

Corporation of the District of Maple Ridge

COUNCIL MEETING

February 22, 2005

The Minutes of the Municipal Council Meeting held on February 22, 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
R. Riach, Acting Municipal Clerk
M. Murray, General Manager of Community Development,
Parks and Recreation 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 Harry Loewen conducted the Opening Prayers.

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

400 ***ADOPTION OF MINUTES***

The General Manager Public Works and Development Services advised that staff met with the applicant and with area residents. The applicant has agreed to dedicate his portion of the road and neighbouring property owners have indicated a desire to participate in the construction of the road.

CARRIED

602 **Indoor Pool Recommendations, Pitt Meadows Family Recreation Centre**
(Deferred from the February 8, 2005 Council Meeting)

Staff report dated January 19, 2005 recommending that the recommendations contained in the Professional Environmental Recreation Consultants report on an indoor/outdoor pool addition to the Pitt Meadows Family Recreation Centre be endorsed subject to financial capability being approved in future long term financial plans.

The General Manager Community Development, Parks and Recreation reviewed the report and the recommendations. He advised that the District of Pitt Meadows has dealt with this matter in a similar fashion.

R/05-75

Indoor Pool
Recommendations
Pitt Meadows

MOVED by Councillor Isaac
SECONDED by Councillor Daykin

That the recommendations contained in the Professional Environmental Recreation Consultants report on an indoor/outdoor pool addition to the Pitt Meadows Family Recreation Centre be endorsed subject to financial capability being approved in future long term financial plans of both municipalities, noting that the final alternative facility configuration will be determined at a later date, in advance of electoral approval and further, that Pitt Meadows Council be encouraged to set aside sufficient land area adjacent to the Family Recreation Centre in the interim period to ensure all alternatives can be accommodated.

CARRIED

700 ***CORRESPONDENCE***

701 **GVRD Report “Review of Potential Governance Models for First Nation-Regional District Relations Post-Treaty”**

Consideration of a resolution to support option two from the GVRD Report.

R/05-76 MOVED by Councillor Daykin
GVRD Governance SECONDED by Councillor Dueck
Model First Nations

That “Model 2: Special First Nation Electoral Area” as described in the report attached to the Greater Vancouver Regional District memo dated July 20, 2004 be supported as the preferred model for further investigation and development of a preferred governance model for First Nation-GVRD relations, post-treaty.

CARRIED

Councillor Harris, Councillor Gordon OPPOSED

800 **BY-LAWS**

Note: Councillor Gordon was excused as she lives in an adjoining property.

801 **RZ/073/04, 12161 237 Street**

801.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6282-2004**

To designated from Agricultural to Compact Housing (30-60 units per net hectare) and include the lands into the Urban Boundary and to include in Development Permit Area XV(16)
Second and third reading

R/05-77
RZ/073/04 MOVED by Councillor Dueck
BL 6282-2004 SECONDED by Councillor Speirs
Second, third

That Maple Ridge Official Community Plan Amending Bylaw No. 6282-2004 be read a second and third time.

CARRIED

Councillor Speirs OPPOSED

801.2 Maple Ridge Zone Amending Bylaw No. 6283-2004

To rezone from A-1 (Small Holding Agricultural) to RM-1 (Townhouse Residential) to permit a 78 unit strata development
Second and third reading

R/05-78

RZ/073/04

BL 6283-2004

Second, third

MOVED by Councillor Daykin

SECONDED by Councillor Isaac

That Maple Ridge Zone Amending Bylaw No. 6283-2004 be read a second and third time.

CARRIED

Councillor Speirs OPPOSED

Note: Councillor Gordon returned to the meeting.

802 RZ/106/04, 22255 122 Avenue

802.1 Maple Ridge Official Community Plan Amending Bylaw No. 6280-2004

To remove from Development Permit Area XV(10) and designate as Development Permit Area XXII(5)
Second and third reading

R/05-79

RZ/106/04

BL 6280-2004

Second, third

MOVED by Councillor Isaac

SECONDED by Councillor Speirs

That Maple Ridge Official Community Plan Amending Bylaw No. 6280-2004 be read a second and third time.

