

Corporation of the District of Maple Ridge

***COUNCIL MEETING***

June 13, 2006

The Minutes of the Municipal Council Meeting held on June 13, 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  
M. Murray, General Manager of Community Development,  
Parks and Recreation Services  
P. Gill, General Manager Corporate and Financial Services  
B. McDonald, Acting General Manager Public Works and  
Development  
Services  
J. Pickering, Director of Planning  
C. Marlo, Confidential Secretary  
*Other Staff as Required*

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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***

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

400      ***APPROVAL OF THE AGENDA***

The agenda was approved as presented.

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

R/06-239                      501  
Minutes

Regular – May 23              It was moved and seconded

Special – May 16&23

**That the minutes of the Regular Council Meeting of May 23, 2006 and the Special Council Meetings of May 16 and 23, 2006 be adopted as circulated.**

Councillors Dueck and Stewart asked for clarification on the Special Council Minutes of May 23<sup>rd</sup>, 2.0 Official Community Plan – Principle No. 28. There was a discussion regarding references to Thornhill in this item and a motion was put on the floor for Council to review the minutes circulated.

DEFERRED

R/06-240                      502

It was moved and seconded

**That the minutes for the Regular Council Meeting of May 23, 2006 and the Special Council Meetings of May 16 and 23, 2006 be reviewed by Council prior to approval.**

CARRIED

R/06-241                      503  
Minutes

Dev. Agr. Comm.              It was moved and seconded

May 18, 19, 25, 26,  
29, June 2, 2006

**That the minutes of the Development Agreements Committee Meetings of May 18, 19, 25 (2), 26, 29 (2) and June 2, 2006 be received.**

CARRIED

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

700        ***DELEGATIONS - NIL***

701        **British Columbia Government Employees Union, Proposed Federal Legislation on Child Care**

A presentation was given by Stephanie Seaman in regard to the change in child care funding put forward by the current Federal Government. The group requested that Council pass a resolution which will call on both the Provincial Government and the Federal Government to restore funding to child care as well as provide the Child Care Campaign with letters from Council expressing support.

R/06-242  
Child Care  
Funding

It was moved and seconded

**That consideration of the request by the BCGEU to pass a resolution calling for Provincial and Federal governments to restore funding to childcare be sent to Workshop.**

CARRIED

The Child Care Campaign representative was asked to leave materials to be taken to workshop.

702        **Bicycle Advisory Committee – Dave Rush**

Dave Rush, Chair, reviewed the Bicycle Advisory Committee and its involvement in the community. The presentation focused on the committee's profile within Maple Ridge and its contribution toward bringing biking to the forefront through tourism, recreation, biking events and infrastructure built to encourage the use of bikes.

703        **Opposition to Cottonwood Drive Road Works (118 Avenue - 119 Avenue), File: E02-010-098, Kirk Deutschmann, Dayna Dizdarevick, Jane Watt**

Kirk Deutschmann, representative of the residents of the Cottonwood area, presented concerns regarding upcoming roadwork in this area. He referred to handouts and maps distributed. Mr. Deutschmann asked that Council discuss

with staff the closure of the Cottonwood Drive and the installation of a light at 236<sup>th</sup> Street and Dewdney Trunk Road.

The Acting General Manager of Public Works and Development Services advised that this work had been scheduled as a capital project and had been in the Official Community Plan as a designated collector road for quite some time. An open house had been held which residents attended and voiced concerns. Budgeting would have to be reviewed for both Cottonwood and 236<sup>th</sup> Street in terms of traffic signals.

A petition was handed to Council signed by residents of this area.

R/06-243                      It was moved and seconded

**That the matter of Cottonwood Drive Road Works (118 Avenue - 119 Avenue), File: E02-010-098, be referred to Council workshop before any construction drawings are prepared.**

CARRIED

800                      ***UNFINISHED BUSINESS***

801                      **VP/029/06, 10110 240 Street**

To vary the lot depth and right of way width and construction standards to match the existing Albion Village Standard and to waive the requirement for conversion of existing overhead wiring to underground wiring along the 240 Street frontage.

