

City of Maple Ridge

**COUNCIL MEETING MINUTES**

October 25, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on October 25, 2022 at 7:00 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

---

**PRESENT**

*Elected Officials*

Mayor M. Morden

Councillor J. Dueck

Councillor C. Meadus

Councillor G. Robson

Councillor R. Svendsen

Councillor A. Yousef

**ABSENT**

Councillor K. Duncan

---

*Appointed Staff*

S. Hartman, Chief Administrative Officer

C. Crabtree, General Manager Corporate Services

C. Carter, General Manager Planning & Development Services

S. Labonne, General Manager Parks, Recreation & Culture

D. Pollock, General Manager Engineering Services

P. Hlavac-Winsor, Acting Corporate Officer, General Counsel and Executive Director, Legislative Services

A. Nurvo, Deputy Corporate Officer

*Other Staff as Required*

C. Goddard, Director of Planning

M. McMullen, Manager of Development and Environmental Services

F. Smith, Director of Engineering

T. Thompson, Director of Finance

T. Westover, Director of Economic Development

J. Kim, Computer Support Specialist

M. Adams, Director of Bylaw & Licensing

---

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

Note: The Mayor chaired the meeting from Council Chambers.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

The Agenda was amended to add a new Item 704 on the Items on Consent.

300 **APPROVAL OF THE AGENDA**

R/2022-CM-320

It was moved and seconded

**That the agenda of the Regular Council Meeting of October 25, 2022, be amended and approved with additional Item 704 on the Items on Consent.**

R/2022-CM-321

It was moved and seconded

**That Council proceed with the four items listed under Engineering Services and that the balance of the items on the Agenda be deferred to the November 15, 2022 Council meeting.**

DEFEATED

with Mayor Morden and Councillors Dueck, Meadus and Svendsen opposed

The vote was then called on the Main Motion and declared CARRIED  
with Councillors Robson and Yousef opposed

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

401 Minutes of the Regular Council Meeting of October 11, 2022

R/2022-CM-322

It was moved and seconded

**That the minutes of the Regular Council Meeting of October 11, 2022 be adopted as circulated.**

CARRIED UNANIMOUSLY

402 Report of Public Hearing of October 18, 2022

R/2022-CM-323

It was moved and seconded

**That the report of Public Hearing of October 18, 2022 be adopted as circulated.**

CARRIED UNANIMOUSLY

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

600 ***DELEGATIONS*** - Nil

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 **Meetings of the Development Agreements Committee:**

- October 11, 2022
- October 18, 2022

**701.2 Committees and Commissions of Council Meetings:**

**Advisory Design Panel**

- July 20, 2022

**702 Reports**

**702.1 2022 Council Expenses**

**702.2 Disbursements for the month ended September 30, 2022**

**703 Correspondence**

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

704.1 From the October 12, 2021 Closed Council meeting, Item 02.01 – Potential Acquisition of Anderson Log Sort site, R/2021-C-108.

**705 Recommendation to Receive Items on Consent**

R/2022-CM-324

It was moved and seconded

**That the items on the Consent Agenda of the October 25, 2022, Council Meeting, with the exception of Item 7.04, be received into the record.**

CARRIED

R/2022-CM-325

It was moved and seconded

**That Item 7.04 on the Consent Agenda of the October 25, 2022, Council Meeting be received into the record.**

CARRIED

800 ***UNFINISHED BUSINESS*** - Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

**Bylaws for Third Reading**

1001 **2021-281-RZ, 22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road**

The subject application is to permit the rezoning to allow the future construction of a six-storey apartment building with approximately 178 units.

**1001.1 Maple Ridge Official Community Plan Amending Bylaw No. 7865-2022**

To allow the building height maximum to be increased to six-storeys for the subject property.

R/2022-CM-326

It was moved and seconded

**That Maple Ridge Official Community Plan Amending Bylaw No. 7865-2022 be given third reading.**

CARRIED

with Councillors Robson and Yousef opposed

**1001.2 Maple Ridge Zone Amending Bylaw No. 7766-2021**

To rezone the subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential).

