

Corporation of the District of Maple Ridge

COUNCIL MEETING

March 22, 2005

The Minutes of the Municipal Council Meeting held on March 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
T. Fryer, Municipal Clerk
D. Boag, Acting 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 Mike Schroeder conducted the Opening Prayers.

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

302 ***Business Planning Guidelines – 2006 to 2010***

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

301 **RCMP Update, Insp. J. Armstrong**

Insp. Armstrong provided an update on a number of high profile events that have occurred in the community since December 2004. She indicated that it is unusual to have a series of events such as this. She spoke of the success of community programs such as the Youth Academy, bike patrols, beat patrols, the auxiliary program, volunteer programs and the Youth Safe House.

302 **Business Planning Guidelines – 2006 to 2010**

The General Manager Corporate and Financial Services gave a Power Point presentation providing an overview of the Business Planning Guidelines. A staff report dated March 15, 2005 was circulated at the meeting.

R/05-129
2006-2010
Business Planning

MOVED by Councillor Harris
SECONDED by Councillor Daykin

That the Business Planning Guidelines for the five-year period 2006 to 2010 be approved.

CARRIED

400 ***ADOPTION OF MINUTES***

R/05-130
Minutes

401

Regular Council
March 8, 2005

MOVED by Councillor Gordon
SECONDED by Councillor Speirs

That the minutes of the Regular Council Meeting of March 8, 2005 be amended on page 13, under Councillor Daykin, to delete the word “Dueck” and replace with “Daykin” and to adopt the minutes as amended.

CARRIED

R/05-131
Minutes
Public Hearing
March 15, 2005

402

MOVED by Councillor Gordon
SECONDED by Councillor Speirs

That the minutes of the Public Hearing of March 15, 2005 be received.

CARRIED

R/05-132 403
Minutes
Dev. Agr. Comm. MOVED by Councillor Gordon
Mar. 8, 9, 15, 2005 SECONDED by Councillor Speirs

That the minutes of the Development Agreements Committee Meetings of March 8, and 9, 2005 and the two meetings of March 15, 2005 be received.

CARRIED

500 ***DELEGATIONS*** – Nil

600 ***UNFINISHED BUSINESS***

601 **DVP/101/04, 11666 and 11762 Laity Street**

To vary the building setback for Creekside Manor from 7.5 meters (25 feet) to 2.4 meters (8 feet) for the proposed new facility and to allow a covered walkway to be sited with a zero setback to connect Creekside Manor to the new facility.

R/05-133 MOVED by Councillor Isaac
DVP/101/04 SECONDED by Councillor Harris

That the Municipal Clerk be authorized to sign and seal DVP/101/04 respecting property located at 11666 and 11762 Laity Street.

CARRIED

602 **DVP/027/03, 10300 Industrial Avenue**

To postpone upgrades of 104 Avenue and Industrial Avenue to an urban standard until development of the remainder lot.

The Municipal Clerk advised that no correspondence was received on any of the development permit applications being considered at this meeting.

R/05-134
DVP/027/03

MOVED by Councillor Daykin
SECONDED by Councillor Speirs

**That the Municipal Clerk be authorized to sign and seal
DVP/027/03 respecting property located at 10300 Industrial
Avenue.**

CARRIED

603 **DVP/037/03, 24318 102 Avenue**

To vary the right of way width standards to match the existing Albion Village
road right of way standard

R/05-135
DVP/037/03

MOVED by Councillor Isaac
SECONDED by Councillor Speirs

**That the Municipal Clerk be authorized to sign and seal
DVP/037/03 respecting property located at 24318 102 Avenue.**

CARRIED

604 **DVP/076/04, 23608, 23618 and 23628 Dewdney Trunk Road**

To vary the building siting and common activity area requirements of the RM-1
zone.

