



**REGULAR COUNCIL
MEETING MINUTES**

**March 31, 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: S. Hartman, Chief Administrative Officer
W. Oleschak, Director of City Operations, Acting Chief Operating Officer
C. Mushata, Director of Legislative Services and Corporate Officer
C. Bevacqua, Acting Deputy Corporate Officer
M. Lewis, Chief Human Resource Officer, Director of Human Resources
J. Stiver, Director of Planning & Building
A. Grochowich, Manager of Community Planning
K. Marosevich, Manager of Bylaw, Licensing & Community Safety
P. Sanderson, Manager of Corporate Strategy & Business Transformation
L. Khoo, Planner 3
C. Balatti, Manager of Special Projects
C. Ulrich, Human Resources Manager, Total Rewards

1. CALL TO ORDER – 7:00 pm

Territory Acknowledgement

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

2. APPROVAL OF AGENDA

Regular Council Meeting Agenda - March 31, 2026

R/2026-CM-048

Moved by: Councillor Tan

Seconded by: Councillor Dozie

THAT the March 31, 2026, Regular Council Agenda be amended to include a Notice of Closed meeting before Adjournment.

Absent (1): Councillor Yousef

CARRIED

3. ADOPTION OF MINUTES

Council Workshop - March 10, 2026
Regular Council Minutes - March 10, 2026

R/2026-CM-049

Moved by: Councillor Dozie

Seconded by: Councillor Schiller

THAT the following minutes be adopted as circulated:
Council Workshop - March 10, 2026
Regular Council - March 10, 2026

Absent (1): Councillor Yousef

CARRIED

4. PRESENTATIONS AT THE REQUEST OF COUNCIL

4.1 Maple Ridge 2024 BC Summer Games Board of Directors - Legacy Celebration

Presentation from Laura Butler and Ernie Daykin.

5. DELEGATIONS

6. PUBLIC COMMENT ON AGENDA ITEMS

7. CONSENT AGENDA

R/2026-CM-050

Moved by: Councillor Dueck

Seconded by: Councillor Tan

THAT the items contained in the March 31, 2026, Regular Council Consent Agenda be received into the record.

7.1 Advisory Committee Minutes

- Climate and Environment Advisory Committee Meeting Minutes - February 11, 2026
- Municipal Advisory Committee on Accessibility and Inclusiveness - November 20, 2025
- Municipal Advisory Committee on Accessibility and Inclusiveness - January 15, 2026

7.2 Board of Variance 2026 Appointment

The following motion is released from the March 24, 2026, Closed Council Meeting:

THAT Council appoint Gary Skelton to the Maple Ridge Board of Variance for a three-year term commencing March 31, 2026 and ending March 31, 2029; and
THAT Council re-appoint Carl Jacobsohn to the Maple Ridge Board of Variance for a three-year term commencing March 31, 2026 and ending March 31, 2029; and
THAT This resolution be immediately released to the successful applicant at the

discretion of the Chief Administrative Officer or their designate, and publicly released on the Regular Council meeting agenda of March 31, 2026

Absent (1): Councillor Yousef

CARRIED

8. BYLAWS

8.1 2023-163-RZ, 20235, 20247 and 20265 Patterson Avenue, RS-1 to RM-1

To rezone the subject properties from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to allow a future 28-unit townhouse development.

R/2026-CM-051

Moved by: Councillor Dozie

Seconded by: Councillor Carreras

THAT Zone Amending Bylaw No. 7946-2023 be adopted.

Absent (1): Councillor Yousef

CARRIED

8.2 2021-456-RZ, 26635 Dewdney Trunk Road, RS-3 to RS-2

To rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to allow a future three-lot subdivision, with a park/conservation dedication.

R/2026-CM-052

Moved by: Councillor Schiller

Seconded by: Councillor Carreras

THAT Zone Amending Bylaw No. 7955-2023 be abandoned.

Absent (1): Councillor Yousef

CARRIED

R/2026-CM-053

Moved by: Councillor Dozie

Seconded by: Councillor Dueck

THAT Zone Amending Bylaw No. 8093-2026 be given first, second, and third reading; and

THAT Staff be directed to work with the applicant to address the outstanding terms and conditions as outlined in the report dated March 24, 2026, and other matters as identified by Council, prior to recommending bylaw adoption.

