

Corporation of the District of Maple Ridge

***COUNCIL MEETING***

March 28, 2006

The Minutes of the Municipal Council Meeting held on March 28, 2006 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 G. Robson  
Councillor E. Daykin  
Councillor J. Dueck  
Councillor A. Hogarth  
Councillor L. King  
Councillor C. Speirs  
Councillor K. Stewart

***Appointed Staff***

J. Rule, Chief Administrative Officer  
T. Fryer, Municipal Clerk  
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 Patricia Bryan, His Path Christian Centre, conducted the opening prayers.

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

The Municipal Clerk announced that item 702, Ridge Meadows Village Assist was postponed to April 11, 2006

400      ***APPROVAL OF THE AGENDA***

The agenda was approved with the postponement of item 702.

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

R/06-117  
Minutes - Council  
March 14, 2006

501  
It was moved and seconded

**That the minutes of the Regular Council Meeting of March 14, 2006 be adopted as circulated.**

CARRIED

R/06-118  
Minutes  
Public Hearing  
March 21, 2006

502  
It was moved and seconded

**That the minutes of the Public Hearing of March 21, 2006 be received.**

CARRIED

R/06-119  
Minutes Dev. Agr.  
March 6, 8, 9, 13,  
2006

503  
It was moved and seconded

**That the minutes of the Development Agreements Committee Meetings of March 6, 8, 9 and 13, 2006 be received.**

CARRIED

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

601      **Mr. Sandro Stefanucci, Presentation from the Office of the Fire Commissioner**

Fire Chief Peter Grootendorst described the heroic actions of Mr. Sandro Stefanucci to rescue Mr. Barry Newport from a fire in his home. Fire Chief Dane Spence presented Mr. Stefanucci with a plaque from the Fire Commissioner.

700      ***DELEGATIONS***

701      **Girl Guides of Canada, Darlene Kent**

Representatives of the Girl Guides thanked the Mayor and Council for their support of the Guides through the use of parks and leisure areas, community

centres, and the guide camp. They distributed boxes of cookies and glasses of milk to Council as a token of their appreciation.

702 **Ridge Meadows Village Assist, Daugthy Preena**

This delegation was postponed to April 11, 2006.

800 ***UNFINISHED BUSINESS***

801 **VP/065/05, 22150 and 22136 Dewdney Trunk Road**

To vary the minimum setback to an interior side yard from 6.89 meters to 6.0 meters for porch projections and the minimum setback to a front lot line from 7.5 meters to 5.6 meters to the face of the building and 1.3 meters to the outside edge of the main entry canopy.

R/06-120  
VP/065/05

It was moved and seconded

**That the Municipal Clerk be authorized to sign and seal DVP/065/05 respecting property located at 22136 and 22150 Dewdney Trunk Road.**

CARRIED

900 ***CORRESPONDENCE*** - Nil

1000 ***BY-LAWS***

***Bylaws for Second and Third Reading***

Note: Item 1001 is from the Public Hearing of March 21, 2006

1001 **RZ/007/05, 24176, 24198 & 24234 – 104 Avenue**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6389-2006**

To designate from Compact Housing (30 units per net hectare) and Conservation to Compact Housing (40 units per net hectare) and Conservation and to include into Development Permit Area XLI (26)  
Second and third reading

R/06-121  
RZ/007/05  
BL 6389-2006  
Second, third

It was moved and seconded

**That Maple Ridge Official Community Plan Amending Bylaw No. 6389-2006 be read a second and third time.**

The Director of Planning advised that there would be opportunities throughout the rezoning application process and the development permit process to ensure that appropriate measures are taken to mitigate siltation and run-off issues.

