



**REGULAR COUNCIL
MEETING MINUTES**

**November 4, 2025, 7:00 p.m.
Council Chambers
City Hall, 11995 Haney Place**

Council Present: Mayor D. Ruimy
Councillor K. Carreras
Councillor O. Dozie

**Councillor J. Dueck
Councillor S. Schiller
Councillor J. Tan**

Absent Councillor A. Yousef

Staff Present: S. Hartman, Chief Administrative Officer
W. Oleschak, Director of City Operations,
Acting Chief Operating Officer
C. Howes, Deputy Corporate Officer
C. Bevacqua, Clerk 3
M. Adams, Director of Bylaw, Licensing &
Community Safety
A. Grochowich, Manager of Community
Planning

M. Lewis, Executive Director, Human Resources
Z. Lifshiz, Chief Strategy Officer, Director of Corporate
Strategy
C. Martin, Director of Recreation Services
J. Stiver, Director of Planning & Building
S. Labonne, Deputy Chief Administrative Officer
M. Halpin, Manager of Transportation
K. Marosevich, Manager of Bylaw, Licensing &
Community Safety

1. CALL TO ORDER – 7:00 pm

The Mayor called the meeting to order and provided the territory acknowledgement.

2. APPROVAL OF AGENDA

Regular Council Meeting Agenda - November 4, 2025

R/2025-CM-290

Moved by: Councillor Carreras

Seconded by: Councillor Dueck

THAT the November 4, 2025, Regular Council Agenda be approved as circulated.

Absent (2): Councillor Dozie, and Councillor Yousef

CARRIED

3. ADOPTION OF MINUTES

Regular Council Minutes - October 28, 2025

R/2025-CM-291

Moved by: Councillor Schiller

Seconded by: Councillor Tan

THAT the minutes of the October 28, 2025, Regular Council Meeting be adopted as circulated.

Absent (2): Councillor Dozie, and Councillor Yousef

CARRIED

4. PRESENTATIONS AT THE REQUEST OF COUNCIL

5. DELEGATIONS

5.1 Maple Ridge Climate Hub

James Rowley gave a presentation - Sharing the 2025 Climate Champion Award winners

Councillor O. Dozie joined the meeting at 7:04 pm

5.2 Steve Ranta

Steve Ranta gave a presentation - Transparency and Public Engagement in Municipal Decision-making

6. PUBLIC COMMENT ON AGENDA ITEMS

7. CONSENT AGENDA

7.1 2026 Council Meeting Schedule

R/2025-CM-292

Moved by: Councillor Dueck

Seconded by: Councillor Tan

THAT the items contained in the November 4, 2025, Regular Council Consent Agenda be approved.

Absent (1): Councillor Yousef

CARRIED

8. BYLAWS

8.1 2023-018-RZ, 22551 Brown Avenue, RS-1 and RT-1 to RM-3

To rezone the property located at 22551 Brown Avenue from RS-1 (Single Detached Residential) and RT-1 (Two-Unit (Duplex) Urban Residential) to RM-3 (Medium/High Density Apartment Residential), to allow for the future construction of a 6-storey apartment building with 53 market strata dwelling units

R/2025-CM-293

Moved by: Councillor Dozie

Seconded by: Councillor Carreras

THAT Zone Amending Bylaw No. 7913-2023 be given second reading and be forwarded to Public Hearing; and

THAT staff be directed to work with the applicant to address the outstanding terms and conditions outlined in the staff report dated October 28, 2025, and any others identified by Council, prior to recommending bylaw adoption.

Absent (1): Councillor Yousef

CARRIED

8.2 Official Community Plan - 2025 Housing Update

Updates to Chapters 1, 2 and 3 of the Official Community Plan to align with the Province's Local Government Housing Framework and new housing legislation introduced since the Fall of 2023. These amendments integrate the findings from the City's interim 2024 Housing Needs Report and initiatives from the 2024 Proposed Housing Action Plan.

R/2025-CM-294

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT in accordance with Section 475 and Section 476 of the Local Government Act, Council confirms that the opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 8073-2025 on the City's website, through the formal referral process with external interest holders and agencies, and by holding a Public Hearing on the bylaw.

THAT in accordance with Section 477 of the Local Government Act, Council considers the Official Community Plan Amending Bylaw No. 8073-2025 consistent with the City's Capital Expenditure Plan and Waste Management Plan.

THAT Official Community Plan Amending Bylaw No. 8073-2025, as amended, be given second reading and forwarded to Public Hearing.

Absent (1): Councillor Yousef

CARRIED

8.3 Town Centre Area Plan Update

General housekeeping and updates to development related policies to implement recent legislative changes by the Province. Changes which include as-of-right housing densities in single-detached and duplex-zoned properties and transit-oriented development enabled by the Local Government Act.

