

District of Maple Ridge

COUNCIL MEETING

July 24, 2007

The Minutes of the Municipal Council Meeting held on July 24, 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
D. Boag, Acting General Manager of Community Development, Parks and Recreation Services
P. Gill, General Manager Corporate and Financial Services
B. MacDonald, Acting General Manager Public Works and Development Services
J. Pickering, Director of Planning
R. Riach, Acting Corporate Officer
A. Gaunt, Confidential Secretary

Note: These Minutes are also posted on the Municipal Web Site at www.mapleridge.ca

The meeting was filmed by Shaw Communications Inc.

100 **CALL TO ORDER**

200 **OPENING PRAYERS**

Richard Bott – St. Andrew’s United Church

300 **INTRODUCTION OF ADDITIONAL AGENDA ITEMS**

400 **APPROVAL OF THE AGENDA**

The agenda was approved with the addition of the following item:

1203 Kingfisher Enterprises Liquor Licence

500 **ADOPTION AND RECEIPT OF MINUTES**

501 Minutes of the Regular Council Meeting of July 10, 2007

R/07-369 501

Minutes

Council Meeting

July 10, 2007

It was moved and seconded

That the minutes of the Regular Council Meeting of July 10, 2007 be adopted as circulated.

CARRIED

502 Minutes of the Public Hearing of July 17, 2007

R/07-370 502

Minutes

Public Hearing

July 17, 2007

It was moved and seconded

That the minutes of the Public Hearing of July 17, 2007 be received.

CARRIED

503 Minutes of the Development Agreements Committee Meetings of July 4, 2007

R/07-371 502

Minutes

Development Agmts

Committee

It was moved and seconded

That the minutes of the Development Agreements Committee Meetings of July 4 and 16(2), 2007 be received.

CARRIED

600 **PRESENTATIONS AT THE REQUEST OF COUNCIL**

601 **Performance Report – January 1, 2007 to June 30, 2007**

The Chief Administrative Officer gave a PowerPoint presentation which highlighted aspects of the performance report for the District of Maple Ridge for January 1, 2007 to June 30, 2007.

700 **DELEGATIONS** - Nil

800 **UNFINISHED BUSINESS** - Nil

900 **CORRESPONDENCE** - Nil

1000 **BY-LAWS**

Note: Items 1001 to 1004 are from the Public Hearing of July 17, 2007

Bylaws for Second and Third Reading

1001 **RZ/084/06, 10630 248 Street**
Maple Ridge Zone Amending Bylaw No. 6482-2007
To rezone from RS-3 (One Family Rural Residential) and A-2 (Upland Agricultural) to RM-1 (Townhouse Residential) to permit construction of a 13 unit townhouse development.
Second and third readings

R/07-372
RZ/084/06 It was moved and seconded
BL 6482-2007
Second, third

That Bylaw No. 6482-2007 be given second and third readings.

CARRIED

1002 **RZ/121/06, 21544 and 21550 Donovan Avenue**
Maple Ridge Zone Amending Bylaw No. 6488-2007
To rezone from RS-1 (One Family Urban Residential) and RS-1b (One Family Urban [Medium Density] Residential) to R-1 (Residential District) to permit the subdivision of two parcels into three equal lots.
Second and third readings

R/07-373
RZ/121/06 It was moved and seconded
BL 6844-2007
Second, third

That Bylaw No. 6844-2007 be given second and third readings.

CARRIED

- 1003 **RZ/119/06, 13080 240 Street**
Maple Ridge Zone Amending Bylaw No. 6481-2007
To rezone from RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit subdivision into 5 single family lots.
Second and third readings

R/07-374
RZ/119/06 It was moved and seconded
BL 6481-2007
Second, third

That Bylaw No. 6481-2007 be given second and third readings.

CARRIED

- 1004 **RZ/090/06, 23267 Silver Valley Road, 13750 232 Street**
Maple Ridge Zone Amending Bylaw No. 6483-2007
To rezone from RS-3 (One Family Rural Residential) to RS-1 (One Family Urban Residential), RS-1b (One Family Urban [Medium Density] Residential) and RM-1 (Townhouse Residential) to permit a multi-family residential subdivision.
Second and third readings.

