

Corporation of the District of Maple Ridge

COUNCIL MEETING

January 11, 2005

The Minutes of the Municipal Council Meeting held on January 11, 2005 at 7:00 p.m. in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular Municipal business.

PRESENT

Elected Officials

Mayor K. Morse
Councillor E. Daykin
Councillor J. Dueck
Councillor C. Gordon
Councillor J. Harris
Councillor F. Isaac
Councillor C. Speirs

Appointed Staff

J. Rule, Chief Administrative Officer
T. Fryer, Municipal Clerk
M. Murray, General Manager of Community Development,
Parks and Recreational Services
P. Gill, General Manager Corporate and Financial Services
F. Quinn, General Manager Public Works and Development
Services
J. Pickering, Director of Planning
C. Marlo, Confidential Secretary

Note: These Minutes are also posted on the Municipal Web Site at www.mapleridge.org

The meeting was filmed by Shaw Communications Inc..

100 ***CALL TO ORDER***

200 ***OPENING PRAYERS***

Pastor Rod Shearing conducted the Opening Prayers.

Note: Before proceeding Mayor Morse announced the addition of the following item to the agenda:

301 Property Assessment and Taxation

300 ***PRESENTATIONS AT THE REQUEST OF COUNCIL***

301 **Property Assessment and Taxation**

The General Manager Corporate and Financial Services gave a power point presentation providing an overview of property assessment and taxation. A copy of the presentation was circulated at the meeting.

At the request of the Mayor, he also provided an update on the Ridge Meadows Youth and Justice Advocacy Association in light of the notification received from the Attorney General that the Provincial Government would not continue its funding of the Association. He indicated that the Court House, where the Association currently rents space, was purchased by the District on the open market with a view to using it for expansion of facilities for protective services. He also pointed out that the traffic fund revenue received from the Province is being directed to policing and was never intended to fund justice programs which are a responsibility of the Provincial Government.

400 ***ADOPTION OF MINUTES***

R/05-03 401
Minutes
Regular Council MOVED by Councillor Isaac
December 14, 2004 SECONDED by Councillor Gordon

That the minutes of the Regular Council Meeting of December 14, 2004 be adopted as circulated.

CARRIED

R/05-04 402
Minutes
Public Hearing MOVED by Councillor Isaac
December 21, 2004 SECONDED by Councillor Gordon

That the minutes of the Public Hearing of December 21, 2004 be received.

CARRIED

R/05-05 403
Minutes
Dev. Agr. Comm. MOVED by Councillor Isaac
January 4, 2005 SECONDED by Councillor Gordon

That the minutes of the Development Agreements Committee Meeting of January 4, 2005 be received.

CARRIED

500 **DELEGATIONS** - Nil

600 **UNFINISHED BUSINESS**- Nil

700 **CORRESPONDENCE**- Nil

800 **BY-LAWS**

801 **RZ/020/04, 12410 Blue Mountain Crescent
Maple Ridge Zone Amending Bylaw No. 6247-2004**

To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into three 0.4 hectare (one acre) parcels.

Second and third reading

R/05-06

RZ/020/04

BL 6247-2004

Second and third

MOVED by Councillor Dueck

SECONDED by Councillor Daykin

The Maple Ridge Zone Amending Bylaw No. 6247-2004 read a second and third.

CARRIED

802 **RZ/111/03, 22481 Streng Ave.**

802.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6201-2004**

To designate from Single Family Residential (18 units per net hectare) to Compact Housing (30 – 40 units per net hectare)

Final reading

R/05-07

RZ/111/03

BL 6201-2004

Final

MOVED by Councillor Gordon

SECONDED by Councillor Isaac

That Maple Ridge Official Community Plan Amending Bylaw No. 6201-2004 be reconsidered and adopted.

CARRIED

802.2 Maple Ridge Zone Amending Bylaw No. 6202-2004

To rezone from RS-1b (One Family Urban (Medium Density) Residential) and R-1 (Residential District) to R-1 (Residential District) to permit future subdivision into approximately 4 single family lots

Final reading

R/05-08

RZ/111/03

BL 6202-2004

Final

MOVED by Councillor Daykin

SECONDED by Councillor Harris

That Maple Ridge Zone Amending Bylaw No. 6202-2004 be reconsidered and adopted.