R/2025-CM-295

Moved by: Councillor Carreras

Seconded by: Councillor Dozie

THAT in accordance with Section 475 and Section 476 of the Local Government Act, Council confirms that the opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 8060-2025 on the City's website, through the formal referral process with external interest holders and agencies, and by holding a Public Hearing on the bylaw.

THAT in accordance with Section 477 of the Local Government Act, Council considers the Official Community Plan Amending Bylaw No. 8060-2025 consistent with the City's Capital Expenditure Plan and Waste Management Plan.

THAT Official Community Plan Amending Bylaw No. 8060-2025, as amended, be given second reading and forwarded to Public Hearing.

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-296

Moved by: Councillor Dueck

Seconded by: Councillor Schiller

THAT Council Policy 6.29 – Detached Garden Suites be rescinded.

Absent (1): Councillor Yousef

CARRIED

8.4 Hammond Area Plan Update

General housekeeping and updates to development related policies to implement recent legislative changes by the Province. Changes which include as-of-right housing densities in single-detached and duplex-zoned properties and transit-oriented development enabled by the Local Government Act.

The Manager of Community Planning answered questions of Council.

R/2025-CM-297

Moved by: Councillor Carreras

Seconded by: Councillor Dozie

THAT in accordance with Section 475 and Section 476 of the Local Government Act, Council confirms that the opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 8057-2025 on the City's website, through the formal referral process with external interest holders and agencies, and by holding a Public Hearing on the bylaw.

THAT in accordance with Section 477 of the Local Government Act, Council considers the Official Community Plan Amending Bylaw No. 8057-2025 consistent with the City's Capital Expenditure Plan and Waste Management Plan

THAT Official Community Plan Amending Bylaw No. 8057-2025, as amended, be given second reading and forwarded to Public Hearing.

Absent (1): Councillor Yousef

CARRIED

8.5 Silver Valley Area Plan Update

General housekeeping and updates to development related policies to implement recent legislative changes by the Province. Changes which include as-of-right housing densities in single-detached and duplex-zoned properties enabled by the Local Government Act.

R/2025-CM-298

Moved by: Councillor Schiller

Seconded by: Councillor Carreras

THAT in accordance with Section 475 and Section 476 of the Local Government Act, Council confirms that the opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 8061-2025 on the City's website, through the formal referral process with external interest holders and agencies, and by holding a Public Hearing on the bylaw.

THAT in accordance with Section 477 of the Local Government Act, Council considers the Official Community Plan Amending Bylaw No. 8061-2025 consistent with the City's Capital Expenditure Plan and Waste Management Plan

THAT Official Community Plan Amending Bylaw No. 8061-2025, as amended, be given second reading and forwarded to Public Hearing.

Absent (1): Councillor Yousef

CARRIED

9. STAFF AND COMMITTEE REPORTS

9.1 2025-197-VP, 22366 119 Avenue, Development Variance Permit

THIS ITEM WILL BE RESCHEDULED TO A FUTURE COUNCIL MEETING

9.2 Removal and Disposal of the CP Rail Caboose

Dewdney Alouette Railway Society and Maple Ridge Historical Society request the support of the City of Maple Ridge for the removal and disposal of the CP Rail Caboose from Jim Hadgkiss Park.

R/2025-CM-299

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT Council approve one-time funding from Accumulated Surplus for the removal and disposal of the CP Rail Caboose 437115 located at Jim Hadgkiss Park.

Absent (1): Councillor Yousef

CARRIED

9.3 Arts, Culture, Events and Heritage Service Review Report

Research outcomes and recommendations from the Arts, Culture, Events and Heritage service review.

R/2025-CM-300

Moved by: Councillor Tan

Seconded by: Councillor Dozie

THAT Council receive the Arts, Culture, Events and Heritage Service Review, dated October 17, 2025, for information.

Absent (1): Councillor Yousef

CARRIED

S. Hartman, CAO, left the meeting at 7:45

9.4 CAO Compensation Policy

To establish a consistent, transparent, and systematic approach to managing the compensation of the Chief Administrative Officer (CAO).

R/2025-CM-301

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT CAO Compensation Policy No. 30.46 be adopted.

Absent (1): Councillor Yousef

CARRIED

S. Hartman, CAO, returned to the meeting at 7:48 pm

10. OTHER MATTERS DEEMED EXPEDIENT

11. PUBLIC INQUIRY

J. McIntock, resident, spoke about territorial land acknowledgments.

12. MAYOR AND COUNCILLOR REPORTS

13. NOTICES OF MOTIONS

14. ADJOURNMENT – 8:00 pm

D. Ruimy, Mayor

C. Howes, Deputy Corporate Officer

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