

Corporation of the District of Maple Ridge

COUNCIL MEETING

April 12, 2005

The Minutes of the Municipal Council Meeting held on April 12, 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 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
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

ABSENT

Councillor E. Daykin

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 Carl Lazarotto, Word of Life Church, conducted the Opening Prayers.

300 ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS*** - Nil

400 ***APPROVAL OF THE AGENDA***

The agenda was approved as circulated.

500 ***ADOPTION AND RECEIPT OF MINUTES***

R/05-164 500.1
Minutes MOVED by Councillor Speirs
Council SECONDED by Councillor Dueck
March 22, 2005

That the minutes of the Regular Council Meeting of March 22, 2005 be adopted as circulated.

CARRIED

R/05-165 500.2
Minutes MOVED by Councillor Speirs
Dev. Agr. Comm. SECONDED by Councillor Dueck
March 17, 21, 22, 2005

That the minutes of the Development Agreements Committee Meetings of March 17, 21 and 22, 2005 be received.

CARRIED

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

700 ***DELEGATIONS***

701 **Girl Guides of Canada**

Loren Konkin, First Alouette Pathfinders, thanked the District for its support of the Girl Guides of Canada and presented Girl Guide cookies to Mayor and Council.

800 ***UNFINISHED BUSINESS*** - Nil

900 ***CORRESPONDENCE*** - Nil

1000 ***BY-LAWS***

By-Laws for Final Reading

1001 **RZ/027/03, 10300 Industrial Avenue**
Staff report dated March 30, 2005 recommending final readings be granted.

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6232-2004**
To designate from Reclamation Area to Single Family Residential (12 units per net hectare)
Final reading

R/05-166
RZ/027/03
BL 6232-2004
Final

MOVED by Councillor Harris
SECONDED by Councillor Isaac

That Maple Ridge Official Community Plan Amending Bylaw No. 6232-2004 be reconsidered and adopted.

CARRIED

1001.2 **Maple Ridge Zone Amending Bylaw No. 6233-2004**
To rezone from M-2 (General Industrial) & A-2 (Upland Agricultural) to SRS (Special Urban Residential) to permit future subdivision into approximately 27 single family lots
Final reading

R/05-167
RZ/027/03
BL 6233-2004
Final

MOVED by Councillor Dueck
SECONDED by Councillor Speirs

That Maple Ridge Zone Amending Bylaw No. 6233-2004 be reconsidered and adopted.

CARRIED

1002 **RZ/013/01, 12423 203 Street**
Staff report dated April 6, 2005 recommending final readings be granted.

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6196-2004**
To designate from SFR15 (Single Family Residential, 15 units per net hectare) to SFR 18 (Single Family Residential, 18 units per net hectare)
Final Reading

R/05-168
RZ/013/01
BL 6196-2004
Final

MOVED by Councillor Speirs
SECONDED by Councillor Gordon

That Maple Ridge Official Community Plan Amending Bylaw No. 6196-2004 be reconsidered and adopted.

CARRIED

1002.2 **Maple Ridge Zone Amending Bylaw No. 6197-2004**

To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential)

Final reading

R/05-169

RZ/013/01

MOVED by Councillor Isaac

BL 6197-2004

SECONDED by Councillor Harris

Final

That Maple Ridge Zone Amending Bylaw No. 6197-2004 be reconsidered and adopted.

CARRIED

1003 **RZ/101/04, 11666 & 11762 Laity Street**

Staff report dated April 1, 2005 recommending final reading be granted.

Maple Ridge Zone Amending Bylaw No. 6291-2005

To rezone from P-6 (Civic Institutional) to CD-1-05 (Comprehensive Development)

Final reading

R/05-170

RZ/101/04

MOVED by Councillor Gordon

BL 6291-2005

SECONDED by Councillor Isaac

Final

That Maple Ridge Zone Amending Bylaw No. 6291-2005 be reconsidered and adopted.

CARRIED

1004 **Maple Ridge Water Service Amending Bylaw No. 6297-2005**

To amend the water rates

Final reading

R/05-171

Water Service

MOVED by Councillor Isaac

BL 6297-2005

SECONDED by Councillor Dueck

Final

That Maple Ridge Water Service Amending Bylaw No. 6297-2005 be reconsidered and adopted.

CARRIED

1005 **Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6301-2005**

To enable the sale of an undeveloped portion of 248 Street between 102 and 104 Avenue to the owners of the neighbouring property
Final reading

R/05-172

Highway Closure
BL 6301-2005
Final

MOVED by Councillor Gordon
SECONDED by Councillor Speirs

That Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6301-2005 be reconsidered and adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 ***COMMITTEE OF THE WHOLE***

1101 **Minutes**

R/05-173
Minutes
COW
April 4, 2005

MOVED by Councillor Isaac
SECONDED by Councillor Harris

That the Minutes of the Committee of the Whole Meeting of April 4, 2005 be received.