CARRIED

1001.2 **Maple Ridge Zone Amending Bylaw No. 6390-2006**  
To rezone from RS-3 (One Family Rural Residential) to R-3 (Special Amenity Residential District) to allow for subdivision into approximately 34 single family residential lots  
Second and third reading

R/06-122  
RZ/007/05  
BL 6390-2006  
Second, third

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 6390-2006 be read a second and third time.**

CARRIED

**Bylaws for final reading**

1002 **RZ/065/05, 22138 and 22150 Dewdney Trunk Road  
Maple Ridge Zone Amending Bylaw No. 6362-2005**  
Staff report dated March 3, 2006 recommending final reading  
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment) to permit construction of a four story, 58 unit apartment building  
Final reading

R/06-123  
RZ/065/05  
BL 6362-2005  
Final

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 6362-2005 be reconsidered and adopted.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

1100 ***COMMITTEE OF THE WHOLE***

1101 **Minutes**

R/05-124

Minutes – COW  
March 20, 2006

It was moved and seconded

**That the Minutes of the Committee of the Whole Meeting of March 20, 2006 be received.**

CARRIED

**Public Works and Development Services**

Note: Councillor Hogarth left the meeting for item 1101.

1101 **DP/102/05, VP/102/05, 23838 120A Lane (off 238B Street)**

Staff report dated March 8, 2006 recommending that the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/102/05 to vary building setbacks for all units and for siting exceptions for roof overhangs and porches on two units will be considered at the April 11, 2006 Council meeting, that the Municipal Clerk be authorized to sign and seal DP/102/05 for an 8-unit detached townhouse development subject to approval of VP/102/05 and that the Mayor and Municipal Clerk be authorized to sign and seal the discharge of the cross parking easement.

R/06-125

DP/102/05  
VP/102/05

Discharge of easement

It was moved and seconded

**That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/102/05 respecting property located at 23853 Dewdney Trunk Road will be considered by Council at the April 11, 2006 meeting; and**

**That the Municipal Clerk be authorized to sign and seal DP/102/05 respecting property located at 23838 120A Lane subject to the approval of VP/102/05; and further**

**That the Mayor and Municipal Clerk be authorized to sign and seal the discharge of the cross parking easement registered under Nos. BA350651 and BA350654 against Lot B to the south as it is no longer required.**

The Director of Planning displayed a drawing of the site plan as presented with the rezoning application and pointed out the differences in the configuration of the parking area and the walkways. She confirmed that the zoning complies with the density allotted to this property under the Official Community Plan.

DEFEATED

Councillor King, Councillor Speirs, Mayor Robson OPPOSED

Note: Councillor Hogarth returned to the meeting.

1102 **DP/064/03, 24222 & 24246 102 Ave.**

Staff report dated March 6, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/064/03 in support of a development plan for subdivision adjacent to Mainstone Creek and Jackson Farm Creek.

R/06-126  
DP/064/03

It was moved and seconded

**That the Municipal Clerk be authorized to sign and seal DP/064/03 respecting property located at 24246 and 24222 102 Avenue.**

CARRIED

1103 **DP/019/06, 11871 203 Street**

Staff report dated March 7, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/019/06 to permit development of an automobile dealership.

**This item was deferred to the April 3, 2006 Committee of the Whole.**

1104 **VP/034/04, 13120 240 Street**

Staff report dated March 15, 2006 recommending that the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/034/04 to vary the road standard will be considered at the April 11, 2006 meeting.

R/06-127 It was moved and seconded  
VP/034/04

**That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/034/04 respecting property known as Lot 9, Section 27, Township 12, NWD, will be considered by Council at the April 11, 2006 meeting.**

CARRIED

1105 **Excess Capacity/Extended Services Agreement LC 107/05, Jackson Road & 104 Avenue**

Staff report dated March 6, 2006 recommending that Latecomer Charges be imposed and that the Mayor and Municipal Clerk be authorized to sign Latecomer Agreement LC 107/05.

R/06-128 It was moved and seconded  
LC 107/05

**That with respect to the subdivision of lands involved in subdivision SD 112/04 located at Jackson Road and 104 Avenue, be it resolved:**

- 1. That the cost to provide the excess or extended services are, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided, and**
- 2. That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in the staff report dated March 6, 2006, and further**
- 3. That the Mayor and Municipal Clerk be authorized to sign and seal Excess Capacity Latecomer Agreement LC 107/05 with the subdivider of the said lands.**

CARRIED

1106      **Excess Capacity/Extended Services Agreement LC 108/05, Creekside Street & 112 Avenue**

Staff report dated March 6, 2006 recommending that Latecomer Charges be imposed and that the Mayor and Municipal Clerk be authorized to sign Latecomer Agreement LC 108/05.

