

Corporation of the District of Maple Ridge

COUNCIL MEETING

May 24, 2005

The Minutes of the Municipal Council Meeting held on May 24, 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 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***

Rev. Roger Cooper conducted the Opening Prayers.

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

400 ***APPROVAL OF THE AGENDA***

The agenda was approved as circulated.

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

R/05-200 500.1
Minutes MOVED by Councillor Gordon
May 10, 2005 SECONDED by Councillor Harris

That the minutes of the Regular Council Meeting of May 10, 2005 be adopted as circulated.

CARRIED

R/05-201 500.2
Minutes MOVED by Councillor Gordon
Public Hearing SECONDED by Councillor Harris
May 17, 2005

That the minutes of the Public Hearing of May 17, 2005 be received.

CARRIED

R/05-202 500.3
Minutes MOVED by Councillor Gordon
Dev. Agr. Comm. SECONDED by Councillor Harris
May 3 & 6, 2005

That the minutes of the Development Agreements Committee Meetings of May 3 and 6, 2005 be received.

CARRIED

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

700 ***DELEGATIONS*** - Nil

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** - Nil

1000 **BY-LAWS**

- 1001 **RZ/129/03, 21222 – 123 Avenue**
Maple Ridge Zone Amending Bylaw No. 6306-2005
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit the future subdivision into two residential lots
Second and third reading

R/05-203

RZ/129/03

BL 6306-2005

Second, third

MOVED by Councillor Dueck

SECONDED by Councillor Daykin

That Maple Ridge Zone Amending Bylaw No. 6306-2005 be read a second and third time.

CARRIED

- 1002.1 **RZ/122/04, 21500 & 21514 Donovan Avenue**
Maple Ridge Official Community Plan Amending Bylaw No. 6319-2005
To designate from Single Family Residential (15 units per net hectare) to Single Family Residential (18 units per net hectare)
Second and third reading

R/05-204

RZ/122/04

BL 6319-2005

Second, third

MOVED by Councillor Isaac

SECONDED by Councillor Speirs

That Maple Ridge Official Community Plan Amending Bylaw No. 6319-2005 be read a second and third time.

CARRIED

- 1002.2 **Maple Ridge Zone Amending Bylaw No. 6320-2005**
To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit subdivision of 4 lots.
Second and third reading

R/05-205

RZ/122/04

BL 6320-2005

Second, third

MOVED by Councillor Daykin

SECONDED by Councillor Isaac

That Maple Ridge Zone Amending Bylaw No. 6320-2005 be read a second and third time.

The Director of Planning displayed a map detailing the location of McKenney Creek and confirmed that the location of the creek is as shown at the Public Hearing.

CARRIED

- 1003.1 **RZ/112/04, Portion of 10300 Industrial Avenue
Maple Ridge Official Community Plan Amending Bylaw No. 6309-2005**
To designate from Reclamation Area & Compact Housing (40 units per net hectare) to Conservation and Compact Housing (30 units per net hectare)
Second and third reading

R/05-206
RZ/112/04
BL 6309-2005
Second, third

MOVED by Councillor Gordon
SECONDED by Councillor Harris

**That Maple Ridge Official Community Plan Amending Bylaw
No. 6309-2005 be read a second and third time.**

CARRIED

- 1003.2 **Maple Ridge Zone Amending Bylaw No. 6310-2005**
To rezone from M-2 (General Industrial) to R-1 (Residential District) to permit subdivision of approximately 114 lots
Second and third reading

R/05-207
RZ/112/04
BL 6310-2005
Second, third

MOVED by Councillor Isaac
SECONDED by Councillor Daykin

**That Maple Ridge Zone Amending Bylaw No. 6310-2005 be
read a second and third time.**

CARRIED

The Chief Administrative Officer gave a presentation on the Public Hearing process providing general information on the steps involved in a Hearing and specific details of the review of the Official Community Plan.

1004 **RZ/032/03, 11176 Gilker Hill Road**
Staff report dated April 21, 2005 recommending final reading.

1004.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6204-2004**
To include in Development Permit Area XXI (34)
Final reading

R/05-208

RZ/032/03

MOVED by Councillor Speirs

BL 6204-2004

SECONDED by Councillor Dueck

Final

That Maple Ridge Official Community Plan Amending Bylaw No. 6204-2004 be reconsidered and adopted.

