

Corporation of the District of Maple Ridge

COUNCIL MEETING

October 11, 2005

The Minutes of the Municipal Council Meeting held on October 11, 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***

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

400 ***APPROVAL OF THE AGENDA***

The agenda was approved as circulated.

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

R/05-382 501
Minutes MOVED by Councillor Gordon
September 27, 2005 SECONDED by Councillor Daykin

**That the minutes of the Regular Council Meeting of
September 27, 2005 be adopted as circulated.**

CARRIED

R/05-383 502
Minutes MOVED by Councillor Gordon
Dev. Ag. Comm. SECONDED by Councillor Daykin
Sept. 23, 26, 28, 2005

**That the minutes of the Development Agreements Committee
Meetings of September 23 (3), 26 (2) and 28, 2005 be received.**

CARRIED

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

601 **2005 Solicitor General's Community Safety and Crime Prevention
Awards, Community Group/Organization, Maple Ridge Crystal Meth
Task Force**

Mary Robson provided information on the Maple Ridge Crystal Meth Task
Force and presented the 2005 Solicitor General's Community Safety and
Crime Prevention Award to the District.

602 **Presentation to the Maple Ridge Arts Centre, Epic Homes, Ryan Connolly**

Ryan Connolly, Epic Homes, presented a cheque in the amount of \$20,000 to
Sharon Birch, President, Maple Ridge and Pitt Meadows Community Arts
Council.

603 **Community Safety Stars, Fire Department, Timo Juurakko**

Timo Juurakko presented Community Safety Star Awards to:

- Tim Little
- Debbie Diersch
- Debbie MacRae

700 ***DELEGATIONS*** - Nil

800 ***UNFINISHED BUSINESS***

801 **VP/053/05, 11534 239A Street**

To reduce the rear lot line setback and increase the lot coverage for a constructed deck/carport.

The Municipal Clerk advised that correspondence was received from James and Jennifer Mise expressing opposition to the application.

R/05-384 MOVED by Councillor Dueck
DVP/053/05 SECONDED by Councillor Daykin

That the Municipal Clerk be authorized to sign and seal DVP/053/05 respecting property located at 11534 239A Avenue.

CARRIED

900 ***CORRESPONDENCE*** - Nil

1000 ***BY-LAWS***

Bylaws for final reading

1001 **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

Final reading

R/05-385 MOVED by Councillor Isaac
BL 6357-2005 SECONDED by Councillor Dueck
Final

That Maple Ridge Parks Regulation Amending Bylaw No. 6357-2005 be reconsidered and adopted.

CARRIED

1002 **Maple Ridge Ticket Information System Utilization Amending Bylaw No. 6358-2005**

To include new offences from the Maple Ridge Parks Regulation Amending Bylaw No. 6357-2005 into the municipal ticket system
Final reading

R/05-386 MOVED by Councillor Gordon
BL 6358-2005 SECONDED by Councillor Harris
Final

That Maple Ridge Ticket Information System Utilization Amending Bylaw No. 6358-2005 be reconsidered and adopted.

CARRIED

Note: Councillor Speirs was excused from item 1003 as he is employed in the liquor industry.

1003 **RZ/010/05, 21735 and 21755 Lougheed Highway
Maple Ridge Official Community Plan Amending Bylaw No. 6322-2005**

Staff report dated September 28, 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)
Final reading

R/05-387 MOVED by Councillor Isaac
RZ/010/05 SECONDED by Councillor Dueck
BL 6322-2005
Final

That Maple Ridge Official Community Plan Amending Bylaw No. 6322-2005 be reconsidered and adopted and further

That Restrictive Covenant No. T51724 and No. T51725 be discharged.

CARRIED

Note: Councillor Speirs returned to the meeting.

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 ***COMMITTEE OF THE WHOLE***

1101 **Minutes**

R/05-388
Minutes
October 3, 2005

MOVED by Councillor Isaac
SECONDED by Councillor Daykin

That the Minutes of the Committee of the Whole Meeting of October 3, 2005 be received.

CARRIED

Public Works and Development Services

1102 **AL/071/05, Application for Subdivision within the Agricultural Land Reserve, 26892 108 Avenue**

Staff report dated September 22, 2005 recommending that AL/071/05, an application for a 7 lot subdivision within the Agricultural Land Reserve, be authorized to proceed to the Agricultural Land Commission.

