



## REGULAR COUNCIL MEETING MINUTES

February 25, 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  
Councillor A. Yousef

Staff Present: S. Hartman, Chief Administrative Officer  
C. Mushata, Director of Legislative Services and Corporate Officer  
C. Bevacqua, Clerk 3  
S. Faltas, Director of Engineering  
J. Stiver, Director of Building, Development and Planning

---

### 1. CALL TO ORDER

#### **Territory Acknowledgement**

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

### 2. APPROVAL OF AGENDA

Regular Council Meeting Agenda - February 25, 2025

#### **R/2025-CM-44**

**Moved by:** Councillor Dueck

**Seconded by:** Councillor Tan

THAT the February 25, 2025, Regular Council Agenda be approved as amended.

**CARRIED**

### 3. ADOPTION OF MINUTES

Regular Council Minutes - February 11, 2025

**R/2025-CM-45**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Yousef

THAT the minutes of the February 11, 2025, Regular Council Meeting be adopted as circulated.

**CARRIED**

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

**5. DELEGATIONS**

**6. PUBLIC COMMENT ON AGENDA ITEMS**

**7. CONSENT AGENDA**

**R/2025-CM-46**

**Moved by:** Councillor Yousef

**Seconded by:** Councillor Dozie

THAT the items contained in the February 25, 2025, Regular Council Consent Agenda be received into the record.

**7.1 Board of Variance Appointments**

The following committee appointments were released from the Closed Council Meeting held on February 18, 2025:

Ruhiyeh Naimi, Member at Large, be appointed to the Board of Variance for a three-year term (February 18, 2025 – February 18, 2028)

Daoud Nouri, Member at Large, be reappointed to the Board of Variance for a three-year term (April 15, 2025 – April 15, 2028)

**7.2 Committee Minutes**

**Advisory Design Panel**

- September 18, 2024

- October 16, 2024

**Audit and Finance Committee**

- September 24, 2024

**7.3 AP Disbursements December 2024**

Staff report with disbursements summary for the month ended December 31, 2024.

**CARRIED**

**8. BYLAWS**

**8.1 Zero Carbon Step Code Implementation**

Amendment to Maple Ridge Building Bylaw No. 6925-2012 to enable Zero Carbon Step Code

\*\*For full staff report and attachments, see [February 11, 2025, Regular Council Meeting Agenda Package](#) \*\*

**R/2025-CM-47**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Yousef

THAT Maple Ridge Building Amending Bylaw No. 8018-2025 be adopted.

**CARRIED**

**8.2 2019-119-RZ, 12791 232 Street, RS-2 to CS-1**

To allow the future construction of a two-storey commercial building.

**R/2025-CM-48**

**Moved by:** Councillor Dueck

**Seconded by:** Councillor Yousef

THAT Official Community Plan Amending Bylaw No. 7557-2019 be adopted.

**CARRIED**

**R/2025-CM-49**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Dozie

THAT Zone Amending Bylaw No. 7558-2019 be adopted

**CARRIED**

**8.3 2020-129-RZ, 13287 232 Street, RS-3 to RS-1**

To permit a future subdivision of two lots.

**R/2025-CM-50**

**Moved by:** Councillor Yousef

**Seconded by:** Councillor Dozie

THAT Official Community Plan Amending Bylaw No. 7653-2020 be adopted.

**CARRIED**

**R/2025-CM-51**

**Moved by:** Councillor Dozie

**Seconded by:** Councillor Yousef

THAT Zone Amending Bylaw No. 7654-2020 be adopted.

**CARRIED**

**8.4 2020-413-RZ, 10366 240 Street, RS-2 to RM-1**

To allow a future townhouse development with 30 market strata dwelling units.

**R/2025-CM-52**

**Moved by:** Councillor Yousef

**Seconded by:** Councillor Dozie

THAT Zone Amending Bylaw No. 7699-2021 be adopted.

**CARRIED**

**9. STAFF AND COMMITTEE REPORTS**

**9.1 2019-119-DP-DVP, 12791 232 Street, Development Permit and Development Variance Permit**

To allow the future construction of a two-storey commercial building with variances to the front lot line setback, maximum building height, off-street parking, and small car spaces.

**R/2025-CM-53**

**Moved by:** Councillor Dueck

**Seconded by:** Councillor Yousef

THAT the issuance of Development Permit 2019-119-DP for 12791 232 Street be approved.

