



**REGULAR COUNCIL  
MEETING MINUTES**

**February 10, 2026, 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:** W. Oleschak, Director of City Operations, Acting Chief Operating Officer  
T. Thompson, Director of Finance  
C. Mushata, Director of Legislative Services and Corporate Officer  
C. Bevacqua, Clerk 3  
E. Davies, Committee Clerk  
S. Faltas, Director of Engineering  
H. Nadvi, Deputy Director of Planning & Building  
D. Samson, Fire Chief  
K. Marosevich, Manager of Bylaw, Licensing & Community Safety  
D. Purcell-Chung, Manager of Development and Environmental Services  
E. Davies, Committee Clerk  
S. Matsui, Associate Manager Bylaw, Licensing & Community Safety

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**1. CALL TO ORDER – 7:00 pm**

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

**2. APPROVAL OF AGENDA**

Regular Council Meeting Agenda - February 10, 2026

**R/2026-CM-020**

**Moved by:** Councillor Carreras

**Seconded by:** Councillor Dozie

THAT the February 10, 2026, Regular Council Agenda be approved as circulated.

Absent (1): Councillor Yousef

**CARRIED**

**3. ADOPTION OF MINUTES**

Special Council Minutes - January 27, 2026  
Regular Council Minutes - January 27, 2026

**R/2026-CM-021**

**Moved by:** Councillor Dueck

**Seconded by:** Councillor Schiller

THAT the following minutes adopted as circulated:

Special Council Minutes - January 27, 2026

Regular Council Minutes - January 27, 2026

Absent (1): Councillor Yousef

**CARRIED**

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

**5. DELEGATIONS**

**6. PUBLIC COMMENT ON AGENDA ITEMS**

G. Robson, resident, spoke regarding item 9.1, referencing past noise impacts from a kennel near 252nd Street around 2000 and the subsequent adoption of kennel bylaws in 2002. Council discussions in 2010 concerning the absence of a municipal kennel facility were also referenced, and it was noted that barking is an inherent aspect of kennel operations. A 2010 bylaw provision regarding Land Reserve Commission involvement for kennels near reserve lands was cited, and clarification was requested from staff as to why that requirement would apply to the current application.

C. Torrens, resident, spoke regarding item 9.1, noting the proximity between the proposed Kennel and the nearby ravine. It was noted that KEEPs has been engaged and will be contacting City environmental staff due to concerns about the Bell-Irving Hatchery and potential risks to the watershed. Concerns were also expressed regarding traffic at 256th and the vicinity of Websters Corners Elementary School, as well as noise mitigation through the ravine.

S. Roberts, resident, spoke regarding item 9.1, siting that their family had chosen the area for its quiet setting on a no-through road. Concerns were expressed that a commercial dog kennel could be disruptive and questioned what would be done to ensure noise mitigation. Additional concerns were raised regarding the potential for dogs to escape, citing associated safety risks.

M. Robson, resident, spoke regarding item 9.1, noting that the Agricultural Land Reserve (ALR) does not list dog kennels as a permitted use and that no active farm use or agricultural output has been identified on the subject property. It was further noted that the Kennel proposal includes significant infrastructure investments, such as soundproofing and waste management systems, which were described as inconsistent with land use policy and indicative of a long-term rather than temporary use.

S. Gill, resident, spoke regarding item 9.1, sited their proximity to the subject property. The resident submitted a petition signed by neighbours in opposition to the proposal.

M. Robson, resident, spoke regarding item 9.1, noting that agricultural compatibility had not been demonstrated and that no independent agrologist report or impact assessment had been completed. Concern was expressed that no explanation had been provided as to why standards were being relaxed. It was further stated that meaningful consultation had been inconsistent and that Council should not determine impacts without appropriate consultation. Concern was also raised that approval of the application could set a precedent that may erode the integrity of the Agricultural Land Reserve over time.

C. Torrens, resident, spoke regarding item 9.1, the area surrounding Kanaka creek as ecologically sensitive and encouraging Council to defer consideration pending completion of an environmental impact study. Concerns were reiterated regarding the absence of a sufficient waste management plan, traffic and noise impacts in the vicinity of 256 Street, and reports from neighbours of previous dog barking echoing through the ravine, citing the unique acoustics of the valley.

