

Corporation of the District of Maple Ridge

***COUNCIL MEETING***

October 25, 2005

The Minutes of the Municipal Council Meeting held on October 25, 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/Chief Election Officer  
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  
***Other Staff as Required***  
R. Laferriere, Business Retention & Expansion Officer  
C. Goddard, Manager Development and Environmental  
Services

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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 Greg Dalman conducted the Opening Prayers.

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

The Municipal Clerk advised of the addition of the following items to the agenda:

1201 **Downtown Core Project – Refinancing TD/MCAP Debt**

1301 **Economic Development Update, Business Retention & Expansion Officer**

1302 **Smart Growth in Action, Manager Development and Environmental Services**

400 ***APPROVAL OF THE AGENDA***

The agenda was approved with the additional items.

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

R/05-400  
Minutes  
Regular Council  
October 11, 2005

501  
MOVED by Councillor Daykin  
SECONDED by Councillor Isaac

**That the minutes of the Regular Council Meeting of October 11, 2005 be adopted as circulated.**

CARRIED

R/05-401  
Minutes  
Public Hearing  
October 18, 2005

502  
MOVED by Councillor Daykin  
SECONDED by Councillor Isaac

**That the minutes of the Public Hearing of October 18, 2005 be received.**

CARRIED

R/05-402  
Minutes  
Dev. Agr. Comm.  
October 5 & 13, 2005

504  
MOVED by Councillor Daykin  
SECONDED by Councillor Isaac

**That the minutes of the Development Agreements Committee Meetings of October 5 and 13, 2005 be received.**

CARRIED

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

601      **2005 Local Government Election, Chief Election Officer**

The Chief Election Officer gave a Power Point presentation providing information on the 2005 Local Government Election.

700      ***DELEGATIONS***

701      **Best Recyclers of 2005, Ridge Meadows Recycling Society, Carol Botting**

Carol Botting, President, Ridge Meadows Recycling Society presented the following Best Recycler Awards:

Best Residential Recycler	Jacquie Dowhaniuk
Best Multi –Family Recycler	Terry Barrow, River Gardens Apartment Complex
Best School Recycler	Meadowridge School
Best Business Recycler	Friends in Need Food Bank
Waste Reduction Award	Hilda Emery

702      **Kanaka Education and Environmental Partnership Society, Ross Davies**

Ross Davies gave a Power Point Presentation providing information on the education programs offered by the Society.

800      ***UNFINISHED BUSINESS*** - Nil

900      ***CORRESPONDENCE*** - Nil

1000     ***BY-LAWS***

Note: Councillor Daykin was excused from item 1001 as he serves on the Board of Directors of one of the applicants.

- 1001     **Maple Ridge Tax Exemption Bylaw No. 6346-2005**  
          To exempt from taxation certain properties within the Municipality  
          Final reading

R/05-403                    MOVED by Councillor Isaac  
BL 6346-2005                SECONDED by Councillor Harris  
Final reading

**That Maple Ridge Taxation Exemption Bylaw No. 6346-2005  
be reconsidered and adopted.**

CARRIED

Note:     Councillor Daykin returned to the meeting

- 1002     **Maple Ridge Sewer Area “A” Sewerage Works Construction and Loan  
Authorization Amending Bylaw No. 6359-2005**  
          To include property at 23981 Dewdney Trunk Road into Sewer Area “A”  
          Final reading

R/05-404                    MOVED by Councillor Isaac  
BL 6359-2005                SECONDED by Councillor Daykin  
Final reading

**That Maple Ridge Sewer Area “A” Sewerage Works  
Construction and Loan Authorization Amending Bylaw No.  
6359-2005 be reconsidered and adopted.**

CARRIED

- 1003     **RZ/030/04, 23853 Dewdney Trunk Road**  
          Staff report dated October 12, 2005 recommending final reading.
- 1003.1   **Maple Ridge Official Community Plan Amending Bylaw No. 6241-2004**  
          To amend Schedule “B” of the Official Community Plan from Service  
          Commercial to Community Commercial and Compact Housing (40 units per  
          net hectare) and to amend Schedules “A” and “H” of the Official Community  
          Plan to include the site into Development Area VIII(12) and XXXIV(4)  
          Final reading