The Director of Planning advised that a report had been received from Kerr Wood Leidal Consultants providing results on the impact of the storm water management system in place at the Portrait Homes development. She stated that the report indicated that the system in place has performed well in terms of handling general volume, has not created more post-development flows compared to pre-development flows and that recommendations made to improve the system's capability during extreme flow were being implemented. She also advised that similar storm water management systems will be used in developments in the Silver Valley area.

R/07-375
RZ/090/06 It was moved and seconded
BL 6483-2007
Second, third

That Bylaw No. 6483-2007 be given second and third readings.

CARRIED

Bylaws for Final Reading

1005 **RZ/089/05, 22977 116 Avenue**

1005.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6372-2005**
To redesignate from Commercial to Urban Residential
Final reading

R/07-376

RZ/089/05

BL 6372-2005

Final reading

It was moved and seconded

That Bylaw 6372-2005 be adopted.

CARRIED

Mayor Robson and Councillor Speirs - OPPOSED

1005.2 **Maple Ridge Zone Amending Bylaw No. 6373-2005**

Staff report dated July 10, 2007 recommending final reading

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

Final reading

R/07-377

RZ/089/05

BL 6373-2005

Final reading

It was moved and seconded

That Bylaw No. 6373-2005 be adopted.

CARRIED

Mayor Robson and Councillor Speirs - OPPOSED

- 1006 **RZ/100/06, 24308 102 Avenue**
 Maple Ridge Zone Amending Bylaw No. 6452-2006
 Staff report dated July 13, 2007 recommending final reading
 To rezone from RS-3 (One Family Rural Residential) to R-S (Special Amenity
 Residential District) to permit subdivision into 4 residential lots.
 Final reading

R/07-378
RZ/100/06
BL 6452-2006
Final reading

It was moved and seconded

That Bylaw No. 6452-2006 be adopted.

CARRIED

- 1007 **RZ/034/06, 20276, 20284, 20296 Dewdney Trunk Road**
 Maple Ridge Zone Amending Bylaw No. 6435-2006
 Staff report dated July 17, 2007 recommending final reading
 To rezone from RS-1 (One Family Urban Residential) to CS-2 (Service
 Station Commercial) to permit construction of an auto oil change and wash
 service facility.
 Final reading

R/07-379
RZ/034/06
BL 6435-2006
Final reading

It was moved and seconded

That Bylaw No. 6435-2006 be adopted.

CARRIED

- 1008 **Maple Ridge Economic Advisory Commission Amending Bylaw No. 6491-**
 2007
 To change the composition of members of the Economic Advisory Commission.
 Final reading

R/07-380
BL 6491-2007
Final reading

It was moved and seconded

That Bylaw No. 6491-2007 be adopted.

CARRIED

- 1009 **Maple Crest Enhanced Landscape Maintenance Bylaw No. 6493-2007**
To provide Local Area Service to the Maple Crest Subdivision for the maintenance of enhanced landscape areas.
Final reading

The Director of Parks and Facilities advised that funding for the maintenance of the area will commence in the 2008 budget year.

- R/07-381
BL 6493-2007 It was moved and seconded
Final reading

That Bylaw No. 6493-2007 be adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

- 1100 ***COMMITTEE OF THE WHOLE***

Minutes – July 9 and July 16, 2007

- R/07-382
Minutes – COW It was moved and seconded
July 9 and 16, 2007

That the minutes of the Committee of the Whole Meeting of July 9 and July 16, 2007 be received.

CARRIED

Public Works and Development Services

- 1101 **RZ/094/06, 22990 Lougheed Highway and Roll #5256900006**
RS-3 and RS-1 to RM-4 and R-1

Staff report dated July 9, 2007 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6494-2007 and Maple Ridge Zone Amending Bylaw No. 6480-2007 to permit the development of 73 townhouse units and 5 single family lots be given first reading and forwarded to Public Hearing.