## **7. CONSENT AGENDA**

### **R/2026-CM-022**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Carreras

THAT the items contained in the February 10, 2026, Regular Council Consent Agenda be received into the record.

Absent (1): Councillor Yousef

### **7.1 Advisory Committee Minutes**

- Audit and Finance Committee - November 18, 2025
- Liveable Community Advisory Committee - November 27, 2025

### **7.2 Lougheed Highway Safety and Infrastructure Improvements in Maple Ridge**

Letter dated January 29, 2026, from Mayor Ruimy to Minister of Transportation and Transit, M. Farnworth

**.CARRIED**

## **8. BYLAWS**

### **8.1 2022-368-RZ, 12128 228 Street, RS-1 to R-3**

To rezone the subject property from RS-1 (Single Detached Residential) to R-3 (Single Detached (Intensive) Urban Residential) to allow the future subdivision of 2 lots.

**R/2026-CM-023**

**Moved by:** Councillor Dozie

**Seconded by:** Councillor Carreras

THAT Zone Amending Bylaw No. 7914-2023 be abandoned.

Absent (1): Councillor Yousef

**CARRIED**

**R/2026-CM-024**

**Moved by:** Councillor Dozie

**Seconded by:** Councillor Carreras

THAT Zone Amending Bylaw No. 8089-2026 be given first, second and third readings; and

THAT staff be directed to work with the applicant to address the outstanding terms and conditions as outlined in the Staff report dated February 3, 2026, and any others as identified by Council, prior to recommending bylaw adoption

Absent (1): Councillor Yousef

**CARRIED**

**8.2 Maple Ridge Business Licencing and Regulation Amending Bylaw No. 8091-2026**

Housekeeping amendments to the Maple Ridge Business Licencing and Regulation Amending Bylaw No. 8022-2025.

**R/2026-CM-025**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Dozie

THAT Maple Ridge Business Licencing and Regulation Amending Bylaw No. 8091-2026 to Amend Bylaw 8022-2025 be given first, second and third reading.

Absent (1): Councillor Yousef

**CARRIED**

**8.3 Officer Delegation of Authority Bylaw and Fundraising Policy 5.61**

To outline proposed administrative improvements through a new Officer and Delegation of Authority Bylaw and a new Fundraising Policy that establish clear roles and consistent organizational practices.

The Manager of Development and Environmental Services answered questions of Council.

**R/2026-CM-026**

**Moved by:** Councillor Dueck

**Seconded by:** Councillor Dozie

THAT Maple Ridge Officer and Delegation of Authority Bylaw No. 8048-2025 be given first, second, and third reading; and

THAT following adoption of Bylaw No. 8048-2025, Council adopt Fundraising Policy 5.61.

Absent (1): Councillor Yousef

**CARRIED**  
with Councillor Carreras opposed

**9. STAFF AND COMMITTEE REPORTS**

**9.1 2025-196-CU.VP, 11781 256 Street - Temporary Use Permit and Development Variance Permit**

To allow an accessory Commercial Kennel use with variances to reduce the required minimum lot area and reduce the required building setback to neighbouring residential buildings.

The Manager of Development and Environmental Services, and the Manager of Bylaws, Licensing & Community Safety answered questions of Council.

**R/2026-CM-027**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Dozie

THAT the issuance of Temporary Use Permit 2025-196-CU to allow an accessory Commercial Kennel use at 11781 256 Street be approved.

Absent (1): Councillor Yousef

**CARRIED**  
with Councillor Schiller opposed

**R/2026-CM-028**

**Moved by:** Councillor Dozie

**Seconded by:** Councillor Dueck

THAT the issuance of Development Variance Permit 2025-196-VP for 11781 256 Street be approved.

Absent (1): Councillor Yousef

**CARRIED**  
with Councillor Schiller opposed

10. **OTHER MATTERS DEEMED EXPEDIENT**
11. **PUBLIC INQUIRY**
12. **MAYOR AND COUNCILLOR REPORTS**
13. **NOTICES OF MOTIONS**
14. **ADJOURNMENT**

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D. Ruimy, Mayor

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C. Mushata, Corporate Officer

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