Absent (1): Councillor Yousef

CARRIED

8.3 2025-001-RZ, 20478 Westfield Avenue, RS-1 to R-1

To rezone the subject property from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to allow the future subdivision of two lots.

R/2026-CM-054

Moved by: Councillor Dozie

Seconded by: Councillor Tan

THAT Zone Amending Bylaw No. 8092-2026 be given first, second, and third reading; and

THAT staff be directed to work with the applicant to address the outstanding terms and conditions as outlined in the Staff report dated March 24, 2026, and any other as identified by Council, prior to recommending bylaw adoption.

Absent (1): Councillor Yousef

CARRIED

8.4 2025-035-RZ, 12274,12276 and 12278 228 Street, RS-1 to RUR

To rezone subject property from RS-1 (Single Detached Residential) to RUR (Urban Infill Residential) to allow for the future subdivision into two lots, and for the construction of a fourplex on each of the proposed lots.

The Director of Planning and Building answered questions of Council.

R/2026-CM-055

Moved by: Councillor Schiller

Seconded by: Councillor Dozie

THAT Zone Amending Bylaw No. 8095-2026 be given first, second and third reading; and

THAT Staff be directed to work with the applicant to address the outstanding terms and conditions as outlined in the Staff report dated March 24, 2026, and any other as identified by Council, prior to recommending bylaw adoption.

Absent (1): Councillor Yousef

CARRIED

9. STAFF AND COMMITTEE REPORTS

9.1 2023-163-VP/DP, 20235, 20247, and 20265 Patterson Avenue, Development Variance Permit and Development Permit

To allow a future development of 28 townhouse units with variances to the building setbacks, building height and maneuvering aisle width.

R/2026-CM-056

Moved by: Councillor Dozie

Seconded by: Councillor Carreras

THAT the issuance of Development Variance Permit 2023-163-VP for 20235, 20247 and 20265 Patterson Avenue be approved.

THAT the issuance of Development Permit 2023-163-DP for 20235, 20247 and 20265 Patterson Avenue be approved.

Absent (1): Councillor Yousef

CARRIED

9.2 An Update of the 2024 Housing Action Plan

Overview of the progress of the 2024 Housing Action Plan and ongoing initiatives.

R/2026-CM-057

Moved by: Councillor Dueck

Seconded by: Councillor Schiller

THAT Council receive the report dated March 24, 2026, titled "An Update of the 2024 Housing Action Plan".

Absent (1): Councillor Yousef

CARRIED

9.3 Maximizing Community Outcomes with Housing Accelerator Funding - Q1 2026 Report

Update on Housing Accelerator Fund work and its alignment with broader City housing and infrastructure initiatives.

R/2026-CM-058

Moved by: Councillor Schiller

Seconded by: Councillor Dozie

THAT Council receive for information the report titled "Maximizing Community Outcomes with Housing Accelerator Funding (Q1, 2026 Report), dated March 24, 2026.

Absent (1): Councillor Yousef

CARRIED

9.4 Council Remuneration Direction

Developing remuneration options for the next Council term following the October 17, 2026, Local Election.

R/2026-CM-059

Moved by: Councillor Carreras

Seconded by: Councillor Dueck

THAT Council direct staff to conduct a market review of Council remuneration to inform compensation for the next Council term following the October 17, 2026 Local Election , including:

- Mayor compensation: comparator analysis and options for market positioning (including review of the 65th percentile, median (50th percentile), and mean comparator analysis;
- Councillor compensation: Review of the appropriateness of Councillor compensation relative to the Mayor (currently set at 40%);
- Review of Acting Mayor compensation;
- Review of vehicle allowance provisions;

AND;

THAT staff report back to Council with the findings and recommended options prior to the start of the next Council term

AND:

THAT Council direct staff to review associated policies and bylaws for consideration by Council.

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. NOTICE OF CLOSED MEETING

R/2026-CM-060

Moved by: Councillor Carreras

Seconded by: Councillor Dueck

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

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

15. ADJOURNMENT

D. Ruimy, Mayor

C. Mushata, Corporate Officer