CARRIED

802.2 Maple Ridge Zone Amending Bylaw No. 6281-2004

To rezone from RM-5 (Low Density Apartment Residential) to RM-2 (Medium Density Apartment) to permit the development of a 62 unit apartment building

R/05-80

RZ/106/04

BL 6281-2004

Second, third

MOVED by Councillor Gordon

SECONDED by Councillor Isaac

That Maple Ridge Zone Amending Bylaw No. 6281-2004 be read a second and third time.

CARRIED

803 **RZ/026/04, 23981 Dewdney Trunk Road**
Maple Ridge Official Community Plan Amending Bylaw No. 6289-2004
To designate as Development Permit Area XXIX(3)

R/05-81

RZ/026/04

BL 6289-2004

Second, third

MOVED by Councillor Daykin

SECONDED by Councillor Dueck

That Maple Ridge Official Community Plan Amending Bylaw No. 6289-2004 be read a second and third time.

CARRIED

804 **RZ/076/03, 24181 113 Avenue, 11378 240 Street and 11330 240 Street**

804.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6206-2004**
To designate from Conservation, Compact Housing (30 units per net hectare), Single Family Residential (5 units per net hectare) and Single Family Residential (18 units per net hectare) to Conservation, Compact Housing (30 units per net hectare), Single Family Residential (5 units per net hectare) and Single Family Residential (18 units per net hectare)
Final reading

R/05-82

RZ/076/03

BL 6206-2004

Final

MOVED by Councillor Dueck

SECONDED by Councillor Daykin

That Maple Ridge Official Community Plan Amending Bylaw No. 6206-2004 be reconsidered and adopted.

CARRIED

Councillor Speirs OPPOSED

804.2 Maple Ridge Zone Amending Bylaw No. 6207-2004

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential), CD-1-93 (Amenity Residential District), R-1 (Residential District) and RS-1 (One Family Urban Residential) to permit future subdivision into approximately 11 lots.

Final reading

R/05-83

RZ/076/03

BL 6207-2004

Final

MOVED by Councillor Isaac

SECONDED by Councillor Daykin

That Maple Ridge Zone Amending Bylaw No. 6207-2004 be reconsidered and adopted.

CARRIED

Councillor Speirs OPPOSED

805 Maple Ridge Social Planning Advisory Committee Amending Bylaw No. 6293-2005

To allow for the addition of one Councillor to the Committee

Final reading

R/05-84

SPAC

BL 6293-2005

Final

MOVED by Councillor Gordon

SECONDED by Councillor Daykin

That Maple Ridge Social Planning Advisory Committee Amending Bylaw No. 6293-2005 be reconsidered and adopted.

CARRIED

900 COMMITTEE REPORTS AND RECOMMENDATIONS

901 Minutes

R/05-85

Minutes

Committee of Whole

February 14, 2005

MOVED by Councillor Daykin

SECONDED by Councillor Dueck

That the Minutes of the Committee of the Whole Meeting of February 14, 2005 be received.

CARRIED

Public Works and Development Services

902 RZ/030/04, 23853 Dewdney Trunk Rd., RS-3 to C-2 and RM-1

Staff report dated February 8, 2005 recommending that Maple Ridge Zone Amending Bylaw No. 6242-2004 to permit a mixed use development including 2 commercial buildings and 8 detached bare-land strata units be read a third time.

R/05-86

RZ/030/04

BL 6242-2004

Third

MOVED by Councillor Isaac
SECONDED by Councillor Speirs

That Maple Ridge Zone Amending Bylaw No. 6242-2004 be read a third time and that the following terms and conditions be met prior to final reading:

- i. Registration of a Rezoning Development Agreement including the deposit of security as outlined in the Agreement;**
- ii. Amendment to Schedule “B” of the Official Community Plan;**
- iii. Amendment to Schedules “A” and “H” of the Official Community Plan;**
- iv. Road dedication as required;**
- v. Submission of a subdivision layout;**
- vi. Registration of a Section 219 Restrictive Covenant to restrict the permitted uses on the property to the following:**

Permitted Principal Uses:

- a. financial services;**
- b. convenience store;**
- c. personal repair services;**
- d. personal services;**
- e. business services;**
- f. professional services;**
- g. restaurants;**
- h. retail sales excluding highway commercial uses;**

Permitted Accessory Uses

- a. apartment;**
 - b. rentals;**
- vii. Limit the hours of operation for all business on the commercial site from 8:00 am to 10:00 pm, 7 days a week, through the Business License Bylaw;**

- viii. Registration of an easement and Section 219 Restrictive Covenant to make four parking stalls on the commercial site available to the residential units 24 hours, 7 days a week as visitor parking and provision of a connecting pathway between the residential units and the visitor parking stalls on the commercial site.**

R/05-87
RZ/03/04
Amendment to
Delete convenience
store

MOVED by Councillor Isaac
SECONDED by Councillor Speirs

That item vi(b), “convenience store” under Permitted Principal Uses be deleted.

CARRIED

Councillor Dueck, Councillor Harris OPPOSED

R/05-88
RZ/03/04
Amendment to
visitor parking hours

MOVED by Councillor Dueck
SECONDED by Councillor Isaac

That item viii be amended to delete “24 hours, 7 days a week” and replace with “between 5:00 pm to 8:00 am Mondays to Saturdays and all day Sundays and statutory holidays”.

CARRIED

Councillor Isaac, Councillor Harris, Councillor Speirs OPPOSED

MOTION AS AMENDED CARRIED

Councillor Gordon OPPOSED

903 RZ/101/04, 11666 & 11762 Laity Street

Staff report dated February 7, 2005 recommending that Maple Ridge Zone Amending Bylaw No. 6291-2005 to permit construction of a four storey multi-use building be read a first time and be forwarded to Public Hearing.

R/05-89
RZ/101/04
BL 6291-2005
First

MOVED by Councillor Isaac
SECONDED by Councillor Dueck

That Maple Ridge Zone Amending Bylaw No. 6291-2005 be read a first time and be forwarded to Public Hearing; and

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

- i. Approval from the Ministry of Transportation;**
- ii. Registration of a Rezoning Development Agreement including the deposit of security as outlined in the Agreement;**
- iii. Registration of a Restrictive Covenant to ensure that the site planning, building design and landscaping are constructed as proposed;**
- iv. Amendment of the existing environmental Restrictive Covenant to reflect the newly defined habitat protection boundary; and further**

That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/101/04 respecting property located at 11666 and 11762 Laity Street will be considered by Council at the March 22, 2005 meeting.

CARRIED

904 **DP/079/04, 12062 Laity Street**

Staff report dated February 1, 2005 recommending that the Municipal Clerk be authorized to sign and seal DP/079/04 to permit subdivision into 3 lots.

R/05-90
DP/079/04

MOVED by Councillor Isaac
SECONDED by Councillor Daykin

That the Municipal Clerk be authorized to sign and seal DP/079/04 respecting property located at 12062 Laity Street.

CARRIED

Councillor Speirs OPPOSED

905 **RZ/069/03, 22648 Dewdney Trunk Road, First Extension**

Staff report dated February 1, 2005 recommending that a one year extension be granted and that registration of a Rezoning Development Agreement and security as outlined in the Agreement be a condition of final reading.

R/05-91
RZ/069/03
One year extension

MOVED by Councillor Isaac
SECONDED by Councillor Dueck

That a one year extension be granted for rezoning application RZ/069/03 and that the following condition be addressed prior to consideration of final reading:

- i. Registration of a Rezoning Development Agreement and security as outlined in the Agreement.**

CARRIED

906 **Local Area Service Petition for Sanitary Sewer Extension to Service Properties on Gilley Avenue: Civic Addresses between 22712 to 22774**

Staff report dated February 4, 2005 recommending that the Gilley Avenue Sanitary Sewer Extension as petitioned be approved, that costs be levied on the seven benefiting properties when the final costs are determined and that staff be authorized to prepare the requisite Construction Bylaw.

R/05-92
Sewer Extension
Gilley Ave.