R/07-383
RZ/094/06
BL 6494-2007
BL 6480-2007
First reading

It was moved and seconded

That Bylaw No. 6494-2007 be given first reading and be forwarded to Public Hearing; and

That Bylaw No. 6480-2007 be given first reading and be 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;**
- ii) Registration of a Rezoning Servicing Agreement including the deposit of security as outlined in the Agreement;**
- iii) Amendments to Schedules "B" and "C" of the Official Community Plan;**
- iv) Registration of a Section 219 Covenant for a Geotechnical Report that addresses the suitability of the site for the proposed development;**
- v) Road and Park dedication as required;**
- vi) Removal of the existing buildings;**
- v) Registration of a Restrictive Covenant protecting the Visitor Parking on the townhouse development site.**

CARRIED

1102 **DP/089/05, 22931 and 22925 Lougheed Highway**

Staff report dated July 5, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/089/05 to permit 44 townhouse units.

R/07-384
DP/089/05
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DP/089/05 respecting property located at 22931 Lougheed Highway and 22925 Lougheed Highway.

CARRIED

1103 DP/060/06, 12450 264 Street

Staff report dated July 10, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/060/06 in support of a development plan for subdivision and building activity adjacent to Zideco Creek, Mogley Creek and their tributaries.

R/07-385
DP/060/06
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DP/060/06 respecting property located at 12450 264 Street.

CARRIED

1104 DP/DVP/076/06, 11432 Burnett Street

Staff report dated June 28, 2007 recommending that the Corporate Officer be authorized to sign and seal DVP/076/06 for variances to a road right-of-way and further that, the Corporate Officer be authorized to sign and seal DP/076/06 in support of subdivision and building activity adjacent to Rosalyn Creek and its tributaries.

The Director of Planning advised that the municipality seeks land dedication from developers in areas associated with creeks as well as restoration and rehabilitation on creeks that have denigrated over the years.

R/07-386
DP/DVP/076/06
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DVP/076/06 respecting property located at 11432 Burnett Street; and further

That the Corporate Officer be authorized to sign and seal DP/076/06.

CARRIED

1105 DP/DVP/034/06, 20276, 20284 and 20296 Dewdney Trunk Road

Staff report dated July 9, 2007 recommending that the Corporate Officer be authorized to sign and seal DVP/034/06 for variances to a front yard setback and the maximum height of a retaining wall and further that, the Corporate Officer be authorized to sign and seal DP/034/06 in support of the construction of an auto oil change and wash service facility.

R/07-387
DP/DVP/034/06
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DVP/034/06 respecting property located at 20276 Dewdney Trunk Road, 20284 Dewdney Trunk Road and 20296 Dewdney Trunk Road; and further

That the Corporate Officer be authorized to sign and seal DP/034/06.

CARRIED

1106 DP/DVP/055/06, 24180, 24208 102 Avenue

Staff report dated July 6, 2007 recommending that the Corporate Officer be authorized to sign and seal DVP/055/06 to vary minimum road width requirements and further that, the Corporate Officer be authorized to sign and seal DP/055/06 in support of a 24 lot subdivision.

R/07-388
DP/DVP/055/06
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DVP/055/06 respecting property at 24180 102 Avenue and 24208 102 Avenue; and further

That the Corporate Officer be authorized to sign and seal DP/055/06.

CARRIED

1107 DP/DVP/100/06, 24308 102 Avenue

Staff report dated July 5, 2007 recommending that the Corporate Officer be authorized to sign and seal DVP/100/06 to vary lot depth, lane width, and requirements for underground wiring and further that, the Corporate Officer be authorized to sign and seal DP/100/06 in support of a 4 lot subdivision.

R/07-389
DP/DVP/100/06
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DVP/100/06 respecting property located at 24308 102 Avenue; and further

That the Corporate Officer be authorized to sign and seal DP/100/06.

CARRIED

1108 SD/100/06, 5% Money in Lieu of Parkland Dedication, 24308 102 Avenue

Staff report dated July 9, 2007 recommending that the owner of the subject property pay an amount that is not less than \$14,000.

The Director of Planning clarified that 5% money in lieu of parkland dedication referred to appraisals based on zoned, not serviced, land as per the Local Government Act.

R/07-390
SD/100/06
5% Money in Lieu
Of Parkland

It was moved and seconded

That pursuant to the *Local Government Act's* regulation regarding 5% Parkland Dedication or payment of Money in Lieu, be it resolved that the owner of land proposed for subdivision at 24308 102 Avenue, under application RZ/100/06, shall pay to the District of Maple Ridge an amount that is not less than \$14,000.00.