R/05-136
DVP/076/04

MOVED by Councillor Gordon
SECONDED by Councillor Isaac

**That the Municipal Clerk be authorized to sign and seal
DVP/076/04 respecting property located at 23608, 23618 and
23628 Dewdney Trunk Road.**

CARRIED

700 ***CORRESPONDENCE*** - Nil

800 **BY-LAWS**

801 **RZ/101/04, 11666 & 11762 Laity Street
Maple Ridge Zone Amending Bylaw No. 6291-2005**

To rezone from P-6 (Civic Institutional) to CD-1-05 (Comprehensive Development) to permit the construction of a four storey multi-use building that will contain 150 residential long term care beds, space for future health care programs, office space, and a small pharmacy.

Second and third reading

R/05-137

RZ/101/04

BL 6291-2005

Second, third

MOVED by Councillor Gordon
SECONDED by Councillor Speirs

That Maple Ridge Zone Amending Bylaw No. 6291-2005 be read a second and third time.

The General Manager Public Works and Development Services advised that the hospital is working on a strategy to deal with the issue of hospital employees parking on neighbouring streets.

CARRIED

Councillor Speirs was excused from item 802 as he is employed in the liquor industry.

802 **RZ/069/03, 22648 Dewdney Trunk Road
Maple Ridge Zone Amending Bylaw No. 6162-2003**

To rezone from C-4 (Neighbourhood Public House Commercial) to C-3 (Town Centre Commercial) to permit future construction of a Licensee Retail Store.

Final reading

R/05-138

RZ/101/04

BL 6162-2003

Final

MOVED by Councillor Isaac
SECONDED by Councillor Daykin

That Maple Ridge Zone Amending Bylaw No. 6162-2003 be reconsidered and adopted.

CARRIED

Note: Councillor Speirs returned to the meeting.

803 **RZ/106/04, 22255 122 Avenue**

803.1 **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)

Final reading

R/05-139

RZ/106/04

BL 6280-2004

Final

MOVED by Councillor Dueck

SECONDED by Councillor Daykin

**That Maple Ridge Official Community Plan Amending Bylaw
No. 6280-2004 be reconsidered and adopted.**

CARRIED

803.2 **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

Final reading

R/05-140

RZ/106/04

BL 6281-2004

Final

MOVED by Councillor Isaac

SECONDED by Councillor Gordon

**That Maple Ridge Zone Amending Bylaw No. 6281-2004 be
reconsidered and adopted.**

CARRIED

804 **Maple Ridge Size of Council Bylaw No. 6292-2005**

To retain the number of Councillors at six

Final reading

A staff report dated March 21, 2005 was circulated prior to the meeting.

R/05-141

BL 6292-2005

Final

MOVED by Councillor Harris

SECONDED by Councillor Speirs

**That Maple Ridge Size of Council Bylaw No. 6292-2005 be
reconsidered and adopted.**

The Municipal Clerk explained the process that was followed to seek electoral approval to retain the size of Council at six Councillors and one Mayor.

CARRIED

805 **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

Final reading

R/05-142
BL 6262-2004
Final

MOVED by Councillor Daykin
SECONDED by Councillor Gordon

That Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6262-2004 be reconsidered and adopted.

CARRIED

806 **Maple Ridge Council Procedure Amending Bylaw No. 6296-2005**

To amend the topics and general order of business at regular Council meetings

Final reading

R/05-143
BL 6296-2005
Final

MOVED by Councillor Gordon
SECONDED by Councillor Isaac

That Maple Ridge Council Procedure Amending Bylaw No. 6296-2005 be reconsidered and adopted.

CARRIED

807 **Maple Ridge Local Area Pressure Sewer System (136 Avenue: 224 Street to 226 Street) Construction Bylaw No. 6294-2005**

To assist property owners that have failing septic systems

Final reading

R/05-144
BL 6294-2005
Final

MOVED by Councillor Isaac
SECONDED by Councillor Harris

That Maple Ridge Local Area Pressure Sewer System (136 Avenue: 224 Street to 226 Street) Construction By-law No. 6294-2005 be reconsidered and adopted.