MOVED by Councillor Gordon
SECONDED by Councillor Dueck

That the Gilley Avenue Sanitary Sewer Extension as formally petitioned, to service the seven parcels of land on Gilley Avenue, at an estimated total cost of \$115,000 – to be apportioned and levied on each of these seven benefiting parcels of land when final costs are determined, be approved; and further

That staff be authorized to prepare and introduce the requisite Construction Bylaw.

CARRIED

Note: Councillor Speirs was excused from item 907 as he lives in the area.

907 Local Area Service Petition for Sanitary Sewer Extension 124 Avenue: Civic Addresses 23376, 23386 & 23394

Staff report dated February 4, 2005 recommending that the 124 Avenue Sanitary Sewer Extension as petitioned be approved, that costs be levied on the three benefiting properties when the final costs are determined and that staff be authorized to prepare the requisite Construction Bylaw.

R/05-93 MOVED by Councillor Dueck
Sewer Extension SECONDED by Councillor Gordon
124 Avenue

That the 124 Avenue Sanitary Sewer Extension as formally petitioned, to service the three parcels of land on 124 Avenue, at an estimated total cost of \$50,670 – to be apportioned and levied on each of these three benefiting parcels of land when final costs are determined, be approved; and further

That staff be authorized to prepare and introduce the requisite Construction Bylaw.

CARRIED

Note: Councillor Speirs returned to the meeting.

Financial and Corporate Services (including Fire and Police)

931 Bylaw for Highway Closure & Dedication Removal for a Portion of Campbell Avenue

Staff report dated February 9, 2005 recommending that Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6262-2004 to consolidate the closed portion of Campbell Avenue with the property at 21340 Campbell Avenue be given three readings.

R/05-94 MOVED by Councillor Daykin
BL 6262-2004 SECONDED by Councillor Isaac
First, second, third

That Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6262-2004 be read a first, second and third time.

CARRIED

932 **Bylaw for Highway Closure & Dedication Removal for a Portion of St. Ives**

Staff report dated February 9, 2005 recommending that Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6265-2004 to consolidate the closed portion of St. Ives Street with properties on Chigwell Street be given three readings.

R/05-95
BL 6265-2004
First, second, third

MOVED by Councillor Daykin
SECONDED by Councillor Gordon

That Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6265-2004 be read a first, second and third time.

CARRIED

Community Development and Recreation Service - Nil

Correspondence - Nil

Other Committee Issues - Nil

1000 **STAFF REPORTS**

1098 **MAYOR'S REPORT**

Mayor Morse reported on the success of the first OCP Open House and encouraged the public to participate either by attending one of the remaining workshops or by sending their comments via email. She congratulated staff on their work with the Emergency Operating Centre's (EOC) recent exercise. She promoted the upcoming Big Brothers Big Sisters bowling fundraiser.

1099 **COUNCILLORS' REPORTS**

Councillor Isaac

Councillor Isaac spoke of the success of the first OCP Open House. She attended the Maple Ridge Spirit of Communities event and participated in the EOC exercise. She advised that the Lower Mainland Municipal Association will be

bringing forward a request to the Union of British Columbia Municipalities for support in requesting that the Fraser River be dredged.

Councillor Gordon

Councillor Gordon provided a summary of the lobbying being done by the Federation of Canadian Municipalities (FCM) to have the federal government act upon the requests of the FCM for a new deal for local governments.

Councillor Harris

Councillor Harris encouraged participation in the OCP Open Houses.

Councillor Speirs

Councillor Speirs noted that the public can also access the background papers and comments sheets on the OCP Review on the District website. He attended meetings of the Advisory Committee on Accessibility Issues and the Bicycle Advisory Committee. He attended events at the UBC Research Forest and the Salvation Army Caring Place.

Councillor Daykin

Councillor Daykin provided information on new services at the Maple Ridge library and on a Scouts Canada event that he attended.

Councillor Dueck

Councillor Dueck attended the Walk to Whistler event, a meeting of the Parks and Leisure Services Commission and a meeting of the Board of Directors of the Alouette Addiction Society.

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

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

1300 ***ADJOURNMENT*** – 8:30 p.m.

Note: Item 1400 dealt with prior to item 1098

1400 *QUESTIONS FROM THE PUBLIC* - Nil

K. Morse, Mayor

Certified Correct

R. Riach, Acting Municipal Clerk