



**COMMITTEE OF THE WHOLE
MEETING MINUTES**

**January 6, 2026, 11:00 a.m.
Council Chambers
City Hall, 11995 Haney Place**

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

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

Absent Councillor J. Tan

Councillor A. Yousef

Staff Present: S. Hartman, Chief Administrative Officer
S. Labonne, Deputy Chief Administrative Officer
W. Oleschak, Director of City Operations, Acting Chief Operating Officer
M. Adams, Director of Bylaw, Licensing & Community Safety
S. Faltas, Director of Engineering
Z. Lifshiz, Chief Strategy Officer, Director of Corporate Strategy
H. Nadvi, Deputy Director of Planning & Building
V. Richmond, Director of Facilities, Parks & Properties

J. Stiver, Director of Planning & Building
D. Purcell-Chung, Manager of Development and Environmental Services
K. Marosevich, Manager of Bylaw, Licensing & Community Safety
S. Matsui, Associate Manager Bylaw, Licensing, & Community Safety
E. Aderneck, Industrial Lands Program Manager
R. Perez, Planning Technician
G. Gerontas, Manager of Strategic Policy and Programs
C. Bevacqua, Acting Deputy Corporate Officer
E. Davies, Committee Clerk

Councillor O. Dozie attended the meeting virtually

1. CALL TO ORDER – 11:01 a.m.

Councillor K. Carreras, Chair, called the meeting to order and provided the territory acknowledgement.

2. APPROVAL OF AGENDA

Committee of the Whole Agenda - January 6, 2026

R/2026-CW-001

Moved by: Councillor Schiller

Seconded by: Mayor Ruimy

THAT the January 6, 2026, Committee of the Whole Agenda be approved.

Absent (2): Councillor Tan, and Councillor Yousef

CARRIED

3. ADOPTION OF MINUTES

Committee of the Whole Minutes - December 9, 2025

R/2026-CW-002

Moved by: Mayor Ruimy

Seconded by: Councillor Dueck

THAT the minutes of the December 9, 2025, Committee of the Whole be adopted.

Absent (2): Councillor Tan, and Councillor Yousef

CARRIED

4. PRESENTATIONS AT THE REQUEST OF COUNCIL

5. DELEGATIONS

6. PUBLIC COMMENT ON AGENDA ITEMS

A. Neufeld, Maple Ridge Resident, spoke to item 7.2 North 256 Street Industrial Lands Area Plan Official Community Plan Amending Bylaw No. 8087-2026. The resident noted that concerns raised in prior correspondence had been addressed, which included emergency access to 251A Street, and emphasized the need to consider water runoff in the area, particularly during heavy rainfall.

7. STAFF REPORTS

7.1 2021-023-DP/VP, 12080 228 Street, Development Permit and Development Variance Permit

To allow a future subdivision of three lots with variances to the standard lane width.

R. Perez, Planning Technician, gave a detailed presentation and answered questions of Council.

R/2026-CW-003

Moved by: Councillor Dueck

Seconded by: Councillor Schiller

THAT the January 6, 2026, report titled "2021-023-VP/DP, 12080 228 Street, Development Variance Permit and Development Permit" be forwarded to the next Regular Council Meeting.

Absent (2): Councillor Tan, and Councillor Yousef

CARRIED

7.2 North 256 Street Industrial Lands Area Plan Official Community Plan Amending Bylaw No. 8087-2026

Draft North 256 Street Industrial Lands Area Plan and Official Community Plan amendments to guide future industrial development.

E. Aderneck, Industrial Lands Program Manager, gave a detailed presentation and answered questions of Council. The Director of Planning and Building answered questions of Council.

R/2026-CW-004

Moved by: Mayor Ruimy

Seconded by: Councillor Schiller

THAT the January 6, 2026, report titled "North 256 Street Industrial Lands Area Plan, Official Community Plan Amending Bylaw No. 8087-2026" be forwarded to the January 6, 2026, Special Council Meeting.

Absent (2): Councillor Tan, and Councillor Yousef

CARRIED

8. OTHER MATTERS DEEMED EXPEDIENT

9. NOTICE OF CLOSED MEETING

Resolution to Exclude the Public

R/2026-CW-005

Moved by: Mayor Ruimy

Seconded by: Councillor Schiller

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)(k) - negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

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 Tan, and Councillor Yousef

CARRIED

10. ADJOURNMENT – 1:48 p.m.