

Corporation of the District of Maple Ridge

COUNCIL MEETING

August 29, 2006

The Minutes of the Municipal Council Meeting held on August 29, 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 A. Hogarth
Councillor C. Speirs
Councillor K. Stewart

ABSENT

Councillor J. Dueck
Councillor L. King

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
C. Goddard, Acting 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***

Brad Warner, Burnett Fellowship, conducted the Opening Prayers.

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

The Acting Municipal Clerk advised of the addition of the following items:

1701 Banking Service Agreement
1702 Appointment of Auditor

400 ***APPROVAL OF THE AGENDA***

The agenda was approved with the addition of items 1701 and 1702.

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

R/06-381
Council Meeting
July 25, 2006

501

It was moved and seconded

That the minutes of the Regular Council Meeting of July 25, 2006 be adopted as circulated.

CARRIED

R/06-382
Public Hearing
July 24, 2006

502

It was moved and seconded

That the minutes of the Public Hearing of July 24, 2006 be received.

CARRIED

R/06-383
Dev. Agr. Comm.
July 21,26, Aug. 1,
8,10,14,16,18,21

503

It was moved and seconded

That the minutes of the Development Agreements Committee Meetings of July 21 (2), and 26 and August 1, 8, 10, 14, 16, 18 and 21, 2006 be received.

CARRIED

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

700 ***DELEGATIONS***

701 **DVP/044/06, DP/044/06, 24155 102 Avenue, Diana Nelson**

Mrs. Nelson submitted a petition opposing DVP/044/06 and DP/044/06 and read a statement citing issues with parking lot access, types of business that could locate at that address, hours of operation and garbage receptacles. A copy of her statement was provided to Council.

The Acting Director of Planning advised that staff would need time to review the application to determine if any conditions could be applied to address some of Mrs. Nelson's issues.

702 **Temporary Industrial Use Permit, Jim Allard, Allard Contractors Ltd.**

Mr. Allard submitted and reviewed a chronology of his application for a Temporary Industrial Use Permit (TIUP). He indicated that it is his intent to wind up his operation on Jackson Avenue and requested that Council reconsider his proposal of a land swap.

Mayor Robson advised that staff is in the midst of finalizing a report on the District's gravel strategy and suggested that Council would consider Mr. Allard's proposal once the strategy is completed.

800 ***UNFINISHED BUSINESS***

801 **DVP/044/06, 24155 102 Avenue**

Relaxation of the rear yard setback from 6.0 meters to 1.2 meters

R/06-384

DVP/044/06 It was moved and seconded

DEFERRED

That the Municipal Clerk be authorized to sign and seal DVP/044/06 respecting property located at 24155 102 Avenue.

It was moved and seconded

That consideration of DVP/044/06 respecting property located at 24155 102 Avenue be deferred to the September 12, 2006 Council meeting.

CARRIED

900 ***CORRESPONDENCE*** - Nil

1000 ***BY-LAWS***

- 1001 **RZ/046/06, Maple Ridge Zone Amending Bylaw No. 6405-2006**
Text amendment to the C-5 (Village Centre Commercial) zone of the Zoning Bylaw to reflect the community's changing needs as it continues to grow and develop
Final reading

R/06-385
RZ/046/06
BL 6405-2006
Final

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 6405-2006 be reconsidered and adopted.

CARRIED

- 1002 **Maple Ridge Taxi Regulation By-law No. 6409-2006**
To provide standards of maintenance and operation of Vehicles for Hire
Final reading

A copy of the by-law as amended at the Council Workshop of August 28, 2006 was distributed.

R/06-386
BL 6409-2006
Final

It was moved and seconded

That Maple Ridge Taxi Regulation By-law No. 6409-2006 be reconsidered and adopted.

CARRIED

- 1003 **Maple Ridge Security Alarm Amending By-law No. 6423-2006**
To reduce false alarms
Final reading

R/06-387
BL 6423-2006
Final

It was moved and seconded

That Maple Ridge Security Alarm Amending By-law No. 6423-2006 be reconsidered and adopted.

CARRIED

- 1004 **Maple Ridge Fire Alarm Amending By-law No. 6424-2006**
 To reduce false alarms
 Final reading

R/06-388
BL 6424-2006 It was moved and seconded
Final

That Maple Ridge Fire Alarm Amending By-law No. 6424-2006 be reconsidered and adopted.

