

Corporation of the District of Maple Ridge

COUNCIL MEETING

February 27, 2007

The Minutes of the Municipal Council Meeting held on February 27, 2007 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
M. Murray, General Manager of Community Development,
Parks and Recreation Services
F. Quinn, General Manager Public Works and Development
Services
J. Pickering, Director of Planning
C. Marlo, Manager of Legislative Services
A. Gaunt, Confidential Secretary
D. Hall, Planner

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***

Harry Loewen, East Ridge Community Fellowship

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

400 ***APPROVAL OF THE AGENDA***

The agenda was approved as circulated.

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

R/07-088 501
Minutes

Regular Council It was moved and seconded
February 13, 2007

That the minutes of the Regular Council Meeting of February 13, 2007 be adopted as circulated.

CARRIED

R/07-089 502
Minutes

Public Hearing It was moved and seconded
February 20, 2007

That the minutes of the Public Hearing of February 20, 2007 be received.

CARRIED

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

700 ***DELEGATIONS***

701 **Community Heritage Commission, Business Plan Update 2006-2007
- Diana Hall, Staff Liaison; Claus Andrup, Commissioner**

A power point presentation giving an overview of the Community Heritage Commission Business Plan Update for 2007-2008 was given by Diana Hall, staff liaison and Claus Andrup, Commissioner.

800 ***UNFINISHED BUSINESS***

801 **DVP/098/05, 11920 228th Street**

To increase the front lot line setback from an average of 4.5 metres to 8.36 metres; and to increase the maximum gross floor area above the third storey from 80% of the third storey to 97% of the third storey of a 16 storey residential tower.

The Manager of Legislative Services advised that one e-mail had been received in regard to this application expressing concern as to the impact of this proposal on the retaining wall and fence abutting the proposed residential tower.

The General Manager, Public Works and Development Services advised that concerns put forward in the e-mail will be discussed with the applicant to ensure that the issues are addressed.

R/07-090
DVP/098/05
Sign and seal

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal
DVP/098/05 respecting property located at 11920 228 Street.**

CARRIED

The Manager of Legislative Services advised that no correspondence had been received pertaining to this item.

802 **DVP/073/05, 20713 Golf Lane**

To vary the minimum lot depth from 24 metres to 22.57 metres for Lot 1 of a proposed 2 lot subdivision.

R/07-091
DVP/073/05
Seal and seal

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal
DVP/073/05 respecting property located at 20731 Golf Lane.**

CARRIED

900 **CORRESPONDENCE** - Nil

1000 **BY-LAWS**

Note: Item 1001 is from the Public Hearing of February 20, 2007

Bylaw for Second and Third Reading

1001 **RZ/068/06**

Maple Ridge Zone Amending Bylaw No. 6430-2006

To amend the zoning bylaw to allow for mid-size daycare facilities for up to 15 children in residential areas.

Second and third reading.

R/07-092
RZ/068/06
BL 6430-2006
Second, third

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 6430-2006 be
read a second and third time.**

The Director of Planning clarified the issues concerning the proposed bylaw pertaining to the number of children allowed in a neighbourhood daycare.

CARRIED

Councillor Hogarth - OPPOSED

Bylaws for Final Reading

- 1002 **RZ/073/05, 20713 Golf Lane**
Maple Ridge Zone Amending Bylaw 6448-2006
Staff report dated January 25, 2007 recommending final reading.
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit the subdivision into two residential lots.
Final reading.

R/07-093

RZ/073/05

It was moved and seconded

BL 6448-2006

Final

That Maple Ridge Zone Amending Bylaw 6448-2006 be reconsidered and adopted.

CARRIED

- 1003 **Maple Ridge Development Cost Charge Reserve Fund Expenditure Bylaw No. 6460-2006**
To authorize the expenditures of the 2007 capital projects and previous years' projects.
Final reading.

R/07-093

BL 6460-2006

It was moved and seconded

Final

That Maple Ridge Development Cost Charge Reserve Fund Expenditure Bylaw 6460-2006 be reconsidered and adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 **COMMITTEE OF THE WHOLE**

Minutes

R/07-094

Minutes – COW
February 19, 2007

It was moved and seconded

That the minutes of the Committee of the Whole Meeting of February 19, 2007 be received.

