



**COMMITTEE OF THE WHOLE  
MEETING MINUTES**

**November 25, 2025, 11:00 a.m.  
Council Chambers  
City Hall, 11995 Haney Place**

**Council Present:** Mayor D. Ruimy  
Councillor K. Carreras  
Councillor O. Dozie (Online)

Councillor J. Dueck  
Councillor S. Schiller  
Councillor J. Tan (Online)

**Absent** Councillor A. Yousef

**Staff Present:** S. Hartman, Chief Administrative Officer  
W. Oleschak, Director of City Operations, Acting Chief Operating Officer  
T. Thompson, Director of Finance  
C. Howes, Deputy Corporate Officer  
C. Bevacqua, Clerk 3  
S. Faltas, Director of Engineering  
C. Martin, Director of Recreation Services  
H. Nadvi, Deputy Director of Planning & Building  
D. Samson, Fire Chief

P. Sanderson, Manager of Corporate Strategy & Business Transformation  
J. Stiver, Director of Planning & Building  
D. Purcell-Chung, Manager of Development and Environmental Services  
S. Labonne, Deputy Chief Administrative Officer  
A. Crockett, Planner 1  
E. Mark, Planning Technician  
P. Cheng, Manager of Revenue Services  
R. Brummer, Manager of Arts, Culture and Events  
J. Baker, Business Retention and Expansion Advisor,

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*Councillors Dozie and Tan attended the meeting virtually*

**1. CALL TO ORDER – 11:00 am**

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

**2. APPROVAL OF AGENDA**

Committee of the Whole Agenda - November 25, 2025

**R/2025-CW-210**

**Moved by:** Councillor Carreras

**Seconded by:** Councillor Schiller

THAT the agenda of the Committee of the Whole Meeting of November 25, 2025, be approved as circulated.

Absent (2): Councillor Dozie, and Councillor Yousef

**CARRIED**

**3. ADOPTION OF MINUTES**

Committee of the Whole Minutes - November 18, 2025

**R/2025-CW-211**

**Moved by:** Councillor Carreras

**Seconded by:** Mayor Ruimy

THAT the minutes of the November 18, 2025, Committee of the Whole be adopted as circulated.

Absent (2): Councillor Dozie, and Councillor Yousef

**CARRIED**

*Councillor O. Dozie joined the meeting virtually at 11:04 am.*

**4. PRESENTATIONS AT THE REQUEST OF COUNCIL**

**5. DELEGATIONS**

**6. PUBLIC COMMENT ON AGENDA ITEMS**

**7. STAFF REPORTS**

**7.1 2020-168-SD, Silver Valley Road, Street Naming Proposal**

Proposed street names for recently approved subdivision off of Silver Valley Road.

The Planner 1 gave a detailed presentation and answered questions of Council. Angela McIlldoon addressed Council with thanks for allowing this application to come forward for consideration to honour her late son Jordan McIlldoon.

**R/2025-CW-212**

**Moved by:** Mayor Ruimy

**Seconded by:** Councillor Schiller

THAT the November 25, 2025, report titled "2020-168-SD, Silver Valley Road, Street Naming Proposal, Street Naming Bylaw No. 8085-2025" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

**CARRIED**

**7.2 2024-336-RZ, 28800 Lougheed Highway, RS-3 and M-2 to M-2**

To redesignate the subject property from Industrial and Rural Residential to Industrial, and rezone from RS-3 (Single Detached Rural Residential) and M-2 (General Industrial) to M-2 (General Industrial), to permit an Unenclosed Storage use.

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

**R/2025-CW-213**

**Moved by:** Mayor Ruimy

**Seconded by:** Councillor Schiller

THAT the November 25, 2025, report titled "2024-336-RZ, 28800 Lougheed Highway, Official Community Plan Amending Bylaw No. 8039-2025, Zone Amending Bylaw No. 8040-2025" be forwarded to the next Regular Council Meeting.

Absent (1): Councillor Yousef

**CARRIED**

**7.3 Further Consolidation of Fees and Charges**

To consolidate fees related to fire service fees, and water and sewer rates into the Maple Ridge Fees and Charges Bylaw No. 7575-2019.

The Manager of Corporate Strategy and Business Transformation gave a detailed presentation and answered questions of Council. The Manager of Revenue Services answered questions of Council.

*Councillor O. Dozie left the meeting at 11:43 am.*

**R/2025-CW-214**

**Moved by:** Mayor Ruimy

**Seconded by:** Councillor Carreras

THAT the November 25, 2025, report titled "Further Consolidation of Fees and Charges" be forwarded to the next Regular Council Meeting.

Absent (2): Councillor Dozie, and Councillor Yousef

**CARRIED**

**7.4 Amendments Relating to Consolidation of Fees and Charges**

Consequential bylaw amendments to support the consolidation of fees within the Maple Ridge Fees and Charges Bylaw No. 7575-2019.

The Manager of Corporate Strategy and Business Transformation gave a detailed presentation.

**R/2025-CW-215**

**Moved by:** Mayor Ruimy

**Seconded by:** Councillor Tan

THAT the November 25, 2025, report titled "Amendments Relating to Consolidation of Fees and Charges" be forwarded to the next Regular Council Meeting.

Absent (2): Councillor Dozie, and Councillor Yousef

**CARRIED**

## 7.5 2025 Our Neck of the Woods Festival Summary

Post event summary of economic and community impacts for the 2025 Our Neck of the Woods festival.

The Manager of Arts, Culture and Events gave a detailed presentation and answered questions of Council. The Chief Strategy Officer, Director of Corporate Strategy presented information on the economic impact of the event.

### **R/2025-CW-216**

**Moved by:** Mayor Ruimy

**Seconded by:** Councillor Carreras

THAT the November 25, 2025, report titled "2025 Our Neck of the Woods Festival Summary" be forwarded to the next Regular Council Meeting.

Absent (2): Councillor Dozie, and Councillor Yousef

**CARRIED**

## 8. OTHER MATTERS DEEMED EXPEDIENT

### 9. NOTICE OF CLOSED MEETING

Resolution to Exclude the Public

#### **R/2025-CW-217**

**Moved by:** Mayor Ruimy

**Seconded by:** Councillor Tan

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)(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];

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 (2): Councillor Dozie, and Councillor Yousef

**CARRIED**

## 10. ADJOURNMENT – 4:22 pm

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Councillor J. Dueck, Chair

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C. Howes, Deputy Corporate Officer