

Corporation of the District of Maple Ridge

***COUNCIL MEETING***

July 12, 2005

The Minutes of the Municipal Council Meeting held on July 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.

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***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  
J. Bastaja, Acting General Manager Corporate and Financial  
Services  
J. Pickering, Acting General Manager Public Works and  
Development Services  
C. Marlo, Confidential Secretary

***Other Staff as Required***

J. Sheehan, Environmental Technician

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Note: These Minutes are also posted on the Municipal Web Site at [www.mapleridge.org](http://www.mapleridge.org)

The meeting was filmed by Shaw Communications Inc..

100      ***CALL TO ORDER***

200      ***OPENING PRAYERS***

Pastor Trevor Stearns 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/05-268  
Minutes  
Council  
June 25, 2005

501  
MOVED by Councillor Speirs  
SECONDED by Councillor Gordon

**That the minutes of the Regular Council Meeting of June 28, 2005 be adopted as circulated.**

CARRIED

R/05-269  
Minutes  
Dev. Agr. Comm  
June 23, 24, 29,  
2005

502  
MOVED by Councillor Speirs  
SECONDED by Councillor Gordon

**That the minutes of the Development Agreements Committee Meetings of June 23, 24 and 29, 2005 be received.**

CARRIED

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

601      **Canadian Association of Municipal Administrators 2005 Environmental Award – “Watershed Mapping and Information Management System”**

Rod Stott gave a power point presentation providing information on the Watershed Mapping and Information Management System. The Chief Administrative Officer presented the 2005 CAMA Environmental Award for the project to Council.

602 **Mosquito Control Program Update, Fraser Health Authority**

Randy Heilbron gave a power point presentation on the spread and control of the West Nile virus.

700 ***DELEGATIONS***

701 **Banning of Adult Entertainment Shops, Linda Meyer**

Ms. Meyers spoke to Council in response to a delegation by Ann Harris requesting that Council ban all porn shops and strip clubs in Maple Ridge. Ms Myers referred to legislation contained in the Canadian Constitution regarding freedom of expression and advised Council that if such a bylaw were passed it would not survive a challenge and would be declared unconstitutional.

Mayor Morse advised Ms. Meyers that the issue is not before Council and Council has not addressed issue.

800 ***UNFINISHED BUSINESS*** - Nil

900 ***CORRESPONDENCE*** - Nil

1000 ***BY-LAWS***

***Bylaws for Final Consideration***

1001 **RZ/062/02, 11596 & 11604 238A Street**

Staff report dated June 27, 2005 recommending final reading

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6078-2002**

To designate from Conservation and Compact Housing (40 units per net hectare) to Conservation and Compact Housing (40 units per net hectare) and to include in Development Permit Area XLI(5)

Final reading

R/05-270

RZ/062/02

BL 6078-2002

Final

MOVED by Councillor Daykin

SECONDED by Councillor Isaac

**That Maple Ridge Official Community Plan Amending Bylaw No. 6078-2002 be reconsidered and adopted.**

CARRIED

1001.2 **Maple Ridge Zone Amending Bylaw No. 6077-2002**

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit future subdivision into 34 bare land strata lots.

Final reading

R/05-271

RZ/062/02

BL 6077-2002

Final

MOVED by Councillor Dueck

SECONDED by Councillor Harris

**That Maple Ridge Zone Amending Bylaw No. 6077-2002 be reconsidered and adopted.**

CARRIED

1002 **RZ/064/03, 24222 & 24246 102 Avenue**

Staff report dated June 27, 2005 recommending final reading

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6270-2004**

To designate from Compact Housing (40 units per net hectare) to Conservation and to include into Development Area XLI(19)

Final reading

R/05-272

RZ/064/03

BL 6270-2004

Final

MOVED by Councillor Daykin

SECONDED by Councillor Isaac

**That Maple Ridge Official Community Plan Amending Bylaw No. 6270-2004 be reconsidered and adopted.**

CARRIED

1002.2 **Maple Ridge Zone Amending Bylaw No. 6271-2004**

To rezone from RS-3 (One Family Rural Residential) to R-3 (Special Amenity Residential District) to permit future subdivision into 32 lots

Final reading

R/05-273  
RZ/064/03  
BL 6271-2004  
Final

MOVED by Councillor Dueck  
SECONDED by Councillor Isaac

**That Maple Ridge Zone Amending Bylaw No. 6271-2004 be reconsidered and adopted.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

1100 ***COMMITTEE OF THE WHOLE***

*Minutes* - Nil

*Public Works and Development Services*

1101 **RZ/056/01, 21773 Lougheed Hwy. Final One Year Extension Application**

Staff report dated June 20, 2005 recommending that a final one-year extension be granted to application RZ/056/01.

