

Corporation of the District of Maple Ridge

COUNCIL MEETING

July 11, 2006

The Minutes of the Municipal Council Meeting held on July 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. Leeburn, Acting Chief Administrative Officer
T. Fryer, Municipal Clerk
M. Murray, General Manager of Community Development,
Parks and Recreation Services
J. Sorba, Acting 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
J. Scherban, Director of Development Engineering

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***

Dave Logan conducted the opening prayers.

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

The Municipal Clerk advised of the addition of the following item:

1201 **Banking Agreement**

1202 **Special Occasion License**

400 ***APPROVAL OF THE AGENDA***

The agenda was approved as amended.

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

R/06-321 501

Minutes

Regular Council

June 27, 2006

It was moved and seconded

That the minutes of the Regular Council Meeting of June 27, 2006 be adopted as circulated.

CARRIED

R/06-322 502

Minutes

Dev. Agr. Comm.

June 27, 29, 30,

July 4, 2006

It was moved and seconded

That the minutes of the Development Agreements Committee Meetings of June 27, 29, 30 and July 4, 2006 be received.

CARRIED

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

700 ***DELEGATIONS***

701 **Citizens for Accessible Neighbourhoods, Heather McCain**

Ms. McCain provided a synopsis of the participation of Citizens for Accessible Neighbourhoods in the World Urban Forum to present information on their efforts to improve accessibility on transit, in housing development, road and sidewalk construction and participation within communities.

800 ***UNFINISHED BUSINESS*** - Nil

900 ***CORRESPONDENCE*** - Nil

1000 ***BY-LAWS***

Bylaw for First, Second and Third Reading

1001 **Maple Ridge Development Cost Charge Amending By-law No. 6415-2006**

Staff report dated July 5, 2006 recommending that Maple Ridge Development Cost Charge Amending By-law No. 6415-2006 to establish levies reflective of current capital construction and land costs be give three readings and forwarded to the Inspector of Municipalities.

The Director of Development Engineering gave a Power Point presentation providing information on the Development Cost Charge Bylaw and the proposed amendments to that bylaw.

R/06-323

DCC BL 6415-2006 It was moved and seconded

First, second, third

That Maple Ridge Development Cost Charge Amending By-law No. 6415-2006 be read a first, second and third time, and further

That Maple Ridge Development Cost Charge Amending By-law No. 6415-2006 and all applicable support documentation required under the Ministry of Community Service's Development Cost Charges Best Practices Guide be forwarded to the Inspector of Municipalities.

The Director of Development Engineering advised that it could be anticipated that it would be a few months before the by-law is returned by the Ministry and final adoption can be considered by Council. The *Local Government Act* provides for grandfathering of in-stream applications. Applications that are submitted with payment of the fee prior to adoption of the by-law will be exempt from the new rates for 12 months.

CARRIED

Bylaws for Final Reading

- 1002 **Maple Ridge Business Licensing and Regulation By-law No. 6333-2005**
To establish a comprehensive and update business licensing and regulation
system
Final reading

R/06-324

BL 6333-2005

It was moved and seconded

Final

**That Maple Ridge Business Licensing and Regulation By-law
No. 6333-2005 be reconsidered and adopted.**

CARRIED

- 1003 **Maple Ridge Watercourse Protection By-law No. 6410-2006**
To protect watercourses in Maple Ridge
Final reading

R/06-325

BL 6410-2006

It was moved and seconded

Final

**That Maple Ridge Watercourse Protection By-law No. 6410-
2006 be reconsidered and adopted.**

CARRIED

- 1004 **Maple Ridge Ticket Information System Utilization Amending By-law No.
6411-2006**
To include new information under the Watercourse Protection By-law
Final reading

R/06-326

BL 6411-2006

It was moved and seconded

Final

**That Maple Ridge Ticket Information System Utilization
Amending By-law No. 6411-2006 be reconsidered and
adopted.**

CARRIED

1005 **RZ/091/04, North East Corner of 236 Street and 133 Avenue**

1005.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6347-2005**

To remove from Development Permit Areas XXI (19) and XXXI (1)

Final reading

R/06-327

RZ/091/04

It was moved and seconded

BL 6347-2005

Final

That Maple Ridge Official Community Plan Amending Bylaw No. 6347-2005 be reconsidered and adopted.

CARRIED

Councillor Speirs OPPOSED

1005.2 **Maple Ridge Zone Amending Bylaw No. 6348-2005**

To rezone from RS-3 (One Family Rural Residential) and C-5 (Village Centre Commercial) to R-1 (Residential District) to permit the future subdivision of approximately 51 single family lots

Final reading

R/06-328

RZ/091/04

It was moved and seconded

BL 6348-2005

Final

That Maple Ridge Zone Amending Bylaw No. 6348-2005 be reconsidered and adopted.

