

Corporation of the District of Maple Ridge

***COUNCIL MEETING***

August 30, 2005

The Minutes of the Municipal Council Meeting held on August 30, 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  
R. Riach, Acting Municipal Clerk  
M. Murray, General Manager of Community Development,  
Parks and Recreation Services  
F. Quinn, General Manager Public Works and Development  
Services  
J. Pickering, Director of Planning  
C. Marlo, Confidential Secretary

*Other Staff as Required*

B. McDonald, Director of Licenses, Bylaws and Permits

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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 Patricia Bryan conducted the Opening Prayers.

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

The following item was added to the agenda:

1201      **Local Area Service (LAS) – Grant Application**

400      ***APPROVAL OF THE AGENDA***

The agenda was approved with the addition of item 1201.

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

R/05-311  
Minutes  
July 26, 2005

501  
MOVED by Councillor Daykin  
SECONDED by Councillor Isaac

**That the minutes of the Regular Council Meeting of July 26, 2005 be adopted as circulated.**

CARRIED

R/05-312  
Minutes  
Public Hearing  
June 27, 29, 30,  
July 5, 6, 7, 2005

502  
MOVED by Councillor Gordon  
SECONDED by Councillor Daykin

**That the minutes of the Public Hearing of June 27, 29, 30, July 5, 6 and 7, 2005 be received.**

CARRIED

R/05-313  
Minutes  
Dev. Agr. Comm  
July 20, 28, Aug. 4,  
8, 9, 15 and 16, 2005

503  
MOVED by Councillor Harris  
SECONDED by Councillor Isaac

**That the minutes of the Development Agreements Committee Meetings of July 20, 28, August 4, 8, 9, 15 and 16, 2005 be received.**

CARRIED

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

700        ***DELEGATIONS*** - Nil

800        ***UNFINISHED BUSINESS***

801        **VP/048/03, Property bounded by 138 Ave., 229A St. & 137B Ave. and Foreman Dr.**

To vary minimum front yard and side yard setbacks, height and parcel width for some lots in Phase 2a

R/05-314                      MOVED by Councillor Daykin  
VP/048/03                      SECONDED by Councillor Harris

**That the Municipal Clerk be authorized to sign and seal DVP/048/03 respecting property described as Rem. A, Section 32, Township 12, Plan BCP 10325 NWD and located east of 13819 232 Street.**

CARRIED

802        **VP/070/04, 22945 Foreman Drive & 13819 232 Street**

To vary building setbacks and building height

R/05-315                      MOVED by Councillor Dueck  
VP/070/04                      SECONDED by Councillor Isaac

**That the Municipal Clerk be authorized to sign and seal DVP/070/04 respecting property described as Remainder A, Section 32, Township 12, NWD Plan BCP 10325 and located at 22945 Foreman Drive and 13819 232 Street.**

CARRIED

900        ***CORRESPONDENCE*** - Nil

1000 ***BY-LAWS***

1001 **RZ/083/03, 10110 240 Street**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6284-2004**  
To designate from CH40 (Compact Housing 40 units per net hectare) to  
Conservation and to include in Development Permit Area XLI(20)  
Second and third reading

R/05-316                      MOVED by Councillor Daykin  
RZ/083/03                      SECONDED by Councillor Gordon  
BL 6284-2004  
Second, third

**That Maple Ridge Official Community Plan Amending Bylaw  
No. 6284-2004 be read a second and third time.**

The Director of Planning advised that there is no tot lot within this development but there is one located to the south east of the property. Engineering staff have reviewed traffic circulation in the area and have determined that connections to 102 Avenue will be required in the future. As development occurs, traffic circulation will continue to be reviewed. During subdivision stage mitigation solutions will be looked at to deal with the elevation difference between this property and adjoining properties. Solutions to parking concerns could be addressed by Engineering staff during the early stages of development.

The General Manager Public Works and Development Services noted that the pattern of narrow roads could be phased out as development proceeds to the north.

CARRIED

1001.2 **Maple Ridge Zone Amending Bylaw No. 6285-2004**  
To rezone from RS-2 (One Family Suburban Residential) and RS-3 (One  
Family Rural Residential) to R-3 (Special Amenity Residential District) to  
permit the future subdivision into approximately 57 lots  
Second and third reading

R/05-317                      MOVED by Councillor Isaac  
RZ/083/03                      SECONDED by Councillor Dueck  
BL 6285-2004  
Second, third

**That Maple Ridge Zone Amending Bylaw No. 6285-2004 be  
read a second and third time.**

CARRIED

1002     **RZ/102/04, 10673-248 Street**  
Staff report dated August 11, 2005 recommending final reading.

