

Corporation of the District of Maple Ridge

COUNCIL MEETING

April 26, 2005

The Minutes of the Municipal Council Meeting held on April 26, 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 C. Speirs

ABSENT

Councillor J. Harris

Councillor F. Isaac

Appointed Staff

J. Rule, Chief Administrative Officer

T. Fryer, 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

G. Fujii, Manager Development and Environmental Services

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 Carl Lazarotto conducted the Opening Prayers.

300 ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS***

The following item was circulated for addition to the agenda:

1801 **RZ/073/04, 12161 -237 Street**

400 ***APPROVAL OF THE AGENDA***

The agenda was approved with the addition of item 1801.

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

R/05-144 500.1
Minutes MOVED by Councillor Speirs
Regular Council SECONDED by Councillor Gordon
April 12, 2005

That the minutes of the Regular Council Meeting of April 12, 2005 be adopted as circulated.

CARRIED

R/05-145 500.2
Minutes MOVED by Councillor Speirs
Public Hearing SECONDED by Councillor Gordon
April 19, 2005

That the minutes of the Public Hearing of April 19, 2005 be received.

CARRIED

R/05-146 500.3
Minutes MOVED by Councillor Speirs
Dev. Agr. Comm. SECONDED by Councillor Gordon
Apr. 6,7,8,11, 2005

That the minutes of the Development Agreements Committee Meetings of April 6, 7, 8 and 11, 2005 be received.

CARRIED

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

601 **Maple Ridge Financial Plan Amending Bylaw, Budget Officer**

The Budget Officer gave a Power Point presentation providing information on amendments to the Financial Plan, property assessments and tax rates.

1132 **Maple Ridge Financial Plan Amending Bylaw No. 6316-2005**

Staff report dated April 13, 2005 recommending that the subject bylaw be given three readings.

R/05-147 MOVED by Councillor Daykin
BL 6316-2005 SECONDED by Councillor Gordon
First, second, third

That Maple Ridge Financial Plan Amending Bylaw No. 6316-2005 be read a first, second and third time.

CARRIED

1133 **Maple Ridge Tax Rates Bylaw No. 6317 – 2005**

Staff report dated April 13, 2005 recommending that the subject bylaw be given three readings.

R/05-148 MOVED by Councillor Speirs
BL 6317-2005 SECONDED by Councillor Dueck
First, second, third

That Maple Ridge Tax Rates Bylaw No. 6317 – 2005 be read a first, second and third time.

CARRIED

1134 **Maple Ridge Recycling Charges Amending Bylaw No. 6318-2005**

Staff report dated April 13, 2005 recommending that the subject bylaw be given three readings.

R/05-149 MOVED by Councillor Dueck
BL 6318-2005 SECONDED by Councillor Gordon
First, second, third

That Maple Ridge Recycling Charges Amending Bylaw No. 6318-2005 be read a first, second and third time.

CARRIED

700 ***DELEGATIONS***

701 **Social Planning and Research Council of British Columbia, Access Awareness Day, Emese Szücs,**

Ms. Szücs gave a Power Point Presentation providing information on SPARC BC and Access Awareness Day.

800 ***UNFINISHED BUSINESS***

801 **VP/106/04, 22255 122 Avenue**

To vary the minimum setbacks to an interior side yard to 6.2 metres for the roof overhang and to vary the minimum setback to a front lot line to 4.0 metres for the canopy over the front entrance of a proposed 62 unit apartment.

The Municipal Clerk advised that one piece of correspondence was received from Dr. James Findlay expressing concerns about massing and scale

R/05-150 MOVED by Councillor Gordon
DVP/106/04 SECONDED by Councillor Speirs

That the Municipal Clerk be authorized to sign and seal DVP/106/04 respecting property located at 22255 – 122 Avenue.

The Manager Development and Environmental Services advised that the project is a 4 storey building that will feature a tapered design. The plan was reviewed and favourably received by the Advisory Design Panel.

CARRIED

ACTION REQUIRED

Staff is to request that the developer contact Dr. Findlay to discuss his concerns.