CARRIED

803 RZ/063/04, 23821 and 23823 132 Avenue

Maple Ridge Sewer Area "A" Sewerage Works Construction and Loan Authorization Amending Bylaw No. 6287-2004

To include the subject property into Sewer Area "A"

Final reading

R/05-09

RZ/063/04

BL 6287-2004

Final

MOVED by Councillor Dueck

SECONDED by Councillor Isaac

That Maple Ridge Sewer Area "A" Sewerage Works Construction and Loan Authorization Amending Bylaw No. 6287-2004 be reconsidered and adopted.

CARRIED

900 COMMITTEE REPORTS AND RECOMMENDATIONS

901 Minutes

R/05-10

Minutes

Committee of Whole

December 20, 2004

MOVED by Councillor Dueck

SECONDED by Councillor Daykin

That the Minutes of the Committee of the Whole Meeting of December 20, 2004 be received.

CARRIED

Public Works And Development Services

902 **RZ/106/04, 22255 122 Avenue, RM-5 to RM-2**

Staff report dated December 6, 2004 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6280-2004 and Maple Ridge Zone Amending Bylaw No. 6281-2004 to permit development of a 62 unit apartment building be given first reading and forwarded to Public Hearing.

R/05-11

RZ/106/04

BL 6280-2004

BL 6281-2004

First reading

MOVED by Councillor Speirs
SECONDED by Councillor Isaac

That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6280-2004 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6280-2004 be read a first time and be forwarded to Public Hearing; and

That Maple Ridge Zone Amending Bylaw No. 6281-2004 be read a first time and be forwarded to Public Hearing; and further

That the following condition be met prior to final reading:

- i. Dependent on the capacity of the existing water system, the registration of a Rezoning Development Agreement including the deposit of security as outlined in the Agreement, may be required.**

The Director of Planning described the purpose of the amendments and advised that the property is surrounded by an apartment district with a density of 100-200 units per net hectares. If the analysis of the water systems indicates that larger pipes are required, the applicant will be required to change the pipes. She advised that a covenant will be placed on the property requiring that visitor parking spaces be retained as such. Council has directed that a visitor parking covenant be placed on all apartment and townhouse developments until such time as a bylaw is adopted that would make this a requirement.

CARRIED

903 **RZ/026/04, 23981 Dewdney Trunk Rd., P-1 to C-2**

Staff report dated December 9, 2004 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6289-2004 to permit a drive-through as an accessory use be read a first time and forwarded to Public Hearing.

R/05-12

RZ/026/04

BL 6289-2004

First reading

MOVED by Councillor Isaac

SECONDED by Councillor Daykin

That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6289-2004 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6289-2004 be read a first time and be forwarded to Public Hearing; and further

That the following terms and conditions be met prior to final reading:

- i. **Final adoption of Bylaw No. 6289-2004 to take place concurrently with final adoption of Maple Ridge Official Community Plan Amending Bylaw No. 6236-2004, Maple Ridge Zone Amending Bylaw No. 6237-2004 and Maple Ridge Zone Amending Bylaw No. 6250-2004.**

CARRIED

Note: Councillor Gordon was excused from item 904 as she owns neighbouring property.

904 **RZ/073/04, 12161 237th Street, A-1 to RM-1**

Staff report dated November 16, 2004 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6282-2004 and Maple Ridge Zone Amending Bylaw No. 6283-2004 to permit a 78 unit strata development be read a first time and forwarded to Public Hearing following acceptance by the GVRD of an amendment to the Regional Context Statement.