THAT the issuance of Development Variance Permit 2019-119-DVP for 12791 232 Street be approved.

**CARRIED**

**9.2 2020-413-DP-VP, 10366 240 Street, Multi-Family Development Permit and Development Variance Permit**

To allow a future townhouse development with 30 market strata dwelling units with variances to structure setbacks, building projection setbacks, structure height, retaining wall height, off-street parking lot coverage, attached townhouse dwelling units, parking space length, garage dimensions, maneuvering aisle width and overhead utilities conversion.

The Director of Building, Development, and Planning and the Applicant answered questions of Council.

**R/2025-CM-54**

**Moved by:** Councillor Yousef

**Seconded by:** Councillor Schiller

THAT the issuance of Multi-Family Development Permit 2020-413-DP for 10366 240 Street be approved.

THAT the issuance of Development Variance Permit 2020-413-VP for 10366 240 Street be approved.

**CARRIED**

**9.3 2022-237-VP, 13287 232 Street, Development Variance Permit**

To permit the future subdivision of two lots with variances for road dedication and connection to municipal sanitary sewage system.

**R/2025-CM-55**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Yousef

THAT the issuance of Development Variance Permit 2022-237-VP for 13287 232 Street be approved.

**CARRIED**

**9.4 North 256 Street Industrial Lands Area Plan Scope of Work**

To advance work on the North 256 Street Industrial Lands Area Plan.

**R/2025-CM-56**

**Moved by:** Councillor Yousef

**Seconded by:** Councillor Tan

THAT staff be directed to prepare an Area Plan for the North 256 Street Lands focused on industrial uses, as outlined in the report titled "North 256 Street Industrial Lands Area Plan Scope of Work", dated February 18, 2025

**CARRIED**

**9.5 Strategic Update on Objectives and Key Results for Q4, 2024**

Update on the progress to achieve all of the objectives and key results within the Strategic Plan as of the end of the fourth quarter of 2024.

**R/2025-CM-57**

**Moved by:** Councillor Dueck

**Seconded by:** Councillor Yousef

THAT Council receive the report titled "Strategic Update on Objectives and Key Results for Q4, 2024" dated February 18, 2025, for information

**CARRIED**

**9.6 Community Engagement Framework and Corporate Communications and Engagement Policy Update**

Update on the development of the Community Engagement Framework and presentation of the revised Corporate Communications and Engagement Policy.

**R/2025-CM-58**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Yousef

THAT Council provide input on the draft Community Engagement Framework and updated Communications and Engagement Policy.

**CARRIED**

**9.7 LMLGA 2025 Policy Resolutions**

Present and review five policy resolutions from the City of Maple Ridge for submission to the Lower Mainland Local Government Association (LMLGA) 2025 Conference.

**R/2025-CM-59**

**Moved by:** Councillor Schiller

**Seconded by:** Councillor Dozie

THAT Council endorse the Industrial Lands Shortage resolution for submission to the LMLGA 2025 convention.

**CARRIED**

**R/2025-CM-60**

**Moved by:** Councillor Carreras

**Seconded by:** Councillor Dozie

THAT Council endorse the Long Term Supported Housing resolution for submission to the LMLGA 2025 convention.

**CARRIED**

**R/2025-CM-61**

**Moved by:** Councillor Dueck

**Seconded by:** Councillor Yousef

THAT Council endorse the Mental Health Support for Local Government Elected Officials resolution for submission to the LMLGA 2025 convention.

**CARRIED**

**R/2025-CM-62**

**Moved by:** Councillor Yousef

**Seconded by:** Councillor Tan

THAT Council endorse the Road Access to Provincial Parks resolution for submission to the LMLGA 2025 convention.

**CARRIED**

**R/2025-CM-63**

**Moved by:** Councillor Yousef

**Seconded by:** Councillor Carreras

THAT Council endorse the Support for Communities with Correctional Facilities resolution for submission to the LMLGA 2025 convention.

**CARRIED**

**10. OTHER MATTERS DEEMED EXPEDIENT**

**11. PUBLIC INQUIRY**

2 members of the public participated in public inquiry.

**12. MAYOR AND COUNCILLOR REPORTS**

**13. NOTICES OF MOTIONS**

**14. ADJOURNMENT - 7:48 pm**

---

D. Ruimy, Mayor

---

C. Mushata, Corporate Officer