900 ***CORRESPONDENCE*** - Nil

1000 ***BY-LAWS***

Bylaws for Second and Third Reading

Items 1001 and 1002 are from the Public Hearing of April 19, 2005

1001 **RZ/102/04, 10673-248 Street**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6299-2005**

To designate from Single Family Residential (18 units per net hectare) to Conservation

Second and third reading

R/05-151

RZ/102/04

BL 6299-2005

Second, third

MOVED by Councillor Dueck
SECONDED by Councillor Daykin

That Maple Ridge Official Community Plan Amending Bylaw No. 6299-2005 be read a second and third time.

CARRIED

1001.2 **Maple Ridge Zone Amending Bylaw No. 6300-2005**

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit future subdivision into approximately 16 lots

Second and third reading

R/05-152

RZ/102/04

BL 6300-2005

Second, third

MOVED by Councillor Gordon
SECONDED by Councillor Speirs

That Maple Ridge Zone Amending Bylaw No. 6300-2005 be read a second and third time.

The General Manager Public Works and Development Services confirmed that there has been discussion between staff and neighbouring property owners. No formal record exists of a commitment to develop all three properties together. The two neighbouring property owners will be protected by a no-build covenant on the southern portion of the site. This covenant will require that no building take place on that portion of the site until an agreement is reached with all owners. He indicated that no interest has been shown by the neighbouring property owners to proceed with development at this time.

CARRIED

- 1002 **CP/128/04, 11900 Block of 224 Street**
Maple Ridge Official Community Plan Amending Bylaw No. 6295-2005
To designate from Park to Town Centre Commercial and to designate as
Development Permit Area XXXVI
Second and third reading

R/05-153
CP/128/04
BL 6295-2005
Second, third

MOVED by Councillor Dueck
SECONDED by Councillor Gordon

**That Maple Ridge Official Community Plan Amending Bylaw
No. 6295-2005 be read a second and third time.**

CARRIED

Bylaws for Final Reading

- 1003 **RZ/025/04, 23678 112 Avenue**
Staff report dated April 7, 2005 recommending final readings.

- 1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6221-2004**
To amend Schedules “A” and “H” of the Official Community Plan to include
the site into Development Permit Area XLI (17) to ensure the form and
character of development at the building permit stage
Final reading

R/05-154
RZ/025/04
BL 6221-2004
Final

MOVED by Councillor Speirs
SECONDED by Councillor Gordon

**That Maple Ridge Official Community Plan Amending Bylaw
No. 6221-2004 be reconsidered and adopted.**

CARRIED

- 1003.2 **Maple Ridge Zone Amending Bylaw No. 6222-2004**
To rezone from RS-3 (One Family Rural Residential) to R-3 (Special Amenity
Residential District) to permit future subdivision into approximately 11 single
family residential lots
Final reading

R/05-155
RZ/025/04
BL 6222-2004
Final

MOVED by Councillor Daykin
SECONDED by Councillor Dueck

That Maple Ridge Zone Amending Bylaw No. 6222-2004 be reconsidered and adopted.

CARRIED

ACTION REQUIRED

Staff is to provide Councillor Speirs with information on the development of Creekside Street.

1004 **RZ/058/03, 11264 236 Street**

Staff report dated April 13, 2005 recommending final readings.

1004.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6173-2003**

To include the site into Development Permit Area XLI (14)

Final reading

R/05-156
RZ/058/03
BL 6173-2003
Final

MOVED by Councillor Gordon
SECONDED by Councillor Speirs

That Maple Ridge Official Community Plan Amending Bylaw No. 6173-2003 be reconsidered and adopted.

CARRIED

1004.2 **Maple Ridge Zone Amending Bylaw No. 6174-2003**

To rezone from RS-3 (One Family Rural Residential) to R-3 (Special Amenity Residential District) to permit future subdivision into 16 residential lots

Final reading

R/05-157
RZ/058/03
BL 6174-2003
Final

MOVED by Councillor Daykin
SECONDED by Councillor Dueck

That Maple Ridge Zone Amending Bylaw No. 6174-2003 be reconsidered and adopted.