R/05-13
RZ/073/04
BL 6282-2004
BL 6283-2004
First reading
WITHDRAWN

904.1
MOVED by Councillor Isaac
SECONDED by Councillor Speirs

That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6282-2004 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6282-2004 be read a first time; and

That an amendment to the Regional Context Statement (contained in Maple Ridge Official Community Plan Bylaw No. 5434-1996) affecting the Green Zone and Urban Area boundary (Schedule “B” of the Official Community Plan), be submitted for acceptance by the Greater Vancouver Regional District Board prior to Bylaw No. 6282-2004 being forwarded to Public Hearing; and

That the Public Hearing date for Bylaw No. 6282-2004 be set upon receipt of favourable consideration by the Greater Vancouver Regional District Board; and

That Maple Ridge Zone Amending Bylaw No. 6283-2004 be read a first time and be forwarded to Public Hearing in conjunction with Maple Ridge Official Community Plan Amending Bylaw No. 6282-2004; and

That the following terms and conditions be met prior to final reading:

- i. Resolution of servicing deficiencies as identified by the Engineering Department through a rezoning development agreement (section 219 covenant);**
- ii. Amendment to Schedule “B” of the Official Community Plan.**
- iii. Amendment to Schedule “H” of the Official Community Plan.**

The Director of Planning provided information on the process recommended by the GVRD whereby applications requiring an amendment to the Regional Context Statement are forwarded to the GVRD for response prior to holding the Public Hearing. The District’s legal counsel reviewed this process and was in agreement. She outlined the process followed in Richmond, Delta and Surrey noting that they follow the recommendation of the GVRD. She advised that the Meadow Town development in Pitt Meadows was not part of the green zone at the time the application was received so this process was not necessary in that case.

It was the consensus of Council that the resolution be withdrawn and each clause dealt with separately.

R/05-14 904.2
RZ/073/04 MOVED by Councillor Isaac
BL 6282-2004 SECONDED by Councillor Speirs
First reading

That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6282-2004 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6282-2004 be read a first time.

CARRIED

Councillor Speirs OPPOSED

R/05-15 904.3
RZ/073/04 MOVED by Councillor Isaac
Forward amendment SECONDED by Councillor Speirs
To GVRD

That an amendment to the Regional Context Statement (contained in Maple Ridge Official Community Plan Bylaw No. 5434-1996) affecting the Green Zone and Urban Area boundary (Schedule “B” of the Official Community Plan), be submitted for acceptance by the Greater Vancouver Regional District Board prior to Bylaw No. 6282-2004 being forwarded to Public Hearing.

MOVED by Councillor Harris
SECONDED by Councillor Dueck

That the motion be amended to delete the words “prior to Bylaw No. 6282-2004 being forwarded to Public Hearing”.

CARRIED

Councillor Speirs OPPOSED

MOTION AS AMENDED CARRIED

Councillor Speirs, Councillor Isaac OPPOSED

R/05-16 904.4
RZ/073/04 MOVED by Councillor Dueck
Public Hearing date SECONDED by Councillor Daykin

That the Public Hearing date for Bylaw No. 6282-2004 be set upon receipt of favourable consideration by the Greater Vancouver Regional District Board.

DEFEATED

Councillor Harris, Councillor Dueck, Councillor Daykin OPPOSED

R/05-17 904.5
RZ/073/04 MOVED by Councillor Isaac
BL 6283-2004 SECONDED by Councillor Dueck
First reading

That Maple Ridge Zone Amending Bylaw No. 6283-2004 be read a first time and be forwarded to Public Hearing in conjunction with Maple Ridge Official Community Plan Amending Bylaw No. 6282-2004.

CARRIED

Councillor Speirs OPPOSED

R/05-18 904.6
RZ/073/04 MOVED by Councillor Daykin
Terms and conditions SECONDED by Councillor Harris
of final reading

That the following terms and conditions be met prior to final reading of Maple Ridge Zone Amending Bylaw No. 6283-2004:

- i. Resolution of servicing deficiencies as identified by the Engineering Department through a rezoning development agreement (section 219 covenant);**
- ii. Amendment to Schedule “B” of the Official Community Plan.**
- iii. Amendment to Schedule “H” of the Official Community Plan.**

CARRIED

Councillor Speirs OPPOSED

R/05-19 904.7
RZ/073/04 MOVED by Councillor Daykin
BL 6282-2004 SECONDED by Councillor Harris
Public Hearing

That Maple Ridge Official Community Plan Amending Bylaw No. 6282-2004 be forwarded to Public Hearing.

CARRIED

Councillor Speirs OPPOSED

Note: Councillor Gordon returned to meeting.

905 DP/111/04, 20130 Lougheed Hwy.

Staff report dated December 7, 2004 recommending that the Mayor and Municipal Clerk be authorized to sign DP/111/04 to permit development of a commercial building.