The Director of Planning advised that in the revised Silver Valley Area Plan the Village Centre was moved to the south-west of this property in a larger, more concentrated area of Silver Valley.

CARRIED

Councillor Speirs OPPOSED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 **COMMITTEE OF THE WHOLE**

Public Works and Development Services

1101 **Maple Ridge Official Community Plan Bylaw No. 6425-2006**

Staff report dated July 10, 2006 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6425-2006 be read a first time and be forwarded to Public Hearing, be referred to the Agricultural Land Commission for comment, be submitted to the Greater Vancouver Regional District Board (the "GVRD") for acceptance and that the GVRD Board be requested to initiate an amendment to the Livable Region Strategic Plan for properties identified in the report.

The Director of Planning gave a Power Point presentation providing an overview of the revised Official Community Plan.

R/06-329

OCP BL 6425-2006

First reading

1101.1

It was moved and seconded

1. **That Maple Ridge Official Community Plan Bylaw No. 6425 - 2006 be read a first time, and forwarded to Public Hearing; and**
2. **That in view of the consultation and considerations undertaken pursuant to s.879 of the *Local Government Act* in respect of Maple Ridge Official Community Plan Bylaw No. 6303-2005 (which Council considers substantially similar to, and an integral part of, the development of, Maple Ridge Official Community Plan Bylaw No. 6425 - 2006), it is considered unnecessary to provide any further consultation opportunities under s.879 in respect of Maple Ridge Official Community Plan Bylaw No. 6425 - 2006, except by way of holding a Public Hearing on the bylaw; and**
3. **That Maple Ridge Official Community Plan Bylaw No. 6425 - 2006 be considered in conjunction with the financial plan and the waste management plan; and**
4. **That it be confirmed that Maple Ridge Official Community Plan Bylaw No. 6425 - 2006 is consistent with the financial plan and waste management plan; and**
5. **That Maple Ridge Official Community Plan Bylaw No. 6425 - 2006 be referred to the Provincial Agricultural Land Commission for comment; and**

- 6. That the Maple Ridge Regional Context Statement (as presented at the July 11, 2006 Council meeting and contained in the Maple Ridge Official Community Plan Bylaw No. 6425 - 2006) be submitted for acceptance by the Greater Vancouver Regional District Board; and**
- 7. That for administrative purposes, the process identified in the Transition section, of Part VI of the First Reading – Maple Ridge Official Community Plan Bylaw No. 6425 – 2006 report, be endorsed; and further**
- 8. That Council not proceed further with Maple Ridge Official Community Plan Bylaw No. 6303-2005.**

The Director of Planning confirmed that the request to the GVRD to amend the Green Zone boundary for the properties identified on Map 1 attached to the report is a separate application from the Official Community Plan and would not be a subject of the July 24, 2006 Public Hearing. If the GVRD made a decision in favor of removing those properties from the Green Zone there would be another public process to determine their land use.

DEFEATED

R/06-330

OCP BL 6425-2006

First reading

It was moved and seconded

- 1. That Maple Ridge Official Community Plan Bylaw No. 6425 - 2006 be read a first time, and forwarded to Public Hearing; and**
- 2. That in view of the consultation and considerations undertaken pursuant to s.879 of the *Local Government Act* in respect of Maple Ridge Official Community Plan Bylaw No. 6303-2005 (which Council considers substantially similar to, and an integral part of, the development of, Maple Ridge Official Community Plan Bylaw No. 6425 - 2006), it is considered unnecessary to provide any further consultation opportunities under s.879 in respect of Maple Ridge Official Community Plan Bylaw No. 6425 - 2006, except by way of holding a Public Hearing on the bylaw; and**
- 3. That Maple Ridge Official Community Plan Bylaw No. 6425 - 2006 be considered in conjunction with the financial plan and the waste management plan; and**
- 4. That it be confirmed that Maple Ridge Official Community Plan Bylaw No. 6425 - 2006 is consistent with the financial plan and waste management plan; and**

5. That Maple Ridge Official Community Plan Bylaw No. 6425 - 2006 be referred to the Provincial Agricultural Land Commission for comment; and
6. That the Maple Ridge Regional Context Statement (as presented at the July 11, 2006 Council meeting and contained in the Maple Ridge Official Community Plan Bylaw No. 6425 - 2006) be submitted for acceptance by the Greater Vancouver Regional District Board; and
7. That the GVRD Board be requested to initiate an amendment to the Livable Region Strategic Plan to amend the Green Zone Boundary in the District of Maple Ridge, for properties identified on Map 1 attached to the report dated July 10, 2006; and
8. That for administrative purposes, the process identified in the Transition section, of Part VI of the First Reading – Maple Ridge Official Community Plan Bylaw No. 6425 – 2006 report, be endorsed; and further
9. That Council not proceed further with Maple Ridge Official Community Plan Bylaw No. 6303-2005.