CARRIED

- 1005 **Maple Ridge Local Area Sanitary Sewer (in 22700 Block on Gilley Avenue) Construction Bylaw No. 6304-2005**
Final reading

R/05-158

Local Area Sewer MOVED by Councillor Gordon
BL 6304-2005 SECONDED by Councillor Daykin
Final

That Maple Ridge Local Area Sanitary Sewer (in 22700 Block on Gilley Avenue) Construction Bylaw No. 6304-2005 be reconsidered and adopted.

CARRIED

Note: Councillor Speirs was excused from item 1006 as he has an interest in one of the properties.

- 1006 **Maple Ridge Local Area Sanitary Sewer (civic addresses 23376, 23386 & 23394 all on 124 Avenue) Construction Bylaw No. 6305-2005**
Final reading

R/05-159

Local Area Sewer MOVED by Councillor Dueck
BL 6305-2005 SECONDED by Councillor Gordon
Final

That Maple Ridge Local Area Sanitary Sewer System (civic addresses 23376, 23386 & 23394 all on 124 Avenue) Construction Bylaw No. 6305-2005 be reconsidered and adopted.

CARRIED

Note: Councillor Speirs returned to the meeting.

- 1007 **Maple Ridge Sewer Rate Amending Bylaw No. 6298-2005**
Final reading

R/05-160 MOVED by Councillor Daykin
BL 6298-2005 SECONDED by Councillor Gordon
Final

That Maple Ridge Sewer Rate Amending Bylaw No. 6298-2005 be reconsidered and adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 **COMMITTEE OF THE WHOLE**

1101 **Minutes**

R/05-161 MOVED by Councillor Dueck
COW Minutes SECONDED by Councillor Daykin
April 18, 2005

That the Minutes of the Committee of the Whole Meeting of April 18, 2005 be received.

CARRIED

Public Works and Development Services

1102 **GVRD Request for Endorsement of Establishment of Mosquito Control Administration and Coordination Service**

Staff report dated April 5, 2005 recommending that the Establishment of a GVRD Mosquito Control Administration and Coordination Service be endorsed.

R/05-162 MOVED by Councillor Dueck
GVRD Mosquito SECONDED by Councillor Daykin
Control Service

That the establishment of a GVRD Mosquito Control Administration and Coordination Service be endorsed.

CARRIED

1103 **RZ/122/04, 21500 & 21514 Donovan Avenue, RS-1 to RS-1b**

Staff report dated April 11, 2005 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6319-2005 and Maple Ridge Zone Amending Bylaw No. 6320-2005 to permit future subdivision to create four lots be read a first time and be forwarded to Public Hearing.

R/05-163
RZ/122/04 MOVED by Councillor Daykin
BL 6319-2005 SECONDED by Councillor Dueck
BL 6320-2005
First

That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6319-2005 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6319-2005 be read a first time and be forwarded to Public Hearing; and further

That Maple Ridge Zone Amending Bylaw No. 6320-2005 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. Amendment to Schedule “B” of the Official Community Plan.**

CARRIED

1104 **RZ/112/04, Portion of 10300 Industrial Avenue, M-2 to R-1**

Staff report dated April 13, 2005 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6309-2005 and Maple Ridge Zone Amending Bylaw No. 6310-2005 to permit subdivision into approximately 114 lots be given first reading and be forwarded to Public Hearing.

R/05-164
RZ/112/04
BL 6309-2005
BL 6310-2005
First

MOVED by Councillor Gordon
SECONDED by Councillor Dueck

That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6309-2005 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6309-2005 be read a first time and be forwarded to Public Hearing; and further

That Maple Ridge Zone Amending Bylaw No. 6310-2005 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. **Registration of a Rezoning Development Agreement for provision of offsite services including the deposit of security as outlined in the Agreement;**
- ii. **Park dedication as required.**

CARRIED

1105 **DP/006/05, 28560 Dewdney Trunk Road**

Staff report dated April 5, 2005 recommending that the Municipal Clerk be authorized to sign and seal DP/006/05 in support of a Building Permit for a residential garage.

R/05-165 MOVED by Councillor Dueck
DP/006/05 SECONDED by Councillor Speirs

That the Municipal Clerk be authorized to sign and seal DP/006/05 respecting property located at 28560 Dewdney Trunk Road.