R/05-405  
RZ/030/04                    MOVED by Councillor Speirs  
BL 6241-2004                SECONDED by Councillor Harris  
Final reading

**That Maple Ridge Official Community Plan Amending Bylaw  
No. 6241-2004 be reconsidered and adopted.**

CARRIED

1003.2 **Maple Ridge Zone Amending Bylaw No. 6242-2004**

To rezone from RS-3 (One Family Rural Residential) to C-2 (Community Commercial) and RM-1 (Townhouse Residential) to allow a mixed development including 2 commercial buildings fronting Dewdney Trunk Road and 8 detached bare-land strata units fronting 238B Street  
Final reading

R/05-406

RZ/030/04

BL 6242-2004

Final reading

MOVED by Councillor Daykin  
SECONDED by Councillor Isaac

**That Maple Ridge Zone Amending Bylaw No. 6242-2004 be reconsidered and adopted.**

CARRIED

1004 **RZ/104/03, 12212 228 Street**

Staff report dated October 19, 2005 recommending final reading.

**Maple Ridge Zone Amending Bylaw No. 6243-2004**

To rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit future subdivision into four parcels  
Final reading

R/05-407

RZ/104/03

BL 6243-2004

Final reading

MOVED by Councillor Gordon  
SECONDED by Councillor Speirs

**That Maple Ridge Zone Amending Bylaw No. 6243-2004 be reconsidered and adopted.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

1100 ***COMMITTEE OF THE WHOLE***

1101 ***Minutes***

R/05-408

Minutes

Committee of Whole

October 17, 2005

MOVED by Councillor Dueck  
SECONDED by Councillor Gordon

**That the minutes of the Committee of the Whole meeting of October 17, 2005 be received.**

CARRIED

**Public Works and Development Services**

**1101 RZ/049/05, 11657 Ritchie Avenue, RS-1 to CD-1-00**

Staff report dated September 26, 2005 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6336-2005 and Maple Ridge Zone Amending Bylaw No. 6337-2005 to permit construction of a seniors assisted living apartment be read a first time and be forwarded to Public Hearing.

R/05-409

RZ/049/05

BL 6336-2005

BI 6337-2005

First reading

MOVED by Councillor Isaac  
SECONDED by Councillor Daykin

**That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6336-2005 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6336-2005 be read a first time and be forwarded to Public Hearing; and**

**That Maple Ridge Zone Amending Bylaw No. 6337-2005 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 Transportation;**
- ii. Amendment to Schedule “B” of the Official Community Plan;**
- iii. Amendment to Schedules “A” & “H” of the Official Community Plan;**
- iv. A registration of a geotechnical restrictive covenant which addresses the suitability of the site for the proposed development;**
- v. Park dedication as required;**
- vi. Registration of a restrictive covenant restricting the use of the apartment for seniors; and**

- vii. **Final adoption of Bylaw No. 6337-2005 to take place concurrently with the final approval of Development Permit Application DP/049/05.**

CARRIED

1102 **RZ/091/04, Lot 2, Section 28, Township 12, Plan LMP35466, 133 Avenue & 236 Street, RS-3 and C-5 to R-1**

Staff report dated September 29, 2005 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6347-2005 and Maple Ridge Zone Amending Bylaw No. 6348-2005 to remove the subject property from Development Permit Areas XXI and XXXI and to rezone from RS-3 (One Family Rural Residential) and C-5 (Village Centre Commercial) to R-1 (Residential District) to allow future subdivision into approximately 51 lots.