R/05-274  
RZ/056/01  
One year extension

MOVED by Councillor Daykin  
SECONDED by Councillor Isaac

**That a one year extension be granted for rezoning application RZ/056/01 and that the following conditions be addressed prior to consideration of 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. Amendment to Schedule “B” of the Official Community Plan;**
- iv. A geotechnical report which addresses the suitability of the site for the proposed development;**
- v. Road dedication as required;**
- vi. Inclusion of the site into Sewer Area “A”;**
- vii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is**

**evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations.**

CARRIED

1102 **RZ/008/04, 11330 and 11342 236 Street, First Extension Application**

Staff report dated July 5, 2005 recommending that a one-year extension be granted to application RZ/008/08.

R/05-275                      MOVED by Councillor Gordon  
RZ/008/04                    SECONDED by Councillor Harris  
One year extension

**That a one year extension be granted for rezoning application RZ/008/04 and that the following conditions be addressed prior to consideration of final reading:**

- i. Road dedication of Creekside Street; and**
- ii. Dedication of lands east of the Creekside Street alignment as Park for watercourse and habitat protection.**

CARRIED

1103 **DP/050/05, 24318 102 Avenue**

Staff report dated July 5, 2005 recommending that the Municipal Clerk be authorized to sign DP/050/05 in support of Building Permits.

R/05-276                      MOVED by Councillor Dueck  
DP/050/05                    SECONDED by Councillor Daykin

**That the Municipal Clerk be authorized to sign and seal DP/050/05 respecting property located at 24318 102 Avenue.**

CARRIED

1104 **Maple Ridge Regulation of Untidy and Unsightly Premises Amending Bylaw No. 6239-2005**

Staff report dated June 20, 2005 recommending that the subject bylaw to require occupiers of property to remove graffiti be given three readings.

R/05-277                      MOVED by Councillor Isaac  
BL 6239-2005                SECONDED by Councillor Speirs  
First, second, third

**That Maple Ridge Regulation of Untidy and Unsightly Premises Amending Bylaw No. 6239-2005 be read a first, second and third time.**

The Acting General Manager of Public Works and Development Services confirmed that the Bylaw Department would take an educational approach to implementing the bylaw for the first six to eight months.

CARRIED

***ACTION REQUIRED***

**Staff is to provide Council with an update on the bylaw in six to eight months.**

1105 **Drinking Water Quality Report 2004**

Staff report dated June 28, 2005 submitting the 2004 Drinking Water Quality Report for information.

R/05-278                      MOVED by Councillor Isaac  
Drinking Water                SECONDED by Councillor Harris  
Quality Report 2004

**That the staff report title “District of Maple Ridge Drinking Water Quality Report 2004” dated June 28, 2005 be received for information.**

CARRIED

1106 **2005 Safer Cities Review of Intersection Controls Program**

Staff report dated June 21, 2005 submitting information on the program.

R/05-279  
2005 Safer Cities  
Intersection Controls

MOVED by Councillor Isaac  
SECONDED by Councillor Daykin

**That the staff report titled “2005 Safer Cities review of intersection controls program” dated June 21, 2005 be received for information.**

CARRIED

**1107 2005 Intersection Improvements Contract Award**

A staff report dated July 8, 2005 was circulated prior to the meeting recommending that Contract No. E02-010-088 for improvements at three intersections be awarded to Fraser City Installations.