CARRIED

- 1005 **RZ/067/05, 11282 Cottonwood Drive**
 Staff report dated July 31, 2006 recommending final reading

- 1005.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6366-2005**
 To designate from Compact Housing (40 units per net hectare) to Conservation
 and to include the site into Development area XXI(36)
 Final reading

R/06-389
RZ/067/05 It was moved and seconded
BL 6366-2005
Final

That Maple Ridge Official Community Plan Amending Bylaw No. 6366-2005 be reconsidered and adopted.

CARRIED

- 1005.2 **Maple Ridge Zone Amending Bylaw No. 6367-2005**
 To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse
 Residential) to permit the construction of a 71 unit townhouse development
 Final reading

R/06-390
RZ/067/05 It was moved and seconded
BL 6367-2005
Final

That Maple Ridge Zone Amending Bylaw No. 6367-2005 be reconsidered and adopted.

CARRIED

1006 **Maple Ridge Development Cost Charge Amending By-law No. 6415-2006**
To establish levies reflective of current capital construction and land costs
Final reading

A staff report dated August 29, 2006 recommending deferral of the by-law was circulated at the meeting.

R/06-391 1006.1
BL 6415-2006 It was moved and seconded
Final

That final reading of Maple Ridge Development Cost Charge Amending By-law No. 6415-2006 be deferred until October 10, 2006 to allow for a one month grace period before adoption of the by-law.

DEFEATED

Councillor Speirs, Councillor Hogarth, Mayor Robson OPPOSED

The Acting Municipal Clerk advised that Council's options were to:

1. Rescind By-law No. 6415-2006, amend the by-law to include a one month grace period, give third reading to the amended by-law and forward the by-law to the Inspector of Municipalities for approval, or
2. Reconsider the resolution passed at the August 28, 2006 Council Workshop to apply a one month grace period.

Mayor Robson requested that the resolution passed at the August 28, 2006 Council be reconsidered.

R/06-392 1006.2
Reconsider resolution It was moved and seconded
R/06-379

That resolution R/06-379 of the Council Workshop of August 28, 2006 to apply a one (1) month grace period to Maple Ridge Development Cost Charge Amending By-law No. 6415-2006 be reconsidered.

The Acting Municipal Clerk explained that if the resolution was reconsidered and defeated, Council could then proceed with final reading of the by-law without a grace period or Council could defer consideration of final reading.

The Manager Development and Environmental Services advised that staff estimates that 6 or 7 rezoning applications could be impacted by this by-law.

CARRIED

R/06-393 1006.3
BL 6415-2006 It was moved and seconded
1 month grace period

That a one (1) month grace period be applied to Maple Ridge Development Cost Charge Amending By-law No. 6415-2006.

DEFEATED

Councillor Speirs, Councillor Stewart, Councillor Hogarth, Councillor Daykin, Mayor Robson OPPOSED

R/06-394 1006.4
BL 6415-2006 It was moved and seconded
Final reading
DEFERRED

That Maple Ridge Development Cost Charge Amending By-law No. 6415-2006 be reconsidered and adopted.

It was moved and seconded

That final reading of Maple Ridge Development Cost Charge Amending By-law No. 6415-2006 be deferred until October 10, 2006.

CARRIED

Councillor Speirs, Mayor Robson OPPOSED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 ***COMMITTEE OF THE WHOLE***

1101 ***Minutes***

R/06-395
COW Minutes It was moved and seconded
August 21, 2006

That the Minutes of the Committee of the Whole Meeting of August 21, 2006 be received.

CARRIED

Public Works and Development Services

1101 **RZ/044/05, Amendment to Zone Amending Bylaw No. 6417-2006 and Off-Street Parking and Loading Amendment Bylaw No. 6418-2006**

Staff report dated August 4, 2006 recommending that Maple Ridge Zone Amending Bylaw No. 6417-2006 be given First Reading and forwarded to Public Hearing and that Maple Ridge Off-Street Parking and Loading Amendment Bylaw No. 6418-2006 be given First, Second and Third Reading.

R/06-396

RZ/044/05

BL 6417-2006, First It was moved and seconded

BL 6418-2006

First, second, third

DEFERRED

That Maple Ridge Zone Amending By-law No. 6417-2006 be read a first time and forwarded to Public Hearing; and further

That Maple Ridge Off Street Parking and Loading Amending By-law No. 6418-2006 be read a first, second and third time.