CARRIED

1109 **DP/050/07, 20408 Lougheed Highway**

Staff report dated July 13, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/050/07 in support of a commercial building for a car dealership.

R/07-391
DP/050/07
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DP/050/07 respecting property located at 20408 Lougheed Highway subject to:

1. **Approval from the Ministry of Transportation**

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 **Disbursements for the month ended June 30, 2007**

Staff report dated July 10, 2007 recommending that the disbursements for June 2007 be approved.

R/07-392
Disbursements
Month ended
June 30, 2007

It was moved and seconded

That the disbursements as listed below for the month ended June 30, 2007 be approved.

General	\$ 8,938,960.
Payroll	\$ 1,114,828.
Purchase Card	\$ <u>103,436.</u>
	\$10,157,224.

CARRIED

Community Development and Recreation Service - Nil

Correspondence - Nil

Other Committee Issues - Nil

1200 **STAFF REPORTS**

1201 **Award of Contract, Cottonwood Drive Bank Fill and Stabilization Construction between 118 Avenue and 119 Avenue**

Staff report dated July 16, 2007 recommending that Contract E02-010-098 be awarded to Golder Associates Innovative Applications (GAIA) Inc. and that the Mayor and the Corporate Officer be authorized to execute the contract.

R/07-393

Award of Contract
E02-010-098

It was moved and seconded

That Contract E02-010-098, Cottonwood Drive – 118 Avenue to 119 Avenue – bank fill and stabilization and tree planting be awarded to Golder Associates Innovative Applications (GAIA) Inc. in the amount of \$617,835.50; and further

That the Mayor and the Corporate Officer be authorized to execute the contract.

CARRIED

1202 **Award of Contract, 240 Street – Lougheed Highway to Albion Elementary - Road Improvements and Storm Drainage**

Staff report dated July 19, 2007 recommending that Contract E02-010-099 be awarded to Directional Mining & Drilling Ltd. and that the Mayor and the Corporate Officer be authorized to execute the contract.

R/07-394

Award of Contract
E02-010-099

It was moved and seconded

That Contract E02-010-099, 240 Street – Lougheed Highway to Albion Elementary – Road Improvements and Road

Drainage, be awarded to Directional Mining & Drilling Ltd. in the amount of \$320,617.00; and further

That the Mayor and the Corporate Officer be authorized to execute the contract.

CARRIED

1203 Kingfisher Enterprises Liquor Licence

Staff report dated July 20, 2007 recommending the issuance of a liquor primary licence for Kingfisher Enterprises Ltd.

R/07-395
Liquor Primary
License
Kingfisher Ent.

It was moved and seconded

Whereas the District of Maple Ridge Council considered a staff report dated July 20, 2007 regarding an application for a liquor primary licence for Kingfisher Enterprises Ltd. located at 23840 River Road; and

Whereas letters were sent to 48 surrounding businesses and residents requesting comment on the proposal and 2 positive responses were received; and

Whereas the Bylaw Enforcement Department is 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 30 persons for inside the facility and an additional 30 persons on the patio with a closing time of 11:00 p.m. Sunday to Thursday and 1:00 a.m. on Friday and Saturday is acceptable;

Therefore be it resolved that the District of Maple Ridge Council supports the issuance of a liquor primary licence for Kingfisher Enterprises Ltd.

CARRIED

1300 **RELEASE OF ITEMS FROM CLOSED COUNCIL**

1301 **Blue Mountain Concerns**
From the July 16, 2007 Closed Council Meeting

The Acting Corporate Officer reviewed the resolution pertaining to Blue Mountain passed at the July 16, 2007 Closed Council meeting. He advised that no resolution was required.

1400 **MAYOR'S REPORT**

Mayor Robson attended the Bicycle Advisory Committee Wheels for Change events. He also reminded all of Heritage Day festivities to be held in downtown Maple Ridge on August 4, 2007.

1500 **COUNCILLORS' REPORTS**

Councillor King

Councillor King attended the Caribbean Festival. She advised that Theatre in the Park would be held during the upcoming weekend and wished all a good summer break.

Councillor Speirs

Councillor Speirs attended the Wheels for Change tour and the Caribbean Festival. He noted that upcoming events included Music on the Wharf on July 30th and the Jazz and Blues Festival scheduled for August 11.