R/06-244  
VP/029/06                      It was moved and seconded

**That the Municipal Clerk be authorized to sign and seal DVP/029/06 respecting property located at 10110 240 Street.**

The Director of Planning provided a summary of this application and confirmed that construction traffic would come off 240<sup>th</sup> and would not go through the existing neighbourhoods. She also confirmed that this development would have the same lot size and road and sidewalk standards as properties to the south.

The Director of Planning also confirmed that the electrical wiring in this subdivision would be underground and that access to 102 Avenue would be provided by future development of lands to the north and east of this site.

CARRIED

802 **VP/030/04, 23853 Dewdney Trunk Road**

To vary the siting exceptions to allow the corner of an upper roof overhang on the building to project 1.95 metres into the setback rather than the maximum permitted 1.25 metres.

R/06-245  
VP/030/04

It was moved and seconded

**That the Municipal Clerk be authorized to sign and seal DVP/030/04 respecting property located at 23853 Dewdney Trunk Road.**

CARRIED

803 **VP/110/05, 22466 North Avenue**

To reduce the useable open space area and to reduce the common activity area.

R/06-246  
VP/110/05

It was moved and seconded

DEFERRED **That the Municipal Clerk be authorized to sign and seal DVP/110/05 respecting property located at 22466 North Avenue.**

Concerns were raised regarding the appearance of the retaining wall and questions were asked regarding the amount of security deposited to ensure that the landscaping and wall treatment were adequate.

The Director of Planning advised that security has been taken to ensure that the outstanding issues could be dealt with should they not be addressed. She confirmed that finishing will be done on the wall in addition to the landscaping and that this had been included in the development permit.

It was moved and seconded

**to defer to the next meeting until further information is given on this project.**

CARRIED

Councillors Hogarth, Dueck and Daykin opposed.

900        ***CORRESPONDENCE*** - Nil

1000       ***BY-LAWS***

***Bylaws for Final Reading***

1001       **RZ/064/05, 10621 Jackson Road & 10627 248 Street**  
Staff report dated May 15, 2006 recommending final reading

1001.1    **Maple Ridge Official Community Plan Amending Bylaw No. 6370-2005**  
To designate from Single Family Residential (18 units per net hectare) to  
Conservation  
Final reading

R/06-247  
RZ/064/05  
BL 6370-2005  
Final

It was moved and seconded

**That Maple Ridge Official Community Plan Amending Bylaw  
No. 6370-2005 be reconsidered and adopted.**

CARRIED

1001.2    **Maple Ridge Zone Amending Bylaw No. 6371-2005**  
To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family  
Urban (Medium Density) Residential) to permit future subdivision into  
approximately 8 lots  
Final reading

R/06-248  
RZ/064/05  
BL 6371-2005  
Final

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 6371-2005 be  
reconsidered and adopted.**

CARRIED

**COMMITTEE REPORTS AND RECOMMENDATIONS**

1100 **COMMITTEE OF THE WHOLE**

1101 **Minutes** - Nil

**Public Works and Development Services**

1101 **RZ/103/05, 23004 Dewdney Trunk Road, RS-1 to P-2**

Staff report dated June 1, 2006 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6392-2006 and Maple Ridge Zone Amending Bylaw No. 6393-2006 to permit a child care facility be read a first time and forwarded to Public Hearing.

R/06-249

RZ/103/05

BL 6392-2006

BL 6393-2006

First reading

It was moved and seconded

**That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6392-2006 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6392-2006 be read a first time and be forwarded to Public Hearing; and**

**That Maple Ridge Zone Amending Bylaw No. 6393-2006 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.**

The Director of Planning advised that the original building may be used for a community use at another location and that a new building would be built to accommodate a daycare centre. Several Councillors expressed concerns

regarding safety on the site and at that intersection. The Director of Planning confirmed that fencing will be provided to ensure safety.

CARRIED

1102 **RZ/046/06, C-5 and M-3 Zones**

Staff report dated May 30, 2006 recommending that Maple Ridge Zone Amending Bylaw No. 6405-2006 to amend the C-5 (Village Centre Commercial) zone and the M-3 (Business Park) zone be read a first time and forwarded to Public Hearing.