CARRIED

Public Works and Development Services

1102 **The Maple Ridge Town Centre Concept Plan**

Staff report dated March 29, 2005 recommending that the concept plan be adopted in principle, that staff be directed to proceed with implementation and that the plan be used as a guide for development until adoption of the Area Plan.

R/05-174
Town Centre
Concept Plan

MOVED by Councillor Harris
SECONDED by Councillor Speirs

That the Maple Ridge Town Centre Concept Plan be approved in principle and staff be directed to proceed with the implementation plan; and further

That the Maple Ridge Town Centre Concept Plan be used as a guide for development until the adoption of the Area Plan.

The Director of Planning gave a Power Point presentation explaining the Smart Growth on the Ground project and providing information on the short, medium and long term implementation plans. She advised that the short term implementation items are expected to be presented to Council within six months. The Area Plan will be prepared within a similar time frame.

CARRIED

1103 **RZ/129/03, 21222 123 Avenue, RS-1 to R-1**

Staff report dated March 21, 2005 recommending that Maple Ridge Zone Amending Bylaw No. 6306-2005 to permit subdivision into two residential lots be read a first time and be forwarded to Public Hearing.

R/05-175
RZ/129/03
BL 6306-2005
First

MOVED by Councillor Dueck
SECONDED by Councillor Gordon

That Maple Ridge Zone Amending Bylaw No. 6306-2005 be read a first time and be forwarded to Public Hearing; and further

That registration of a Restrictive Covenant for building design guidelines be registered at the Land Title Office prior to final reading.

CARRIED

1104 **VP/106/04 & DP/106/04, 22255 122 Avenue**

Staff report dated March 24, 2005 recommending that qualifying property owners be notified that approval of VP/106/04 to vary the minimum setbacks to an interior side yard and to a front lot line will be considered at the April 26, 2005 Council meeting and that the Municipal Clerk be authorized to sign and

seal DP/106/04 to permit development of a 62 unit apartment subject to approval of VP/106/04.

R/05-176 MOVED by Councillor Dueck
VP/106/04 SECONDED by Councillor Gordon
DP/106/04

That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/106/04 respecting property located at 22255 122 Avenue will be considered by Council at the April 26, 2005 meeting; and further

That the Municipal Clerk be authorized to sign and seal DP/106/04 respecting property located at 22255 122 Avenue subject to approval of VP/106/04.

CARRIED

1105 **Maple Ridge Local Area Sanitary Sewer (in 22700 Block on Gilley Avenue) Construction Bylaw No. 6304-2005**

Staff report dated March 15, 2005 recommending that the subject bylaw to service parcels at 22712 to 22774 Gilley Avenue be given three readings.

R/05-177 MOVED by Councillor Gordon
BL 6304-2005 SECONDED by Councillor Isaac
First, second, third

That Maple Ridge Local Area Sanitary Sewer (in 22700 Block on Gilley Avenue) Construction Bylaw No. 6304-2005 be read a first, second and third time.

CARRIED

Note: Councillor Speirs was excused from item 1006 as he resides in the area.

1106 **Maple Ridge Local Area Sanitary Sewer (civic addresses: 23376, 23386 and 23394 all on 124 Avenue) Construction Bylaw No. 6305-2005**

Staff report dated March 15, 2005 recommending that the subject bylaw to service parcels at 23376, 23386 and 22394 124 Avenue be given three readings.

R/05-178 MOVED by Councillor Dueck
BL 6305-2005 SECONDED by Councillor Harris
First, second, third

That Maple Ridge Local Area Sanitary Sewer System (civic addresses 23376, 23386 & 23394 all on 124 Avenue) Construction Bylaw No. 6305-2005 be read a first, second and third time.

CARRIED

Note: Councillor Speirs returned to the meeting.

1107 Excess Capacity/Extended Services Agreement LC 99/05

Staff report dated March 30, 2005 recommending that the Mayor and Municipal Clerk be authorized to sign and seal Latecomer Agreement LC 99/05.

R/05-179
LC 99/05

MOVED by Councillor Gordon
SECONDED by Councillor Isaac

That with respect to subdivision SD 3/03 located at 244 Street and 104 Avenue, be it resolved:

- 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 30, 2005, and further**
- 3. That the Mayor and Municipal Clerk be authorized to sign and seal Excess Capacity Latecomer Agreement LC 99/05 with the subdivider of the said lands.**

CARRIED

1108 Excess Capacity/Extended Services Agreement LC 95/04

Staff report dated October 28, 2004 recommending that the Mayor and Municipal Clerk be authorized to sign and seal Latecomer Agreement LC 95/04.

