

Corporation of the District of Maple Ridge

COUNCIL MEETING

September 12, 2006

The Minutes of the Municipal Council Meeting held on September 12, 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

M. Murray, Acting 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

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 Municipal Clerk advised that item 703 was deleted from the agenda at the request of the delegation and that the following items were added:

802 Zone Amending By-law
803 Parking By-law

400 ***APPROVAL OF THE AGENDA***

The agenda was approved as amended.

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

R/06-417 501

Council Minutes
August 29, 2006

It was moved and seconded

That the minutes of the Regular Council Meeting of August 29, 2006 be adopted as circulated.

CARRIED

R/06-418 502

Dev. Agr. Comm.
August 23, 30, 2006

It was moved and seconded

That the minutes of the Development Agreements Committee Meetings of August 23 and 30, 2006 be received.

CARRIED

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

700 ***DELEGATIONS***

701 **ICBC Community Challenge, Kate Woochuk, Regional Coordinator - Loss Prevention & Road Safety**

Ms. Woochuk gave a Power Point presentation providing information on ICBC's Zero Crash Month – Community Challenge.

R/06-419

ICBC Zero Crash
Month

It was moved and seconded

That the 2006 ICBC Zero Crash Month - Community Challenge be endorsed and that a letter of support be sent to ICBC.

CARRIED

702 **Terry Fox Run, Fred Fox**

Mr. Fox provided information on the 2006 Terry Fox Run to raise funds for cancer research.

703 **Use of 136 Avenue, Bob Metcalf, Bernard Roy**

This item was withdrawn at the request of the delegation.

800 ***UNFINISHED BUSINESS***

801 **DVP/067/05, 11282 Cottonwood Drive**

To relax the front yard setback from 7.5 meters to 3 meters for Building Fifteen (Amenity Building) and waive the requirement to underground the overhead utility plant on Cottonwood Drive

The Municipal Clerk advised of correspondence received and circulated to Council.

R/06-420

DVP/067/05

It was moved and seconded

That the Municipal Clerk be authorized to sign and seal DVP/067/05 respecting property located at 11282 Cottonwood Drive.

CARRIED

802 **Zoning Bylaw**

The Municipal Clerk advised that items 802 and 803 were forwarded from the September 11, 2006 Council Workshop to this meeting for consideration.

R/06-421

BL 6417-2006

First reading

It was moved and seconded

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

CARRIED

Councillor Hogarth OPPOSED

803 **Parking Bylaw**

R/06-422

BL 6418-2006

First, second, third

It was moved and seconded

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

CARRIED

Councillor Hogarth OPPOSED

900 **CORRESPONDENCE** - Nil

1000 **BY-LAWS**

1001 **RZ/025/06, 24190 125 Avenue**

Staff report dated August 23, 2006 recommending final reading

To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit subdivision into two lots

Final reading

R/06-423

RZ/025/06

BL 6406-2006

Final reading

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 6406-2006 be reconsidered and adopted.

CARRIED

Councillor Speirs, Mayor Robson OPPOSED

1002 **RZ/017/05, 23379 Kanaka Way**

Staff report dated August 31, 2006 recommending final reading

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6344-2005**

To designate from Single Family Residential (15 units per net hectare) and Conservation to Compact Housing (40 units per net hectare) and Conservation and to include the site into Development Permits Areas XLI(23) and XXI(35).

Final reading

R/06-424

RZ/017/05

BL 6344-2005

Final reading

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 6344-2005 be reconsidered and adopted.

The Director of Planning described the extensive geotechnical analysis that has been required of the applicant for this development.

CARRIED

1002.2 **Maple Ridge Zone Amending Bylaw No. 6345-2005**

To rezone from RS-3 (One Family Rural Residential) to R-3 (Special Amenity Residential District), RM-1 (Townhouse Residential) and R-1 (Residential District) to permit the construction of 27 townhouse units and future subdivision into approximately 40 residential lots.

Final reading

R/06-425

RZ/017/05

It was moved and seconded

BL 6345-2005

Final reading

That Maple Ridge Zone Amending Bylaw No. 6345-2005 be reconsidered and adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 ***COMMITTEE OF THE WHOLE***

Public Works and Development Services

1101 **RZ/034/06, 20276, 20284 & 20296 Dewdney Trunk Road, RS-1 to CS-2**

Staff report dated September 1, 2006 recommending that Maple Ridge Zone Amending Bylaw No. 6435-2006 to permit the construction of an auto oil change and wash service facility be read a first time and be forwarded to Public Hearing.

