



COMMITTEE OF THE WHOLE MEETING MINUTES

November 18, 2025, 11:00 a.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)

Absent: Councillor A. Yousef

Staff Present: S. Hartman, Chief Administrative Officer
W. Oleschak, Acting Chief Operating Officer
C. Howes, Deputy Corporate Officer
C. Bevacqua, Clerk 3
A. Grochowich, Manager of Community Planning
S. Faltas, Director of Engineering
H. Nadvi, Deputy Director of Planning & Building
D. Samson, Interim Fire Chief (Virtual)
J. Stiver, Director of Planning & Building
D. Purcell-Chung, Manager of Development and Environmental Services

A. Lilly, Director of Communications, External Engagement and Public Affairs (Virtual)
S. Labonne, Deputy Chief Administrative Officer
T. Loo, Environmental Compliance Technician
R. Perez, Planning Technician
K. Marosevich, Manager of Bylaw, Licensing & Community Safety
A. Hodgson, Planning Technician
A. George Shobo, Tourism Coordinator
J. Baker, Business Retention and Expansion Advisor
C. Neufeld, Manager of Parks Planning & Development
D. McGowan, Senior Advisor Film Development

Councillors Dozie and Tan attended the meeting virtually.

1. CALL TO ORDER

Councillor J. Dueck, Chair called the meeting to order and provided the territory acknowledgement.

2. APPROVAL OF AGENDA

Committee of the Whole Agenda - November 18, 2025

R/2025-CW-200

Moved by: Councillor Carreras

Seconded by: Mayor Ruimy

THAT the November 18, 2025, Committee of the Whole Agenda be approved as circulated.

Absent (1): Councillor Yousef

CARRIED

3. ADOPTION OF MINUTES

Committee of the Whole Minutes - November 4, 2025

R/2025-CW-201

Moved by: Mayor Ruimy

Seconded by: Councillor Schiller

THAT the minutes of the November 4, 2025, Committee of the Whole be adopted as circulated.

Absent (1): Councillor Yousef

CARRIED

4. PRESENTATIONS AT THE REQUEST OF COUNCIL

5. DELEGATIONS

5.1 Ridge Meadows RCMP – Introduction of new constables to Council

6. PUBLIC COMMENT ON AGENDA ITEMS

7. STAFF REPORTS

7.1 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.

The Environmental Compliance Technician gave a detailed presentation and answered questions of Council.

R/2025-CW-202

Moved by: Mayor Ruimy

Seconded by: Councillor Schiller

THAT the November 18, 2025, report titled "2025-184-SP, 20580 Maple Crescent, Soil Deposition Application" be forwarded to the November 18, 2025, Special Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.2 2025-268-DP, 23697 Fern Crescent, Multi-Family Development Permit

To permit the construction of 11 modified market strata dwelling units within the subject property.

The Planning Technician, A. Hodgson, gave a detailed presentation and answered questions of Council. The applicant answered questions of Council.

R/2025-CW-203

Moved by: Mayor Ruimy

Seconded by: Councillor Carreras

THAT the November 18, 2025, report titled "2025-268-DP, 23697 Fern Crescent, Multi-Family Development Permit" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

The Planning Technician, R. Perez and Environmental Compliance Technician gave a detailed combined presentation for Items 7.3, 7.4 and 7.5 and answered questions of Council.

The applicants' representatives Nicole Chartrand and Shawn Flynn answered questions of Council.

7.3 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-CW-204

Moved by: Mayor Ruimy

Seconded by: Councillor Carreras

THAT the November 18, 2025, report titled "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" be forwarded to the November 18, 2025, Special Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.4 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-CW-205

Moved by: Councillor Schiller

Seconded by: Councillor Tan

THAT the November 18, 2025, report titled "2025-285-CU, 12930 203 Street, 12960 203 Street, 20370 132 Avenue, and PID 013-273-744, Temporary Use Permit" be forwarded to the November 18, 2025, Special Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.5 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-CW-206

Moved by: Mayor Ruimy

Seconded by: Councillor Tan

THAT the November 18, 2025, report titled "2025-285-SP, 12930 203 Street, 12960 203 Street, 20370 132 Avenue, and PID 013-273-744, Soil Permit Application" be forwarded to the next November 18, 2025, Special Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.6 Accessory Dwelling Units Compliance Options

Overview of unpermitted accessory dwelling units and options for homeowner compliance.

The Planner 2, L. Silva, gave a detailed presentation and answered questions of Council. The Director of Planning and Building and the Deputy Director of Planning and Building answered questions of Council.

R/2025-CW-207

Moved by: Mayor Ruimy

Seconded by: Councillor Tan

THAT the November 18, 2025, report titled "Overview of unpermitted accessory dwelling units and options for homeowner compliance." be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

7.7 Major Event Development and Attraction Plan Report

Key findings and strategic recommendations from the Major Event Development and Attraction Plan

The Tourism Coordinator gave a detailed presentation and answered questions of Council.

R/2025-CW-208

Moved by: Mayor Ruimy

Seconded by: Councillor Tan

THAT the November 18, 2025, report titled "Major Event Development and Attraction Plan Report" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

CARRIED

8. OTHER MATTERS DEEMED EXPEDIENT

9. NOTICE OF CLOSED MEETING

Resolution to Exclude the Public

R/2025-CW-209

Moved by: Mayor Ruimy

Seconded by: Councillor Carreras

The meeting will be closed to the public pursuant to Sections 90(1) of the Community Charter as the subject matter being considered is related to the following:

Section 90(1)(a) - personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

Section 90(1)(e) - the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Section 90(1)(i) - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Section 90(1)(l) - discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*];

Section 90(1)(m) - a matter that, under another enactment, is such that the public may be excluded from the meeting;

Section 90 (2)(b) - the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90(1) and 90(2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

Absent (1): Councillor Yousef

CARRIED

10. ADJOURNMENT – 4:47 pm

Councillor J. Dueck, Chair

C. Howes, Deputy Corporate Officer

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