R/05-180
LC 95/04

MOVED by Councillor Harris
SECONDED by Councillor Dueck

That with respect to the development of lands located at 20156, 20162, 20168 and 20176 Ditton Street, be it resolved:

- 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 October 28, 2004, and further**
- 3. That the Mayor and Municipal Clerk be authorized to sign and seal Excess Capacity Latecomer Agreement LC 95/04 with the subdivider of the said lands.**

CARRIED

1109 **2005 Big Bike Ride for the Heart and Stroke Foundation of BC & Yukon**

Staff report dated March 17, 2005 recommending that the Heart and Stroke Foundation be authorized to use municipal streets on Thursday, May 5, 2005 for their 2005 Big Bike Ride.

R/05-181
Big Bike Ride
Heart & Stroke

MOVED by Councillor Isaac
SECONDED by Councillor Dueck

That the Big Bike Ride for the Heart and Stroke Foundation of BC & Yukon (the organizer) be authorized to use municipal streets for their 2005 Big Bike Ride on Thursday, May 5, 2005, between 10:00 a.m. and 7:00 p.m., provided the conditions outlined in Schedule 'A' attached to the staff report dated March 17, 2005 are met.

CARRIED

1110 **8th Annual Vistas Run**

Staff report dated March 15, 2005 recommending that the Vistas Run organizer be authorized to use municipal streets on Sunday, May 29, 2005.

R/05-182 MOVED by Councillor Isaac
Vistas Run SECONDED by Councillor Gordon

That the Vistas Run organizer be authorized to use municipal streets for their 8th Annual Vistas Run on Sunday, May 29, 2005, between 9:00 a.m. and 10:30 a.m., provided the conditions outlined in Schedule 'A' attached to the staff report dated March 15, 2005 are met.

CARRIED

1111 **10th Annual Haney Hawgs Show and Shine**

Staff report dated March 16, 2005 recommending that Haney Hawgs be authorized to use municipal streets on Saturday, May 28, 2005.

R/05-183 MOVED by Councillor Dueck
Haney Hawgs SECONDED by Councillor Isaac
Show and Shine

That the Haney Hawgs organizer be authorized to use municipal streets on Saturday, May 28, 2005, between 9:00 a.m. and 5:00 p.m. for their annual Haney Hawgs Show and Shine, provided the conditions outlined in Schedule 'A' attached to the staff report dated March 16, 2005 are met.

CARRIED

1112 **AL/012/05, Application for subdivision and non farm use of land within the Agricultural Land Reserve, 24169 Dewdney Trunk Road**

Staff report dated March 23, 2005 recommending that application AL/012/05 be authorized to proceed to the Agricultural Land Commission.

1112.1
R/05-184 MOVED by Councillor Isaac
AL/012/05 SECONDED by Councillor Speirs
Proceed to ALC

That application AL/012/05 (for the property located at 24169 Dewdney Trunk Road) for subdivision and non-farm use within the Agricultural Land Reserve as described in the staff report dated March 23, 2005, be authorized to proceed to the Agricultural Land Commission.

CARRIED

R/05-185
AL/012/05
Comment to ALC

1112.2
MOVED by Councillor Harris
SECONDED by Councillor Gordon

That with respect to application AL/012/05 (for the property located at 24169 Dewdney Trunk Road) the Agricultural Land Commission be advised that the Council of the District of Maple Ridge recommends that as a condition of approval of AL/012/05, the agricultural capabilities of the site be protected for future agricultural use.

CARRIED

1113 **DP/027/03, 10300 Industrial Avenue**

Staff report dated March 30, 2005 recommending that the Municipal Clerk be authorized to sign DP/027/03 in support of a development plan for subdivision adjacent to a tributary to Spencer Creek.

R/05-186
DP/027/03

MOVED by Councillor Isaac
SECONDED by Councillor Gordon

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

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 Sewer Rate Schedule Amendments Bylaw No. 6298-2005

Staff report dated March 7, 2005 recommending that Maple Ridge Sewer Utility Rates Amending Bylaw No. 6298-2005 be given three readings.

R/05-187 MOVED by Councillor Dueck
BL 6298-2005 SECONDED by Councillor Isaac
First, second, third

That Maple Ridge Sewer Rate Amending Bylaw No. 6298-2005 be read a first, second and third time.

CARRIED

1132 Disbursements for the month ended February 28, 2005

Staff report dated March 10, 2005 recommending that the disbursements for February 2005 be approved.

R/05-188 MOVED by Councillor Gordon
Disbursements SECONDED by Councillor Dueck
February 2005

That the disbursements as listed below for the month ended February 28, 2005 be approved

General	\$ 4,438,822
Payroll	814,565
Purchase Card	<u>119,187</u>
Total	<u>\$5,372,574</u>

CARRIED

Community Development and Recreation Service

1151 Community Safety Building

Staff report dated March 16, 2005 recommending that a staff planning team be assembled to focus on how to renovate the former court house as a Community Safety Building and that a Request for Proposals be conducted to retain the services of an architect.