R/06-426

RZ/034/05

It was moved and seconded

BL 6345-2006

First reading

That Maple Ridge Zone Amending Bylaw No. 6435-2006 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;**
- ii. Road dedication as required;**
- iii. Consolidation of the development site;**

CARRIED

1102 **RZ/033/06, 12329 & 12339 Hillside Street and 22210 & 22214 124 Avenue, RS-1 to RM-1**

Staff report dated September 1, 2006 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6426-2006 and Maple Ridge Zone Amending Bylaw No. 6427-2006 to permit a 29 unit townhouse development be read a first time and be forwarded to Public Hearing.

R/06-427

RZ/033/06

BL 6426,6427-2006

First reading

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 6427-2006 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;**
- ii. A geotechnical report which addresses the suitability of the site for the proposed development, attached to the site through a Section 219 Restrictive Covenant;**
- iii. A statutory right of way plan and agreement must be registered at the Land Title Office for a sanitary sewer;**
- iv. Road dedication for Hillside Avenue and for 124th Avenue, as required by the Engineering Department;**

- v. **Dedication of the creek setback into public ownership;**
- vi. **Landscape Plan showing remediation work and riparian replanting, as approved by Planning Department;**
- vii. **Consolidation of the development site;**
- viii. **Removal of the existing buildings;**
- ix. **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

1103 **DP/021/06, 22858 Foreman Drive**

Staff report dated August 31, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/021/06 in support of a development plan for subdivision adjacent to Cattell Brook.

R/06-428
DP/021/06

It was moved and seconded

That the Municipal Clerk be authorized to sign and seal DP/021/06 respecting property located at 22858 Foreman Drive.

CARRIED

1104 **DVP/044/06, 24155 102 Avenue** (from the August 29, 2006 Council Meeting)

An application to relax the rear yard setback from 6.0 meters to 1.2 meters prior to construction of a building with commercial uses on the ground level and a residence on the second storey.

R/06-429
DVP/044/06

It was moved and seconded

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

CARRIED

1105 **AL/068/05, Blaney Bog, Application for Subdivision with the Agricultural Land Reserve**

Staff report dated September 6, 2006 recommending that application AL/068/05 be authorized to proceed to the Agricultural Land Commission for consideration.

R/06-430
AL/068/05

It was moved and seconded

That application AL/068/05 for subdivision within the Agricultural Land Reserve be authorized to proceed to the Agricultural Land Commission for further consideration. In considering this application, the Commission and the applicant should be advised that the range of permissible uses on the subject property will be limited to those not considered potentially harmful to the adjacent environmentally sensitive “Blaney Bog” lands.

CARRIED

1106 **CP/010/03, Housekeeping Amendments to Maple Ridge Official Community Plan Bylaw**

Staff report dated September 6, 2006 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6432-2006 to expedite applications that would otherwise be delayed during the adoption process of the proposed Official Community Plan be read a first time and forwarded to Public Hearing.

R/06-431
CP/101/03
BL 6432-2006
First reading

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 6432-2006 be read a first time and be forwarded to Public Hearing; and

That Maple Ridge Official Community Plan Amending Bylaw No. 6432-2006 be considered in conjunction with the financial plan and the waste management plan; and further

That it be confirmed that Maple Ridge Official Community Plan Amending Bylaw No. 6432-2006 is consistent with the financial plan and waste management plan.

CARRIED

1107 **240 Street Storm Sewer Project**

Staff report dated July 10, 2006 recommending that the tenders for Project No. E05-101-021, Installation of Storm Sewer on 240 Street, be rejected and that staff be directed to investigate alternate drainage solutions and incorporate these in the Capital Works program.

R/06-432

240 St. Storm Sewer It was moved and seconded
Project E05-010-021

That the tenders for Project No. E05-010-021, Installation of 315 Meters of Storm Sewer on 240 Street: Lougheed Highway and North, be rejected; and

That staff be directed to investigate alternate drainage solutions and incorporate these in the Capital Works program.

CARRIED

1108 **Terry Fox Run, Use of Streets**

Staff report dated August 28, 2006 recommending that the Terry Fox Foundation be authorized to use municipal streets for the Terry Fox Run on September 17, 2006.

