

District of Maple Ridge

COUNCIL MEETING

October 23, 2007

The Minutes of the Municipal Council Meeting held on October 23, 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
P. Gill, General Manager Corporate and Financial 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

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**

Greg Dalman – Maple Ridge Alliance Church

300 **INTRODUCTION OF ADDITIONAL AGENDA ITEMS**

400 **APPROVAL OF THE AGENDA**

The agenda was approved as circulated.

500 **ADOPTION AND RECEIPT OF MINUTES**

501 Minutes of the Regular Council Meeting of October 9, 2007

R/07-499 501
Minutes

Council Meeting It was moved and seconded
October 9, 2007

That the minutes of the Regular Council Meeting of October 9, 2007 be adopted as circulated.

CARRIED

502 Minutes of the Public Hearing of October 17, 2007

R/07-500 502
Minutes

Public Hearing It was moved and seconded
October 17, 2007

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

CARRIED

503 Minutes of the Development Agreements Committee Meetings of October 4(2), 5(4), 9(4), 10(3), 16, and 17(3), 2007

R/07-501 503
Minutes

Development Agmts It was moved and seconded
Committee

That the minutes of the Development Agreements Committee Meetings of October 4(2), 5(4), 9(4), 10(3), 16, and 17(3), 2007 be received.

CARRIED

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

700 **DELEGATIONS**

701 **Kanaka Education and Environmental Partnership Society (KEEPS)
- Ross Davies**

Mr. Davies provided a PowerPoint presentation highlighting activities carried out throughout the year by the Kanaka Education and Environmental Partnership Society.

800 **UNFINISHED BUSINESS – Nil**

900 **CORRESPONDENCE – Nil**

1000 **BY-LAWS**

Note: Items 1001 to 1004.2 are from the Public Hearing of October 17, 2007

Bylaws for Second and Third Reading

1001 **RZ/034/07, 10529 and 10579 245 B Street
Maple Ridge Zone Amending Bylaw No. 6505-2007**

To rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family [Medium Density] Residential) to permit a 9 lot subdivision
Second and third readings

R/07-502

RZ/034/07

BL No. 6505-2007 It was moved and seconded

Second and third

That Bylaw No. 6505-2007 be given second and third readings.

CARRIED

- 1002 **CP/059/07, 13080 240 Street**
Maple Ridge Official Community Plan Amending Bylaw No. 6506-2007
To amend Figures 2, 3D and 4 of the Official Community Plan from Low Density Urban Residential to Conservation.
Second and third readings

R/07-503

CP/059/07

BL No. 6506-2007 It was moved and seconded
Second and third

That Bylaw No. 6506-2007 be given second and third readings.

CARRIED

- 1003 **RZ/070/06, 22875 132 Avenue and Property Directly East**

- 1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6508-2007**
To amend the conservation areas as shown on Figures 2 & 3A of the Official Community Plan from Conservation and Eco Cluster to Eco Cluster, Conservation and Horse Trail to be added.

R/07-504

RZ/070/06

BL No. 6508-2007 It was moved and seconded
Second and third

That Bylaw No. 65082007 be given second and third readings.

CARRIED

- 1003.2 **Maple Ridge Official Community Plan Amending Bylaw No. 6512-2007**
To amend Schedule "C" of the Official Community Plan to add the area to Conservation.
Second and third readings

R/07-505

RZ/070/06

BL No. 6512-2007 It was moved and seconded
Second and third

That Bylaw No. 6512-2007 be given second and third readings.

CARRIED

1003.3 Maple Ridge Zone Amending Bylaw No. 6467-2007

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District), CD-3-98 (Comprehensive Development), RS-1d (One Family Urban [Half Acre] Residential), RST (Street Townhouse Residential) and A-1 (Small Holding Agricultural); to amend Part 2 Interpretation of the Zoning Bylaw to add the definition of Street Townhouse Residential Use and to amend Schedule "D" Minimum Lot Area Dimensions to permit the future subdivision of 58 lots.