CARRIED

808 **Maple Ridge and Pitt Meadows Parks and Leisure Services Commission Bylaw No. 6302-2005**

To provide the Citizens at Large members of the Commission with the privilege of voting
Final reading

R/05-145 MOVED by Councillor Daykin
BL 6302-2005 SECONDED by Councillor Gordon
Final

That Maple Ridge and Pitt Meadows Parks and Leisure Services Commission Bylaw No. 6302-2005 be reconsidered and adopted.

CARRIED

900 ***COMMITTEE REPORTS AND RECOMMENDATIONS***

901 ***Minutes***

R/05-146 MOVED by Councillor Dueck
Minutes SECONDED by Councillor Isaac
Committee of Whole
March 14, 2005

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

CARRIED

Public Works And Development Services

902 **RZ/102/04, 10673 248 Street, RS-3 to RS-1b**

Staff report dated March 7, 2005 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6299-2005 and Maple Ridge Zone

Amending Bylaw No. 6300-2005 to permit future subdivision into approximately 16 lots be read a first time and be forwarded to Public Hearing.

R/05-147
RZ/102/04
BL 6299-2005
6300-2005
First

MOVED by Councillor Daykin
SECONDED by Councillor Speirs

That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6299-2005 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6299-2005 be read a first time and be forwarded to Public Hearing; and

That Maple Ridge Zone Amending Bylaw No. 6300-2005 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. Registration of a Rezoning Development Agreement including the deposit of security as outlined in the Agreement and or consolidate the site with the property to the north;**
- ii. Road dedication as required;**
- iii. Inclusion of the site into Sewer Area "A";**
- iv. Park dedication as required;**
- v. Registration of a statutory right of way plan and agreement for access and services must be filed at the Land Title Office.**

CARRIED

903 **CP/128/04, 11900 Block of 224 Street, Park to Town Centre Commercial**

Staff report dated February 17, 2005 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6295-2005 be read a first time and be forwarded to Public Hearing.

R/05-148
CP/128/04
BL 6295-2005
First

MOVED by Councillor Dueck
SECONDED by Councillor Gordon

That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6295-2005 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6295-2005 be read a first time and be forwarded to Public Hearing.

CARRIED

Note: Councillor Speirs was excused from the meeting as he is employed in the liquor industry.

904 **DP/069/03, 22648 Dewdney Trunk Road**

Staff report dated March 4, 2005 recommending that the Municipal Clerk be authorized to sign and seal DP/069/03 to permit construction of a Licensee Retail Store.

R/05-149 MOVED by Councillor Isaac
DP/069/03 SECONDED by Councillor Daykin

That the Municipal Clerk be authorized to sign and seal DP/069/03 respecting property located at 22648 Dewdney Trunk Road subject to the final adoption of Maple Ridge Zone Amending Bylaw No. 6162-2003.

CARRIED

Note: Councillor Speirs returned to the meeting.

905 **Development Information Meetings**

Staff report dated March 3, 2005 recommending that Policy 6.20 be adopted as amended.

R/05-150 MOVED by Councillor Daykin
Policy 6.20 SECONDED by Councillor Isaac
Amended

That Policy 6.20, Development Information Meetings, be amended as outlined in the staff report dated March 3, 2005, and that Policy 6.20 be adopted as amended.

CARRIED

906 **Update on Provincial Riparian Area Regulation**

Staff report dated March 9, 2005 recommending that continued use of the District's "Streamside Setback Classification Map" be endorsed, that a letter be sent to the Minister of Water, Land and Air Protection advising that Council considers the District to be in compliance with the Fish Protection Act and the Riparian Area Regulation and that a letter be sent to Fisheries and Oceans Canada requesting confirmation of their continued participation in the Environmental Review Committee.

R/05-151
Riparian Area
Regulation

MOVED by Councillor Gordon
SECONDED by Councillor Isaac

That the use of the District's "Streamside Setback Classification Map" continue to be endorsed by Council as a basis for the protection of riparian areas adjacent to watercourses; and

That a letter be sent to the Minister of Water, Land and Air Protection advising that Council considers the District of Maple Ridge to be in compliance with Section 12(4) of the Fish Protection Act and Section 8(2) of the Riparian Area Regulation as of March 31, 2005, and will therefore not be applying the Riparian Area Regulation; and

That a letter be sent to Fisheries and Oceans Canada (DFO) requesting confirmation of DFO's continued participation in the Environmental Review Committee (ERC).