R/05-189
Community Safety
Building

MOVED by Councillor Gordon
SECONDED by Councillor Isaac

That a staff planning team be assembled, consisting of representatives from Administration, the RCMP, the Bylaw Enforcement Department, the Youth Advocacy Association and the Parks and Facilities Department, to focus on how best to renovate the old court house as a Community Safety Building to achieve the seven objectives outlined in the March 16, 2005 staff report on this subject; and further

That the planning team conduct a RFP for retaining the services of an architect to support the planning, design and renovation of the building.

CARRIED

1152 **Proposed Expansion of the Search & Rescue Building**

Staff report dated March 24, 2005 recommending that the expansion project proposed by Ridge Meadows Search and Rescue be approved subject to the appropriate Building permits and site plan requirements being obtained.

R/05-190
Search & Rescue
Expansion

MOVED by Councillor Harris
SECONDED by Councillor Isaac

That the Search and Rescue Building expansion project proposed by Ridge Meadows Search and Rescue be approved subject to the appropriate Building permits and site plan requirements being obtained.

CARRIED

Correspondence - Nil

Other Committee Issues - Nil

1200 **STAFF REPORTS** - Nil

1201 **2005 Community Grants**

Staff report dated March 30, 2005 recommending the distribution of grants.

R/05-191 MOVED by Councillor Gordon
2005 Community SECONDED by Councillor Dueck
Grants

That the distribution of grants as shown on Schedule "A" of the staff report dated March 30, 2005 be approved.

CARRIED

1300 ***INFORMATION UPDATES (including items of Community interest)***

Mayor Morse gave an update on the public consultation phase of the review of the Official Community Plan. She thanked the public for taking the time to attend the Open Houses and commended staff on their efforts. She encouraged the public to continue to talk to staff and Council. The next opportunity for public comment will be at the time the Official Community Plan Bylaw goes to Public Hearing.

1400 ***RELEASE OF ITEMS FROM CLOSED COUNCIL***

The Municipal Clerk announced that the following item was released from Closed Council status.

1401 **Appointment of Peter Hill to the Board of Variance for a three year term, commencing April 11, 2005 (from the April 4, 2005 Closed Council Meeting)**

1500 ***QUESTIONS FROM THE PUBLIC***

Brent Hall

Mr. Hall asked for clarification of the release of items from Closed Council and from Council Workshop. Mayor Morse and the Municipal Clerk explained the types of discussions that take place in a Closed Council meeting and described the format of Council Workshop which is open to the public. The Municipal Clerk advised that the agendas for Council Workshop, Committee of the Whole and Council are posted to the District web site the Friday before the meeting. Reports that are circulated separately are not posted to the web site

but are available through the Clerk's Department. Mr. Hall requested a copy of the staff report regarding the public input from the OCP Open Houses. Mayor Morse suggested he contact the Director of Planning or the General Manager Public Works & Development Services for that information.

1600 ***COUNCILLORS' REPORTS***

Councillor Speirs

Councillor Speirs attended a UBC Research Forest meeting, the Council of Councils and a theatre production of Jest for Us.

Councillor Isaac

Councillor Isaac attended the Heritage Tea, met the new Executive Director of the Arts Centre, Mark Taylor, and attended the 50th anniversary of the Ridge Meadows Minor Baseball Association. She reminded the public of the upcoming Home Show.

Councillor Gordon

Councillor Gordon reported on activities of Community Solutions, the Federation of Canadian Municipalities and Friends in Need Food Bank.

Councillor Harris

Councillor Harris commended the District gardeners for the work they do on 224th Street. He spoke of the work done by emergency dispatchers who are celebrating Emergency Dispatchers Week. He reminded the public not to code 911 into their cell phones as it can be easily activated and, if it is, he asked that people stay on the line to tell dispatchers that they have called by mistake.

Councillor Dueck

Councillor Dueck encouraged people to donate to cancer fundraising during the month of April. She spoke of new funding available for school programs. She reminded everyone that April 24 is Earth Day and encouraged the public to attend events at The ACT.

1700 ***MAYOR'S REPORT***

Mayor Morse attended the Heritage Tea and the 50th anniversary of the Ridge Meadows Minor Baseball Association. She thanked all the participants of the Smart Growth on the Ground project and reminded the public to call staff or Council if they have any questions on agenda items or on the review of the Official Community Plan.

1800 ***OTHER MATTERS DEEMED EXPEDIENT***

1900 ***NOTICES OF MOTION***

2000 ***ADJOURNMENT*** - 8:30 p.m

K. Morse, Mayor

Certified Correct

T. Fryer, Municipal Clerk