

Corporation of the District of Maple Ridge

***COUNCIL MEETING***

September 27, 2005

The Minutes of the Municipal Council Meeting held on September 27, 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  
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

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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 Duane Goertzen 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/05-365 Minutes September 13, 2005	501 MOVED by Councillor Daykin SECONDED by Councillor Speirs
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**That the minutes of the Regular Council Meeting of September 13, 2005 be adopted as circulated.**

CARRIED

R/05-366 Minutes Public Hearing September 20, 2005	502 MOVED by Councillor Daykin SECONDED by Councillor Speirs
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**That the minutes of the Public Hearing of September 20, 2005 be received.**

CARRIED

R/05-367 Minutes Dev. Agr. Comm. Sept. 16 & 19, 2005	503 MOVED by Councillor Daykin SECONDED by Councillor Speirs
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**That the minutes of the Development Agreements Committee Meetings of September 16 and 19, 2005 be received.**

CARRIED

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

700      ***DELEGATIONS***

701      **ICBC, Community Crash Reduction Challenge, Geoff Butler, Michelle Hargrave**

Mr. Butler and Ms. Hargrave gave a Power Point presentation providing information on ICBC's Community Crash Reduction Challenge. A copy of the presentation was circulated at the meeting.

R/05-368  
ICBC Community  
Crash Reduction  
Challenge

MOVED by Councillor Isaac  
SECONDED by Councillor Gordon

**That the 2005 ICBC Community Crash Reduction Challenge be endorsed and that a letter of support be sent to ICBC.**

CARRIED

800 ***UNFINISHED BUSINESS***

801 **DVP/043/05, 23678 112 Avenue**

To reduce the required lane right of way and the required lane width, to construct the lane with gravel shoulders, to not construct 112 Avenue except for a storm sewer and walkway and to reduce the lot depth for lots fronting Kanaka Way.

R/05-369  
DVP/043/05

MOVED by Councillor Speirs  
SECONDED by Councillor Harris

**That the Municipal Clerk be authorized to sign and seal DVP/043/05 respecting property located at 23678 112 Avenue and 11145 236 Street.**

CARRIED

802 **DVP/034/05, 12258 224 Street**

To vary the minimum setback to a front lot line, the minimum setback to an interior side yard and the maximum height of apartment buildings for the roof peaks at the main entrance.

R/05-370  
DVP/034/05

MOVED by Councillor Isaac  
SECONDED by Councillor Dueck

**That the Municipal Clerk be authorized to sign and seal DVP/034/05 respecting property located at 12258 224 Street.**

CARRIED

900 ***CORRESPONDENCE*** - Nil

1000 ***BY-LAWS***

Note Councillor Speirs was excused from item 1001 as he is employed in the liquor industry.

1001 **RZ/010/05, 21735 and 21755 Lougheed Highway  
Maple Ridge Official Community Plan Amending Bylaw No. 6322-2005**  
To discharge Restrictive Covenants to allow for the construction of a  
Neighborhood Pub and Licensee Retail Store and to include the site into  
Development Permit Area XXXVII(3)  
Second and third reading

R/05-371 MOVED by Councillor Daykin  
RZ/010/05 SECONDED by Councillor Isaac  
BL 6322-2005  
Second, third

**That Maple Ridge Official Community Plan Amending Bylaw  
No. 6322-2005 be read a second and third time.**

The Director of Planning advised that the retention of the maple trees on the site would be addressed during the development permit application process.

CARRIED

***ACTION REQUIRED***

**Staff is to provide an update to Council on the heritage tree program.**

Note: Councillor Speirs returned to the meeting.