CARRIED

Note: Mayor Robson excused himself from the meeting due to a business relationship with the owner of the property in item 1101.

Public Works and Development Services

1101 **RZ/078/06, 24901 108 Avenue, RS-3 to RS-1b**

Staff report dated February 9, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6466-2007 to permit the future subdivision of the subject property into 22 lots be read a first time and be forwarded to Public Hearing.

R/07-095

RZ/078/06
BL 6466-2007

It was moved and seconded

1. **That Maple Ridge Zone Amending Bylaw No. 6466-2007 be read a first time and forwarded to Public Hearing; and**
2. **That the following term(s) and condition(s) be met prior to final reading:**
 - i) **Registration of a Rezoning Servicing Agreement, including the deposit of security as outlined in the Agreement and the equivalent construction costs associated with the future equestrian trail being relocated to Kanaka Creek Park.**

CARRIED

Note: Mayor Robson returned to the meeting.

1102 **RZ/073/04, 12161 237 Street, Final One Year Extension**

Staff report dated February 12, 2007 recommending that a final one year extension be granted for rezoning application RZ/073/04.

R/07-096
RZ/073/04
Final One Year
Extension

It was moved and seconded

That pursuant to Maple Ridge Development Procedures Bylaw 5879-1999, a final one year extension be granted for rezoning application RZ/073/04 subject to:

- i) Resolution of servicing deficiencies as identified by the Engineering Department through a rezoning development agreement (section 219 covenant);**
- ii) Amendment to Schedule “B” of the Official Community Plan.**

CARRIED

1103 **AL/104/05, Temporary Non-farm use within Agricultural Land Reserve, 22679 136 Ave**

Staff report dated February 8, 2007 recommending that application AL/104/05 for non-farm use within the Agricultural Land Reserve be authorized to proceed to the Agricultural Land Commission.

R/07-097
AL/104/05
Authorization to
Proceed to ALC

It was moved and seconded

That application AL/104/05 for non-farm use within the Agricultural Land Reserve as described in staff report dated February 8th, 2007, be authorized to proceed to the Agricultural Land Commission.

CARRIED

1104 **VP/091/04, Rockridge Estates, 23645 133 Avenue**

Staff report dated February 8, 2007 recommending that the Manager of Legislative Services be authorized to notify qualifying property owners that approval of VP/091/04 to permit a 10 metre building height on Lots 12 through 18 will be considered by Council at the March 13, 2007 meeting.

R/07-098
VP/091/04
Notification

It was moved and seconded

That the Manager of Legislative Services be authorized to notify qualifying property owners that approval of VP/091/04 respecting property located at 23645 – 133 Avenue will be considered by Council at the March 13, 2007 meeting.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 **Establishment of Officers Bylaw No. 6465-2007**

Staff report dated February 2, 2007 recommending that Maple Ridge Establishment of Officers Bylaw No. 6465-2007 be given three readings.

R/07-099

BL 6465-2007

First, second, third

It was moved and seconded

That Maple Ridge Establishment of Officers Bylaw No. 6465-2007 be read a first, second and third time.

CARRIED

Community Development and Recreation Service

1151 **Maple Crest Subdivision Petition for designation as a Local Service Area**

Staff report dated February 9, 2007 recommending that the provision of municipal service for the Maple Crest subdivision be endorsed in principle; that staff be authorized to work with representatives of the Maple Crest subdivision to further detail the maintenance costs and priority related to such a service, and to hold an open house; that staff be instructed to forward a report after receipt of a formal petition from the benefiting owners; and that staff be instructed to prepare the appropriate bylaws.

R/07-100

Local Area Service

Maple Crest

Subdivision

It was moved and seconded

- 1. That the provision of municipal service for the Maple Crest subdivision as contained the report dated February 9, 2007 be endorsed in principle;**
- 2. That staff be authorized to work with representatives of the Maple Crest subdivision to further detail the maintenance costs and priority related to such a service, and subsequently, to hold an open house to provide an opportunity for the benefiting property owners to get informed about the proposed “local service area” for the maintenance of their enhanced landscaped areas;**
- 3. That staff be instructed to forward a report complete with recommendations on the matter after receipt of a formal petition from the benefiting owners; and**
- 4. That staff be instructed to prepare the appropriate bylaws.**

CARRIED

Correspondence - Nil

Other Committee Issues - Nil

1200 **STAFF REPORTS**

1201 **Eric Langton School Park Site Design Concept**

Staff report dated February 22, 2007 recommending that the concept plan attached to the report for the Eric Langton School Park Site be approved to allow further design in preparation for the tender of construction drawings.