R/2022-CM-327

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 7766-2021 be given third reading.**

CARRIED

with Councillors Robson and Yousef opposed

**1002 2021-324-RZ, 20660 & 20670 123 Avenue and 20679 Tyner Avenue**

The subject application is to permit the rezoning to allow a future bare land strata subdivision of 10 single-family lots.

**1002.1 Maple Ridge Official Community Plan Amending Bylaw No. 7871-2022**

To re-designate portions of the subject properties from Urban Residential to Conservation.

R/2022-CM-328

It was moved and seconded

**That Maple Ridge Official Community Plan Amending Bylaw No. 7871-2022 be given third reading.**

CARRIED

with Councillors Robson and Yousef opposed

**1002.2 Maple Ridge Zone Amending Bylaw No. 7788-2021**

To rezone portions of the subject properties from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential).

R/2022-CM-329

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 7788-2021 be given third reading.**

CARRIED

with Councillors Yousef and Robson opposed

1003    **2019-138-RZ, 22238, 22242, 22246, and 22286 Selkirk Avenue, 22245, 22251, and 22289 Lougheed Highway, PID -11-208-775, PID 011-208-848, and PID 011-208-856**

The subject application is to permit the rezoning to allow the future construction of two six-storey, mixed-use buildings with a total of approximately 3,201m<sup>2</sup> of ground floor commercial space and 255 apartment units.

**1003.1 Maple Ridge Official Community Plan Amending Bylaw No. 7878-2022**

To re-designate portions of the subject properties from Flexible Mixed-Use to Town Centre Commercial.

R/2022-CM-330

It was moved and seconded

**That Maple Ridge Official Community Plan Amending Bylaw No. 7878-2022 be given third reading.**

CARRIED UNANIMOUSLY

**1003.2 Maple Ridge Zone Amending Bylaw No. 7879-2022**

To introduce the CD-2-22 Comprehensive Development Zone, and to rezone the subject properties from C-3 (Town Centre Commercial) and CS-1 (Service Commercial) to CD-2-22 (Comprehensive Development).

R/2022-CM-331

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 7879-2021 be given third reading.**

CARRIED UNANIMOUSLY

1004    **2020-177-RZ, 12834 232 Street**

The subject application is to permit the rezoning to allow the future construction of a three-storey, mixed-use building with 330m<sup>2</sup> of ground floor commercial space and 14 residential units; 4 of the 14 residential units will be secured as rental units.

**1004.1 Maple Ridge Official Community Plan Amending Bylaw No. 7888-2022**

To re-designate the subject property from Estate Suburban Residential to Commercial.

R/2022-CM-332

It was moved and seconded

**That Maple Ridge Official Community Plan Amending Bylaw No. 7888-2022 be given third reading.**

CARRIED UNANIMOUSLY

**1004.2 Maple Ridge Zone Amending Bylaw No. 7889-2022**

To introduce the CD-3-22 Comprehensive Development Zone, and to rezone the subject property from RS-2 (One Family Suburban Residential) to CD-3-22 (Comprehensive Development).

R/2022-CM-333

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 7889-2022 as amended, be given third reading.**

CARRIED UNANIMOUSLY

**1005 2021-393-RZ, 10869 and 10911 248 Street**

The subject application is to permit the rezoning to allow the future subdivision of approximately 34 single-family lots.

**1005.1 Maple Ridge Official Community Plan Amending Bylaw No. 7890-2022**

To re-designate portions of the subject properties from Low Density Residential to Single Family and Conservation.

R/2022-CM-334

It was moved and seconded

**That Maple Ridge Official Community Plan Amending Bylaw No. 7890-2022 be given third reading.**

CARRIED UNANIMOUSLY

**1005.2 Maple Ridge Zone Amending Bylaw No. 7811-2021**

To rezone the subject properties from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached (Medium Density) Residential); to permit R-1, R-2 and R-3 sized lots utilizing the Albion Density Bonus; and to amend the Density Bonus for the Albion Area to include R-2 and R-3 zone requirements for RS-1b zoned lots located within the North East Albion Area.