Second and third readings

R/07-506

RZ/070/06

BL No. 6467-2007 It was moved and seconded

Second and third

That Bylaw No. 6467-2007 be given second and third readings.

CARRIED

1004 RZ/042/07, 13790 256 Street

1004.1 Maple Ridge Zone Amending Bylaw No. 6495-2007

To rezone from A-2 (Upland Agriculture) to M-4 (Extraction Industrial) to permit the extraction and processing of gravel resources.

Second and third readings

R/07-507

RZ/042/07

BL No. 6495-2007 It was moved and seconded

Second and third

That Bylaw No. 6495-2007 be given second and third readings.

CARRIED

Mayor Robson - OPPOSED

1004.2 Maple Ridge Zone Amending Bylaw No. 6501-2007

To amend text pertaining to the M-4 (Extraction Industrial) Zone by adding accessory asphalt plant and product manufacturing and accessory concrete plant and product manufacturing as permitted accessory uses.

Second and third readings

The General Manager, Public Works and Development Services advised that a rigorous process is in place to obtain approval for an asphalt plant and that this process includes meeting stringent requirements set out by Metro Vancouver.

R/07-508

RZ/042/07

BL No. 6501-2007 It was moved and seconded
Second and third

That Bylaw No. 6501-2007 be given second and third readings.

CARRIED

Mayor Robson - OPPOSED

Bylaws for Final Reading

1005 **SD/033/07, Maple Ridge Subdivision and Development Servicing
Amending Bylaw No. 6479-2007**

To amend text of the Subdivision and Development Servicing Bylaw to ensure that new subdivision and development proposals meet required servicing standards.

Final reading

R/07-509

BL No. 6479-2007

Final reading It was moved and seconded

That Bylaw No. 6479-2007 be adopted.

CARRIED

Note: Councillor Daykin excused himself from the discussion of Item 1006 as he is a Director of an organization named in the 2008 Permissive Tax Exemptions bylaw.

1006 **Maple Ridge Tax Exemption Bylaw No. 6513-2007**

To provide for the granting of property tax exemptions for the 2008 taxation year.

Final reading

R/07-510

BL No. 6513-2007

Final reading It was moved and seconded

That Bylaw No. 6513-2007 be adopted.

CARRIED

Note: Councillor Daykin returned to meeting

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 **COMMITTEE OF THE WHOLE**

Minutes – October 15, 2007

R/07-511

Minutes – COW
October 15, 2007

It was moved and seconded

That the minutes of the Committee of the Whole Meeting of October 15, 2007 be received.

CARRIED

Public Works and Development Services

1101 **Demolition and Removal Order – 11731 Fraser Street**

Staff report dated October 1, 2007 recommending authorization of a demolition and removal order for Strata Plan NW8, Units 1, 2, 3, and 4 – 11731 Fraser Street.

R/07-512

Demolition and
Removal Order

It was moved and seconded

WHEREAS Division 12 of Part 3 of the *Community Charter* authorizes Council to require the owner or owners of a structure or erection to remove or demolish or otherwise deal with the building or other structure where Council considers that the building or other structure is in or creates an unsafe condition.

AND WHEREAS Jagdev Singh Athwal is the registered owner (the “Owner”) of a building known as Units 1, 2, 3, and 4, 11731 Fraser Street, Maple Ridge, BC, and legally described as:

- **Strata Lot 1 District Lot 398 Group 1 New Westminster District Strata Plan NW8 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1,**
- **Strata Lot 2 District Lot 398 Group 1 New Westminster District Strata Plan NW8 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1,**

- Strata Lot 3 District Lot 398 Group 1 New Westminster District Strata Plan NW8 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1, and,
- Strata Lot 4 District Lot 398 Group 1 New Westminster District Strata Plan NW8 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1;

(the "Property"), and the Owner has failed to maintain the building on the Property in a safe and secure manner.