R/05-20 MOVED by Councillor Daykin
DP/111/04 SECONDED by Councillor Dueck

That the Municipal Clerk be authorized to sign and seal DP/111/04 respecting property located at 20130 Lougheed Hwy.

CARRIED

906 DP/058/04 & VP/058/04, 22466 North Avenue

Staff report dated December 7, 2004 recommending that qualifying property owners be notified that VP/058/04 will be considered at the January 25, 2005 Council meeting and that the Municipal Clerk be authorized to sign and seal DP/058/04 subject to the approval of VP/058/04.

R/05-21 MOVED by Councillor Isaac
DP/058/04 SECONDED by Councillor Gordon
VP/058/04

That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/058/04 respecting property located at 22466 North Avenue will be considered by Council at the January 25, 2005 meeting; and

That the Municipal Clerk be authorized to sign and seal DP/058/04 respecting property located at 22466 North Avenue subject to the approval of VP/058/04.

CARRIED

Financial And Corporate Services (Including Fire And Police)

931 Adjustments to 2004 Collector's Roll

Staff report dated December 8, 2004 providing information on Supplementary Roll 10/2004.

R/05-22 MOVED by Councillor Dueck
Collector's Roll SECONDED by Councillor Daykin

That the staff report entitled "Adjustments to 2004 Collector's Roll" dated December 8, 2004 be received for information.

CARRIED

932 Disbursements for the month ended November 30, 2004

Staff report dated December 3, 2004 recommending that the disbursements for November 2004 be approved.

R/05-23 MOVED by Councillor Gordon
Disbursements SECONDED by Councillor Isaac
November 2004

That the disbursements as listed below for the month ended November 30, 2004 be approved

General	\$5,114,146
Payroll	863,606
Purchase Card	<u>96,919</u>
Total	<u>\$6,074,671</u>

CARRIED

Community Development And Recreation Services

951 **Fraser Valley Regional Library Budget**

Staff report dated December 7, 2004 recommending that the 2005 Draft Budget for the Fraser Valley Regional Library be endorsed.

R/05-24 MOVED by Councillor Daykin
FVRL Budget SECONDED by Councillor Gordon

That the draft budget for the Fraser Valley Regional Library attached to the staff report dated December 7, 2004 be endorsed.

CARRIED

Correspondence – Nil

Other Issues - Nil

1000 **STAFF REPORTS** - Nil

1098 **MAYOR'S REPORT**

Mayor Morse provided information on a community-wide tsunami relief fund being organized by Lorraine Bates in response to the disaster in south east Asia. She noted that after many years of service on the Parks & Leisure Services Commission, Councillor Dueck has been reassigned to other committee work for this year. Mayor Morse pointed out that it is the responsibility of property owners and businesses to clear sidewalks of snow and ice.

1099 **COUNCILLORS' REPORTS**

Councillor Speirs

Councillor Speirs invited the public to participate in the review of the Official Community Plan by attending meetings or submitting a written position on the issues.

Councillor Isaac

Councillor Isaac will be attending a meeting of the Parks & Leisure Services Commission.

Councillor Gordon

Councillor Gordon referred to the tragic events caused by the tsunami in south east Asia and congratulated Canadians on their generosity. She attended the funeral of Don Brayford on behalf of the Mayor and Council to pay tribute to Mr. Brayford who was a municipal employee best known for designing the beast clock.

Councillor Daykin

Councillor Daykin offered kudos to the Operations Department staff for their efforts in clearing the roads during the recent snow fall.

Councillor Dueck

Councillor Dueck had no report.

Councillor Harris

Councillor Harris spoke of the work being done by the Operations Department to keep municipal roads clear during the snow fall.

1100 ***OTHER MATTERS DEEMED EXPEDIENT*** - Nil

1200 ***NOTICES OF MOTION*** - Nil

1300 ***ADJOURNMENT*** – 8:16 p.m.

Note: Item 1400 was dealt with prior to Adjournment.

1400 ***QUESTIONS FROM THE PUBLIC*** - Nil

K. Morse, Mayor

Certified Correct

T. Fryer, Municipal Clerk