This item was referred back to staff at the June 12, 2006 Committee of the Whole Meeting for amendment of the by-law. The by-law was changed to include only the C-5 zone.

R/06-250  
RZ/046/06

It was moved and seconded

**That Maple Ridge Zone Amending By-law No. 6405-2006 be read a first time and be forwarded to Public Hearing.**

Councillor Hogarth expressed a concern about wording in the report in regard to the issue around residential use above commercial use.

CARRIED

Councillor Hogarth opposed.

1103 **DP/074/04, VP/074/04, 12191 228 Street**

Staff report dated May 23, 2006 recommending that the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/074/04, to vary the garage sitings and to vary the siting of Units 1 and 10, will be considered at the June 27, 2006 meeting and that the Municipal Clerk be authorized to sign and seal DP/074/04, to permit development of ten townhouses, subject to approval of VP/074/04.

R/06-251  
DP/074/04  
VP/074/04

It was moved and seconded

**That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/074/04 respecting property located at 12191 228 Street will be considered by Council at the June 27, 2006 meeting; and further**

**That the Municipal Clerk be authorized to sign and seal DP/074/04 respecting property located at 12191 228 Street subject to approval of VP/074/04.**

CARRIED

1104 **DP/064/05, 10621 Jackson Road & 10627 248 Street**

Staff report dated May 23, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/064/05 in support of a development plan for subdivision adjacent to a tributary to Maggy Creek.

R/06-252  
DP/064/05

It was moved and seconded

**That the Municipal Clerk be authorized to sign and seal DP/064/05 respecting property located at 10621 Jackson Road and 10627 248 Street.**

CARRIED

1105 **DP/016/06, 24500 Block of Kimola Drive**

Staff report dated May 23, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/016/06 in support of a development plan for subdivision adjacent to Maggy and Thornvale Creeks.

R/06-253  
DP/016/06

It was moved and seconded

**That the Municipal Clerk be authorized to sign and seal DP/016/06 respecting property located in the 24500 Block of Kimola Drive.**

CARRIED

1106 **DP/030/05, Property South of 108 Avenue, North of 106B Avenue alignment and East of the 244<sup>th</sup> Street alignment**

Staff report dated May 29, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/030/05 in support of a 104 unit townhouse development.

R/06-254  
DP/030/05

It was moved and seconded

**That the Municipal Clerk be authorized to sign and seal DP/030/05 respecting property known as Lot 1, Section 10, Township 12, Plan LMP48014 once the Park plan has been deposited at the Land Title Office.**

CARRIED

1107 **DP/099/05, 23796 116 Avenue**

Staff report dated May 24, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/099/05 respecting property located at 23796 116 Avenue.

R/06-255  
DP/099/05

It was moved and seconded

**That the Municipal Clerk be authorized to sign and seal DP/099/05 respecting property located at 23796 116 Avenue.**

The Director of Planning confirmed that a new grading plan has been provided to address the concerns of the Advisory Design Panel.

CARRIED

1108 **VP/052/06, DP/052/06, 23838 120A Lane (off 238B Street)**

Councillor Hogarth excused himself from the meeting.

Staff report dated May 30, 2006 recommending that the Municipal Clerk be authorized to notify qualifying property owners that VP/052/06, to vary building setbacks as well as siting exceptions, will be considered at the June

27, 2006 Council meeting and that the Municipal Clerk be authorized to sign and seal DP/052/06, subject to approval of VP/052/06, to allow for a townhouse development.

R/06-256  
VP/052/06  
DP/052/06

It was moved and seconded

**That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/052/06 respecting property located at 23853 Dewdney Trunk Road will be considered by Council at the June 27, 2006 meeting; and further**

**That the Municipal Clerk be authorized to sign and seal DP/052/06 respecting property located at 23838 120A Lane subject to approval of VP/052/06.**

CARRIED

1109 **RZ/008/04, Final One Year Extension Application, 11330 and 11342 236 Street**

Councillor Hogarth returned to the meeting.

Staff report dated June 1, 2006 recommending that a one year extension be granted to application RZ/008/04.