R/06-129  
LC 108/05

It was moved and seconded

**That with respect to the subdivision of lands involved in subdivision SD 43/05 located at Creekside Street and 112 Avenue, be it resolved:**

- 1. That the cost to provide the excess or extended services are, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided, and**
- 2. That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in the staff report dated March 6, 2006, and further**
- 3. That the Mayor and Municipal Clerk be authorized to sign and seal Excess Capacity Latecomer Agreement LC 108/05 with the subdivider of the said lands.**

CARRIED

1107      **Excess Capacity/Extended Services Agreement LC 110/05, 240 Street & 116 Avenue**

Staff report dated March 6, 2006 recommending that Latecomer Charges be imposed and that the Mayor and Municipal Clerk be authorized to sign Latecomer Agreement LC 110/05.

R/06-130  
LC 110/05

It was moved and seconded

**That with respect to the subdivision of lands involved in subdivision SD 122/02 located at 240 Street and 116 Avenue, be it resolved:**

- 1. That the cost to provide the excess or extended services are, in whole or in part, excessive to the municipality and that**

**the cost to provide these services shall be paid by the owners of the land being subdivided, and**

- 2. That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in the staff report dated March 6, 2006, and further**
- 3. That the Mayor and Municipal Clerk be authorized to sign and seal Excess Capacity Latecomer Agreement LC 110/05 with the subdivider of the said lands.**

CARRIED

1108 **Mountain Festival Parade, Use of Streets**

Staff report dated March 7, 2006 recommending that use of municipal streets for the annual Mountain Festival Parade on Saturday, May 6, 2006 be authorized.

R/06-131

Mountain Festival Use of streets It was moved and seconded

**That the use of municipal streets on Saturday, May 6, 2006 from 9:00 a.m. to 1:00 p.m. be authorized for the annual Mountain Festival Parade, provided the conditions outlined in Schedule "A" attached to the staff report dated March 7, 2006 are met.**

CARRIED

1109 **9<sup>th</sup> Annual Vistas Run**

Staff report dated March 7, 2006 recommending that the Vistas Run organizer be authorized to use municipal streets on Sunday, May 28, 2006.

R/06-132

Vistas Run Use of streets It was moved and seconded

**That the Vistas Run organizer be authorized to use municipal streets for their 9<sup>th</sup> Annual Vistas Run on Sunday, May 28, 2006, between 9:00 a.m. and 10:30 a.m., provided the conditions outlined in Schedule "A" attached to the staff report dated March 7, 2006 are met.**

CARRIED

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

**1131 Disbursements for the month ended February 28, 2006**

Staff report dated March 8, 2006 recommending that the disbursements for the month of February 2006 be approved.

R/06-133

Disbursements  
February 2006

It was moved and seconded

**That the disbursements as listed below for the month ended February 28, 2005 be approved**

<b>General</b>	<b>\$3,176,447</b>
<b>Payroll</b>	<b>975,539</b>
<b>Purchase Card</b>	<b><u>89,811</u></b>
<b>Total</b>	<b><u>\$4,241,797</u></b>

CARRIED

**1132 Sewer Rate Schedule Amendment Bylaw No. 6396-2006**

Staff report dated March 16, 2006 recommending that Maple Ridge Sewer Rate Amending Bylaw No. 6396-2006 be given three readings.

R/06-134

BL 6396-2006  
First, second, third

It was moved and seconded

**That Maple Ridge Sewer Rate Amending Bylaw No. 6396-2006 be read a first, second and third time.**

CARRIED

**1133 Water Service Amending Bylaw No. 6395-2006**

Staff report dated March 16, 2006 recommending that Maple Ridge Water Service Amending Bylaw No. 6395-2006 be given three readings.