The Acting Director of Planning confirmed that the amendment to the parking by-law to increase the number of parking stalls required in multi-family developments would not guarantee enforcement of the requirement for a number of stalls to be designated visitor parking. The General Manager of Public Works and Development Services suggested that staff could obtain additional information on this issue within two weeks.

It was moved and seconded

That first reading of Maple Ridge Zone Amending By-law No. 6417-2006 and first, second and third reading of Maple Ridge Off Street Parking and Loading Amending By-law No. 6418-2006 be deferred.

CARRIED

ACTION REQUIRED

Staff is to provide further information on enforcement issues related to parking at the September 11, 2006 Council Workshop.

1102 **RZ/049/06, 20133 Lougheed Highway, CS-1 to CD-2-98**

Staff report dated July 31, 2006 recommending that Maple Ridge Zone Amending Bylaw No. 6429-2006 to amend the CS-1 (Service Commercial) zone to CD-2-98 (Comprehensive Development) zone be read a first time and forwarded to Public Hearing.

R/06-397
RZ/049/06
BL 6429-2006
First

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 6429-2006 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. Approval from the Ministry of Transportation for off-site highway improvements;**
- ii. Approval from the Ministry of Transportation to landscape the unused portion of Road Right-of-Way directly to the west of the subject site;**
- iii. Registration of a Rezoning Development Agreement including the deposit of security as outlined in the agreement.**

CARRIED

1103 **RZ/075/06, Text Amendment to the P-1 Park and School Zone to provide for an Animal Shelter as a permitted use in the P-1 Zone**

Staff report dated August 14, 2006 recommending that Maple Ridge Amending Bylaw No. 6433-2006 be read a first time and forwarded to Public Hearing.

R/06-398
RZ/075/06
BL 6433-2006
First

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 6433-2006 be read a first time and be forwarded to Public Hearing.

CARRIED

Note: Councillor Stewart was excused from item 1104 as he has an interest in the property under discussion.

1104 **AL/061/06, 21791 136th Avenue and Lot 3, Plan 5154**

Staff report dated August 16, 2006 recommending that Council authorize application AL/061/06 for subdivision within the Agricultural Land Reserve for property located at 21791 136th Avenue and Lot 3, Plan 5154 to proceed to the Agricultural Land Commission for further consideration.

R/06-399
AL/061/06

It was moved and seconded

That application AL/061/06 for property located at 21791 136th Avenue and Lot 3, Plan 5154 be authorized to proceed to the Agricultural Land Commission for further consideration.

CARRIED

Note: Councillor Stewart returned to the meeting.

1105 **DP/067/05 and VP/067/05, 11282 Cottonwood Drive**

Staff report dated July 31, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/067/05 (DPXXI), once the Variance Permit (VP/067/05) has been authorized respecting property located at 11282 Cottonwood Drive, and that the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/067/95 respecting property located at 11282 Cottonwood Drive will be considered by Council at the September 12, 2006 meeting.

R/06-400
DP/067/05
VP/067/05

It was moved and seconded

That the Municipal Clerk be authorized to sign and seal DP/067/05 respecting property located at 11282 Cottonwood Drive, subject to approval of VP/067/05 and further;

That the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/067/05 respecting property located at 11282 Cottonwood Drive will be considered by Council at the September 12, 2006 meeting.

CARRIED

1106 **Golden Ears Winter Club Primary Liquor License Application**

Staff report dated August 15, 2006 recommending that the District of Maple Ridge Council supports the issuance of a liquor primary license for the Golden Ears Winter Club.

R/06-401

Golden Ears Winter Club License It was moved and seconded

Whereas the District of Maple Ridge Council considered a staff report regarding an application for a liquor primary licence for The Golden Ears Winter Club located at 23588 105 Avenue; and,

Whereas letters were sent to over 65 surrounding residential households requesting comment on the proposal and no responses were received; and

Whereas the R.C.M.P. and By-law Enforcement Department are satisfied the types of events held at the facility should not generate any negative community impacts in terms of noise generation, parking congestion or unruly behaviour; and

Whereas the maximum person capacity of 162 persons for the lounge area and 48 persons for the patio area with a closing time of 2:00 a.m. is acceptable;

THEREFOR BE IT RESOLVED THAT the District of Maple Ridge Council supports the issuance of a liquor primary licence for The Golden Ears Winter Club.