R/05-387
AL/071/05
Proceed to ALC

MOVED by Councillor Harris
SECONDED by Councillor Daykin

That application AL/071/05 for property located at 26892 108th Avenue be authorized to proceed to the Agricultural Land Commission for further consideration.

CARRIED

1103 **Processing of Development Applications During Official Community Plan Adoption**

Staff report dated September 26, 2005 recommending that Resolution R/05-235 no longer apply to the processing of amendments to Maple Ridge Official Community Plan Bylaw No. 5434-1996.

R/05-388
Rescind resolution
R/05-235

MOVED by Councillor Daykin
SECONDED by Councillor Isaac

That Resolution R/05-235 no longer apply to the processing of amendments to Maple Ridge Official Community Plan Bylaw No. 5434-1996.

CARRIED

1104 **RZ/084/05, Maple Ridge Town Centre**

Staff report dated September 27, 2005 recommending that Maple Ridge Zone Amending Bylaw No. 6354-2005 to remove the requirement for ground level commercial development in some locations in the Town Centre be given first reading and be forwarded to Public Hearing.

R/05-389
RZ/084/05
BL 6354-2004
First

MOVED by Councillor Dueck
SECONDED by Councillor Daykin

That Maple Ridge Zone Amending Bylaw No. 6354-2004 be read a first time and be forwarded to Public Hearing; and further

That approval from the Ministry of Transportation is required prior to final adoption.

CARRIED

Note: Councillor Speirs was excused from item 1105 as he is employed in the liquor industry.

1105 **Transfer of Liquor License – Best Western Lodge**

Staff report dated September 27, 2005 recommending that the transfer of the existing liquor license and increased capacity from 21735 to 21755 Lougheed Highway be supported.

R/05-390
Transfer of License
Best Western

MOVED by Councillor Daykin
SECONDED by Councillor Harris

Whereas public meetings were advertised and held on July 5, 2005 and September 20, 2005 inviting residents to comment on the proposed transfer of the liquor license and construction of a neighbourhood bar/grill and liquor retail store; and

Whereas five residents attended the July 5, 2005 meeting and were concerned with ensuring the building was designed in such a fashion as to limit noise generation and three letters were received from area residents in opposition of the transfer of the license and no residents spoke in opposition to the proposal at the public hearing held on September 20, 2005; and

Whereas the R.C.M.P. has no objections to the transfer of the liquor license with increased capacity but is mindful of the additional traffic and potential alcohol related offences that such an establishment may bring; and

Whereas Bylaw Enforcement staff are satisfied that the preliminary design of the facility includes measures to reduce noise generation from the establishment including retractable windows in the patio areas, provides appropriate on site parking and amends the current operating hours of the liquor license to see a closing time of 1:00 a.m. as opposed to 2:00 a.m. on Mondays to Saturdays and retains the 12:00 a.m. closing time on Sundays; and

Whereas the maximum patron capacity of the licensed area of the bar/grill and associated patio areas is no more than 160 with an additional maximum of 20 employees;

THEREFOR BE IT RESOLVED THAT the District of Maple Ridge Council supports the transfer of the existing liquor license and increased capacity from 21735 to 21755 Lougheed Highway.

CARRIED

Note: Councillor Speirs returned to the meeting.

1106 24th Annual Haney-Harrison Road Relay

Staff report dated September 9, 2005 recommending that BC Road Running be authorized to use municipal streets on Saturday, November 5, 2005 for the 24th Annual Haney-Harrison Road Relay.

R/05-391
BC Road Running
Use of streets

MOVED by Councillor Daykin
SECONDED by Councillor Harris

That BC Road Running, a Division of BC Athletics, be authorized to use municipal streets on Saturday, November 5, 2005 for the 24th Annual Haney-Harrison Road Relay, provided the conditions outlined in Schedule "A" attached to the staff report dated September 9, 2005 are met.

CARRIED

Financial and Corporate Services (including Fire and Police)

Note: Councillor Daykin was excused from the meeting as he serves on the Board of Directors of one of the applicants.

1131 2006 Permissive Tax Exemption

Staff report dated September 12, 2005 recommending that Maple Ridge Tax Exemption Bylaw No. 6346-2005 be given three readings and that the applications for St. John Ambulance and One Way Club Society be denied.