AND WHEREAS the building on the property includes the common property that is owned, in part, by Jagdev Singh Athwal, Sonia Athwal, Mary Ann Rose Jones, Michael John Kwasnica, Sean Douglas Myers and Regina Luise Oemitzsch, the registered owners of the other strata lots on District Lot 398 Group 1 New Westminster District Strata Plan NW8 (the "Common Property Owners"),

NOW THEREFORE, the Council of the District of Maple Ridge, in open meeting assembled, resolves as follows:

1. Council hereby declares that the building on the Property also known as Units 1,2,3 and 4, 11731 Fraser Street, Maple Ridge, BC, is in and creates an unsafe condition, within the meaning of Section 73(2)(a) of the *Community Charter*, as a result of being insecure on numerous occasions over the past two years.
2. Council requires the Owner and the Common Property Owners to demolish and remove, no later than thirty (30) days after a copy of this resolution is delivered to them, the building on the Property also known as Units 1,2,3 and 4, 11731 Fraser Street, Maple Ridge, BC.
3. Council requires the Owner and the Common Property Owners to fence the area the building on the Property was formerly located on no later than thirty (30) days after a copy of this resolution is delivered to them. The fence must be stable and at least 1.5 metres tall.
4. Council requires the Owner and the Common Property Owners to fill in and level any hole created by the removal of the building on the Property no later than thirty (30) days after a copy of this resolution is delivered to them.

5. In the event the Owner and the Common Property Owners have not done the work required of them by Sections 2, 3 and 4 of this resolution within thirty (30) days after a copy of this resolution is delivered to them, the District may by its own forces or those of a contractor engaged by the District, enter on the Property and any common property associated with the Property and do the work required by Sections 2, 3 and 4 of this resolution.
6. In the event that the District takes action under Section 5 of this resolution, the District may recover the expense from the Owner and the Common Property Owners, together with costs and interest, in the same manner as municipal taxes in accordance with Sections 17, 258 and 259 of the *Community Charter*.
7. In the alternative, if the District does not take any action pursuant to Section 5 or 6 of this resolution, the District's solicitors are hereby authorized to apply to the BC Supreme Court, pursuant to Section 274 of the *Community Charter*, to enforce this resolution by way of a court order.
8. The previous resolution adopted by Council regarding the Property is hereby repealed.

CARRIED

Note: Councillor Speirs excused himself from the discussion of Item 1102 as he is employed in the liquor store industry.

1102 **RZ/061/07, 20690 Lougheed Highway and 11839 207 Street, RS-1 and CS-1 to C-2**

Staff report dated October 1, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6510-2007 to permit the construction of a commercial complex containing a liquor store, pub and commercial space be given first reading and be forwarded to Public Hearing.

R/07-513

RZ/061/07

BL No. 6510-2007 It was moved and seconded

First reading

1. That Bylaw No. 6510-2007 be given first reading and be forwarded to Public Hearing; and

2. 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) Registration of Section 219 Covenant for a Geotechnical Report that addresses the suitability of the site for the proposed development;
 - iv) Road dedication as required;
 - v) Consolidation of the development site.

CARRIED

Note: Councillor Speirs returned to meeting.

1103 **RZ/074/07, 20468 Lougheed Highway, CS-1 to C-2**

Staff report dated October 4, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6515-2007 to permit a broader range of professional services and retail uses be given first reading and forwarded to Public Hearing.

R/07-514

RZ/074/07

BL No. 6515-2007 It was moved and seconded

First reading

1. That Bylaw No. 6515-2007 be given first reading and be forwarded to Public Hearing; and
2. That the following condition be met prior to final reading:
 - i) Approval from the Ministry of Transportation.

CARRIED

1104 **RZ/070/07, 22610 116 Avenue**

Staff report dated October 9, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6520-2007 to permit a child care centre use in an existing building be given first reading and be forwarded to Public Hearing.

R/07-515

RZ/070/07

BL No. 6520-2007

First reading

It was moved and seconded

1. That Bylaw No. 6520-2007 be given first reading and be forwarded to Public Hearing; and
2. That the following condition be met prior to final reading:
 - i) Approval from the Ministry of Transportation.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 Disbursements for the month ended September 30, 2007

Staff report dated October 5, 2007 recommending that the disbursements for September 30, 2007 be approved.