CARRIED

1107 **Amendment to the Maple Ridge Recycling Depot License Agreement between the Greater Vancouver Sewerage & Drainage District and the District of Maple Ridge**

Staff report dated August 14, 2006 recommending that the Mayor and Municipal Clerk be authorized to sign and execute the amendment to the Maple Ridge Recycling Depot License Agreement (between the Greater Vancouver Sewerage & Drainage District and the District of Maple Ridge).

R/06-402

Recycling Agreement It was moved and seconded

That the Mayor and Municipal Clerk be authorized to sign and execute the amendment to the Maple Ridge Recycling Depot License Agreement (between the Greater Vancouver Sewerage & Drainage District and the District of Maple Ridge) attached to the staff report dated August 14, 2006.

CARRIED

1108 **St. Patrick's School Walk-a-thon**

Staff report dated July 24, 2006 recommending that St. Patrick's School be authorized to use municipal streets for their annual Walk-a-thon on Friday September 22, 2006 between 9:45 AM and 1:00 PM, provided the conditions outlined in Schedule 'A' attached to the staff report dated July 24, 2006 are met.

R/06-403

St. Patrick's School Walk-a-thon It was moved and seconded

That St. Patrick's School be authorized to use municipal streets for their annual Walk-a-thon on Friday, September 22, 2006 between 9:45 a.m. and 1:00 p.m. provided the conditions outlined in Schedule "A" attached to the staff report dated July 24, 2006 are met.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 **Disbursements for the month ended July 31, 2006**

Staff report dated August 14, 2006 recommending that the disbursements for the month ended July 31, 2006 be approved.

R/06-404

Disbursements July 31, 2006 It was moved and seconded

That the disbursements as listed below for the month ended

July 31, 2006 be approved

General	\$19,427,690
Payroll	1,132,223
Purchase Card	<u>78,551</u>
Total	<u>\$20,638,464</u>

CARRIED

Community Development and Recreation Service - Nil

Correspondence - Nil

Other Committee Issues - Nil

1200 ***STAFF REPORTS***

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

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

1500 ***COUNCILLORS' REPORTS***

Councillor Hogarth

Councillor Hogarth commented on the commitment of volunteers in the community.

Councillor Daykin

Councillor Daykin attended the Morikawa family reunion and the Stanley Cup celebration.

Councillor Speirs

Councillor Speirs attended the Stanley Cup celebration and Music on the Wharf.

Councillor Stewart

Councillor Stewart toured the community by kayak and bicycle during the Council break.

1600 ***MAYOR'S REPORT***

Mayor Robson reported that Council and staff are working hard and citizens can expect more announcements in the next 90 days.

1700 ***OTHER MATTERS DEEMED EXPEDIENT***

1701 **Banking Services Agreement**

R/06-405
TD Bank
Agreement

It was moved and seconded

That on the recommendation of the Finance & Audit Committee, the District staff be authorized to enter into an agreement for banking services with the Toronto Dominion Bank for a term of 5 years.

CARRIED

1702 **Appointment of Auditor**

R/06-406
Auditor
BDO Dunwoody

It was moved and seconded

That on the recommendation of the Finance & Audit Committee, BDO Dunwoody LLP be appointed Auditor for 2006 and 2007.

CARRIED

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

1900 ***QUESTIONS FROM THE PUBLIC***

Kevin Hodgson

Mr. Hodgson requested clarification of the proposed increase in Development Cost Charge fees proposed under item 1006. The General Manager of Public Works & Development Services advised that fees would increase by \$5,000 upon adoption of the bylaw. Mr. Hodgson suggested that the number of subdivision applications submitted prior to adoption of the by-law be tracked.

Gary Skelton

Mr. Skelton asked if the additional funds collected once the Development Cost Charge by-law is adopted would be used to improve older areas that are lacking in services. Mayor Robson advised that Development Cost Charge funds could not be used for that purpose. Improvements can be funded through a Local Improvement Petition or General Revenue.

Chris Caverly

Mr. Caverly referred to item 801 and express concerns with traffic safety on the lane. He asked why access to the commercial development could not be off 102 Avenue. The Acting Director of Planning responded that 102 Avenue is an arterial road. Where there is an existing lane, the lane is used for access rather than the busier arterial route.

2000 ***ADJOURNMENT*** - 8:29 p.m..

G. Robson, Mayor

Certified Correct

R. Riach, Acting Municipal Clerk