



**SPECIAL COUNCIL
MEETING MINUTES**

**November 18, 2025, 6:00 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 (Virtual)
Councillor A. Yousef**

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
Z. Lifshiz, Chief Strategy Officer, Director of Corporate Strategy (Virtual)
J. Stiver, Director of Planning & Building
D. Purcell-Chung, Manager of Development and Environmental Services
S. Labonne, Deputy Chief Administrative Officer
D. McGowan, Senior Advisor Film Development
K. Marosevich, Manager of Bylaw, Licensing & Community Safety
S. Matsui, Associate Manager of Bylaw, Licensing & Community Safety

Councillor Tan attended the meeting virtually

1. CALL TO ORDER – 6:00 pm

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

2. APPROVAL OF THE AGENDA

Special Council Agenda - November 18, 2025

R/2025-SCM-006

Moved by: Councillor Carreras

Seconded by: Councillor Dozie

THAT the November 18, 2025 Special Council Agenda be approved as circulated.

Absent (1): Councillor Yousef

CARRIED

3. PUBLIC COMMENT ON AGENDA ITEMS

G. Lyons, resident, spoke to concerns for item #4.1, farmland should remain agricultural, owners of the parcel have done nothing to improve the land, has concerns that once temporary use has been granted it will not be removed.

W. Lyons, resident, spoke of concerns for item #4.1, Council recommending their approval to the ALC has a of weight in what can be done on the property, so why does Council want to see this item go through to the Agricultural Land Commission (ALC)?

4. GENERAL MATTERS

4.1 2025-285-AL, 12930 203 Street, 12960 203 Street, 20370 132 Avenue, and PID 013-273-744, Non-Farm Use in the Agricultural Land Reserve

To allow a temporary media production studio and filming use on the subject properties.

R/2025-SCM-007

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT the Non-Farm Use Application 2025-285-AL for a temporary media production studio and filming use on the lands at 12930 203 Street, 12960 203 Street, 20370 132 Avenue, and PID 013-273-744, be forwarded to the Agricultural Land Commission with a recommendation for approval.

Absent (1): Councillor Yousef

CARRIED

4.2 2025-285-CU, 12930 203 Street, 12960 203 Street, 20370 132 Avenue, and PID 013-273-744, Temporary Use Permit

To allow a temporary media production studio and filming use on the subject properties.

R/2025-SCM-008

Moved by: Councillor Schiller

Seconded by: Councillor Dozie

THAT Temporary Use Permit 2025-285-CU be approved for the properties at 12930 203 Street, 12960 203 Street, 20350 132 Avenue, and PID 013-273-744.

Absent (1): Councillor Yousef

CARRIED

4.3 2025-285-SP, 12930 203 Street, 12960 203 Street, 20370 132 Avenue, and PID 013-273-744, Soil Permit Application

To allow a temporary media production studio and filming use on the subject properties.

R/2025-SCM-009

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT the issuance of Soil Permit 2025-285-SP be approved for the properties at 12930 203 Street, 12960 203 Street, 20350 132 Avenue and PID 013-273-744.

Absent (1): Councillor Yousef

CARRIED

4.4 2025-184-SP, 20580 Maple Crescent, Soil Permit Application

Proposed deposition of soil to preload the subject property in preparation for a future industrial development.

R/2025-SCM-010

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT Council approve the issuance of the Soil Permit Application 2025-184-SP for 20580 Maple Crescent.

Absent (1): Councillor Yousef

CARRIED

5. ADJOURNMENT – 6:18 pm

D. Ruimy, Mayor

C. Howes, Deputy Corporate Officer