R/07-516

Disbursements

September 30, 2007

It was moved and seconded

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

General	\$ 6,368,963.
Payroll	\$ 1,086,920.
Purchase Card	<u>\$ 86,997.</u>
	\$ 7,542,880.

CARRIED

Community Development and Recreation Service

1151 Fraser Valley Regional Library – 2008 Budget

Staff report dated October 10, 2007 recommending that version two of the Fraser Valley Regional Library budget as attached to the report be endorsed.

R/07-517
Fraser Valley
Regional Library
2008 Budget

It was moved and seconded

That version two of the 2008 Fraser Valley Regional Library budget be endorsed noting that this option provides for a 3% increase in the Library Materials budget and will represent a 2.13% increase in the Maple Ridge Library Levy.

CARRIED

Correspondence – Nil

Other Committee Issues – Nil

1200 **STAFF REPORTS**

1201 **26th Annual Haney-Harrison Road Relay – Revised**

Staff report dated October 17, 2007 recommending the request to amend the use of municipal streets be authorized for the 26th Annual Haney-Harrison Road Relay on Saturday, November 3, 2007.

R/07-518
Haney-Harrison
Road Relay – Use
Of Streets

It was moved and seconded

That the request to amend the street use as outlined in the letter attached to the staff report dated October 17, 2007 be authorized for the 26th Annual Haney-Harrison Road Relay on Saturday, November 3, 2007.

CARRIED

1300 **RELEASE OF ITEMS FROM CLOSED COUNCIL**

Land Exchange – Anderson Creek Development (13935 & 14041 232 Street)
(from the October 15, 2007 Closed Council Meeting)

LMS 4011 Panorama Strata Council Membership Appointments
(from the October 15, 2007 Closed Council Meeting)

1400 **MAYOR'S REPORT**

The Mayor attended the Rotary Sports Banquet held in honour of local sports heroes. He advised that Professor Maury Ghomshei will be speaking on geothermal power and energy and encouraged the public to attend.

1500 **COUNCILLORS' REPORTS**

Councillor Hogarth

No report given

Councillor Dueck

No report given

Councillor Daykin

Councillor Daykin attended the Maple Ridge Recycling Society's TV, computer and electronics roundup. He encouraged all to see the *Wood: Naturally Inspired* exhibition at the Maple Ridge Art Gallery and advised that the exhibit will run from October 20th to November 24th.

Councillor Stewart

Councillor Stewart attended the Hospital Foundation Dinner fundraiser, the Senior Volunteers Appreciation Lunch and the opening of the Glenwood Community Garden. He also attended the Metro Vancouver 2008 Priorities and Financial Plan public consultation along with all other Council members. He advised that the Alouette River Flood Management Task Force will be holding an open house at the Yennadon Community Center on November 7 beginning at 6:30 p.m.

Councillor Speirs

Councillor Speirs attended the Welcome Back Salmon celebration at Kanaka Creek and the Maple Ridge Art Gallery exhibit opening of *Wood: Naturally Inspired*. He advised that a presentation on "restoring the Beast" will be given by Mr. Ray Saunders on October 25th at the St. Andrews Heritage Church.

Councillor King

Councillor King reported that she attended the Maple Ridge Art Gallery *Wood: Naturally Inspired* exhibit and a meeting of the Maple Ridge/Pitt Meadows Bicycle Advisory Committee. She participated in the Emergency Social Services exercise as a volunteer. Councillor King provided information on the Pumpkin Cross bike race for children to be held on October 28th at Maple Ridge Park and encouraged residents to attend.

1600 ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

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

1800 ***QUESTIONS FROM THE PUBLIC***

John MacKenzie

Mr. MacKenzie asked when the swastikas painted on buildings on 224th Street will be removed.

Mayor Robson referred the matter to the Director of Licenses, Permits and Bylaws.

1900 ***ADJOURNMENT*** - 7:55 p.m.

G. Robson, Mayor

Certified Correct

C. Marlo, Corporate Officer