1002.1   **Maple Ridge Official Community Plan Amending Bylaw No. 6299-2005**  
To designate from Single Family Residential (18 units per net hectare) to  
Conservation  
Final reading

R/05-318                    MOVED by Councillor Speirs  
RZ/102/04                 SECONDED by Councillor Daykin  
BL 6299-2005  
Final

**That Maple Ridge Official Community Plan Amending Bylaw  
No. 6299-2005 be reconsidered and adopted.**

CARRIED

1002.2   **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  
Final reading

R/05-319                    MOVED by Councillor Gordon  
RZ/102/04                 SECONDED by Councillor Dueck  
BL 6300-2005  
Final

**That Maple Ridge Zone Amending Bylaw No. 6300-2005 be  
reconsidered and adopted.**

CARRIED

1003     **RZ/112/04, Portion of 10300 Industrial Avenue**  
Staff report dated August 11, 2005 recommending final reading.

1003.1   **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)  
Final reading

R/05-320                    MOVED by Councillor Isaac  
RZ/112/04                 SECONDED by Councillor Speirs  
BL 6309-2005  
Final

**That Maple Ridge Official Community Plan Amending Bylaw No. 6309-2005 be reconsidered and adopted.**

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

Final reading

R/05-321                      MOVED by Councillor Harris  
RZ/112/04                    SECONDED by Councillor Daykin  
BL 6310-2005  
Final

**That Maple Ridge Zone Amending Bylaw No. 6310-2005 be reconsidered and adopted.**

CARRIED

1004 **Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 6334-2005**

To enable the processing of subdivision applications that require services to be provided by on-site well(s) and on-site sewage disposal system(s)

Final reading

R/05-322                      MOVED by Councillor Dueck  
BL 6334-2005                SECONDED by Councillor Isaac  
Final

**That Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 6334-2005 be reconsidered and adopted.**

CARRIED

1005 **Maple Ridge Regulation of Untidy and Unsightly Premises Amending Bylaw No. 6329-2005**

To require occupiers of property to remove graffiti

Final reading

R/05-323                      MOVED by Councillor Daykin  
BL 6329-2005                SECONDED by Councillor Isaac  
Final

**That Maple Ridge Regulation of Untidy and Unsightly Premises Amending By-law No. 6329-2005 be reconsidered and adopted.**

The Director of Licenses, Bylaws and Permits reviewed the report and provided information on the role of Community Policing volunteers in assisting business owners to remove unsightly graffiti from their premises.

CARRIED

1006 **RZ/064/03, 24222 & 24246 102 Avenue  
Maple Ridge Sewer Area "A" Sewerage Works Construction and Loan  
Authorization Amending Bylaw No. 6324-2005**  
To include the subject property into Sewer area "A"  
Final reading

R/05-324 MOVED by Councillor Daykin  
BL 6324-2005 SECONDED by Councillor Isaac  
Final

**That Maple Ridge Sewer Area "A" Sewerage Works  
Construction and Loan Authorization Amending Bylaw No.  
6324-2005 be reconsidered and adopted.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

1100 ***COMMITTEE OF THE WHOLE***

1100 **Minutes** - Nil

**Public Works and Development Services**

Note: Councillor Speirs was excused from item 1101 as he is employed in the liquor industry.

1101 **RZ/010/05, 21735 & 21755 Lougheed Highway**

Staff report dated August 16, 2005 recommending that Maple Ridge Official Community Plan Amending Bylaws No. 6322-2005 to designate as

Development Permit Area XXXVII (3) be read a first time and forwarded to Public Hearing and that Restrictive Covenant No. T51724 and No. T51725 be forwarded to Public Hearing for consideration of discharge.

R/05-325                      MOVED by Councillor Isaac  
RZ/010/05                    SECONDED by Councillor Dueck

**That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6322-2005 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6322-2005 be read a first time and be forwarded to Public Hearing; and further**

**That Restrictive Covenant No. T51724 and No. T51725 be forwarded to Public Hearing for consideration of discharge.**

CARRIED

Note:      Councillor Speirs returned to the meeting.

