



REGULAR COUNCIL MEETING MINUTES

December 9, 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. Labonne, Deputy Chief Administrative Officer	M. Halpin, Manager of Transportation
W. Oleschak, Director of City Operations, Acting Chief Operating Officer	S. Matsui, Associate Manager Bylaw, Licensing, and Community Safety
M. Adams, Director of Bylaw, Licensing & Community Safety	D. Purcell-Chung, Manager of Development and Environmental Services
Z. Lifshiz, Chief Strategy Officer, Director of Corporate Strategy	P. Sanderson, Manager of Corporate Strategy & Business Transformation
H. Nadvi, Deputy Director of Planning & Building	P. Frederick, Coordinator, Social Wellbeing
D. Samson, Acting Fire Chief (Virtual)	J. White, Planner 2
J. Stiver, Director of Planning & Building	C. Bevacqua, Acting Deputy Corporate Officer
A. Grochowich, Manager of Community Planning	E. Davies, Committee Clerk

1. CALL TO ORDER – 7:00 p.m.

Mayor D. Ruimy called the meeting to order and provided the territory acknowledgement.

2. APPROVAL OF AGENDA

Regular Council Meeting Agenda - December 9, 2025

R/2025-CM-325

Moved by: Councillor Carreras

Seconded by: Councillor Dueck

THAT the December 9, 2025, Regular Council Agenda be approved as circulated.

Absent (1): Councillor Yousef

CARRIED

3. ADOPTION OF MINUTES

Regular Council Minutes - November 25, 2025

R/2025-CM-326

Moved by: Councillor Carreras

Seconded by: Councillor Dueck

THAT the minutes of the November 25, 2025, Regular Council Meeting be adopted as circulated.

Absent (1): Councillor Yousef

CARRIED

4. PRESENTATIONS AT THE REQUEST OF COUNCIL

4.1 Myriam Schanofski - 55+ BC Summer Games Medal Winner

5. DELEGATIONS

6. PUBLIC COMMENT ON AGENDA ITEMS

D. Vaugh, resident, spoke in opposition of Item 8.6 Lougheed Transit Corridor Area Plan Official Community Plan Amending Bylaw No. 7781-2021, raising questions about the park designation for the Hunter Place area.

J. Emberly, resident, spoke in opposition of Item 8.6 Lougheed Transit Corridor Area Plan Official Community Plan Amending Bylaw No. 7781-2021, raising concerns around the McKinney Creek area and the possibility of impact on the salmon streams in the area.

7. CONSENT AGENDA

R/2025-CM-327

Moved by: Councillor Schiller

Seconded by: Councillor Carreras

THAT the items contained in the December 9, 2025 Regular Council Consent Agenda be received into the record:

7.1 Advisory Committee Minutes

Liveable Community Advisory Committee - October 23, 2025

Absent (1): Councillor Yousef

CARRIED

8. BYLAWS

Items 8.2 - 8.5 are from the November 25, 2025, Committee of the Whole

Items 8.6 - 8.8 are from the December 2, 2025, Committee of the Whole

8.1 2024-228-RZ, 12011 223 Street, Final Reading - Zoning Bylaw and Housing Agreement

To adjust the density provision and make some minor changes to the applicable zone to facilitate the future construction of the proposed six-storey, mixed-use building with

120 rental residential units and 7 commercial units for Phase 2 of the ERA development.

R/2025-CM-328

Moved by: Councillor Tan

Seconded by: Councillor Dozie

THAT Housing Agreement Bylaw No. 8047-2025 be adopted.

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-329

Moved by: Councillor Schiller

Seconded by: Councillor Dozie

THAT Zone Amending Bylaw No. 8034-2025 be adopted.

Absent (1): Councillor Yousef

CARRIED

8.2 2020-168-SD, Silver Valley Road, Street Naming Proposal

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

R/2025-CM-330

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT Maple Ridge Street Naming (Lot A, Section 33, Township 12, New Westminster District Plan EPP133356) Bylaw No. 8085-2025 be given first, second, and third reading.

Absent (1): Councillor Yousef

CARRIED

8.3 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.

R/2025-CM-331

Moved by: Councillor Schiller

Seconded by: Councillor Carreras

THAT the requirement for a Development Information Meeting in accordance with Council Policy 6.20 be waived.