CARRIED

1106 **DP/118/04, 10915 272 Street**

Staff report dated April 5, 2005 recommending that the Municipal Clerk be authorized to sign and seal DP/118/04 in support of a Building Permit for a residential garage.

R/05-166 MOVED by Councillor Daykin
DP/118/04 SECONDED by Councillor Speirs

That the Municipal Clerk be authorized to sign and seal DP/118/04 respecting property located at 10915 272 Street.

CARRIED

1107 **Maple Ridge Water Shortage Response Plan Bylaw No. 6307-2005**

Staff report dated March 22, 2005 recommending that the subject bylaw be given three readings.

R/05-167
BL 6307-2005
First, second, third

MOVED by Councillor Daykin
SECONDED by Councillor Gordon

That Maple Ridge Water Shortage Response Plan By-law No. 6307-2005 be read a first, second and third time.

The General Manager Public Works and Development Services reviewed the history of the water shortage response plan and the proposed changes.

CARRIED

1108 **Maple Ridge Water Service Amendment Bylaw No. 6308-2005**

Staff report dated March 22, 2005 recommending that the subject bylaw be given three readings.

R/05-168
BL 6308-2005
First, second, third

MOVED by Councillor Dueck
SECONDED by Councillor Daykin

That Maple Ridge Water Service Amending Bylaw No. 6308-2005 be read a first, second and third time.

CARRIED

1109 **Amendment to Ticket Information System Utilization Bylaw**

Staff report dated March 22, 2005 recommending that Maple Ridge Ticket Information System Utilization Amending Bylaw No. 6311-2005 be given three readings.

R/05-169
BL 6311-2005
First, second, third

MOVED by Councillor Gordon
SECONDED by Councillor Speirs

That Maple Ridge Ticket Information System Utilization Amending Bylaw No. 6311-2005 be read a first, second and third time.

CARRIED

1110 **Ridge Meadows Hospital Foundation Fund Run**

Staff report dated April 8, 2005 recommending that the Ridge Meadows Hospital Foundation be authorized to use municipal streets on Sunday, May 15, 2005.

R/05-170 MOVED by Councillor Dueck
Hospital Foundation SECONDED by Councillor Daykin
Fund Run

That Ridge Meadows Hospital Foundation (the organizer) be authorized to use municipal streets on Sunday, May 15, 2005 from 7:00 a.m. to 11:30 a.m. for the Ridge Meadows Hospital Foundation Fund Run, provided the conditions outlined in Schedule "A" attached to the staff report dated April 8, 2005 are met.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 **Maple Ridge Fireworks Bylaw No. 6279-2004, Maple Ridge Ticket Information System Utilization Amending Bylaw No. 6286-2004**

Staff report dated April 4, 2005 recommending that the subject bylaws to ban fireworks and to include the offences stipulated in the Fireworks Bylaw in the ticketing bylaw be given three readings.

R/05-171 1131.1
Fireworks MOVED by Councillor Speirs
BL 6279-2004 SECONDED by Councillor Gordon
First, second, third

That Maple Ridge Fireworks Bylaw No. 6279-2004 be read a first, second and third time.

The General Manager Corporate and Financial Services reviewed the report. He advised that staff is working with the Maple Ridge Lions Club to arrange a community fireworks display on the weekend prior to Halloween. He indicated that Abbotsford, Coquitlam, Port Coquitlam and Richmond are proceeding with a similar ban.

CARRIED

R/05-172 1131.2
BL 6286-2004 MOVED by Councillor Daykin
First, second, third SECONDED by Councillor Dueck

That Maple Ridge Ticket Information System Utilization Amending Bylaw No. 6286-2004 be read a first, second and third time.

CARRIED

1132 **Maple Ridge Financial Plan Amending Bylaw No. 6316-2005**

Considered under item 601

1133 **Maple Ridge Tax Rates Bylaw No. 6317 – 2005**

Considered under item 601

1134 **Maple Ridge Recycling Charges Amending Bylaw No. 6318-2005**

Considered under item 601

1135 **Adjustments to 2003 Collector's Roll**

Staff report dated March 23, 2005 submitting information on Supplementary Roll 22/2003.