1102      **RZ/028/05, 10583 & 10587 245B Street, RS-2 to RS-1b**

Staff report dated July 19, 2005 recommending that Maple Ridge Zone Amending Bylaw No. 6332-2005 to rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit subdivision into approximately 10 lots be read a first time and forwarded to Public Hearing.

R/05-326                      MOVED by Councillor Dueck  
RZ/028/05                    SECONDED by Councillor Daykin  
BL 6332-2005  
First

**That Maple Ridge Zone Amending Bylaw No. 6332-2005 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 including the deposit of security as outlined in the Agreement;**
- ii.     Park dedication as required;**
- iii.    Inclusion of the site into Sewer Area "A".**

CARRIED

1103      **RZ/065/00, 11676 & 11630 236 Street, RS-3 to RG**

Staff report dated August 16, 2005 recommending that Maple Ridge Official Community Plan Amending Bylaws No. 6119-2003 and Maple Ridge Zone Amending Bylaw No. 6118-2003 to permit a bare land strata subdivision for six lots be read a first time and forwarded to Public Hearing.

R/05-327                      MOVED by Councillor Isaac  
RZ/065/00                    SECONDED by Councillor Harris  
BL 6229-2003  
BL 3118-2003  
First

**That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6119-2003 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6119-2003 be read a first time and be forwarded to Public Hearing; and**

**That Maple Ridge Zone Amending Bylaw No. 6118-2003 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. Consolidation of the development site;**
- ii. Park dedication as required.**

CARRIED

1104      **RZ/017/05, 23379 Kanaka Way, RS-3 to RM-1, R-3 and R-1**

Staff report dated August 22, 2005 recommending that Maple Ridge Official Community Plan Amending Bylaws No. 6344-2005 and Maple Ridge Zone Amending Bylaw No. 6345-2005 be read a first time and forwarded to Public Hearing to permit construction of 27 townhouse units and future subdivision into approximately 40 lots.

R/05-328                      MOVED by Councillor Daykin  
RZ/017/05                    SECONDED by Councillor Isaac  
BL 6344-2005  
BL 6345-2005  
First

**That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6344-2005 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6344-2005 be read a first time and be forwarded to Public Hearing; and**

**That Maple Ridge Zone Amending Bylaw No. 6345-2005 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. Approval from the Ministry of Transport;**
- ii. Approval from the Department of Fisheries and Oceans;**
- iii. Registration of a Rezoning Development Agreement including the deposit of security as outlined in the Agreement;**
- iv. A geotechnical restrictive covenant is required;**
- v. Road and Park dedication as required;**
- vi. Transfer of the land on the south side of the development site adjacent to Kanaka Creek to the GVRD for Kanaka Creek Regional Park.**

CARRIED

***ACTION REQUIRED***

**Staff is to obtain legal advice on whether liability with respect to slope failure rests entirely with the professional engineer who approved the geotechnical report or if there would be some joining of liability with the District.**

**Staff is to provide Council with information on the comments of the School District with respect to this development.**

**1105 VP/054/05, 10300 Industrial Avenue**

Staff report dated August 15, 2005 recommending that qualifying property owners be advised that consideration of VP/054/05 to waive the requirement to underground the overhead utility plant on Industrial Avenue will be considered at the September 13, 2005 Council meeting.

R/05-329  
VP/054/05

MOVED by Councillor Dueck  
SECONDED by Councillor Isaac

**That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/054/05 respecting property located at 10300 Industrial Avenue will be considered by Council at the September 13, 2005 meeting.**

CARRIED

1106     **DP/034/04, 13120 240 Street**

Staff report dated August 17, 2005 recommending that the Municipal Clerk be authorized to sign DP/034/04 to permit subdivision adjacent to Millionaire Creek.

R/05-330  
DP/034/04

MOVED by Councillor Daykin  
SECONDED by Councillor Speirs

**That the Municipal Clerk be authorized to sign and seal DP/034/04 respecting property located at 13120 240 Street.**

CARRIED

1107     **DP/062/02, 23796 116 Avenue**

Staff report dated August 16, 2005 recommending that the Municipal Clerk be authorized to sign DP/062/02 to permit subdivision adjacent to Horseshoe Creek.