1002 **RZ/028/05, 10583 & 10587 245B Street  
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 a subdivision into  
approximately 10 residential lots.  
Second and third reading

R/05-372 MOVED by Councillor Gordon  
RZ/028/05 SECONDED by Councillor Dueck  
BL 6332-2005  
Second, third

**That Maple Ridge Zone Amending Bylaw No. 6332-2005 be  
read a second and third time.**

CARRIED

1003 **RZ/065/00, 11630 & 11676 236 Street**

- 1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6119-2003**  
To designate from Single Family Residential (15,18,30 units per net hectare) and Conservation to Single Family Residential (15,18,30 units per net hectare) and Conservation and to include the site into Development Permit Area XXXVIII(6)  
Second and third reading

R/05-373  
RZ/065/00  
BL 6119-2003  
Second, third

MOVED by Councillor Daykin  
SECONDED by Councillor Speirs

**That Maple Ridge Official Community Plan Amending Bylaw No. 6119-2003 be read a second and third time.**

CARRIED

- 1003.2 **Maple Ridge Zone Amending Bylaw No. 6118-2003**  
To rezone from RS-3 (One Family Rural Residential) to RG (Group Housing Zone) to permit a bare land strata subdivision for six lots  
Second and third reading

R/05-374  
RZ/065/00  
Second, third

MOVED by Councillor Isaac  
SECONDED by Councillor Daykin

**That Maple Ridge Zone Amending Bylaw No. 6118-2003 be read a second and third time.**

CARRIED

1004 **RZ/017/05, 23379 Kanaka Way**

- 1004.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6344-2005**  
To designate from Single Family Residential (15 units per net hectare) and Conservation to Compact Housing (40 units per net hectare) and Conservation and to include the site into Development Permit Area XLI(23) and XXI(35).  
Second and third reading

R/05-375  
RZ/017/05  
BL 6344-2005  
Second, third

MOVED by Councillor Daykin  
SECONDED by Councillor Harris

**That Maple Ridge Official Community Plan Amending Bylaw No. 6344-2005 be read a second and third time.**

The General Manager Public Works and Development Services indicated that staff is aware of the geotechnical history of this area and any design for this site must be accompanied by detailed drawings signed and sealed by a geotechnical engineer. Retaining wall designs must be signed and sealed by a structural engineer.

The Director of Planning provided information on the development of Kanaka Way. She advised that when it was first developed property owners were asked to dedicate property for the roadway and the District took on the expense of developing Kanaka Way. That program is no longer offered and it is now the responsibility of developers to make the necessary improvements. The individual who questioned this at Public Hearing chose not to participate in the program when it was offered.

The Director of Planning advised that the detailed geotechnical reports would be presented during the subdivision or building stage of development.

CARRIED

1004.2 **Maple Ridge Zone Amending Bylaw No. 6345-2005**

To rezone from RS-3(One Family Rural Residential) to R-3(Special Amenity Residential District), RM-1(Townhouse Residential) and R-1(Residential District) to permit the construction of 27 townhouse units and future subdivision into approximately 40 residential lots.

Second and third reading

R/05-376  
RZ/017/05  
BL 6345-2005  
Second, third

MOVED by Councillor Dueck  
SECONDED by Councillor Isaac

**That Maple Ridge Zone Amending Bylaw No. 6345-2005 be read a second and third time.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

1100 ***COMMITTEE OF THE WHOLE***

1101 **Minutes**

R/05-377                      MOVED by Councillor Daykin  
Minutes COW                SECONDED by Councillor Gordon  
Sept. 12 & 19, 2005

**That the Minutes of the Committee of the Whole Meetings of  
September 12 and 19, 2005 be received.**

CARRIED

**Public Works and Development Services**

1101 **VP/053/05, 11534 – 239A Street**

Staff report dated September 6, 2005 recommending that the Municipal Clerk be authorized to notify property owners that VP/053/05 to reduce the rear lot line setback and to increase the lot coverage will be considered by Council at the October 11, 2005 Council meeting.

R/05-378                      MOVED by Councillor Gordon  
VP/053/05                    SECONDED by Councillor Dueck

**That the Municipal Clerk be authorized to notify qualifying  
property owners that approval of VP/053/05 respecting  
property located at 11534 239A Street will be considered by  
Council at the October 11, 2005 meeting.**

CARRIED

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

**Community Development and Recreation Service**

1151 **Amendments to Parks Bylaw**

Staff report dated September 9, 2005 recommending that Maple Ridge Parks Regulation Amending Bylaw No. 6357-2005 to prohibit possession of drug paraphernalia in a public place and to prohibit defecation and urination in or on a public place be given three readings.