R/05-173 MOVED by Councillor Gordon
2003 Collector's SECONDED by Councillor Daykin
Roll

That the staff report dated March 23, 2005 titled "Adjustments to 2003 Collector's Roll" be received for information.

CARRIED

1136 **Adjustments to 2004 Collector's Roll**

Staff report dated March 24, 2005 submitting information on Supplementary Roll 14/2004.

R/05-174 MOVED by Councillor Daykin
2004 Collector's SECONDED by Councillor Gordon
Roll

**That the staff report dated March 24, 2005 titled
"Adjustments to 2004 Collector's Roll" be received for
information.**

CARRIED

1137 **Disbursements for the month ended March 31, 2005**

Staff report dated April 4, 2005 recommending that the disbursements for March 2005 be approved.

R/05-175 MOVED by Councillor Daykin
Disbursements SECONDED by Councillor Dueck
March 2005

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

General	\$5,568,399
Payroll	859,961
Purchase Card	<u>106,560</u>
Total	<u>\$6,534,920</u>

CARRIED

Community Development and Recreation Service - Nil

Correspondence

Other Committee Issues

1200 ***STAFF REPORTS*** - Nil

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

Mayor Morse reiterated the announcement by the Provincial Government of a new Pitt River Bridge crossing and provided information on a review by the Greater Vancouver Regional District of the Livable Region Strategic Plan.

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

1500 ***QUESTIONS FROM THE PUBLIC***

Dan Olson

Mr. Olson questioned how traffic fine revenue is distributed to municipalities. The General Manager Corporate and Financial Services explained that the provincial revenues are pooled and the Provincial Government allocates funds to municipalities based on their police expenditures in relation to all other municipalities.

1600 ***COUNCILLORS' REPORTS***

Councillor Speirs

Councillor Speirs encouraged the public to submit nominations for the Accessibility Awards. He attended the Maple Ridge Secondary School Completion Ceremony, a dinner with Kwantlen First Nation, Earth Day, a Tourism Society event and an Urban Transportation Forum.

Councillor Dueck

Councillor Dueck attended the Maple Ridge Secondary School Completion Ceremony and a meeting with the Ridge Meadows Youth and Justice Advocacy Association.

Councillor Gordon

Councillor Gordon attended a dinner with Kwantlen First Nation, a poetry reading event at the ACT, and Earth Day. She announced that the first Farmers Market of the year will take place in conjunction with the Mountain Festival

Parade and Community Solutions will hold a celebration of neighbourhoods at the MRSS cafeteria.

Councillor Daykin

Councillor Daykin participated in the Maple Ridge Secondary School Completion Ceremony and attended an event at Timberline Ranch. He provided information on the live homework on line program offered by the Fraser Valley Regional Library. He encouraged the public to donate to the Fire Fighters cancer fundraiser.

1700 ***MAYOR'S REPORT***

Mayor Morse participated in a GVRD workshop on the treaty process. She spoke of events taking place at the upcoming Maple Ridge Home Show.

1800 ***OTHER MATTERS DEEMED EXPEDIENT***

Note: Councillor Gordon was excused from item 1801 as she has an interest in a neighbouring property.

1801 ***RZ/073/04. 12161 -237 Street***

A staff report dated April 26, 2005 recommending that a letter be sent to the GVRD requesting that the proposed Regional Context Statement Amendment pertaining to 12161 237 Street be withdrawn from the GVRD Board of Directors' Agenda.

R/05-176 MOVED by Councillor Dueck
RZ/073/04 SECONDED by Councillor Daykin
Withdraw from GVRD

That a letter be sent to the GVRD requesting that the proposed Regional Context Statement Amendment pertaining to 12161 237th Street be withdrawn from the GVRD Board of Directors' April 29, 2005 Agenda.

CARRIED

Note: Councillor Gordon returned to the meeting.

1900 ***NOTICES OF MOTION*** - Nil

2000 ***ADJOURNMENT*** - 8:27 p.m.

K. Morse, Mayor

Certified Correct

T. Fryer, Municipal Clerk