The Director of Planning advised that the restrictive covenant placed on the property is to ensure that the recommendations of the geotechnical report are followed. She noted that the Chief Building Inspector has the ability to ask for additional geotechnical information at the building stage and she felt it likely he would exercise that ability. The Development Permit will address the form and character of development.

CARRIED

1004.2 **Maple Ridge Zone Amending Bylaw No. 6205-2004**
To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the future construction of approximately 37 townhouse units
Final reading

R/05-209

RZ/032/03

MOVED by Councillor Harris

BL 6205-2005

SECONDED by Councillor Isaac

Final

That Maple Ridge Zone Amending Bylaw No. 6205-2004 be reconsidered and adopted.

CARRIED

1005 **Maple Ridge Fireworks Bylaw No. 6279-2004**
 To regulate the use and sale of fireworks
 Final reading

R/05-210 MOVED by Councillor Dueck
BL 6279-2004 SECONDED by Councillor Daykin
Final

That Maple Ridge Fireworks Bylaw No. 6279-2004 be reconsidered and adopted.

The General Manager Corporate and Financial Services indicated that this bylaw resulted from the recommendation of a community task force, which included representatives of the School District, the business community and the Fire Department, to ban fireworks except where arrangements are made for a display that meets a series of conditions. The Fire Department is working with a community group on a community display for Halloween. He advised that six other municipalities in the Lower Mainland have put a similar ban in place.

CARRIED

1006 **Maple Ridge Ticket Information System Utilization Amending Bylaw No. 6286-2004**
 To include fines related to the use and sale of fireworks
 Final reading

R/05-211 MOVED by Councillor Isaac
BL 6286-2004 SECONDED by Councillor Daykin
Final

That Maple Ridge Ticket Information System Utilization Amending Bylaw No. 6286-2004 be reconsidered and adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 ***COMMITTEE OF THE WHOLE***

1101 **Minutes**

R/05-212
Minutes
May 16, 2005

MOVED by Councillor Daykin
SECONDED by Councillor Harris

**That the Minutes of the Committee of the Whole Meeting of
May 16, 2005 be received.**

CARRIED

Public Works and Development Services

1101 **RZ/022/05, 20242 Chatwin Avenue, RS-1 to RS-1b**

Staff report dated May 5, 2005 recommending that Maple Ridge Zone Amending Bylaw No. 6323-2005 to permit subdivision into two residential lots be read a first time and be forwarded to Public Hearing.

R/05-213
RZ/022/05
BL 6323-2005
First

MOVED by Councillor Speirs
SECONDED by Councillor Dueck

**That Maple Ridge Zone Amending Bylaw No. 6323-2005 be
read a first time and be forwarded to Public Hearing.**

CARRIED

1102 **DP/026/04, VP/026/04, 23981 Dewdney Trunk Road**

Staff report dated May 6, 2005 recommending that qualifying property owners be advised that consideration of a permit to vary the side yard setback to permit construction of 4 columns and a roof canopy of a proposed food store building and to allow an existing above-ground electrical plant to remain will be considered at the June 14, 2005 Council meeting and that the Municipal Clerk be authorized to sign DP/026/04 to permit development of a community commercial centre subject to approval of VP/026/04.

R/05-214
DP/026/04
VP/026/04

MOVED by Councillor Isaac
SECONDED by Councillor Daykin

That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/026/04 respecting property located at 23981 Dewdney Trunk Road will be considered by Council at the June 14, 2005 meeting; and further

That the Municipal Clerk be authorized to sign and seal DP/026/04 respecting property located at 23981 Dewdney Trunk Road, subject to the approval of VP/026/04.

CARRIED

1103 **DP/063/04, 23823 & 23821 132 Avenue**

Staff report dated May 9, 2005 recommending that the Municipal Clerk be authorized to sign DP/063/04 in support of a development plan for subdivision adjacent to Fern Creek.

R/05-215
DP/063/04

MOVED by Councillor Dueck
SECONDED by Councillor Isaac

That the Municipal Clerk be authorized to sign and seal DP/063/04 respecting property located at 23823 and 23821 132 Avenue.