CARRIED

Councillor Hogarth OPPOSED

1102 **DP/057/06, 24150 130 Avenue**

Staff report dated June 29, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/057/06 to realign and rehabilitate a portion of Hennipen Creek crossing the subject property.

R/06-331
DP/057/06

It was moved and seconded

That the Municipal Clerk be authorized to sign and seal DP/057/06 respecting property located at 24150 130 Avenue.

CARRIED

1103 **VP/052/05, DP/052/05, 12241 224 Street**

Staff report dated July 4, 2006 recommending that the Municipal Clerk be authorized to notify qualifying property owners that VP/052/05 to increase the maximum building height and to reduce the front yard, south side, north side and rear yard setbacks will be considered by Council at the July 25 Council meeting and that the Municipal Clerk be authorized to sign DP/052/05 in support of a 95 unit residential building subject to approval of VP/052/06 and to registration of a Section 219 Restrictive Covenant.

R/06-332
VP/052/05
DP/052/05

It was moved and seconded

That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/052/05 respecting property located at 12241 224th Street will be considered by Council at the July 25, 2006 meeting.

That the Municipal Clerk be authorized to sign and seal DP/052/05 respecting property located at 12241 224th Street, subject to approval of VP/052/05 and to registration of a Section 219 Restrictive Covenant that identifies the Leadership in Energy & Environmental Design Green Building Rating System components that will be included on the final building permit plans.

CARRIED

1104 **5% Money in Lieu of Parkland Dedication, 20194 & 20197 McIvor Ave.**

Staff report dated June 21, 2006 recommending that the owner of the subject property pay an amount that is not less than \$240,000.

R/06-333
SD/075/05

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 20194 and 20197 McIvor Ave., under application SD/075/05, shall pay to the District of Maple Ridge an amount that is not less than \$240,000.00.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 **Special Occasion License, Port Hammond Day**

Staff report dated June 26, 2006 recommending that the application from Port Hammond Community Association for a Special Occasion License to hold a Beer Garden at the Hammond Community Centre as part of the annual Port Hammond Day Celebrations on Sunday, August 13, 2006 be approved.

R/06-334

Port Hammond Day It was moved and seconded

That the application from the Port Hammond Community Association, by way of a letter dated June 14, 2006, for a Special Occasion License to hold a Beer Garden at the Hammond Community Centre as part of the annual Port Hammond Day celebrations be approved as follows:

Sunday August 13, 2006 12:00 Noon to 6:00 pm

And further, that the use of the Hammond Community Centre (Municipal property) for this Special Occasion License be authorized.

CARRIED

1132 **2006 Community Grants**

Staff report dated June 26, 2006 recommending that the request of the Ridge Meadows Hospice for a community grant be declined.

R/06-335

Hospice Society It was moved and seconded

That the request of the Ridge Meadows Hospice Society for a community grant be declined.

DEFEATED

Councillor King, Councillor Speirs, Councillor Stewart, Councillor Hogarth, Councillor Dueck, Councillor Daykin OPPOSED

R/06-336

Hospice Society
Grant

It was moved and seconded

That a one thousand dollar (\$1,000.00) grant from the Community Grant Budget be given to the Ridge Meadows Hospice Society in response to their request for funding dated May 18, 2006.

The Acting General Manager of Corporate and Financial Services confirmed that funds are available for this grant in Council's discretionary budget.

CARRIED

1133 **OCP Public Hearing Procedures**

Staff report dated June 29, 2006 recommending that the procedures contained in the report be established as the procedural rules for the OCP Public Hearing on July 24, 2006.

The Municipal Clerk reviewed the suggested procedures and advised of a change in advertising. Advertisements will be placed in the Maple Ridge News on July 15 and 19, 2006 and in the Maple Ridge Times on July 18, 2006.

R/06-337

OCP Public Hearing
Process

It was moved and seconded

That the procedures contained in the staff report titled "OCP Public Hearing Procedures" dated June 29, 2006 be established as the procedural rules for the OCP Public Hearing to be held on July 24, 2006.

CARRIED

1134 **UBCM Community Excellence Awards 2006 Nominations**

Staff report dated July 10, 2006 recommending that staff be directed to submit nominations for UBCM Community Excellence Awards for three initiatives.

R/06-338

UBCM Awards

It was moved and seconded

That staff be directed to submit nominations for UBCM Community Excellence Awards for the following initiatives:

- 1. Top Performing Municipality (TPM) Initiative**
- 2. 2005 Annual Report**
- 3. Watershed Mapping and Information Management Project**

CARRIED

Community Development and Recreation Service - Nil

Correspondence - Nil

Other Committee Issues - Nil

1200 ***STAFF REPORTS***

1201 **Banking Agreement**

A staff report recommending that the term of the current Banking Agreement with TD Canada Trust be extended to September 30, 2006 was circulated.