R/05-392
BL 6346-2005
First, second, third

MOVED by Councillor Isaac
SECONDED by Councillor Harris

That Maple Ridge Tax Exemption Bylaw No. 6346-2005 be read a first, second and third time; and

That the application for a Permissive Tax Exemption by the St. John Ambulance be denied; and further

That the application for a Permissive Tax Exemption by the One Way Club Society be denied.

The General Manager Corporate and Financial Services explained that those applicants who don't meet the criteria for a tax exemption are automatically considered for grant.

CARRIED

1132 Maple Ridge Community Heritage Commission Amending Bylaw No. 6356-2005

The Municipal Clerk announced that this item was withdrawn from the agenda.

1133 **Inclusion Into Sewer Area “A”, 23981 Dewdney Trunk Road**

Staff report dated September 19, 2005 recommending that Maple Ridge Sewer Area “A” Sewerage Works Construction and Loan Authorization Amending Bylaw No. 6359-2005 to include the subject property into Sewer Area “A” be given three readings.

R/05-393 MOVED by Councillor Gordon
BL 6359-2005 SECONDED by Councillor Daykin
First, second, third

That the report dated September 19, 2005 be received, noting that it is reported therein that the petition to include the property located at 23981 Dewdney Trunk Road in Sewer Area “A” is sufficient and valid; and further

That Maple Ridge Sewer Area “A” Sewerage Works Construction and Loan Authorization Amending Bylaw No. 6359-2005 be read a first, second and third time.

CARRIED

1134 **Banking Agreement**

Staff report dated September 27, 2005 recommending that the term of the current Banking Agreement be extended to June 30, 2006.

R/05-394 MOVED by Councillor Daykin
Banking Agreement SECONDED by Councillor Dueck
TD Canada Trust

That the term of the current Banking Agreement with TD Canada Trust be extended to June 30, 2006.

CARRIED

Community Development and Recreation Service

1151 **Fraser Valley Regional Library Funding Formula**

Staff report dated September 26, 2005 recommending that the Fraser Valley Regional Library new funding formula be approved.

R/05-395
FVRL Funding
Formula

MOVED by Councillor Daykin
SECONDED by Councillor Isaac

That the new funding formula proposed by the Fraser Valley Regional Library in their letter dated September 22, 2005 be endorsed.

Councillor Daykin explained the new formula and advised that under this formula the assessment for Maple Ridge will be reduced by \$100,000.

CARRIED

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***

Pitt Meadows Airport Society Special Resolution (*from the September 19, 2005 Closed Council meeting*)

Sale of Properties at Corner of 264 St. & 116 Avenue (*from the November 29, 2004 Closed Council meeting*)

Sale of Property at 12339 Hillside St. (*from the December 20, 2004 Closed Council meeting*)

1500 ***QUESTIONS FROM THE PUBLIC***

Dave Weloy

Mr. Weloy thanked Council and his neighbours for their support of his Development Variance Permit application.

1600 ***COUNCILLORS' REPORTS***

Councillor Gordon

Councillor Gordon gave an update on Treaty negotiations and provided information on the local Food Coalition's challenge to "eat local" on World Food Day.

Councillor Isaac

Councillor Isaac attended the Annual General Meeting of the Arts Council and announced that the Council has changed its name to Maple Ridge and Pitt Meadows Community Arts Council. She also attended an exercise of the Emergency Operations Centre.

Councillor Speirs

Councillor Speirs congratulated organizers of Farmers Market and spoke of his concerns with the environmental impact of run-off into Millionaires Creek.

Councillor Harris

Councillor Harris attended a meeting of the Community Heritage Commission.

Councillor Dueck

Councillor Dueck attended the Union of British Columbia Municipalities Convention, a meeting of the Social Planning Advisory Committee and the Candidates Information Meeting.

Councillor Daykin

Councillor Daykin attended a seminar at the Union of British Columbia Municipalities Convention titled "Creating a Violence Free Community" and suggested that Council discuss this program at an upcoming Council Workshop. He announced that there would be a Parent Resource Fair at Haney Place Mall on November 19, 2005.

1700 ***MAYOR'S REPORT***

Mayor Morse reminded the public of the following events: ICBC Crash Reduction Month; and the Haunted House and Halloween Fireworks Display at the Fair Grounds.

1800 ***OTHER MATTERS DEEMED EXPEDIENT***

1900 ***NOTICES OF MOTION***

2000 ***ADJOURNMENT*** - 8:00 p.m.

K. Morse, Mayor

Certified Correct

T. Fryer, Municipal Clerk