CARRIED

907 **Establishment of Scenic Route Designation along Lougheed Highway (Hwy 7)**

Staff report dated February 7, 2005 recommending that an application be submitted to the Ministry of Transportation to designate Highway 7 as a Scenic 7 Designation.

R/05-152
Scenic Route
Lougheed Hwy.

MOVED by Councillor Isaac
SECONDED by Councillor Dueck

WHEREAS a scenic highway designation recognizes roadways having unique and significant and/or heritage value, and the designation also protects the scenic values of

the area;

AND WHEREAS the District of Maple Ridge supports the application of a proposal by the North Fraser Regional Tourism Networking Group to the B.C. Ministry of Transportation and Highways to permit the designation of Highway 7 as a scenic route in recognition of its unique and significant heritage value;

AND WHEREAS the District of Maple Ridge will provide sponsorship in an amount up to \$1,000.00 for the supply and installation of “Scenic 7” trailblazer signs within the boundaries of the District of Maple Ridge, with such signs to be maintained by the District of Maple Ridge;

THEREFORE BE IT RESOLVED THAT an application submitted to the Ministry of Transportation designating Highway 7 as a Scenic 7 Designation to encourage and promote local tourism and enhance community identity and pride.

CARRIED

908 Excess Capacity/Extended Services Agreement LC 98/05, SD 47/03, 232 Street & Foreman Drive

Staff report dated March 14, 2005 recommending that the Mayor and Municipal Clerk be authorized to sign and seal Latecomer Agreement LC 98/05.

R/05-153 MOVED by Councillor Gordon
LC 98/05, SD 47/03 SECONDED by Councillor Daykin

That with respect to the subdivision of lands involved in subdivision SD 47/03 located at 232 Street and Foreman Drive, be it resolved that:

- 1. That the cost to provide the excess or extended services are, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided, and**
- 2. That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in the staff report dated March 14, 2005, and further**

- 3. That the Mayor and Municipal Clerk be authorized to sign and seal Excess Capacity Latecomer Agreement LC 98/05 with the subdivider of the said lands.**

CARRIED

909 Mountain Festival Parade, Use of Municipal Streets

Staff report dated March 7, 2005 recommending that the Mountain Festival Society be authorized to use municipal streets on Saturday, April 30, 2005.

R/05-154 MOVED by Councillor Gordon
Mountain Festival SECONDED by Councillor Dueck
Parade

That the Mountain Festival Society (the organizer) be authorized to use municipal streets on Saturday, April 30, 2005, from 9:00 a.m. to 1:00 p.m. for their annual Mountain Festival Parade, provided the conditions outlined in Schedule “A” attached to the staff report dated March 7, 2005 are met.

CARRIED

910 DP/101/04, 11666 & 11762 Laity Street

Staff report dated March 9, 2005 recommending that the Municipal Clerk be authorized to sign and seal DP/101/04 in support of future works associated with subdivision, demolition and building permit applications for subdivision adjacent to McKenney Creek.

R/05-155 MOVED by Councillor Isaac
DP/101/04 SECONDED by Councillor Gordon

That the Municipal Clerk be authorized to sign and seal DP/101/04 respecting property located at 11666 and 11762 Laity Street.

CARRIED

Financial and Corporate Services (including Fire and Police)

931 Disbursements for the month ended January 31, 2005

Staff report dated February 25, 2005 recommending that the disbursements for the month of January 2005 be approved.