R/05-331  
DP/062/02

MOVED by Councillor Dueck  
SECONDED by Councillor Gordon

**That the Municipal Clerk be authorized to sign and seal DP/062/02 respecting property located at 23796 116 Avenue.**

CARRIED

1108     **DP/016/05, 10673 & 10703 248 Street**

Staff report dated August 16, 2005 recommending that the Municipal Clerk be authorized to sign DP/016/05 to permit subdivision adjacent to a tributary to Maggy Creek.

R/05-332                      MOVED by Councillor Isaac  
DP/016/05                    SECONDED by Councillor Harris

**That the Municipal Clerk be authorized to sign and seal DP/016/05 respecting property located at 10673 and 10703 248 Street.**

CARRIED

**1109      Amendments to Maple Ridge Ticket Information System Utilization Bylaw No. 4432-1990**

Staff report dated August 11, 2005 recommending that Bylaw No. 6340-2005 to amend ticket amounts for certain offenses be given first, second and third readings.

The Director of Licenses, Bylaws and Permits provided information on bylaw enforcement and the process for laying charges and collecting fines.

R/05-333                      MOVED by Councillor Dueck  
BL 6340-2005                SECONDED by Councillor Harris  
First, second, third

**That Maple Ridge Ticket Information System Utilization Amending Bylaw No. 6340-2005 be read a first, second and third time.**

CARRIED

**1110      St. Patrick's School Walk-a-thon**

Staff report dated August 5, 2005 recommending that St. Patrick's School be authorized to use municipal streets on Friday, September 30, 2005.

R/05-334                      MOVED by Councillor Daykin  
St. Patrick's School        SECONDED by Councillor Speirs  
Use of streets

**That St. Patrick's School be authorized to use municipal streets for their annual Walk-a-thon on Friday, September 30, 2005 between 9:45 a.m. and 1:00 p.m., provided the conditions outlined in Schedule "A" attached to the staff report dated August 5, 2005 are met.**

CARRIED

1111 **Louis' Leather Shop 5<sup>th</sup> Annual Fundraising Event**

Staff report dated August 5, 2005 recommending that Louis' Leather Shop be authorized to use municipal streets on Sunday, October 2, 2005.

R/05-335                      MOVED by Councillor Isaac  
Louis' Leather Shop      SECONDED by Councillor Dueck  
Use of streets

**That Louis' Leather Shop (the organizer) be authorized to use municipal streets on Sunday, October 2, 2005 from 10:00 a.m. to 5:00 p.m. for their 5<sup>th</sup> Annual Fundraising Event, provided the conditions outlined in Schedule "A" attached to the staff report dated August 5, 2005 are met.**

CARRIED

1112 **License Amending Agreement for Maple Ridge Recycling Services at Maple Ridge Transfer Station**

Staff report dated August 15, 2005 recommending that the Mayor and Municipal Clerk be authorized to sign the amending agreement.

R/05-336                      MOVED by Councillor Isaac  
License Amending        SECONDED by Councillor Speirs  
Agreement  
Recycling

**That the Mayor and Municipal Clerk be authorized to sign and execute the license amending agreement as attached to the staff report titled "License Amending Agreement for Maple Ridge Recycling at the Maple Ridge Transfer Station" dated August 15, 2005.**

CARRIED

1113 **118 Avenue Roadworks Contract Award**

Staff report dated August 19, 2005 recommending that re-allocation of budget funding be approved and that Contract No. E02-010-092, 118 Avenue Roadworks, be awarded to Winvan Paving Ltd.

R/05-337                      MOVED by Councillor Isaac  
118 Ave. Roadworks      SECONDED by Councillor Daykin  
Contract E02-010-092

**That re-allocation of budget funding as requested within the staff report titled "118 Avenue Roadworks Contract Award" dated August 19, 2005 be approved; and further**

**That Contract No. E02-010-092, 118 Avenue Roadworks, be awarded to Winvan Paving Ltd. and that the Mayor and Municipal Clerk be authorized to execute the contract.**

CARRIED

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

**1131 Disbursements for the month ended June 30, 2005**

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

R/05-338                      MOVED by Councillor Daykin  
Disbursements                SECONDED by Councillor Harris  
June 30, 2005

**That the disbursements as listed below for the month ended June 30, 2005 be approved**

<b>General</b>	<b>\$ 5,664,058</b>
<b>Payroll</b>	<b>984,556</b>
<b>Purchase Card</b>	<b><u>110,402</u></b>
<b>Total</b>	<b><u>\$6,759,016</u></b>

CARRIED

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

Staff report dated August 4, 2005 recommending that the disbursements for July 2005 be approved.

