

Corporation of the District of Maple Ridge

COUNCIL MEETING

January 25, 2005

The Minutes of the Municipal Council Meeting held on January 25, 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.

300 **PRESENTATIONS AT THE REQUEST OF COUNCIL**

400 **ADOPTION OF MINUTES**

R/04-29

401

Minutes

January 11, 2005

MOVED by Councillor Dueck

SECONDED by Councillor Speirs

That the minutes of the Regular Council Meeting of January 11, 2005 be adopted as circulated.

CARRIED

R/05-30
Minutes
Public Hearing
January 18, 2005

402
MOVED by Councillor Daykin
SECONDED by Councillor Isaac

That the minutes of the Public Hearing of January 18, 2005 be amended on page 3, third paragraph, to change “232 Street” to “238B Street” and that the minutes be received as amended.

CARRIED

R/05-31
Minutes
Dev. Agr. Comm.
January 5, 2005

403
MOVED by Councillor Gordon
SECONDED by Councillor Dueck

That the minutes of the Development Agreements Committee Meeting of January 5, 2005 be received.

CARRIED

500 ***DELEGATIONS*** - Nil

600 ***UNFINISHED BUSINESS***

601 **VP/058/04, 22466 North Avenue**

To vary the height of a retaining wall, the requirement to plant street trees and the right-of-way width and to reduce the front and rear yard setbacks, the interior side yard setback and the exterior side yard setback.

The Municipal Clerk advised that a letter was received from Mr. Houshang Rassaf opposing development in this area.

R/05-32 MOVED by Councillor Daykin
VP/058/05 SECONDED by Councillor Isaac

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

CARRIED

700 ***CORRESPONDENCE***

800 ***BY-LAWS***

801 **RZ/030/04, 23853 Dewdney Trunk Road**

801.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6241-2004**
To amend Schedule "B" of the Official Community Plan from Service Commercial to Community Commercial and Compact Housing (40 units per net hectare) and to amend Schedules "A" and "H" of the Official Community Plan to include the site into Development Area VIII(12) and XXXIV(4)
Second and third reading

R/05-33
RZ/030/04 MOVED by Councillor Dueck
BL 6241-2004 SECONDED by Councillor Daykin
Second, third

**That Maple Ridge Official Community Plan Amending Bylaw
No. 6241-2004 be read a second and third time.**

The General Manager Public Works & Development Services advised that Council could consider requiring a covenant to provide additional visitor parking (for the residential component) in the commercial parking lot. He confirmed that 238B Street is a collector road that would eventually connect to Abernethy Way. The proposed median for 238B Street will be constructed to maintain the current width of the road.

The Director of Planning provided information on the ability of Council to restrict the hours of operation of the commercial component. She indicated that this may be possible but required further investigation.

CARRIED

Councillor Gordon, Councillor Isaac OPPOSED

801.2 Maple Ridge Zone Amending Bylaw No. 6242-2004

To rezone from RS-3 (One Family Rural Residential) to C-2 (Community Commercial) and RM-1 (Townhouse Residential) to allow a mixed development including 2 commercial buildings fronting Dewdney Trunk Road and 8 detached bare-land strata units fronting 238B Street
Second and third reading

R/05-34

RZ/030/04

BL 6242-2004

Second

MOVED by Councillor Daykin

SECONDED by Councillor Dueck

That Maple Ridge Zone Amending Bylaw No. 6242-2004 be read a second time.

The Director of Planning described the difference between the Service Commercial Zone and the Community Commercial Zone.

It was the consensus of Council to require covenants be placed on the property with respect to visitor parking, restricting commercial uses, prohibiting any drive-through uses and restricting the hours of operation of businesses.

MOVED

SECONDED

That the motion be amended to include after “second time” “and further; That as a condition of final reading a restrictive covenant be placed on the property requiring visitor parking to be made permanently available to the residential units and that there be a walkway between the residential units and those parking spaces”

AMENDMENT CARRIED

Councillor Dueck, Councillor Harris OPPOSED

The General Manager Public Works & Development Services suggested that the bylaw be given second reading only and that staff provide further information to Council on the specific uses permitted in the Community Commercial Zone at the next Council Meeting. Council could consider giving third reading to the bylaw at that same meeting.

It was the consensus of Council to amend the resolution as presented by the Municipal Clerk to give only second reading to the bylaw and to direct staff to provide Council with information at the February 8, 2005 Council Meeting on the Community Commercial Zone and information on the proposed covenants to be placed on the property with respect to visitor parking, restricting commercial uses, prohibiting any drive-through uses and restricting the hours of operation of businesses.