R/2022-CM-335

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 7811-2021 be given third reading.**

CARRIED UNANIMOUSLY

**For Third Reading and Adoption**

1006    **2019-426-RZ, 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue**

Staff report dated October 25, 2022, recommending that third reading of Official Community Plan Amending Bylaw No. 7607-2020 be rescinded, and that Official Community Plan Amending Bylaw No. 7607-2020 as amended, be given third reading and adopted and that Zone Amending Bylaw No. 7608-2020 be adopted.

R/2022-CM-336

It was moved and seconded

**1. That third reading of Official Community Plan Amending Bylaw No. 7607-2020 be rescinded, and that Official Community Plan Amending Bylaw No. 7607-2020 as amended, be given third reading and adopted; and further**

**2. That Zone Amending Bylaw No. 7608-2020 be adopted.**

CARRIED UNANIMOUSLY

**For Adoption**

1007    **2016-411-RZ, 21888 Wicklund Avenue**

Staff report dated October 25, 2022, recommending that Zone Amending Bylaw No. 7505-2018, to rezone from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential), to permit two single-family residential lots, be adopted.

R/2022-CM-337

It was moved and seconded

**That Zone Amending Bylaw No. 7505-2018 be adopted.**

CARRIED UNANIMOUSLY

1008    **2020-409-RZ, 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive**

Staff report dated October 25, 2022, recommending that Zone Amending Bylaw No. 7701-2021, to permit a 19 lot subdivision of the subject properties located

at 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive, be adopted.

R/2022-CM-338

It was moved and seconded

**That Zone Amending Bylaw No. 7701-2021 be adopted.**

CARRIED UNANIMOUSLY

1009 **2021-564-DP, 23004 Dewdney Trunk Road, Housing Agreement Bylaw**

Staff report dated October 25, 2022, recommending that Housing Agreement Discharge Bylaw No. 7876-2022, to discharge the previous Housing Agreement Bylaw No. 7345-2017, and that Housing Agreement Bylaw No. 7877-2022 both be given final readings.

R/2022-CM-339

It was moved and seconded

**1. That Housing Agreement Discharge Bylaw No. 7876-2022, to discharge the previous Housing Agreement Bylaw No. 7345-2017, be given final reading; and further**

**2. That Housing Agreement Bylaw No. 7877-2022 be given final reading.**

CARRIED

Councillor Yousef opposed

1100 **REPORTS AND RECOMMENDATIONS**

**Planning and Development Services**

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

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 forward to the Agricultural Land Commission for their review and consideration.

R/2022-CM-340

It was moved and seconded

**That Exclusion Application 2022-170-AL be forwarded to the next available Public Hearing, dated November 22, 2022.**

CARRIED UNANIMOUSLY

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.

R/2022-CM-341

It was 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;
  - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
  - iii. The Council of any municipality that is adjacent to the area covered by the plan;
  - iv. First Nations;
  - v. Boards of Education, Greater Boards and Improvements District Boards; and
  - vi. 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;

2. That Zone Amending Bylaw No. 7893-2022 be given first reading; and further
3. That the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2022-CM-342

It was moved and seconded

That Item 1102 on the Agenda of the Council Meeting of October 25, 2022, be deferred to the new Council.

DEFEATED

with Mayor Morden and Councillors Dueck and Svendsen opposed

The vote was called on the Main Motion and declared CARRIED UNANIMOUSLY

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 forwarded to Public Hearing.

R/2022-CM-343

It was moved and seconded

- 1.. That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7883-2022 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. 7883-2022 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Official Community Plan Amending Bylaw No. 7883-2022 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7883-2022 be given first and second reading and be forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7221-2016 be given second reading as amended, and be forwarded to Public Hearing; and further
6. That the following terms and conditions be met prior to final reading:
  - i. Approval from the Ministry of Transportation and Infrastructure;
  - ii. Amendment to Official Community Plan Schedule "B";
  - iii. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
  - iv. Registration of a No Build / No Disturb Restrictive Covenant for slope protection and geotechnical setbacks;
  - v. Municipal water provision to serve existing residential structure from River Road;
  - vi. Registration with Fraser Health for septic disposal and water quality; and registration of a Restrictive Covenant for the protection of the septic field areas;
  - vii. Decommissioning of existing water well on site; and
  - viii. That a voluntary contribution, in the amount of \$7,100.00, or such applicable rate, be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

CARRIED

With Councillor Robson opposed

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.