R/05-410  
RZ/091/04  
BL 6347-2005  
BL 6348-2005  
First reading

MOVED by Councillor Dueck  
SECONDED by Councillor Daykin

**That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6347-2005 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6347-2005 be read a first time and be forwarded to Public Hearing; and**

**That Maple Ridge Zone Amending Bylaw No. 6348-2005 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. Registration of a Rezoning Development Agreement including the deposit of security as outlined in the Agreement; and**
- ii. Submission of a subdivision application to create the new R-1 lots.**

CARRIED

**1103 CU/047/04, 20542 Dewdney Trunk Road**

Staff report dated October 6, 2005 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6351-2005 to designate the property as a Temporary Commercial Use Permit Area be read a first time and be forwarded to Public Hearing and that after final adoption the Municipal Clerk be authorized to notify qualifying property owners that consideration of CU/047/04 will be considered by Council at a subsequent meeting.

R/05-411

BL 6351-2005

First reading

CU/047/04

Notify owners

MOVED by Councillor Isaac  
SECONDED by Councillor Harris

**That Maple Ridge Official Community Plan Amending Bylaw No. 6351-2005 be read a first time and be forwarded to Public Hearing; and**

**That after final adoption of Maple Ridge Official Community Plan Amending Bylaw No. 6351-2005, the Municipal Clerk be authorized to notify qualifying property owners that approval of CU/47/04 respecting property located at 20542 Dewdney Trunk Road will be considered by Council at a subsequent Council meeting.**

CARRIED

**1104 RZ/052/05, 12229 & 12241 224 Street, RM-2 to CD-1-00**

Staff report dated October 12, 2005 recommending that Maple Ridge Zone Amending Bylaw No. 6360-2005 to permit construction of a congregate care/apartment for seniors be read a first time and be forwarded to Public Hearing.

R/05-412

RZ/052/05

BL 6360-2005

First reading

MOVED by Councillor Daykin  
SECONDED by Councillor Isaac

**That Maple Ridge Zone Amending Bylaw No. 6360-2005 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. Registration of a Rezoning Development Agreement including the deposit of security as outlined in the Agreement;**
- ii. A geotechnical report which addresses the suitability of the site for the proposed development;**
- iii. Removal of the existing buildings;**
- iv. Registration of a restrictive covenant restricting the use of the apartment for seniors; and**
- v. Final adoption of Bylaw No. 6360-2005 to take place concurrently with final approval of Development Permit application DP/052/05.**

CARRIED

**1105 DP/060/05, VP/060/05, 12238 224 Street**

Staff report dated October 6, 2005 recommending that the Municipal Clerk be authorized to notify qualifying property owners that VP/060/05 will be considered at the November 8, 2005 meeting and that the Municipal Clerk be authorized to sign DP/060/05 subject to approval of VP/060/05.

R/05-413  
DP/060/05  
VP/060/05

MOVED by Councillor Daykin  
SECONDED by Councillor Harris

**That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/060/05 respecting property located at 12238 224 Street will be considered by Council at the November 8, 2005 meeting; and further**

**That the Municipal Clerk be authorized to sign and seal DP/060/05 respecting property located at 12238 224 Street subject to approval of VP/060/05.**

CARRIED

Note: Councillor Speirs was excused from discussion of item 1106 as he is employed in the liquor industry and the proposed amendments to the Heritage Commercial H-1 Zone would provide the Billy Miner Pub with the ability to apply to be a licensed retail store.

**1106 RZ/085/05, Housekeeping Amendment to Zoning Bylaw No. 3510-1985**

Staff report dated October 12, 2005 recommending that Maple Ridge Zone Amending Bylaw No. 6355-2005 be read a first time and be forwarded to Public Hearing.

R/05-414  
RZ/085/05  
BL 6355-2005  
First reading

MOVED by Councillor Isaac  
SECONDED by Councillor Daykin

**That Maple Ridge Zone Amending Bylaw No. 6355-2005 be read a first time and be forwarded to Public Hearing; and further**

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

CARRIED

Note: Councillor Speirs returned to the meeting

**1107 SD/122/2002, Maple Ridge Development Cost Charge Reserve Fund Expenditure Bylaw No. 6325-2005**

Staff report dated September 30, 2005 recommending that the subject bylaw to authorize expenditures to refund an overpayment of development costs charges be given three readings.

