

Corporation of the District of Maple Ridge

COUNCIL MEETING

January 9, 2007

The Minutes of the Municipal Council Meeting held on January 9, 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

Appointed Staff

J. Rule, Chief Administrative Officer
R. Riach, Property and Risk Manager
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
J. Pickering, Director of Planning
A. Gaunt, Confidential Secretary
Other Staff as Required

ABSENT

Councillor K. Stewart

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***

Pastor David Logan conducted the Opening Prayers.

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

300.1 The Property and Risk Manager announced the addition of the following items:
601 2007 BC Property Assessment Presentation

400 ***APPROVAL OF THE AGENDA***

The agenda was approved as amended.

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

R/07-006 501
Minutes

Special Council It was moved and seconded
December 4, 2006
Regular Council
December 12, 2006

That the minutes of the Special Council Meeting of December 4, 2006 and the Regular Council Meeting of December 12, 2006 be adopted as circulated.

CARRIED

R/07-007 502
Minutes

Public Hearing It was moved and seconded
December 19, 2006

That the minutes of the Public Hearing of December 19, 2006 be received.

CARRIED

R/07-008 503
Dev. Agr. Com.

Dec 12, 13(3), 14, 18 It was moved and seconded
and 29, 2006

That the minutes of the Development Agreements Committee Meetings of December 12, 13(3), 14, 18 and 29, 2006 be received.

CARRIED

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

601 **2007 BC Property Assessment Presentation**

The General Manager of Corporate and Financial Services provided a PowerPoint information session on 2007 Property Assessments.

700 ***DELEGATIONS***

800 ***UNFINISHED BUSINESS***

801 **DVP/077/06, 22947 132 Avenue**

To vary the minimum lot width of the proposed south lot from 60 metres to 51.7 metres

R/07-009

DVP/077/06

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal
DVP/077/06 respecting property located at 22947 132 Avenue.**

CARRIED

The Property and Risk Manager advised that one letter and one e-mail had been received and circulated to Council in response to notification of qualifying property owners.

900 ***CORRESPONDENCE***

1000 ***BYLAWS***

Note: Items 1001 to 1004 are from the Public Hearing of December 19, 2006

1001 **RZ/014/06, 12931 Alouette Road**

Maple Ridge Zone Amending Bylaw No. 6404-2006

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

Second and third reading

R/07-010

RZ/014/06

BL 6404-2006

Second, third

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 6404-2006 be
read a second and third time.**

DEFEATED

Councillor Speirs, Councillor King, Mayor Robson, OPPOSED

The General Manager, Public Works and Development Services advised that these lots would be using a traditional septic system as other innovative systems had not yet been approved by Council.

1002 **RZ/015/06, 24982 108 Avenue and 10706 248 Street
Maple Ridge Zone Amending Bylaw No. 6446-2006**

To rezone from RS-3 (One Family Rural Residential) and A-2 (Upland Agricultural) to RS-1b (One Family Urban (Medium Density) Residential) and R-1 (Residential District) and RS-2 (One Family Suburban Residential) to permit future subdivision into 80 lots
Second and third reading

R/07-011
RZ/015/06
BL 6446-2006
Second, third

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 6446-2006 be read a second and third time.

CARRIED

1003 **RZ/058/06, 12065, 12073, 12085 and 12097 228 Street
Maple Ridge Zone Amending Bylaw No. 6428-2006**

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the construction of 107 units in an apartment and townhouse form
Second and third reading

R/07-012
RZ/058/06
BL 64280-2006
Second, third
DEFERRED

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 6428-2006 be read a second and third time.

The Director of Planning provided information on the designation of this property within the Official Community Plan in terms of permitted density.

It was moved and seconded

That consideration of resolution R/07-012 be deferred.

CARRIED

ACTION REQUIRED

Staff is to provide a legal opinion on options for consideration for the application RZ/058/06.

1004 **RZ/089/05, 22925 & 22931 Lougheed Highway**

1004.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6372-2005**

To designate from Commercial to Urban Residential
Second and third reading

R/07-013

RZ/089/05

BL 6372-2005

Second, third

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 6372-2005 be read a second and third time.

CARRIED

Councillor Speirs, Mayor Robson, OPPOSED

The Director of Planning advised that there would be a covenant placed on the development to ensure that visitor parking remain such.

1004.2 **Maple Ridge Zone Amending Bylaw No. 6373-2005**

To rezone from M-2 (General Industrial) and RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit the construction of 44 townhouse units

Second and third reading

R/07-014

RZ/089/05

BL 6373-2005

Second, third

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 6373-2005 be read a second and third time.

CARRIED

Councillor Speirs, Mayor Robson, OPPOSED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 ***COMMITTEE OF THE WHOLE***

Minutes

R/07-015
Minutes – COW
December 18, 2006

It was moved and seconded

That the minutes to the Committee of the Whole Meeting of December 18, 2006 be received.

CARRIED

Public Works and Development Services

1101 **RZ/087/05, 10000 Block 248 Street, RS-3 and A-2 to A-1**

Staff report dated December 8, 2006 recommending that Maple Ridge Zone Amending Bylaw No. 6459-2006 to permit subdivision into approximately 4 lots be read a first time and forwarded to Public Hearing.