R/2022-CM-344

It was moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2019-426-DVP respecting properties located at 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue; and
2. That the Corporate Officer be authorized to sign and seal 2019-426-DP respecting properties located at 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue.

CARRIED UNANIMOUSLY

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.

R/2022-CM-345

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2021-564-DP respecting property located at 23004 Dewdney Trunk Road.**

CARRIED  
with Councillor Yousef opposed

**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.

R/2022-CM-346

It was moved and seconded

**That Contract ITT-EN22-32: 236 Street Watermain Replacement and New 132 Avenue & 237 A Street, be awarded to Cancon Construction Ltd. in the amount of \$954,767.85 excluding taxes; and**

That a contract contingency of \$190,000.00 be approved to address potential variations in field conditions; and

That the Financial Plan be amended to increase the project funding by \$190,001.85 from the Water Capital Fund; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED UNANIMOUSLY

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.

R/2022-CM-347

It was moved and seconded

That Contract ITT-EN22-5: Jim Robson Way Sanitary Sewer Forcemain (Fairgrounds to River Road), be awarded to Clearway Construction Inc. in the amount of \$933,888.00 excluding taxes; and

That a contract contingency of \$140,337.00 be approved to address potential variations in field conditions; and

That the existing WSP contract be increased by \$97,775.00 to provide construction support services during the construction stage; and

That the Financial Plan be amended to increase the project funding by \$372,000.00 from the Sewer Revenue Fund and Development Cost Charges; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED UNANIMOUSLY

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.

R/2022-CM-348

It was moved and seconded

That the cost to provide the extended sanitary and storm sewer services at 10455, 10469 and 10481 245B Street is, in whole or in part, excessive to the City and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

That Latecomer Charges be imposed for extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 179/22 with the subdivider of the lands at 10455, 10469 and 10481 245B Street.

CARRIED UNANIMOUSLY

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.

R/2022-CM-349

It was moved and seconded

That the cost to provide the extended water service improvements at 24683 and 24650 106 Avenue, and 10605 and 10501 Jackson Road is, in whole or in part, excessive to the City and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

That Latecomer Charges be imposed for extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 180/22 with the subdivider of the lands at 24683 and 24650 106 Avenue, and 10605 and 10501 Jackson Road.

CARRIED UNANIMOUSLY

1200 *STAFF REPORTS* – Nil

1300 *OTHER MATTERS DEEMED EXPEDIENT*

1301 0640-30-2022, Active Transportation Fund (ATF) Grant Agreement - Experience the Fraser Multi-Use Pathway for Maple Ridge

Staff report dated October 25, 2022, recommending that the Corporate Officer be authorized to execute the Active Transportation Fund Agreement with Infrastructure Canada for the "Experience the Fraser Multi-Use Pathway for Maple Ridge" project.

R/2022-CM-350

It was moved and seconded

**That the Corporate Officer or their designate be authorized to execute the Active Transportation Fund Agreement with Infrastructure Canada for the "Experience the Fraser Multi-Use Pathway for Maple Ridge" project.**

CARRIED UNANIMOUSLY

1400 **PUBLIC QUESTION PERIOD**

Chris Bosley requested that Council comment on recent Facebook posts by "Maple Ridge First" requesting an audit to ensure the accuracy of the votes and asked if Council accepted the election results or whether they believed an audit should be conducted. The Chief Election Officer advised that he was satisfied that the election process complied with all legislative requirements for elections.

1500 **MAYOR AND COUNCILLORS' REPORTS**

Mayor Morden and all Councillors made comments regarding achievements during this term of Council, and thanked their colleagues, staff and the community.

1600 **NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS - Nil**

1700 **ADJOURNMENT** – 8:47 p.m.

  
\_\_\_\_\_  
M. Morden, Mayor

Certified Correct



P. Hlavac-Winsor, Acting Corporate Officer