MOTION AS AMENDED CARRIED

Councillor Isaac, Councillor Gordon, Councillor Harris OPPOSED

ACTION REQUIRED

Maple Ridge Zone Amending Bylaw No. 6242-2004 is to be included on the next available Council agenda for consideration of third reading. Staff is to provide information at that meeting on the Community Commercial Zone and information on the proposed covenants to be placed on the property with respect to visitor parking, restricting commercial uses, prohibiting any drive-through uses and restricting the hours of operation of businesses.

802 **RZ/063/04, 23821 and 23823 132 Avenue**

802.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6288-2004**

To amend Part VI, Subsection 2 – Silver Valley Area Plan, Figures 2 and 4 of the Official Community Plan, to designate from Conservation and Open Space to Low Density Urban and to remove a portion of a watercourse and to remove Open Space and Conservation Designation from Figure 4

Second and third reading

R/05-35

RZ/063/04

BL 6288-2004

Second, third

MOVED by Councillor Daykin

SECONDED by Councillor Dueck

That Maple Ridge Official Community Plan Amending Bylaw No. 6288-2004 be read a second and third time.

The Director of Planning advised that DP XXX is applicable to this proposal. Staff is nearing completion of a package of requirements, including requirements

for development permits, for the entire Silver Valley Plan. She confirmed that the developer chose to use zoning that allows for larger lots. She described the intent of a DP for Silver Valley noting that one of the principles of the Silver Valley Plan is to look at the land and the environment first. The DP will be just one part of the implementation of the Plan.

The General Manager Public Works and Development Services noted that one of the strategies for implementation of the plan was to work first with some developments so that there would be a better understanding of how to best implement the plan.

CARRIED

Councillor Speirs, Councillor Gordon OPPOSED

802.2 Maple Ridge Zone Amending Bylaw No. 6275-2004

To rezone from RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) to RS-1 (One Family Urban Residential) and RS-1b (One Family Urban (Medium Density) Residential) to permit future subdivision into 20 lots

Second and third reading

R/05-36

RZ/063/04

BL 6275-2004

Second, third

MOVED by Councillor Isaac

SECONDED by Councillor Dueck

That Maple Ridge Zone Amending Bylaw No. 6275-2004 be read a second and third time.

CARRIED

Councillor Speirs, Councillor Gordon OPPOSED

900 COMMITTEE REPORTS AND RECOMMENDATIONS

901 Minutes

R/05-37

Minutes

Committee of Whole

January 17, 2005

MOVED by Councillor Isaac

SECONDED by Councillor Dueck

That the Minutes of the Committee of the Whole Meeting of January 17, 2005 be received.

CARRIED

Public Works and Development Services

- 902 **AL/117/04, 23269, 23293, 23589, 23315, 23329, 23337, 23351, 23367, 23381, 23397, 23403, 23423, 23443, 23477, 23571 & 23661 Loughed Hwy., 23451 & 23623 105 Ave. and 23308 Tamarack Lane**

Staff report dated January 12, 2004 providing options for consideration of AL/117/04.

R/05-38 MOVED by Councillor Gordon
AL/117/04 SECONDED by Councillor Daykin

That application AL/117/04 respecting property at 23269, 23293, 23589, 23315, 23329, 23337, 23351, 23367, 23381, 23397, 23403, 23423, 23443, 23477, 23571 & 23661 Loughed Hwy., 23451 & 23623 105 Ave. and 23308 Tamarack Lane not be authorized to go forward to the Agricultural Land Commission.

The Director of Planning advised that there are no existing regulations that limit when an exclusion application can be re-submitted.

CARRIED

ACTION REQUIRED

Staff is to provide information on options to enable agricultural land exclusion applications and proposed land use to be presented at the same time.

- 903 **VP/089/04, 12171 270 Street**

Staff report dated January 6, 2005 recommending that the Municipal Clerk be authorized to notify qualifying property owners that VP/089/04 will be considered at the February 8, 2005 Council meeting.

R/05-39 MOVED by Councillor Gordon
VP/089/04 SECONDED by Councillor Isaac

That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/089/04 respecting property located at 12171 270 Street will be considered by Council at the February 8, 2005 meeting.

CARRIED

904 **VP/061/00, 240 Street and 133 Avenue**

Staff report dated January 7, 2005 recommending that the Municipal Clerk be authorized to notify qualifying property owners that VP/061/00 will be considered at the February 8, 2005 Council meeting.

R/05-40
VP/061/00

MOVED by Councillor Dueck
SECONDED by Councillor Speirs

That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/061/00 respecting property known as Lot 1, Sec.28, Tp.12, Plan LMP 35466 NWD will be considered by Council at the February 8, 2005 meeting.