R/06-257  
RZ/008/04  
One Year Extension

It was moved and seconded

**That pursuant to Maple Ridge Development Procedures By-law No. 5879-1999, a one year extension be granted for rezoning application RZ/008/04 (property located at 11330 236 Street and 11342 236 Street) and that the following conditions be addressed prior to consideration of final reading;**

- i. Road dedication of Creekside Street; and**
- ii. Dedication of lands east of the Creekside Street alignment as Park for watercourse and habitat protection.**

CARRIED

1110 **Street Name Change Request, 269 Street and Johnson Avenue**

Staff report dated May 31, 2006 recommending that the street name of a portion of 269<sup>th</sup> Street be changed to Byrnes Road and that Johnson Avenue, in its entirety, be changed to Hilland Avenue and that notification for both proceed.

R/06-258

Street Name Change     It was moved and seconded  
269 St., Johnson Ave.

**That the street name of 269<sup>th</sup> Street be changed, for the south portion only as shown on the map attached to the report dated May 31, 2006 and that the process for notification outlined in the report proceed; and further**

**That the street name of Johnson Avenue be changed, in its entirety, to Hilland Avenue and that the process for notification outlined in the report dated May 31, 2006 proceed.**

CARRIED

1111 **Caribbean Street Festival**

Staff report dated May 26, 2006 recommending that the Caribbean Festival Committee be authorized to use municipal streets on Sunday, July 16, 2006.

R/06-259

Caribbean Street     It was moved and seconded  
Festival

**That the Caribbean Festival Committee be authorized to use municipal streets for their annual Caribbean Street Festival on Sunday, July 16, 2006, between 12:00 noon and 9:00 p.m., provided the conditions outlined in Schedule "A" attached to the staff report dated May 26, 2006 are met.**

CARRIED

1112 **Trans Canada Trail Challenge Event**

Staff report dated May 18, 2006 recommending that Maple Ridge/Pitt Meadows Parks & Leisure Services be authorized to use municipal sidewalks and streets on Sunday, June 25, 2006.

R/06-260

Trans Canada Trail Challenge      It was moved and seconded

**That Maple Ridge/Pitt Meadows Parks & Leisure Services (the organizer) be authorized to use the required municipal sidewalks and streets on Sunday, June 25, 2006, for the first “Trans Canada Trail Challenge Event”, provided the conditions outlined in Schedule “A” attached to the staff report dated May 18, 2006 are met.**

CARRIED

1113 **Annual CKNW Newscruise Motorcycle Ride**

Staff report dated May 18, 2006 recommending that CKNW be authorized to use municipal streets on Sunday, June 25, 2006.

R/06-261

CKNW Newscruise Motorcycle Ride      It was moved and seconded

**That CKNW (the organizer) be authorized to use municipal streets on Sunday, June 25, 2006, for the 1<sup>st</sup> Annual CKNW Newscruise Motorcycle Ride, provided the conditions outlined in Schedule “A” attached to the staff report dated May 18, 2006 are met.**

CARRIED

1114 **Product Care Paint Plus Depot at Maple Ridge Recycling Plant**

Staff report dated May 24, 2006 recommending that staff be authorized to negotiate an amendment to the Maple Ridge Recycling Depot License Agreement between the GVS&DD and the District of Maple Ridge and an amendment to the agreement with Ridge Meadows Recycling Society to add the collection of flammable liquids, pesticides and gasoline as defined by Paint Plus as a service at no net cost to the District.

R/06-262  
Product Care  
Paint Plus Depot

It was moved and seconded

**That staff be authorized to negotiate an amendment to the Maple Ridge Recycling Depot License Agreement between the Greater Vancouver Sewerage & Drainage District and the District of Maple Ridge; and**

**That staff be directed to amend the agreement with Ridge Meadows Recycling Society to add the collection of flammable liquids, pesticides and gasoline as defined by Paint Plus as a service at no net cost to the District.**

CARRIED

1115 **Local Area Services**

Staff report dated May 23, 2006 recommending that Maple Ridge Local Improvements Charge By-law No. 3374-1984 be repealed and that Maple Ridge Local Area Service Policy be adopted.