R/05-280  
E02-010-088  
2005 Intersection  
Improvements

MOVED by Councillor Daykin  
SECONDED by Councillor Dueck

**That contract No. E02-010-088, 2005 Intersection Improvements, be awarded to Fraser City Installations and that the Mayor and Municipal Clerk be authorized to execute the contract.**

CARRIED

**Financial and Corporate Services (including Fire and Police)**

**1131 Special Occasion License, Port Hammond Day**

Staff report dated June 20, 2005 recommending that the application from the Port Hammond Community Association for a Special Occasion License for a Beer Garden on Sunday, August 14, 2005 be approved and that the use of the Hammond Community Centre be authorized.

R/05-281  
Special Occ. License  
Port Hammond Day

MOVED by Councillor Daykin  
SECONDED by Councillor Speirs

**That the application from the Port Hammond Community Association, by way of a letter dated April 14, 2005, for a Special Occasion License to hold a Beer Garden at the Hammond Community Centre as part of the annual Port Hammond Day celebrations be approved as follows:**

**Sunday      August 14, 2005      12:00 noon to 6:00 p.m.**

**And further, that the use of the Hammond Community Centre (Municipal property) for this Special Occasion License be authorized.**

CARRIED

**1132      Disbursements for the month ended May 31, 2005**

Staff report dated June 14, 2005 recommending that the disbursements for May 2005 be approved.

R/05-282                      MOVED by Councillor Dueck  
Disbursements              SECONDED by Councillor Isaac  
May 2005

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

<b>General</b>	<b>\$2,726,488</b>
<b>Payroll</b>	<b>955,202</b>
<b>Purchase Card</b>	<b><u>88,910</u></b>
<b>Total</b>	<b>\$3,730,600</b>

CARRIED

**1133      Regulatory Changes for the Downtown Core**

Staff report dated June 23, 2005 recommending that staff be directed to prepare the necessary reports and bylaws to implement the short term deliverables identified in the report.

R/05-283                      MOVED by Councillor Gordon  
Downtown Core              SECONDED by Councillor Daykin  
Regulatory Changes

**That the short term deliverables described in the staff report titled “Regulatory Changes for the Downtown Core” dated June 23, 2005 be supported in principle and that staff be directed to prepare the necessary reports and bylaws for Council’s consideration.**

CARRIED

***ACTION REQUIRED***

**Input is to be sought from the Chamber of Commerce.**

**1134 Bylaw for Highway Closure & Dedication Removal for Undeveloped Road at Kanaka Way and Creekside St.**

Staff report dated June 28, 2005 recommending that Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6331-2005 be given three readings.

R/05-284  
BL 6331-2005  
First, second, third

MOVED by Councillor Daykin  
SECONDED by Councillor Isaac

**That Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6331-2005 be read a first, second and third time.**

CARRIED

**1135 Legal Services Contracts 2005-2010**

A staff report dated July 6, 2005 recommending that the Mayor and Municipal Clerk be authorized to enter into legal services contracts was circulated prior to the meeting.

R/05-285  
Legal Services  
Contract

MOVED by Councillor Gordon  
SECONDED by Councillor Daykin

**That a contract be awarded to Lidstone Young Anderson for the District’s Municipal Law services and,**

**That a contract be awarded to Harris & Company for the District's Labour Law services and further,**

**That the Mayor and Municipal Clerk be authorized to sign contracts with both of these firms.**

CARRIED

1136 **Maple Ridge General Local Government Election Amending By-law No. 6330-2005**

Staff report dated July 5, 2005 recommending that the subject bylaw be given three readings.

R/05-286  
BL 6330-2005  
First, second, third

MOVED by Councillor Daykin  
SECONDED by Councillor Isaac

**That Maple Ridge General Local Government Election Amending Bylaw No. 6330-2005 be read a first, second and third time.**

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)***

Mayor Morse advised that the oral portion of the OCP Public Hearing is complete and the written portion will close at 4:00 p.m. on Friday, July 15, 2005. After that, Council will be discussing this matter at Council Workshop. She thanked Council, staff and the public for participating in the Public Hearing.