R/05-339                      MOVED by Councillor Isaac  
Disbursements                SECONDED by Councillor Speirs  
July 2005

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

<b>General</b>	<b>\$ 20,261,934</b>
<b>Payroll</b>	<b>972,628</b>
<b>Purchase Card</b>	<b><u>78,309</u></b>
<b>Total</b>	<b><u>\$21,312,871</u></b>

CARRIED

**Community Development and Recreation Service**

1151 **Delegation of Authority to enter into Caretaker Contracts**

Staff report dated August 8, 2005 recommending that Maple Ridge and Pitt Meadows Parks & Leisure Services Joint Leisure Services Amending Bylaw No. 6335 to delegate authority for caretaker contracts to staff be given first, second and third reading.

R/05-340                      MOVED by Councillor Daykin  
BL 6335-2005                SECONDED by Councillor Harris  
First, second, third

**That Maple Ridge and Pitt Meadows Parks & Leisure Services Joint Leisure Services Amending Bylaw No. 6335-2005 be read a first, second and third time.**

CARRIED

**Correspondence** – Nil

Other Committee Issues – Nil

1200 ***STAFF REPORTS***

1201 **Local Area Service (LAS) – Grant Application**

Staff report dated August 15, 2005 recommending that the letter attached to the report from the Municipal Engineer to the Provincial Government be endorsed.

R/05-341                      MOVED by Councillor Dueck  
LAS Grant App.             SECONDED by Councillor Isaac  
Letter to Province

**That the letter from the Municipal Engineer to the Province, attached to the staff report titled “Local Area Service (LAS) – Grant Application” dated April 15, 2005 be endorsed.**

CARRIED

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

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

1500     ***QUESTIONS FROM THE PUBLIC***

**Ken Hemminger, Item 1106**

Mr. Hemminger asked why there is no siltation screen along the roadway. The General Manager of Public Works and Development Services noted that the plan had met with approval from the Department of Fisheries & Oceans and suggested that further details on the plan could be provided to Mr. Hemminger. Mr. Hemminger displayed a photo of the site noting that it appears that development has started. He asked why pre-development work has begun when a development permit has not been issued. The General Manager of Public Works and Development Services indicated that staff would have to look into this and get back to Mr. Hemminger. Mr. Hemminger asked why the letter of authority from the developer to the environmental monitor was not included with the report. The Director of Planning advised that the letter may be in the file but is not part of the report. The General Manager of Public Works and Development Services suggested that a meeting be set up with Mr. Hemminger to respond to his questions.

**Bill Archibald, Item 1106**

Mr. Archibald asked why the horse trail is not shown on the map in the report. The Director of Planning explained that horse trails are not normally shown on diagrams for development permit applications but do appear on other maps. The General Manager of Public Works and Development Services suggested that Mr. Archibald meet with staff to view the maps that show horse trails.

1600     ***COUNCILLORS' REPORTS***

**Councillor Speirs**

Councillor Speirs did not give a report.

**Councillor Harris**

Councillor Harris did not give a report.

**Councillor Isaac**

Councillor Isaac did not give a report.

**Councillor Gordon**

Councillor Gordon reported that she had been busy with treaty work during the month of August.

**Councillor Daykin**

Councillor Daykin attended events at Cythera Transition House and the Maple Ridge Library.

**Councillor Dueck**

Councillor Dueck did not give a report.

1700 ***MAYOR'S REPORT***

Mayor Morse indicated that she had attended 15 meetings during the month of August. She advised that TransLink had made a presentation at Council Workshop on their plans for the transit hub behind Haney Place Mall. At that meeting, TransLink was asked to move up the date for introduction of a Braid Street connection route.

1800 ***OTHER MATTERS DEEMED EXPEDIENT***

1900 ***NOTICES OF MOTION***

2000 ***ADJOURNMENT*** - 8:25 p.m.

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K. Morse, Mayor

Certified Correct

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R. Riach, Acting Municipal Clerk