R/06-433

Terry Fox Run It was moved and seconded
Use of Streets

That the Terry Fox Foundation be authorized to use municipal streets on Sunday, September 17, 2006 for the Maple Ridge/Pitt Meadows Terry Fox Run, provided the conditions outlined in Schedule "A" attached to the staff report dated August 28, 2006 are met.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 **Greater Vancouver Water District, Grant in lieu of taxes**

Staff report dated September 1, 2006 recommending that consent be given to a grant in lieu of taxes as detailed in a letter from the Greater Vancouver Water District.

R/06-434
GVWD
Grant in lieu

It was moved and seconded

That consent be given to receive a grant in lieu of taxes from the Greater Vancouver Water District as detailed in the letter dated August 29, 2006 from Gordon Ruth, Chief Financial Officer, Greater Vancouver Water District.

CARRIED

Community Development and Recreation Service

1151 Fraser Valley Regional Library Operation and Services Agreement

Staff report dated August 28, 2006 recommending that the Mayor and Municipal Clerk be authorized to sign the Fraser Valley Regional Library Operation and Services Agreement for 2006.

R/06-435
FVRL Operation
Agreement

It was moved and seconded

That the Mayor and Municipal Clerk be authorized to sign the Fraser Valley Regional Library Operating and Services Agreement for 2006.

CARRIED

1152 Cultural Tourism – Necklace Project

Staff report dated September 5, 2006 recommending that staff be authorized to indicate the District's desire to participate in the "Necklace Project" as outlined by the Regional Cultural Development Advisory Committee and the Alliance for Arts and Culture August 4th, 2006 submission and pay the \$1,000 participation fee for the program, noting that additional funding would require further review by Council.

R/06-436
Cultural Tourism
Necklace Project

It was moved and seconded

That staff be directed to indicate the District's desire to participate in the "Necklace Project" as outlined in the August 4, 2006 submission by the Regional Cultural

Development Advisory Committee and the Alliance for Arts and Culture, and pay the \$1,000 participation fee for the program, noting that additional funding would require further review by Council

CARRIED

Mayor Robson OPPOSED

Correspondence - Nil

Other Committee Issues - Nil

1200 ***STAFF REPORTS***

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

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

1500 ***COUNCILLORS' REPORTS***

Councillor King

Councillor King did not give a report

Councillor Speirs

Councillor Speirs reminded the public of upcoming events including an Open House for the Golden Ears Bridge, Wine Zest, and Take Back the Night.

Councillor Stewart

Councillor Speirs attend a GVRD Labour meeting and plans to attend meetings of the Ridge Meadows Seniors Society.

Councillor Hogarth

Councillor Hogarth will be attending meetings of the Municipal Advisory Committee on Accessibility Issues and the Economic Advisory Committee.

Councillor Dueck

Councillor Dueck provided an update on the activities of the Social Planning Advisory Committee.

Councillor Daykin

Councillor Daykin attended the unveiling of the award the Maple Ridge Library received from the Canadian Library Association for its seniors outreach program. He offered a reminder of Rivers Day at Kanaka Creek Park.

1600 ***MAYOR'S REPORT***

Mayor Robson provided information on a presentation by BC Hydro with respect to Hydro's Alouette Watershed Fish Enhancement program. He indicated that Council would be discussing traffic calming methods within the next 30 days. He offered congratulations to the Fraser Health Authority, and all other groups involved, on the introduction of the Youth Matrix program to Maple Ridge. He advised that discussions are continuing with TransLink on direct bus service between Maple Ridge and Braid Street station. He announced that renovations are underway at the Randy Herman Centre for Community Safety and that the project is expected to be completed ahead of schedule and under budget. He advised that the District has indicated to the BC Lottery Corporation its interest in looking at proposals for enhanced gaming in Maple Ridge. He explained that the Lottery Corporation would decide on a proponent for the Gaming Centre and Council would decide where it is an acceptable proposal for the community.

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

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

1900 ***QUESTIONS FROM THE PUBLIC***

Peter Barnes

Referring to item 1001, Mr. Barnes asked if existing multi-family developments will be required to ensure that visitor parking is retained within

the development. Mayor Robson advised that at this time only new developments will be required to place a covenant on title with respect to visitor parking. The District is investigating if this requirement can be made of existing multi-family developments.

Eric Phillips

Mr. Phillips asked if Council was aware that September 12 is the birthday of Maple Ridge. Council indicated its awareness of the anniversary.

Peter Barnes

Referring to item 1105, Mr. Barnes asked if application AL/068/05 would affect the 200 year flood zone. He was advised that it would not.

2000 ***ADJOURNMENT*** - 8:19 p.m.

G. Robson, Mayor

Certified Correct

T. Fryer, Municipal Clerk