CARRIED

1104 **Amendment to Business License Bylaw No. 2542-1978, 23853 Dewdney Trunk Road**

Staff report dated April 19, 2005 recommending that the subject bylaw to restrict business operating hours to Monday through Sunday between the hours of 8:00 a.m. and 10:00 p.m. be given three readings.

R/05-216
BL 6314-2005
First, second, third

MOVED by Councillor Gordon
SECONDED by Councillor Daykin

That Maple Ridge Business License Amending Bylaw No. 6314-2005 be read a first, second and third time.

CARRIED

1105 **Golden Ears Bridge Project Master Municipal Agreement**

Staff report dated May 10, 2005 recommending that the Mayor and Municipal Clerk be authorized to execute the Master Municipal Agreement with TransLink for the completion of the Golden Ears Bridge Project.

R/05-217 MOVED by Councillor Daykin
G.E. Bridge Master SECONDED by Councillor Isaac
Municipal Agreement

That entering into the Master Municipal Agreement with TransLink, for the completion of the Golden Ears Bridge Project, be approved; and further

That the Mayor and Municipal Clerk be authorized to execute the Agreement attached to the staff report dated May 10, 2005.

The General Manager Public Works and Development Services reviewed the agreement and the schedule for completion of the bridge. He noted that all three of the other municipalities who are party to the agreement have given their approval. He indicated that staff is in discussion with TransLink about developing access agreements to enable farming to continue on the Abernethy Way right of way until such time as Abernethy expands from two lanes to four lanes. While he did not have the details of the long range capital budget available at the meeting, he felt that the budget anticipates upgrades to Abernethy Way at the intersections at Laity Street and 216 Street. He confirmed that the District can assist local citizens with their negotiations with TransLink.

CARRIED

ACTION REQUIRED

Property owners along the connector route are to be notified by the District and by TransLink of the approval of the agreement and provided with information on how they can get clarification of their own issues.

1106 **Recycling Refuse Truck Replacement**

Staff report dated April 29, 2005 recommending that tender #2005-14 for the replacement of one single Axle Low Profile Recycling Refuse truck be awarded to Freightliner of Vancouver Ltd.

R/05-218 MOVED by Councillor Dueck
Tender 2005-14 SECONDED by Councillor Daykin

That tender #2005-14 for the replacement of one Single Axle Low Profile Recycling Refuse Truck complete with recycling refuse body be awarded to Freightliner of Vancouver Ltd. in the amount of \$180,583.98.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 **Special Occasion License, Maple Ridge-Pitt Meadows Agricultural Association**

Staff report dated April 29, 2005 recommending that a Special Occasion License to host a Beer Garden, July 23 & 24, 2005, at the 2005 Maple Ridge Fair be approved.

R/05-219 MOVED by Councillor Gordon
Sp. Oc. License SECONDED by Councillor Isaac
Maple Ridge Fair

That the application from the Maple Ridge – Pitt Meadows Agricultural Association by way of a letter dated April 23, 2005 for a Special Occasion License to host a Beer Garden at the Albion Fairgrounds as part of the 2005 Maple Ridge Fair be approved as follows:

Saturday	July 23, 2005	12:00 Noon – 12:00 Midnight
Sunday	July 24, 2005	12:00 Noon – 6:00 p.m.

And further, that the use of the Albion Fairgrounds (Municipal property) for this Special Occasion License be authorized.

CARRIED

Community Development and Recreation Service - Nil

Correspondence - Nil

Other Committee Issues- Nil

1200 ***STAFF REPORTS*** - Nil

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

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

1500 ***QUESTIONS FROM THE PUBLIC***

Dave Smith

Mr. Smith requested details on item 1004 with respect to landscaping, storm water management, the retention of large trees, the presence of wildlife, lot size and parking. The General Manager Public Works and Development Services suggested that staff meet with Mr. Smith to address his questions.

Bethan Chancey

Ms. Chancey asked for information on the dates of the OCP Review Open Houses and the dates for advertising of those Open Houses. The Director of Planning and the Municipal Clerk advised that the four Open Houses were held in late February through early March and were advertised in The Times on at least two occasions. The dates were also posted on the District website as soon as they were approved by Council. Mayor Morse indicated that the specific details were not available at the meeting but staff could provide her with that information.