R/07-016
RZ/087/05
BL 6459-2006
First reading

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 6459-2006 be read a first time and be forwarded to Public Hearing; and

That the following items and conditions be met prior to final reading:

- i. Approval from the Ministry of Transportation;**
- ii. Road dedication as required;**
- iii. Park dedication as required.**

DEFEATED

Councillor Speirs, Councillor King, Mayor Robson, OPPOSED

1102 **RZ/068/06, Zone Amending Bylaw, Neighbourhood Daycare Facility**

Staff report dated December 7, 2006 recommending that Maple Ridge Zone Amending Bylaw No. 6430-2006 to provide for mid-size child care facilities be read a first time and forwarded to Public Hearing and that Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 6431-2006 to establish parking requirements for Neighbourhood Daycare centres be read a first, second and third time.

R/07-017
RZ/068/05
BL 6430-2006
First reading
BL 6431-2006
First, second, third

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 6430-2006 be read a first time and forwarded to Public Hearing; and

That Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 6431-2006 be read a first, second and third time.

CARRIED

Councillor Hogarth OPPOSED

1103 **VP/081/05, 13511 240 Street**

Staff report dated December 6, 2006 recommending that the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/081/05 to vary the construction standard for a portion of 240 Street and 136 Avenue will be considered at the January 23, 2007 meeting.

R/07-018
VP/081/05

It was moved and seconded

That the Corporate Officer be authorized to notify qualifying property owners that approval of VP/081/05 respecting property located at 13511 240 Street will be considered by Council at the January 23, 2007 meeting.

CARRIED

The General Manager, Public Works and Development Services confirmed that the right-of-way is sufficient to accommodate the future expansion of 240th Street.

1104 **VP/025/06, 24190 125 Avenue**

Staff report dated December 6, 2006 recommending that the Municipal Clerk be authorized to notify qualifying owners that VP/025/06 to vary the pavement width from 7.0 metres to 6.2 metres will be considered at the January 23, 2007 meeting.

R/07-019
VP/025/06

It was moved and seconded

That the Corporate Officer be authorized to notify qualifying property owners that approval of VP/025/06 respecting property located at 24190 125 Avenue will be considered by Council at the January 23, 2007 meeting.

CARRIED

1105 **VP/017/05, 23379 Kanaka Way**

Staff report dated December 8, 2006 recommending that the Municipal Clerk be authorized to notify qualifying owners that approval of VP/017/05 to vary the Subdivision and Development Servicing Bylaw and the Zone Amending Bylaw will be considered at the January 23, 2007 meeting.

R/07-020
VP/017/05

It was moved and seconded

That the Corporate Officer be authorized to notify qualifying property owners that approval of VP/017/05 respecting property located at 23379 Kanaka Way will be considered by Council at the January 23, 2007 meeting.

CARRIED

1106 **DP/065/06, 23379 Kanaka Way**

Staff report dated December 11, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/065/06 to permit development adjacent to Cottonwood Creek.

R/07-021
DP/065/06

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DP/065/06 respecting property located at 23379 Kanaka Way.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 **Adjustments to 2006 Collector's Roll**

Staff report dated November 30, 2006 providing information on revisions to assessed values for the 2006 Collector's Roll.

1132 **Disbursements for the month ended October 31, 2006**

Staff report dated November 17, 2006 recommending that the disbursements for the month of October 2006 be approved.

R/07-022

Disbursements It was moved and seconded
October 2006

**That the disbursements as listed below for the month ended
October 31, 2006 be approved:**

| | |
|----------------------|-------------------------|
| General | \$5,010,261. |
| Payroll | \$1,039,821. |
| Purchase Card | <u>\$80,287.</u> |
| | \$6,130,369. |

CARRIED

1133 **Door-to-Door Soliciting, Heart and Stroke Foundation**

Staff report dated December 12, 2006 recommending that the Heart and Stroke Foundation be granted permission to canvass door-to-door during the month of February 2007.

R/07-024

Heart & Stroke It was moved and seconded
Foundation
February 2007

**That the request of the Heart and Stroke Foundation of B.C. &
Yukon for permission to canvass door-to-door during the
month of February 2007 be approved.**

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)*** - Nil

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

1500 ***COUNCILLORS' REPORTS***

Councillor King

Councillor King offered best wishes for the New Year to all the citizens of Maple Ridge.

Councillor Speirs

Councillor Speirs attended the first meeting of the Community Heritage Committee for 2007. He complimented the new Walk Maple Ridge publication put out by Parks and Leisure.

Councillor Daykin

Councillor Daykin attended the dinner with the Kwantlen First Nation.

Councillor Dueck

Councillor Dueck attended the dinner with the Kwaatlen First Nation. She advised that a protocol agreement had been signed.

Councillor Hogarth

Councillor Hogarth wished all the very best for 2007.

1600 ***MAYOR'S REPORT***

Mayor Robson commented on the good working relationship of Council. He advised that there was excellent information coming in from the Fraser River Basin Study. He also advised that a commitment had been made to have BC Hydro address Council, however, due to the recent weather emergencies, BC Hydro had postponed.

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

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

1900 ***QUESTIONS FROM THE PUBLIC***

Tara McKean

Ms. McKean asked if soil testing would be done before land was excluded from the ALR for light industrial use and if the public would be informed of the results.

Mayor Robson advised that the agricultural component would be looked at, including drainage and soil testing, before any discussion of its exclusion from the ALR.

Ms McKean stated that this is a concern as a lot of land in the agricultural land reserve is unsuitable for growing anything and some parcels of land are not big enough for livestock.

2000 ***ADJOURNMENT*** - 8:19 pm

G. Robson, Mayor

Certified Correct

R. Riach, Property and Risk Manager