

Corporation of the District of Maple Ridge

COUNCIL MEETING

April 11, 2006

The Minutes of the Municipal Council Meeting held on April 11, 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.

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
R. Riach, Acting 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***

David Logan conducted the Opening Prayers

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

The Acting Municipal Clerk announced the addition of the following item to the agenda:

1201 **Maple Ridge Crystal Meth Task Force, Application for Funding**

400 ***APPROVAL OF THE AGENDA***

The agenda was approved with the addition of item 1201 and the deletion of item 701.

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

R/06-141
Minutes
Council
March 28, 2006

501

It was moved and seconded

That the minutes of the Regular Council Meeting of March 28, 2006 be adopted as circulated.

CARRIED

R/06-142
Minutes
Dev. Agr. Comm.
March 24, 2006

502

It was moved and seconded

That the minutes of the Development Agreements Committee Meeting of March 24, 2006 be received.

CARRIED

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

601 **Community Safety Building, Mike Murray, General Manager Community Development, Parks and Recreation**

The General Manager Community Development, Parks and Recreation announced that upon completion of renovations, the Court House would be named the Randy Herman Centre for Safety in memory of Cst. Randy Herman.

602 **Community Ecosystem Restoration Initiative, Dr. Robert Falls, Ecosystem Restoration Associates**

As Dr. Falls was not in attendance, this item was postponed.

700 ***DELEGATIONS***

701 **Ridge Meadows Village Assist, Daughty Preena**

This item was postponed at the request of Mrs. Preena.

800 ***UNFINISHED BUSINESS***

801 **DVP/034/04, 13120 240 Street**

To vary the minimum width of the proposed street from the standard width of 18 meters to 15 meters and to vary the width from 18 meters to 13 meters for two stub roads at the north end of the site.

R/06-143

DVP/034/04

It was moved and seconded

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

CARRIED

900 ***CORRESPONDENCE*** - Nil

1000 ***BY-LAWS***

Bylaws for final reading

1001 **RZ/065/00, 11630 & 11676 236 Street**

Staff report dated March 20, 2006 recommending final reading

1001.1 **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)

Final reading

R/06-144

1001.1

RZ/065/00

BL 6119-2003

It was moved and seconded

Final

That Maple Ridge Official Community Plan Amending Bylaw No. 6119-2003 be reconsidered and adopted.

CARRIED

1001.2 **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

Final reading

R/06-145 1001.2

RZ/065/00

BL 6118-2003

Final

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 6118-2003 be reconsidered and adopted.

CARRIED

1002 **Maple Ridge Sewer Rate Amending By-law No. 6396-2006**

To incorporate a rate increase

Final reading

R/06-146

BL 6396-2006

Final

It was moved and seconded

That Maple Ridge Sewer Rate Amending Bylaw No. 6396-2006 be reconsidered and adopted.

CARRIED

1003 **Maple Ridge Water Service Amending By-law No. 6395-2006**

To incorporate a rate increase

Final reading

R/06-147

BL 6395-2006

Final

It was moved and seconded

That Maple Ridge Water Service Amending Bylaw No. 6395-2006 be reconsidered and adopted.

CARRIED

- 1004 **Maple Ridge Recycling Charges Amending By-law No. 6397-2006**
 To incorporate a rate increase
 Final reading

R/06-148
BL 6397-2006 It was moved and seconded
Final

That Maple Ridge Recycling Charges Amending Bylaw No. 6397-2006 be reconsidered and adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

- 1100 ***COMMITTEE OF THE WHOLE***

- 1101 ***Minutes***

R/05-149
Minutes – COW It was moved and seconded
April 3, 2006

That the Minutes of the Committee of the Whole Meeting of April 3, 2006 be received.

CARRIED

Public Works and Development Services

- 1101 **Amendment to Soil Removal Bylaw No. 4109-1988**

Staff report dated March 20, 2006 recommending that Maple Ridge Soil Removal Amending Bylaw No. 6398-2006 be given three readings and that staff be directed to prepare a Request for Proposals for gravel associated revenue and savings opportunities on the municipal property on 256th Street.

R/06-150
BL 6398-2006 It was moved and seconded
First, second, third

That Maple Ridge Soil Removal Bylaw No. 6398-2006 be read a first, second and third time; and further

That staff be directed to prepare a Request for Proposals for gravel associated revenue and savings opportunities on the municipal property on 256th Street.

CARRIED

1102 **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.

R/06-151
DP/019/06

It was moved and seconded

That the Municipal Clerk be authorized to sign and seal DP/019/06 respecting property located at 11871 203 Street.

CARRIED

1103 **RZ/098/05, 11920 228 Street, RM-3 (High Density Apartment) to RM-6 (Regional Town Centre High Density Apartment)**

Staff report dated March 27, 2006 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6379-2005 and Maple Ridge Zone Amending Bylaw No. 6380-2005 to permit a 16 storey residential tower be read a first time and forwarded to Public Hearing.