R/06-135

BL 6395-2006  
First, second, third

It was moved and seconded

**That Maple Ridge Water Service Amending Bylaw No. 6395-2006 be read a first, second and third time.**

CARRIED

1134 **Recycling Charges Amending Bylaw No. 6397-2006**

Staff report dated March 15, 2006 recommending that Maple Ridge Recycling Charges Amending Bylaw No. 6397-2006 be given three readings was circulated prior to the meeting.

R/06-136

BL 6397-2006

First, second, third

It was moved and seconded

**That Maple Ridge Recycling Charges Amending bylaw No. 6397-2006 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)*** - Nil

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

1500 ***QUESTIONS FROM THE PUBLIC***

**Peter Barnes**

Mr. Barnes referred to the recent accident on 132<sup>nd</sup> Avenue that resulted in the death of a horse and asked if bicycle lanes could be designated for use by horses and their riders. Mayor Robson replied that he did not think this was

possible as it would not give much security for the horses. He advised that the District is working on completing the trail by 132<sup>nd</sup> Avenue so horses would not have to use the road.

Mr. Barnes asked if a determination had been made of the disposition of the unallocated funds mentioned on page 86 of the Kroll Report on the Downtown Core. Mayor Robson advised Mr. Barnes that he had reviewed the transaction and was satisfied with the explanation given to him regarding those funds. He suggested that Mr. Barnes call him and he would provide him with a full explanation of the disposition of those funds.

1600 ***COUNCILLORS' REPORTS***

**Councillor King**

Councillor King thanked the citizens who participated in the Official Community Plan (OCP) Visioning sessions and commented on the excellent manner in which they communicated their sense of how the community should move forward.

**Councillor Speirs**

Councillor Speirs attended the OCP Visioning sessions, a tour of the Alouette Arts Hitching Post home with members of the Heritage Commission and a presentation by Wildlife Trees. He reminded the public of the upcoming Heritage Tea at the Seniors Centre. He noted that the "Beast" clock at Municipal Hall has been repaired. He commented on the need to create a horse trail at 132<sup>nd</sup> Avenue. Mayor Robson pointed out that it is anticipated that the trail will open this summer.

**Councillor Stewart**

Councillor Stewart gave an update on meetings he attended at the Greater Vancouver Regional District and the Lower Mainland Treaty Advisory Committee with respect to Aboriginal affairs. He attended the Russian Friendship Dinner, a fundraiser for Russian orphans. He attended the OCP Visioning sessions.

**Councillor Hogarth**

Councillor Hogarth attended meetings of the Municipal Advisory Committee on Accessibility Issues and the Economic Advisory Commission. He commented on the level of involvement of the community in the OCP Visioning sessions and advised that the consultants will be compiling all the input and preparing a report. He encouraged the public to visit Municipal Hall to view the displays from the sessions.

**Councillor Dueck**

Councillor Dueck attended the Annual General Meeting of the Youth & Justice Advocacy Association. She commented on the Association's need for ongoing funding from the Provincial Government. She also attended an awareness evening at Alouette Addiction Services and the OCP Visioning sessions.

**Councillor Daykin**

Councillor Daykin announced that the library book sale will take place Friday, April 7 and Saturday, April 8 with the proceeds going to the Maple Ridge Library. He attended the OCP Visioning sessions and a meeting of the Economic Advisory Commission.

1700 ***MAYOR'S REPORT***

Mayor Robson reported that the OCP process is progressing well and it is Council's intention to bring it to a conclusion soon. He advised that the local M.L.A. is working with the District to apply for a \$50,000 three year grant for the Youth & Justice Advocacy Association. He commented on the number of films being shot in Maple Ridge and on the economic benefit they bring to the District. He announced that a report on Downtown Revitalization will be presented to Council soon. A meeting was held with former Maple Ridge Mayors and it is his intention to meet with them bi-annually.

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

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

2000 ***ADJOURNMENT*** – 8:11 p.m.

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G. Robson, Mayor

Certified Correct

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T. Fryer, Municipal Clerk