R/05-156
Disbursements
January 2005

MOVED by Councillor Daykin
SECONDED by Councillor Isaac

That the disbursements as listed below for the month ended January 31, 2005 be approved

General	\$ 4,771,274
Payroll	870,697
Purchase Card	<u>93,617</u>
Total	<u>\$5,735,588</u>

CARRIED

Community Development and Recreation Service

951 BC Participation Program

Staff report dated March 8, 2005 recommending that a letter be forwarded to the Provincial Government and local MLA's providing an alternate suggestion to the private member's initiative to establish a tax credit in support of children participating in sport and recreational activities.

R/05-157
BC Participation
Program

MOVED by Councillor Gordon
SECONDED by Councillor Speirs

That a letter be forwarded to the Provincial Government and local MLA's suggesting the funding which would otherwise be forgiven through tax credits as proposed in MLA Christie Clark's draft legislation for a BC Participation program be re-directed to providing increased levels of direct Provincial support to active living initiatives including assistance for residents whose children are unable to participate due to financial limitations.

CARRIED

Correspondence - Nil

Other Committee Issues - Nil

1000 ***STAFF REPORTS***

1001 **Clock Lifecycle Repair**

Staff report dated March 9, 2005 recommending that the firm of Landmark Clocks International be contracted to complete repairs of the Town clock.

The Acting General Manager Community Development, Parks and Recreation reviewed the process followed to locate a company that was capable of making the repairs. He advised that maintenance costs are anticipated to be \$8,500 per year.

R/05-158

Town Clock

Landmark Clocks

Contract

MOVED by Councillor Isaac

SECONDED by Councillor Gordon

That the firm of Landmark Clocks International be contracted to complete repairs of the Town Clock including required replacement mechanisms described as items A1, A2, A4, A5 and B1 – 6 in the firm’s February 10, 2005 correspondence and items 1 and 2 in the firm’s March 7, 2005 correspondence, noting that additional work will be required related to the wiring and structural aspects of the project, and further that the funding for this project be provided from the District’s Parks and Facility Infrastructure replacement fund.

CARRIED

1098 ***MAYOR’S REPORT***

Mayor Morse referred to a recent article in the Maple Ridge Times on the GVRD green zone and properties in the ALR and clarified comments made in that article. She commended emergency response personnel for their assistance with recent events in Maple Ridge and indicated that they have strong support from Council

as they deal with the difficulties of their job. She extended best wishes to Tom Barnes, a reporter with the Maple Ridge Times, who is leaving Maple Ridge.

1099 ***COUNCILLORS' REPORTS***

Councillor Isaac

Councillor Isaac congratulated all the individuals who have been recognized by community organizations such as the Rotary Club, Hall of Fame and Maple Ridge Foundation for their contributions. She attended a meeting of the Board of Directors of the Arts Council. She advised that the Lower Mainland Municipal Association has invited the Crystal Meth Task Force to speak at their Annual General Meeting.

Councillor Gordon

Councillor Gordon reported on treaty negotiations and on the efforts of the Federation of Canadian Municipalities to provide assistance in rebuilding the municipal infrastructure for areas affected by the tsunami in the South Pacific. She attended "Poetry at the Act".

Councillor Harris

Councillor Harris advised that he had attended several meetings.

Councillor Speirs

Councillor Speirs expressed his appreciation for the presentation by Insp. Armstrong. He attended a meeting of the Bicycle Advisory Committee. He promoted the upcoming appearance at the Maple Ridge Library of Chris Cooper.

Councillor Daykin

Councillor Daykin commended staff on the work done to replace the 232 Street Bridge.

Councillor Dueck

Councillor Dueck thanked the congregation of the Alliance Church for the appreciation dinner they organized for the Mayor and Council. She attended the 100 year celebration of the Rotary Club and congratulated the seven individuals who were presented with the Paul Harris Award. She advised that the Crystal Meth Task Force was presented with \$25,000 by MLA Randy Hawes.

1100 ***OTHER MATTERS DEEMED EXPEDIENT***

1200 ***NOTICES OF MOTION***

1300 ***ADJOURNMENT*** – 8:31 p.m.

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

K. Morse, Mayor

Certified Correct

T. Fryer, Municipal Clerk