CARRIED

905 **Local Area Service Petition for Municipal Sanitary Service, 136 Avenue: 224 Street to 226 Street**

Staff report dated January 4, 2005 recommending that municipal sanitary sewer service to properties on 136 Avenue between 224 Street and 226 Street be authorized when final costs are determined and that staff be authorized to prepare the Construction bylaw.

R/05-41
Local Area Service
136 Avenue

MOVED by Councillor Daykin
SECONDED by Councillor Isaac

That Local Area (municipal sanitary sewer) Service to properties on 136 Avenue between 224 Street and 226 Street, as formally petitioned, for an estimated cost of \$231,000 which is to be apportioned and levied on the benefiting property owners in accordance with the current Maple Ridge Sanitary Regulation By-Law No. 691-1969 and the Maple Ridge Local Improvement Charge By-law No. 3374-1984, be authorized when final costs are determined; and further

That staff be authorized to prepare the requisite Construction By-law.

CARRIED

Financial and Corporate Services (including Fire and Police)

931 Adjustments to 2004 Collector's Roll

Staff report dated December 21, 2004 providing information on Supplementary Roll 11/2004.

R/05-42 MOVED by Councillor Gordon
2004 Collector's SECONDED by Councillor Speirs
Roll

**That the staff report dated December 21, 2004 titled
"Adjustments to 2004 Collector's Roll" be received for
information.**

CARRIED

932 Door-to-door Soliciting, Kidney Foundation of Canada

Staff report dated January 20, 2005 recommending that the request of the Kidney Foundation of Canada for permission to canvass door-to-door during the month of March be approved.

R/05-43 MOVED by Councillor Isaac
Kidney Foundation SECONDED by Councillor Daykin

**That the request of The Kidney Foundation of Canada for
permission to canvass door-to-door during the month of
March 2005 be approved.**

CARRIED

933 Board of Variance By-law No. 6290-2005

Staff report dated January 10, 2005 recommending that Maple Ridge Board of Variance By-law No. 6290-2005 be given three readings.

R/05-44 MOVED by Councillor Dueck
BL 6290-2005 SECONDED by Councillor Harris
First, second, third

**That Maple Ridge Board of Variance By-law No. 6290-2005
be read a first, second and third time.**

CARRIED

934 **Bylaw for Highway Closure & Dedication Removal for a Portion of 116 Avenue**

Staff report dated January 12, 2004 recommending that Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6266-2004 be given three readings.

R/05-45
BL 6266-2004
First, second, third

MOVED by Councillor Isaac
SECONDED by Councillor Gordon

That Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6266-2004 be read a first, second and third time.

CARRIED

Community Development and Recreation Service - Nil

Correspondence- Nil

Other Committee Issues- Nil

1000 **STAFF REPORTS**

Note: Item 1098 was dealt with following item 1099.

1098 **MAYOR'S REPORT**

Mayor Morse attended the Fire Fighters' Volunteer Dinner. She recognized this year's winner of the Meritorious Service Award, Jim Sinclair. She will be attending a meeting of the TransLink Board of Directors. She commented on a meeting she attended with the Honourable Rich Coleman, Ministry of Public Safety and Solicitor General

1099 ***COUNCILLORS' REPORTS***

Councillor Dueck

Councillor Dueck attended an Audit & Finance Committee meeting and the Fire Department Awards Banquet.

Councillor Isaac

Councillor Isaac attended two meetings of the Parks & Leisure Services Commission and the Fire Department Awards Banquet. She advised that the Lower Mainland Municipal Association is proposing changes to its constitution and will be sending out a package of information before the Annual General Meeting. She encouraged the public to participate in fundraising for the Variety Club by purchasing "Everyone is a Hero" pins.

Councillor Gordon

Councillor Gordon provided an update on treaty negotiations.

Councillor Harris

Councillor Harris attended the Fire Department Awards Banquet. He commented on the increase in annual calls since the 1970's when he was a volunteer.

Councillor Speirs

Councillor Speirs attended the Fire Department Awards Banquet, meetings of the Alouette Management Committee, the Advisory Committee on Accessibility Issues and a meeting of the New Westminster Council.

Councillor Daykin

Councillor Daykin attended the Fire Department Awards Banquet. He congratulated the Department on the way they recognize the importance of the families of the fire fighters.

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

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

1300 ***ADJOURNMENT*** – 8:255 p.m.

Note: Item 1400 was dealt with prior to Item 1098

1400 *QUESTIONS FROM THE PUBLIC* - Nil

K. Morse, Mayor

Certified Correct

T. Fryer, Municipal Clerk