 10481 245B Street.

It was moved and seconded

**That staff report dated October 18, 2022, titled "Latecomer Agreement LC 179/22" be forwarded to the Council Meeting of October 25, 2022.**

CARRIED

**1134 11-5245-20-2015-087 & 06-2240-20, Latecomer Agreement LC 180/22**

Staff report recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement 180/22 for lands at 24683 and 24650 106 Avenue, and 10605 and 10501 Jackson Road.

It was moved and seconded

**That staff report dated October 18, 2022, titled "Latecomer Agreement LC180/22" be forwarded to the next Council Meeting of October 25, 2022.**

CARRIED

**6. CORPORATE SERVICES - Nil**

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

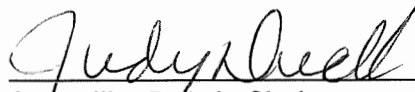
**8. ADMINISTRATION - Nil**

**9. COMMUNITY FORUM**

No members of the public asked questions or provided comments to Council.

**10. NOTICE OF CLOSED COUNCIL MEETING - Nil**

**11. ADJOURNMENT - 11:44 a.m.**

  
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Councillor Dufek, Chair  
Presiding Member of the Committee