R/07-101

Eric Langton School Park Design
Concept It was moved and seconded

That on the recommendation of the Parks & Leisure Services Commission, the concept plan revised to January 30, 2007 for the Eric Langton School Park Site attached to the staff report dated February 22, 2007 be approved to allow further design in preparation for the tender of construction drawings.

CARRIED

1202 **Agricultural Task Force Report on the Formation of an Agricultural Advisory Committee**

Staff report dated February 21, 2007 recommending that Maple Ridge Agricultural Advisory Committee Bylaw 6471-2007 be read a first, second and third time, and that this report be accepted for direction on next steps.

R/07-102

BL 6471-2007 Agricultural
Advisory Com It was moved and seconded

That Maple Ridge Agricultural Advisory Committee Bylaw No. 6471-2007 be read a first, second, and third time, and that the staff report dated February 21, 2007 be accepted for direction on next steps.

CARRIED

Councillor Speirs – OPPOSED

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

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

1500 ***COUNCILLORS' REPORTS***

Councillor Hogarth

Councillor Hogarth attended the Greater Vancouver Regional District meeting on the amalgamation of the ports. He also attended the Accessibility Committee meeting, the Economic Advisory Commission meeting and the Chamber of Commerce business excellence awards event.

Councillor Dueck

Councillor Dueck advised that the Youth Diversion Annual General Meeting was scheduled for March 26th at Colleen Findlay Place. Councillor Dueck attended the Greater Vancouver Regional District meeting and reported that the GVRD would be looking for feedback from Councils in regard to a proposed name change and tolling strategies. She participated in the Maple Ridge Heritage Commission Plaque Tour.

Councillor Daykin

Councillor Daykin attended the Greg Moore Gallery opening at the BC Sports Hall of Fame and participated in Heritage Week events.

Councillor Stewart

Councillor Stewart attended an agriculture workshop, the museum planning day, the Pitt Meadows Foundation function and a meeting of the Alouette River Management Society.

Councillor King

Councillor King shared information on a project initiated by a resident of Maple Ridge which sends used hearing aids to India. She also attended David Suzuki's presentation at the ACT.

Councillor Speirs

Councillor Speirs attended the Heritage Committee Plaque Tour as well as the David Suzuki presentation.

1600 ***MAYOR'S REPORT***

Mayor Robson reported that he would be attending the TransLink meeting scheduled for March 5 at the ACT. He also advised that Maple Ridge would be the first community to apply to the Greater Vancouver Regional District for an amendment to the green zone.

At the request of the Mayor, the Chief Administration Officer gave a synopsis of the report on the Lower Fraser Flood Model presented by the Fraser River Council. He provided information on the District's response to that presentation.

1700 ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

1800 ***NOTICES OF MOTION*** – Nil

1900 ***QUESTIONS FROM THE PUBLIC***

Tara McKean

Ms. McKean asked for clarification of the procedures for removing properties from the green zone.

The Director of Planning provided information on the process to do so.

Beryl Eales

Ms. Eales asked how the municipality could celebrate local food production in tandem with carbon neutral plans for the community.

Mayor Robson suggested that the questions could be referred to the proposed Agricultural Advisory Committee once it is formed.

Tara McKean

Ms. McKean asked how a piece of property that can sustain cattle and is located further away from the town core can be taken out of the Agricultural Land Reserve and the property she has cannot be.

The Director of Planning advised that applications for exclusion from the Agricultural Land Reserve are made by landowners and are passed through municipal Councils to the Agricultural Land Commission which makes the decision as to which lands stay in or come out of the agricultural land reserve.

Ms. McKean asked if her application would be sent on the Agricultural Land Commission should she apply. The Director of Planning advised that this would be the decision of Council.

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

G. Robson, Mayor

Certified Correct

C. Marlo, Corporate Officer