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

1500     ***QUESTIONS FROM THE PUBLIC***

**Dave Smith**

Mr. Smith congratulated the District on receiving the CAMA Environmental Award and asked that the District pursue similar habitat research for wildlife and terrestrial animals if the opportunity presents itself. He noted the upcoming Golden Ears Endurance Ride and asked Council to consider the opportunity that event would provide for communication of the West Nile virus program. He questioned the amendment of the conservation zone for item 1001.1. The Acting General Manager of Public Works and Development Services advised that she would contact him with the reasons for the amendment. Mr. Smith asked if sidewalks would be constructed for the development on 102 Avenue, Item 1002, and if an alternative route to schools would be considered. The Acting General Manager of Public Works and Development Services confirmed that the developer is required to update the road standard to an urban standard which includes sidewalks. If the sidewalk is disjointed or there is no possibility for further development the District can consider installing sidewalks as part of its capital program. The District would look at alternative routes to school if there is a question of safety. Mayor Morse indicated that the District would look at 102 Avenue once it is completed to see what the sidewalks look like and to see if there are any paths at the back that children could take to school.

***ACTION REQUIRED***

**The Acting General Manager of Public Works and Development Services is to respond to Mr. Smith's question regarding the amendment to the conservation zone for RZ/062/02.**

**Kevin Hodgins**

Mr. Hodgins asked if development on 102 Avenue, Item 1002, will mirror what is on north side. Mayor Morse advised that it would. Mr. Hodgins asked

that Council drive through the subdivision to the north to see how narrow the roads are. Mayor Morse indicated that Council has done that and has asked staff to look at the standards.

**Dave Smith**

Mr. Smith asked if rural Maple Ridge could expect to receive a Water Quality Report. Mayor Morse advised that this question would be referred to the General Manager of Public Works and Development Services for response upon his return from vacation.

***ACTION REQUIRED***

**The General Manager of Public Works and Development Services is to advise Mr. Smith of the possibility of a Water Quality Report being prepared for rural Maple Ridge.**

1600 ***COUNCILLORS' REPORTS***

**Councillor Dueck**

Councillor Dueck attended Webster's Corner Days and the Centennial of Finnish Community where she announced a recent park acquisition in the area. She attended the Open House of Trejan Lodge and the ground breaking ceremony for the Magnolia Gates apartment complex.

**Councillor Isaac**

Councillor Isaac attended Webster's Corner Days and the Centennial of the Finnish Community. She reminded the public of the upcoming Caribbean Festival. She commended Rod Stott for his work on the Water Management System.

**Councillor Speirs**

Councillor Speirs commended the Magnolia Gates development for their safer home concept. He commented on the excellence research and good ideas put forward at the OCP Public Hearing. He reminded the public of upcoming events which include the Caribbean Festival, Mid Summer's Night Dream at the Band Stand, the Maple Ridge Fair and the Jazz and Blues Festival.

**Councillor Gordon**

Councillor Gordon indicated that of the 3 sets of OCP Public Hearings that she has participated in, the recent was the most articulate, passionate and visionary. She gave an update on treaty negotiations. She displayed a sign created by the Pesticide Reduction Campaign and distributed signs to Council. She attended Webster's Corner Days. She advised that Music on the Wharf is taking place throughout the summer.

**Councillor Harris**

Councillor Harris echoed the comments of other Councillors on the quality and quantity of presentations at OCP Public Hearing.

**Councillor Daykin**

Councillor Daykin felt that the OCP Public Hearing had been a great education. He threw out the first pitch at the Provincial Squirt Girl's Baseball Tournament and attended the 50<sup>th</sup> Anniversary of the Equisports Centre. He indicated that item 1133 was the start of implementation of Smart Growth on the Ground.

1700 ***MAYOR'S REPORT***

Mayor Morse offered reminders of the Caribbean Festival and the Maple Ridge Fair. She attended the 25<sup>th</sup> Anniversary of Handy Dart. She indicated that the District is continuing to work with the Greater Vancouver Regional District towards a review of the Livable Region Strategic Plan.

1800 ***OTHER MATTERS DEEMED EXPEDIENT***

1900 ***NOTICES OF MOTION***

2000 ***ADJOURNMENT*** - 8:35 p.m.

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K. Morse, Mayor

Certified Correct

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T. Fryer, Municipal Clerk