R/06-263  
Local Area Services  
Policy

It was moved and seconded

**That Maple Ridge Local Improvements Charge By-law No. 3374-1984 be repealed; and further**

**That Maple Ridge Local Area Service Policy, attached to the staff report dated May 23, 2006 as Appendix I, be adopted.**

The Municipal Clerk confirmed that, in order to initiate these improvements in a neighbourhood, it would be prudent to approach District staff for information regarding the process.

CARRIED

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

1131 **Disbursements for the month ended April 30, 2006**

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

R/06-264  
Disbursements  
April 2006

It was moved and seconded

**That the disbursements as listed below for the month ended  
April 30, 2006 be approved**

<b>General</b>	<b>\$5,116,815</b>
<b>Payroll</b>	<b>989,841</b>
<b>Purchase Card</b>	<b><u>70,564</u></b>
<b>Total</b>	<b><u>\$6,177,220</u></b>

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)***

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

Appointment of Tyler Ducharme to the Maple Ridge/Pitt Meadows Committee  
on Accessibility Issues  
Acquisition of property in the 22100 Block of 128 Avenue

1500 ***COUNCILLORS' REPORTS***

**Councillor Hogarth**

Councillor Hogarth attended the Federation of Canadian Municipalities in Montreal, found the content lackluster compared to other years and hopes to find a way to change this for the next FCM.

**Councillor Dueck**

Councillor Dueck attended the FCM as well. She was involved in sending resolutions forward to the Federal Government and was hopeful that the government will consult with the FCM. She attended the official opening of Samuel Robertson Senior Secondary and reported that this was an extremely well attended event with participation of the descendants of Samuel Robertson.

She advised that the report from the Substance Abuse Task Force should be to Council by the end of July.

**Councillor Daykin**

Councillor Daykin toured the Cache Creek landfill facility with the GVRD Waste Management Committee and was impressed with the way in which this facility is managed. He also visited the Justice Institute and the Operating Engineers facilities in Maple Ridge. He also reminded everyone that Mainstage 2006 was taking place at the end of June and that tickets could be purchased for upcoming events.

**Councillor King**

Councillor King reported that she had attended a number of committee meetings. She also reported that the Chamber of Commerce had started up Business to Business meetings again. Councillor King attended a graduation ceremony at Westview Senior Secondary as well as attend the Vancouver Symphony Orchestra concert. She also attended the Homelessness Forum held this week and felt that it had been an excellent panel with well spoken representatives who had great knowledge about the issue of homelessness.

**Councillor Speirs**

Councillor Speirs had also attended the Homelessness Forum and found it very informative as well. He also participated in the FCM and concurs that the content was lacking somewhat. He enjoyed Quebec City and was impressed with the Montreal transit system. He also visited an Environmental Exposition in Montreal and attended a presentation regarding the Quebec family policy.

Councillor Speirs toured the new facility at Loon Lake and also went on a tour to Lost Lake with the Community Advisory Board.

**Councillor Stewart**

Councillor Stewart attended the Council to Council meeting to discuss transportation, attended the Samuel Robertson opening as well as touring Willow Manor. Councillor Stewart also reported that the Canadian Youth Services summer employment program had opened and that he had also attended the emergency ward opening at Ridge Meadows Hospital. He also attended LMTAC, which was in the process of dealing with the first modern urban treaty in Canada with the Tsawwassen Band.

1600 ***MAYOR'S REPORT***

Mayor Robson reported that there was now a map on the wall of the Municipal Hall providing details on the Gateway Project. He also attended a graduation ceremony at Garibaldi Senior Secondary. The Mayor thanked staff and Council for the tremendous amount of work being done on the Official Community Plan and by-laws.

1700 ***OTHER MATTERS DEEMED EXPEDIENT***

1800 ***NOTICES OF MOTION***

1900 ***QUESTIONS FROM THE PUBLIC***

Sheila Stacy thanked Council for explaining and clarifying 240<sup>th</sup> Street issues and suggested more clarity regarding the variances. She asked if there will be a light or a crosswalk at Hill Avenue and 240<sup>th</sup> Street.

2000     ***ADJOURNMENT*** - 8:44 p.m.

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G. Robson, Mayor

Certified Correct

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T. Fryer, Municipal Clerk