Councillor Stewart

Councillor Stewart attended the Wheels for Change event. He advised that he and Councillor King would be touring farms with other members of the Agricultural Advisory Committee during the upcoming week. He reported that upcoming items of importance included meetings of the Greater Vancouver Regional District Labour Bureau and the results of the Tsawwassen First Nations Agreement.

Councillor Hogarth

Councillor Hogarth attended the Caribbean Festival and encouraged all to attend upcoming events including the Jazz and Blues Festival and Heritage Day.

Councillor Dueck

Councillor Dueck attended the official opening of Bray Island, the Wheels for Change event and the grant donation presentation by MLA Randy Hawes for Spirit Square.

Councillor Daykin

Councillor Daykin attended a 90th birthday party held by the library staff for a regular library client. He wished all a safe and happy summer.

1600 ***OTHER MATTERS DEEMED EXPEDIENT*** - Nil

1700 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** - Nil

1800 ***QUESTIONS FROM THE PUBLIC***

The Chief Administrative Officer provided a review of the situation involving the Blue Mountain area.

Mayor Robson advised that the Blue Mountain area involved Crown Land and that the municipality had no jurisdiction over that land.

Ken Knechtel

Mr. Knechtel stated that he was a member of the Alouette Valley Farm and Homeowners Association and requested a copy of an up-to-date engineering report which had been referred to earlier on in the meeting.

The Director of Planning advised that the report had been done by Kerr Wood Leidal and could be obtained through the Environmental Planner.

Jeff Birch

Mr. Birch stated that he has been an avid motorcycle rider. He asked how many groups were using Blue Mountain, whether or not it was the wish of Council to ban all motorized vehicles from the area and when such a closure would take place. He also asked who would be held liable should an accident or fatality occur in the area.

Mayor Robson stated that he was aware of two or three groups using Blue Mountain. He advised that although a request had been put forward by the municipality to shut down the area to motorized vehicles until a management plan was in place, the decision to do so could come only from the Provincial Government. He also advised that liability issues could affect the municipality under certain circumstances.

Dan De Munck

Mr. De Munck stated that he was a member of the Blue Mountain Motorcycle Club. He asked for clarification as to where a specific accident in the Blue Mountain had occurred and also asked what could be expected from an increased level of law enforcement in the area.

Mayor Robson advised that it was not clear whether this accident had occurred on a private road or a road allowance. He also stated that the RCMP will be advised of any illegal activity on roads in the area and will follow up on complaints received.

Mr. Demunck expressed that Blue Mountain Motorcycle Club members have built trails on Blue Mountain, have been maintaining these trails and have been encouraging riders to use them. He stated that the accident in question had not occurred on a trail constructed by the motorcycle club members.

Sean Maddlington

Mr. Maddlington asked if 'No Parking' signs were planned for 256th Street.

The Director of Licences, Permits & Bylaws advised that "No Parking" signs had been put in place near the Justice Institute on 256th Street, however, more direction would be required from Council in regard to placement of signs at the top of 256th Street.

Mr. Maddlington questioned the Blue Mountain area being closed to only motorized recreation and not to other user groups whose activities could also be considered dangerous.

Mayor Robson advised that complaints received from the Blue Mountain area pertained to motorized vehicles. The Director of Licences, Permits & Bylaws added that private property owners in the 256th Street area were also having problems with motorcycle riders.

Steve Carvey

Mr. Carvey asked how the closure of the Blue Mountain area would be enforced. He expressed that problems in the area resulted not from motorcycling on the trails, but, were related to staging, noise and the bylaws relating to parking on the roads.

Mayor Robson advised that complaints pertaining to motorized vehicles had been received consistently from private property owners in the Blue Mountain area. He reiterated that the municipality had asked for a closure of Blue Mountain until a management plan was in place and that the municipality could not regulate the area unless given the authority to do so by the Provincial Government.

Mr. Carvey asked how a staging area could be set up to access Crown land.

Mayor Robson advised that this could be addressed in a management plan developed by the Provincial government.

1900 **ADJOURNMENT** - 8:25 p.m.

Certified Correct

G. Robson, Mayor

R. Riach, Acting Corporate Officer