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-332

Moved by: Councillor Dozie

Seconded by: Councillor Dueck

THAT Official Community Plan Amending Bylaw No. 8039-2025 be given first reading

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-333

Moved by: Councillor Dozie

Seconded by: Councillor Schiller

THAT in accordance with Section 475 and 476 of the *Local Government Act*, RSBC 2015, c. 1, Council direct staff to proceed with the consultation strategy as outlined in the Staff report dated November 25, 2025, for Official Community Plan Amending Bylaw No. 8039-2025.

THAT an opportunity for early and ongoing consultation be provided by way of posting Official Community Plan Amending Bylaw No. 8039-2025 on the City's website, and Council considers holding a Public Hearing on the Bylaw to be sufficient consultation.

THAT in accordance with Section 477 of the *Local Government Act*, RSBC 2015, c. 1, Council considers the *Official Community Plan Amending Bylaw No. 8039-2025* consistent with the City's Capital Expenditure Plan and Waste Management Plan.

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-334

Moved by: Councillor Dozie

Seconded by: Councillor Carreras

THAT Official Community Plan Amending Bylaw No. 8039-2025 be given second reading and forwarded to Public Hearing.

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-335

Moved by: Councillor Dozie

Seconded by: Councillor Tan

THAT Zone Amending Bylaw No. 8040-2025 be given first and second reading and forwarded to a Public Hearing; and

THAT staff be directed to work with the applicant to address the outstanding terms and conditions pertaining to Zone Amending Bylaw No. 8040-2025 as outlined in the Staff report dated November 25, 2025, and any others as identified by Council, prior to recommending bylaw adoption.

Absent (1): Councillor Yousef

CARRIED

8.4 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.

R/2025-CM-336

Moved by: Councillor Dozie

Seconded by: Councillor Schiller

THAT the following amending bylaws for fees and charges be given first, second and third reading

- Maple Ridge Fees and Charges Amending Bylaw No. 8082-2025
- Maple Ridge Fees and Charges Amending Bylaw No. 8084-2025.

Absent (1): Councillor Yousef

CARRIED

8.5 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.

R/2025-CM-337

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT the following bylaws be given first, second and third reading to amend source bylaws following fees consolidation already approved by Council:

- Board of Variance Amending Bylaw No. 7994-2024
- Building Amending Bylaw No. 8067-2025
- Drinking Water Conservation Plan Amending Bylaw No. 8068-2025
- Highway and Traffic Amending Bylaw No. 8069-2025
- Soil Removal Amending Bylaw No. 8070-2025
- Watercourse Protection Amending Bylaw No. 8071-2025

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-338

Moved by: Councillor Schiller

Seconded by: Councillor Dozie

THAT the following bylaws be given first, second and third reading to repeal fees now consolidated into the Maple Ridge Fees and Charges Bylaw No.7575-2019:

- Fee Imposition Pavement Restoration Repeal Bylaw No. 8062-2025
- Miscellaneous Finance Fees and Charges Repeal Bylaw No. 8063-2025
- Police Services Fees Repeal Bylaw No. 8064-2025
- Zoning and Land Use Contract Applications Fee Repeal Bylaw No. 8066-2025
- Waterworks Rates and Regulations Repeal Bylaw No. 8065-2025
- Sewer Parcel Tax Repeal Bylaw No. 8086-2025

Absent (1): Councillor Yousef

CARRIED

8.6 Lougheed Transit Corridor Area Plan Official Community Plan Amending Bylaw No. 7781-2021

Updates to the draft Lougheed Transit Corridor Area Plan and Development Permit Area Guidelines.

The Director of Planning and Building and the Manager of Transportation answered questions of Council.

R/2025-CM-339

Moved by: Councillor Dozie

Seconded by: Councillor Tan

THAT in accordance with Sections 475 and 476 of the *Local Government Act*, RSBC 2015, c. 1, Council confirms that the opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7781-2021 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*, RSBC 2015, C. 1, Council considers Official Community Plan Amending Bylaw No. 7781-2021 to be consistent with the City's Capital Expenditure Plan and Waste Management Plan.