R/05-379                      MOVED by Councillor Isaac  
BL 6357-2005                SECONDED by Councillor Daykin  
First, second, third

**That Maple Ridge Parks Regulation Amending Bylaw No. 6357-2005 be read a first, second and third time.**

The General Manager Community Development, Parks and Recreation provided information on the availability of public toilet facilities at municipal parks and the leisure centre.

The General Manager of Public Works and Development Services indicated that plans for the new transit hub in Maple Ridge include washroom facilities for transit drivers only. He suggested that this could be addressed with TransLink.

CARRIED

1152 **Amendments to Maple Ridge Ticket Information System Utilization Bylaw No. 4432-1990**

Staff report dated September 13, 2005 recommending that Maple Ridge Ticket Information System Utilization Amending Bylaw No. 6358-2005 to include ticket information under the Parks Regulation Bylaw be given three readings.

R/05-380                      MOVED by Councillor Isaac  
BL 6358-2005                SECONDED by Councillor Harris  
First, second, third

**That Maple Ridge Ticket Information System Utilization Amending Bylaw No. 6358-2005 be read a first, second and third time.**

CARRIED

**Correspondence** - Nil

**Other Committee Issues** - Nil

1200 ***STAFF REPORTS***

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

Mayor Morse announced that the pilot program for municipal bylaw courts has been successfully completed on the North Shore and the District has the necessary information to apply for the program. She provided an update on the sessions she attended at the Union of British Columbia Municipalities Convention.

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

The Municipal Clerk announced the release of the following item from the September 19, 2005 Closed Council Meeting:

**Municipal Appointment to the Board of Variance**

1500 ***QUESTIONS FROM THE PUBLIC***

**Peter Barnes**

Mr. Barnes spoke of the need to provide public washroom facilities in the downtown area particularly at Peace Memorial Park. He asked if the Leisure Center permits public use of the washrooms. The General Manager Community Development, Parks and Recreation advised that use is permitted.

1600 ***COUNCILLORS' REPORTS***

**Councillor Daykin**

Councillor Daykin attended Rivers Day.

**Councillor Gordon**

Councillor Gordon distributed and reviewed an update on First Nation treaty negotiations from the workshops at the UBCM Convention. She attended the poetry series at the Act.

**Councillor Dueck**

Councillor Dueck attended a Social Planning Advisory Committee meeting.

**Councillor Speirs**

Councillor Speirs attended Rivers Day and a meeting of the Alouette Management Committee. He invited the public to participate in the Committee's water use planning meetings started October 11 in Council Chambers. He provided information on the backyard fruit tree program.

**Councillor Isaac**

Councillor Isaac attended Rivers Day and Whonnock Lake Days. She advised that volunteers are needed for the Christmas Festival and asked that anyone interested call her.

**Councillor Harris**

Councillor Harris attended an E-Comm meeting and spoke of the importance of the role of dispatchers. He viewed the proposed plans for the Maple Ridge Museum and indicated that the process would be starting soon.

1700 ***MAYOR'S REPORT***

Mayor Morse attended Rivers' Day and Whonnock Lake Days. She noted that the first plantings of 300,000 trees took place at Rivers Day. She asked that staff prepare a report on this program for the next Council meeting. She advised that the District is trying to arrange a meeting with Attorney General Wally Oppal to discuss the need for harsher penalties for criminals. She encouraged the public to learn more about First Nations treaty negotiations as this will affect all property owners. She announced that Council will be holding Community Forums once a month from 7:00 p.m. to 8:00 p.m. in conjunction with Public Hearings. The first meeting is October 18. The public is encouraged to submit questions in advance to allow staff time to research the issue and provide answers at the Forum.

***ACTION REQUIRED***

**Staff is to prepare a report on the tree planting program.**

1800     ***OTHER MATTERS DEEMED EXPEDIENT***

1900     ***NOTICES OF MOTION***

2000     ***ADJOURNMENT*** - 8:06 p.m.

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K. Morse, Mayor

Certified Correct

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T. Fryer, Municipal Clerk