R/05-415  
SD/122/2002  
BL 6325-2005  
First, second, third

MOVED by Councillor Daykin  
SECONDED by Councillor Isaac

**That Maple Ridge Development Cost Charge Reserve Fund Expenditure Bylaw No. 6325-2005 be read a first, second and third time.**

CARRIED

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

**1131 Maple Ridge Community Heritage Commission Amending Bylaw No. 6356-2005**

Staff report dated October 7, 2005 recommending that the Community Heritage Commission bylaw be amended to include a youth member appointment.

R/05-416  
BL 6356-2005  
First, second, third

MOVED by Councillor Gordon  
SECONDED by Councillor Dueck

**That Maple Ridge Community Heritage Commission Amending Bylaw No. 6356-2005 be read a first, second and third time.**

CARRIED

**Community Development and Recreation Service** - Nil

**Correspondence** - Nil

**Other Committee Issues** - Nil

1200 **STAFF REPORTS**

1201 **Downtown Core Project – Refinancing TD/MCAP Debt**

Staff report dated October 24, 2005 recommending that staff be directed to arrange long term financing through the Municipal Finance Authority for the MCAP debt that matures November 1, 2006.

R/05-417  
Downtown Core  
MCAP Refinancing

MOVED by Councillor Isaac  
SECONDED by Councillor Dueck

**That staff be directed to arrange long term financing through the Municipal Finance Authority for the MCAP debt that matures November 1, 2006.**

CARRIED

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

1301     **Economic Development Update, Business Retention & Expansion Officer**

The Business Retention & Expansion Officer gave a Power Point presentation providing an update on progress to date, ongoing projects, downtown revitalization and the Urban Development Institute tour.

1302     **Smart Growth in Action, Manager Development and Environmental Services**

The Manager Development and Environmental Services gave a Power Point presentation providing an update on development proposals and prospects in the Town Centre.

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

1500     ***QUESTIONS FROM THE PUBLIC***

**Peter Barnes**

Mr. Barnes asked if leasing rates charged at the Office Tower are comparable to Vancouver rates or to suburban rates. The General Manager Community Development, Parks and Recreation did not have that information readily available but he indicated that space is being leased so his assumption is that the rates are competitive. Mr. Barnes asked that he be provided with that comparison.

**Jacques Richard**

Mr. Richard referred to a survey of lower mainland municipalities which indicated that Maple Ridge has the lowest fees and costs for rezoning but is the slowest in approving development. He asked if there is a way to improve the time it takes to process development applications. The Director of Planning advised that Maple Ridge did improve its ranking this year to 5<sup>th</sup> position in that category.

1600 ***COUNCILLORS' REPORTS***

***Councillor Speirs***

Councillor Speirs attended the KEEPS Return of the Salmon event, meetings of the Alouette Management Committee, the Grand Opening of the Eagles Hall and a meeting at the UBC Research Forest.

***Councillor Dueck***

Councillor Dueck attended the Opening of the Eagles Hall and the KEEPS Return of the Salmon event.

***Councillor Gordon***

Councillor Gordon gave an update on her work with the Lower Mainland Treaty Advisory Committee. She attended a variety of events at The Act.

***Councillor Harris***

Councillor Harris attended the Farmers' Market at the United Church, the 10<sup>th</sup> Anniversary of Holyrood Manor and the RCMP Appreciation Service at the Baptist Church.

***Councillor Daykin***

Councillor Daykin provided an update on the activities of the Economic Development Commission and information on the annual Maple Ridge Library book sale in November.

***Councillor Isaac***

Councillor Isaac offered her congratulations to the Lions Club and to Dr. Auersperg for the recognition they received from the Maple Ridge Hospital Foundation. She attended the launch of Fire Prevention Week and reminded the public to drive safely on Halloween.

1700 ***MAYOR'S REPORT***

Mayor Morse attended the Fire Prevention Week Open House and encouraged the public to purchase the Fire Department calendar. She reminded the public of the Haunted House at the Fair Grounds the week of October 24 and of the Halloween fireworks display on October 30 also at the Fair Grounds.

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

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

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

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K. Morse, Mayor

Certified Correct

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T. Fryer, Municipal Clerk