Kevin Hodgins

Mr. Hodgins commented that he doesn't receive a copy of the local newspaper and he felt that on an issue as important as the OCP the people most affected should be notified by mail, as is the case with the Abernethy Way Connector. He questioned the cost of the Recycling Truck being purchased remarking that it was too high. Mayor Morse suggested that Councillor Dueck could arrange for the Recycling Society to provide him with details on the specifications of the truck. Mr. Hodgins asked why the questions raised by him at the Public Hearing on item 1003 were not answered at this meeting. The Director of Planning advised that the geotechnical report submitted with the application addressed his questions and was available for viewing. The Municipal Clerk pointed out that Mr. Hodgins was asking questions on a bylaw which has been to a Public Hearing and Council could not listen to comments or questions on this application. Mayor Morse advised Mr. Hodgins that staff would be available to answer any further questions he might have. Mr. Hodgins asked for an explanation of why second and third readings of bylaws are done at the same time. The Municipal Clerk explained the process noting that Council can choose to give a bylaw only second reading if they feel that more consideration needs to be given to any issues.

Hendrik Meekel

Mr. Meekel indicated that he had understood there was an environmental spill on the Industrial Avenue property. The Municipal Clerk pointed out that this was an item from Public Hearing and Council could not discuss it. He indicated that he would contact Mr. Meekel with details.

Roy Josephson

Mr. Josephson referred to the consultant's report on residential development and asked how the two options for growth presented at the OCP Review Open Houses related to the four options contained in the report. He noted that the consultant recommended that development proceed in areas that already have the necessary infrastructure in place. Mayor Morse indicated that nothing had changed with respect to development progressing in those areas. The Director of Planning advised that the four options were considered in relation to other factors and a determination was made to present those two options to the public. As she did not have information on the four options available at the meeting she was unable to provide specific details. Mayor Morse suggested that Mr. Josephson arrange to meet with the Director of Planning to review the consultant's report.

Mr. McCaig

Mr. McCaig was in attendance at the meeting with students from his Grade 5/6 class from Webster's Corner Elementary School. He thanked Council for having them at the meeting.

Dave Smith

Mr. Smith indicated that prior to 1996 Jackson Farm was referred to as part of Thornhill. He asked why it is now considered part of Albion. The Municipal Clerk indicated that the boundary of Albion was extended in the 1996 review of the OCP. Mayor Morse suggested that staff could provide him with further information on this.

Bill Archibald

Mr. Archibald noted that some of the addresses on item 1003 were incorrect and suggested that staff should be aware of street names. Mayor Morse advised that an individual had recently requested that the District consider renaming Industrial Avenue.

1600 ***COUNCILLORS' REPORTS***

Before proceeding Mayor Morse congratulated Councillor Isaac on being elected President of the Lower Mainland Municipal Association (LMMA).

Councillor Isaac

Councillor Isaac attended the LMMA Conference and thanked the Mayor, Council and staff for their assistance and encouragement in her election as President. She attended a meeting of the Parks & Leisure Services Commission and participated in McHappy Day.

Councillor Speirs

Councillor Speirs attended the LMMA conference and is assisting with entertainment for Camp Good Times.

Councillor Gordon

Councillor Gordon commented on the recent Provincial election and congratulated the two elected MLA's for Maple Ridge, Michael Sather and Randy Hawes. She attended the LMMA conference and the Farmers' Market. She gave an update on treaty negotiations.

Councillor Daykin

Councillor Daykin helped out at McHappy Day. He attended the Open House at the Operations Centre and the LMMA Conference. He congratulated Maple Ridge resident Gerald Kinsman on his 100th birthday.

Councillor Dueck

Councillor Dueck attended the LMMA conference, a meeting of the Youth & Justice Advocacy Association and the Public Works Open House.

Councillor Harris

Councillor Harris attended the Open House at the Operations Centre and the LMMA conference.

1700 ***MAYOR'S REPORT***

Mayor Morse thanked the members of the public in attendance at the meeting for coming out and indicated that those people who had asked question will receive answers.

1800 ***OTHER MATTERS DEEMED EXPEDIENT*** - Nil

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

2000 ***ADJOURNMENT*** - 8:20 p.m.

K. Morse, Mayor

Certified Correct

T. Fryer, Municipal Clerk