R/06-152
RZ/098/05
BL 6379-2005
BL 6380-2005
First reading

It was moved and seconded

That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6379-2005 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6379-2005 be read a first time and be forwarded to Public Hearing; and

That Maple Ridge Zone Amending Bylaw No. 6380-2005, establishing the RM-6 (Regional Town Centre High Density Apartment Residential) Zone and rezoning property located at 11920-228th Street from RM-3 (High Density Apartment) to RM-6 (Regional Town Centre High Density Apartment) be read a first time and 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. registration of a 219 Restrictive Covenant for the Leadership in Energy and Environmental Design Green Building Rating System components that will be included on the final project design plans.**

CARRIED

1104 **SD/013/06, 5% Money in lieu of parkland dedication, 11755 232 Street**

Staff report dated March 16, 2006 recommending that the owner of land proposed for subdivision at 11755 232 Street pay to the District an amount that is not less than \$44,000.

R/06-153
SD/013/06

It was moved and seconded

That pursuant to Council's policy regarding 5% Parkland Dedication or payment of Money In Lieu, be it resolved that the owner of land proposed for subdivision at 11755 232 Street, under application SD/013/06, shall pay to the District of Maple Ridge an amount that is not less than \$44,000.

CARRIED

1105 **Completion of Local Area Sanitary Services – as petitioned, on 136 Avenue for homes with civic addresses 22413 to 22599**

Staff report dated March 13, 2006 providing information on the completion of the installation of Local Area Sanitary Service to the subject properties.

1106 **Maple Ridge Development Cost Charge Reserve Fund Expenditure Bylaw No. 6394-2006**

Staff report dated March 14, 2006 recommending that three readings be given to the subject bylaw to authorize the refund of an overpayment of development cost charges for subdivision SD/076/03.

R/06-154
BL 6394-2006
First, second, third

It was moved and seconded

That Maple Ridge Development Cost Charge Reserve Fund Expenditure Bylaw No. 6394-2006 be read a first, second and third time.

CARRIED

1107 **Preliminary Petition for Local Area Services, Hampton Street: Hazelwood Street to Kingston Street**

Staff report dated March 14, 2006 recommending that the Preliminary Petition requesting Local Area Service for vacant properties on Hampton Street not be supported.

R/06-155
Local Area Services
Hampton Street

It was moved and seconded

That the Preliminary Petition requesting Local Area Service as detailed in the staff report dated March 14, 2006 titled “Preliminary Petition for Local Area Services – Hampton Street: Hazelwood Street to Kingston Street” not be supported.

The General Manager of Public Works & Development Services advised that the petitioners could submit a development application and through that process services could be offered.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 **List of Approved Legal Counsel**

Staff report dated March 27, 2006 recommending that the list of approved legal counsel attached to the report be approved.

R/06-156
Legal Counsel

It was moved and seconded

That the list of approved legal counsel attached to staff report dated March 27, 2006 be approved.

CARRIED

1132 **False Alarms**

Staff report dated March 22, 2006 recommending that Maple Ridge Security Alarm By-law No. 6400-2006 and Maple Ridge Fire Alarm By-law No. 6401-2006 be given three readings.

R/06-157

BL 6400-2006

First, second, third

It was moved and seconded

That Maple Ridge Security Alarm By-law No. 6400-2006 be read a first, second and third time.

The General Manager of Corporate and Financial Services indicated that some housekeeping amendments may be made to the bylaw prior to implementation in September to clarify the intent of the bylaw and the fees to be assessed for false alarms.

CARRIED

R/06-158

BL 6401-2006

First, second, third

It was moved and seconded

That Maple Ridge Fire Alarm By-law No. 6401-2006 be read a first, second and third time.

CARRIED

1133 **Revitalization Tax Exemption Program**

Staff report dated April 3, 2006 recommending that staff be directed to designate a revitalization area as part of the next annual Financial Plan Bylaw and to prepare a Revitalization Tax Exemption Bylaw by June 30, 2006.

R/06-159

Revitalization Tax
Exemption Program

It was moved and seconded

That staff be directed to designate a revitalization area as outlined in Schedule A attached to the staff report dated April 3, 2006, as part of the next annual Financial Plan Bylaw being presented on April 25, 2006 ; and further

That staff be directed to prepare a Revitalization Tax Exemption Bylaw, and the supporting applications, agreements and certificates by June 30, 2006 to establish a program fulfilling the criteria outlined in Schedule B attached to the report, subject to further review.

CARRIED

Community Development and Recreation Service

1151 Petition from Blue Mountain

Staff report dated March 29, 2006 recommending that no parking signs be placed in the area of Blue Mountain Forest access point on Blue Mountain Crescent and that staff be instructed to provide a report on placing similar restrictions on 256 Street to restrict off road vehicle access to Blue Mountain.

R/06-160
Blue Mountain
“No Parking”

It was moved and seconded

That “No Parking” signs be placed in the area of the Blue Mountain Forest access point on Blue Mountain Crescent; and further

That staff be instructed to provide a report on placing similar restrictions on 256th Street in an effort to restrict off road vehicle access to Blue Mountain.