Absent (1): Councillor Yousef

CARRIED

R/2025-CM-340

Moved by: Councillor Schiller

Seconded by: Councillor Carreras

THAT Official Community Plan Amending Bylaw No. 7781-2021, as amended, be given second reading and forwarded to Public Hearing; and
THAT staff be directed to accept and process new development applications and pre-application meetings within the Lougheed Transit Corridor Area.

Absent (1): Councillor Yousef

CARRIED

8.7 Off-Street Parking and Loading Bylaw No. 7970-2023

To update and modernize the City's off-street parking requirements, to support transit-oriented developments and better align the parking requirements for new land development projects.

R/2025-CM-341

Moved by: Councillor Schiller

Seconded by: Councillor Dueck

THAT Maple Ridge Off-Street Parking and Loading Bylaw No. 7970-2023, as amended, be given third reading.

Absent (1): Councillor Yousef

CARRIED

8.8 Development Procedures Bylaw No. 8081-2025

To establish a comprehensive framework for managing development applications to streamline and simplify the application process, enhance transparency and predictability for applicants, and improve administrative efficiency.

R/2025-CM-342

Moved by: Councillor Tan

Seconded by: Councillor Dueck

THAT Maple Ridge Development Procedures Bylaw No. 8081-2025 be given first, second and third reading.

Absent (1): Councillor Yousef

CARRIED

9. STAFF AND COMMITTEE REPORTS

9.1 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.

R/2025-CM-343

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT Council direct staff to bring forward for consideration hosting Our Neck of the Woods as part of the 2026-2030 Business Plan.

Absent (1): Councillor Yousef

CARRIED

9.2 2024-228-DP, 12011 223 Street, Town Centre Development Permit

To permit the development of a six-storey, mixed-use building for Phase 2 of the ERA development on the subject property.

R/2025-CM-344

Moved by: Councillor Schiller

Seconded by: Councillor Tan

THAT the issuance of Town Centre Development Permit 2024-228-DP for 12011 223 Street be approved.

Absent (1): Councillor Yousef

CARRIED

9.3 A Bylaw to repeal Zoning Bylaw No. 3510-1985

Council consideration to not hold a Public Hearing to initiate the repeal of Maple Ridge Zoning Bylaw No. 3510-1985.

R/2025-CM-345

Moved by: Councillor Dueck

Seconded by: Councillor Dozie

THAT Council decides to not hold the public hearing for the repeal of Zoning Bylaw No. 3510-1985 in accordance with Section 464(2) of the *Local Government Act* RSBC 2015, c. 1; and

THAT staff be directed to provide notice that a public hearing will not be held for the repeal of Zoning Bylaw No. 3510-1985 in accordance with Section 467 of the *Local Government Act* RSBC 2015, c. 1.

Absent (1): Councillor Yousef

CARRIED

9.4 Increase Low Income Cut Off for Recreational Services

To increase the Low Income Cut Off (LICO - Statistics Canada) ceiling to support individuals and families with financial constraints accessing recreational services.

R/2025-CM-346

Moved by: Councillor Carreras

Seconded by: Councillor Dozie

THAT Council approve the Low income Cut off (LICO) scale used by Statistics Canada, as the assessment tool to increase the number of residents eligible for Financial Access and Financial Support for Recreational services.

Absent (1): Councillor Yousef

CARRIED

9.5 Financial Access and Support for Recreation (Policy)

To support residents accessing community recreation, by removing financial barriers for individuals at risk of exclusion from participation in community recreation opportunities.

The Deputy Chief Administrative Officer and P. Frederick, Coordinator, Social Wellbeing, answered questions of Council.

R/2025-CM-347

Moved by: Councillor Dozie

Seconded by: Councillor Tan

THAT the Financial Access and Support for Recreation Policy 4.34 be adopted

Absent (1): Councillor Yousef

CARRIED

10. OTHER MATTERS DEEMED EXPEDIENT

11. PUBLIC INQUIRY

D. Vaughn, resident, spoke about the Lougheed Transit Corridor Area Plan.

A. Wodzianek, resident, spoke about the Lougheed Transit Corridor Area Plan and the park designation for Hunter Place.

12. MAYOR AND COUNCILLOR REPORTS

13. NOTICES OF MOTIONS

14. ADJOURNMENT – 8:46 p.m.

D. Ruimy, Mayor

C. Bevacqua, Acting Deputy Corporate
Officer

DRAFT