R/06-339

Banking Agreement It was moved and seconded

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

CARRIED

1202 **Special Occasion License**

A staff report recommending that the request received from the Caribbean Street Festival organizer for a Special occasion License to hold a Beer Garden on Sunday, July 16, 2006 be approved was circulated.

R/06-340

Caribbean Street
Festival

It was moved and seconded

That the application from the Caribbean Street Festival organizers, by way of an email dated July 8, 2006, for a Special Occasion License to hold a Beer Garden as part of the Caribbean Street Festival events, be approved as follows:

Sunday July 16, 2006 11:00 a.m. – 11:00 p.m.

And further, that the use of Memorial Peace Park (Municipal property) for this Special Occasion License be authorized.

CARRIED

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

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

1500 ***COUNCILLORS' REPORTS***

Councillor Hogarth

Councillor Hogarth attended the UBCM Research Forest and Education Centre opening of the dock on Loon Lake.

Councillor Dueck

Councillor Dueck attended the open house of the Ministry of Children and Family Development and PLEA, family fun day at the park with Alouette Addiction Society and Canada Day festivities. She announced that the GVRD did not support renewal of the lease of Pacific Shooters Association in North Vancouver and the District will be working on with the GVRD on a possible location in Maple Ridge.

Councillor Daykin

Councillor Daykin participated in family fun day at the park with Alouette Addictions Society and attended events at Main Stage 2006. He announced that Main Stage will return to Maple Ridge in 2009.

Councillor King

Councillor King attended an event at Main Stage 2006.

Councillor Speirs

Councillor Speirs attended an event at Main Stage 2006 and Canada Day Festivities. He reminded the public of the upcoming Caribbean Festival and the start of the concert series at Port Haney Wharf. He commented on the need to include First Nations in a prominent role during the groundbreaking ceremony on the north side of the river for the Golden Ears Bridge. He commended the Research Forest for the partnership that has been developed with Camp Goodtimes.

Councillor Stewart

Councillor Stewart attended the Legion's dedication ceremony at Memorial Peace Park and many of the same events mentioned by other Councillors. He reminded the public of the upcoming Maple Ridge Fair.

1600 ***MAYOR'S REPORT***

Mayor Robson did not give a report.

1700 ***OTHER MATTERS DEEMED EXPEDIENT*** - Nil

1800 ***NOTICES OF MOTION*** - Nil

1900 ***QUESTIONS FROM THE PUBLIC***

Eric Phillips

Mr. Phillips provided information on Port Hammond Days and asked for volunteers from Council for their fund raising dunk tank.

Jacques Richard

Mr. Richard identified six properties to the east of Jackson Farm and west of 240 Street and asked why these properties were not included in the Albion urban area. Mayor Robson suggested the Mr. Richard speak to Planning Department staff about those properties.

Stewart Pledge

Mr. Pledge asked if his impression is correct that the proposed Official Community Plan will redraw the urban area boundary and include the six properties discussed at the meeting into the urban area. The Director of Planning advised that the Plan does not change the urban area boundary. The six properties have to first be approved by the GVRD for removal from the Green Zone and if such approval is received then any application to change the current land use would have to go through its own Public Hearing process.

Betty Von Hardenberg

Ms. Von Hardenberg questioned the exclusion of the Thornhill and Whonnock aquifers from the natural features map in the Official Community Plan. The Director of Planning indicated that those aquifers are shown on a separate map because the exact boundaries of those aquifers are not yet defined.

Peter Barnes

Mr. Barnes raised concerns about accessibility of the Maple Ridge Golf Course during wet weather for those golfers who must use a golf cart. He indicated he would talk directly to staff about this.

Dave Smith

Mr. Smith thanked staff and Council for the opportunity to make a presentation at the World Urban Forum and asked that he be considered should such an opportunity arise again. He indicated that debris is being dumped on municipal property to the east of the Thornhill Heights development and asked who is responsible to inspect that area. Mayor Robson recommended that Mr. Smith meet with him at that site to seek a solution to the problem. Mr. Smith extended an invitation to Council to attend a walk-about of the upper falls area of Blue Mountain and to speak at the 26th Annual Golden Ears Ride.

Klaus Von Hardenberg

Mr. Von Hardenberg pointed out that the legend on the aquifer map of Thornhill and Whonnock Lake in the Official Community Plan is backwards. He passed along additional information on the aquifer to Planning Department staff.

Simon Challenger

Mr. Challenger extended an invitation to Council to attend Webster's Corner Day.

Beryl Eales

Ms. Eales extended compliments to Council and staff on their work.

2000 *ADJOURNMENT* - 9:15 p.m.

G. Robson, Mayor

Certified Correct

T. Fryer, Municipal Clerk