CARRIED

Correspondence - Nil

Other Committee Issues - Nil

1200 ***STAFF REPORTS***

1201 **Maple Ridge Crystal Meth Task Force, Application for Funding**

A staff report dated April 12, 2006 recommending that an application from the Crystal Meth Task Force for funding from UBCM be supported was circulated at the meeting.

R/06-161

Crystal Meth Task It was moved and seconded
Force Funding App.

That the “Communities Responding to Methamphetamine Funding Application for Communities with an Existing Program” attached to the staff report dated April 12, 2006 be supported.

CARRIED

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

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

Mainstage 2006 Office *(from the March 13, 2006 Closed Council meeting)*

1500 ***QUESTIONS FROM THE PUBLIC***

Eric Phillips

Mr. Phillips spoke of the work being done to construct an asphalt sidewalk on one side of Westfield Avenue and of the residents' displeasure with this form of construction. It is the opinion of the residents that this is not accomplishing what they want which is to be able to park on both sides of the street and to walk safely along the road. Mr. Phillips asked if the sidewalk would be brought up to an urban standard. The General Manager of Public Works and Development Services advised that when the residents first approached the District to have sidewalks installed, they were offered the opportunity to do so through a Local Improvement Petition. Due to the nature of the street, significant drainage improvements would have been required and the residents

did not wish to pursue the petition due to the high cost of those improvements. Mayor Robson suggested that he meet with Mr. Phillips and the General Manager of Public Works and Development Services the following day at Westfield Street to examine the construction site.

Mary Robson

Mrs. Robson advised that on April 25, 2006 Angela Marshall would be conducting a presentation on Crystal Meth at Municipal Hall. She asked that the Mayor and Council attend that presentation.

Steve Crevier

Mr. Crevier spoke of the limited number of motor cross tracks in the Lower Mainland and indicated that Blue Mountain is one of the favorite riding areas attracting riders from throughout North America. He expressed his concern with Council's decision to post no-parking signs in an attempt to limit access to this area. He asked that Council consider other options such as a monitored gate with a toll or construction of a motor cross track with parking facilities on 256 Street. Mayor Robson asked Mr. Crevier to participate in meetings of interested groups to work out a solution to this issue.

1600 ***COUNCILLORS' REPORTS***

Councillor Hogarth

Councillor Hogarth attended a fundraiser for the MS Society. He provided an update on the Official Community Plan Vision Report and offered his condolences to the family and friends of Dave Smith, an employee of the District who recently passed away.

Councillor Dueck

Councillor Dueck reported on meetings she attended of the Fraser Valley Regional Library and the Social Planning Advisory Committee and on the RCMP's Crime Reduction Strategy Seminar.

Councillor Daykin

Councillor Daykin reminded the public of Earth Day and the opening of the Farmers' Market on April 22, 2006. He announced that Maple Ridge Secondary School will be hosting a volunteer fair and is asking any organizations wishing to participate to call Val Huber at Maple Ridge Secondary. He also reminded everyone of the upcoming Hospice Run.

Councillor Stewart

Councillor Stewart commented on the quality of the preparation that went into the trip taken by members of Council to meet with Provincial Ministers in Victoria. He attended the Maple Ridge Foundation Dinner, a fund raising event of the MS Society and the Heritage Tea.

Councillor Speirs

Councillor Speirs attended the Heritage Tea, a meeting of the Research Forest Advisory Board and two events at The ACT. He commented on the work done by Stantec on the Official Community Plan Vision report and congratulated Nita Spittel on being named Citizen of the Year.

Councillor King

Councillor King suggested that Council send a congratulatory letter to Nita Spittel. Mayor Robson indicated that this would be done. Councillor King attended a meeting of the Arts Council and events at the ACT and participated in the meetings in Victoria with Provincial Cabinet Ministers. She announced that the next fundraiser for Ridge Meadows Village Assist would be taking place on April 22, 2006 and advised that tickets to the Ceylon High Tea and Fashion Show could be purchased by calling Daugthy Preena.

1700 ***MAYOR'S REPORT***

Mayor Robson announced that at the Council Workshop on April 10, 2006, Council gave first reading to a new Business Licensing Bylaw. He indicated that public input would be sought on this bylaw prior to any further readings. He provided an overview of the proposed changes and encouraged business groups to review the bylaw and direct any comments or questions to the Director of Licenses, Bylaws and Permits.

Mayor Robson asked the Chief Administrative Officer to report on meetings held with the Provincial Government in Victoria on Thursday, April 6, 2006. The Chief Administrative Officer provided an overview of the issues discussed with the Minister of Transportation, the Minister of Agriculture and Lands, the Solicitor General and the Minister of Community Services.

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

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

2000 ***ADJOURNMENT*** - 8:30 p.m.

G. Robson, Mayor

Certified Correct

R. Riach, Acting Municipal Clerk