

District of Maple Ridge

COUNCIL MEETING

September 11, 2007

The Minutes of the Municipal Council Meeting held on September 11, 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
R. Riach, Acting 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**

Art Birch – Maple Ridge Baptist Church

300 **INTRODUCTION OF ADDITIONAL AGENDA ITEMS**

400 **APPROVAL OF THE AGENDA**

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

601 Announcement of a Memorandum of Understanding between the
Katzie First Nation and the District of Maple Ridge

500 **ADOPTION AND RECEIPT OF MINUTES**

501 Minutes of the Regular Council Meeting of August 28, 2007

R/07-429 501
Minutes

Council Meeting It was moved and seconded
August 28, 2007

That the minutes of the Regular Council Meeting of August 28, 2007 be adopted as circulated

CARRIED

502 Minutes of the Development Agreements Committee Meetings of August 22 and 29, 2007

R/07-430 502
Minutes

Development Agmts It was moved and seconded
Committee

That the minutes of the Development Agreements Committee Meetings of August 22 and 29, 2007 be received.

CARRIED

600 **PRESENTATIONS AT THE REQUEST OF COUNCIL**

601 **Announcement of a Memorandum of Understanding between the Katzie First Nation and the District of Maple Ridge**

Mayor Robson introduced Chief Diane Bailey, Donna Leon, Leslie Bailey, Jay Bailey, Debbie Miller and Harold Florence from the Katzie First Nation. He announced the signing of a Memorandum of Understanding between the Katzie First Nation and the District of Maple Ridge to create a sustainable plan for Blue Mountain Provincial Forest, acknowledged Chief Diane Bailey and thanked the Katzie First Nation for their leadership in this initiative.

Debbie Miller from the Katzie First Nation spoke to the feelings of the Katzie First Nation related to the signing of the Memorandum of Understanding. She expressed that this is a historic event and would continue to solidify a relationship between the District and the Katzie First Nation on a government to government basis. She stated that this Memorandum recognized the value of the Blue Mountain Provincial Forest not only for the Katzie First Nation but also for the District of Maple and stressed the value and importance of a sustainability plan. Ms. Miller wished to recognize the Kwantleen First Nation for also signing a Memorandum.

700 **DELEGATIONS** - Nil

800 **UNFINISHED BUSINESS**

801 **VP/045/07, 22589 121 Avenue**

Staff report dated July 23, 2007 recommending that the Corporate Officer be authorized to sign VP/045/07 to waive the requirement for concrete curb and gutter, sidewalk, boulevard treatment and the requirement to upgrade streets fronting the site to a Collector street standard.

The Acting Manager of Legislative Services advised that the applicant has requested a two week deferral.

R/07-431

VP/045/07

Sign and seal

It was moved and seconded

That consideration of DVP/045/07 respecting property located at 22589 121 Avenue be deferred to the September 25, 2007 Council meeting.

CARRIED

900 **CORRESPONDENCE** - Nil

1000 **BY-LAWS** - Nil

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 **COMMITTEE OF THE WHOLE**

Minutes – August 20, 2007

R/07-432

Minutes – COW

August 20, 2007

It was moved and seconded

That the minutes of the Committee of the Whole Meeting of August 20, 2007 be received.

CARRIED

Public Works and Development Services

1101 CP/059/07, 13080 240 Street, Low Density Urban Residential to Conservation

Staff report dated August 21, 2007 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6506-2007 to adjust a portion of the Conservation area boundary in the Silver Valley Area Plan be given first reading and forwarded to Public Hearing.

R/07-433
CP/059/07
BL 6506-2007

It was moved and seconded

- 1. That Bylaw No. 6506-2007 be given first reading and be forwarded to Public Hearing; and**
- 2. That Council considers it unnecessary to provide further consultation opportunities under Section 879 of the *Local Government Act* in respect of Bylaw No. 6506-2007, except by way of holding a public hearing on the bylaw; and**
- 3. That Bylaw No. 6506-2007 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan; and further**
- 4. That it be confirmed that Bylaw No. 6506-2007 is consistent with the Capital Expenditure Plan and Waste Management Plan.**

CARRIED

1102 RZ/034/07, 10529 245B Street and 10579 245B Street, RS-2 to RS-1b

Staff report dated August 28, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6505-2007 to permit a 9 lot subdivision be given first reading and forwarded to Public Hearing.

R/07-434
RZ/034/07
BL 6505-2007

It was moved and seconded

- 1. That Bylaw No. 6505-2007 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) Registration of a Rezoning Servicing Agreement including the deposit of security as outlined in the Agreement;
- ii) Registration of Section 219 Covenant for a Geotechnical Report that addresses the suitability of the site for the proposed development;
- iii) Road and walkway dedication as required.

CARRIED

1103 Demolition and Removal Order – 11731 Fraser Street

Staff report dated July 31, 2007 recommending authorization of a demolition and removal order for Units 1, 2, 3, and 4 – 11731 Fraser Street.

R/07-435
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 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 Units 1, 2, 3, and 4, 11731 Fraser Street, Maple Ridge, BC, legally described as Strata Lots 1, 2, 3, and 4, District Lot 398, Strata Plan NWS8 (the "Property"), and the Owner has failed to maintain the Property in a safe and secure manner;

Now Therefore, the Council of the District of Maple Ridge, in open meeting assembled, resolves as follows:

1. Council hereby declares that the Property 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 to demolish and remove, no later than thirty (30) days after a copy of this resolution is

delivered to him, Units 1, 2, 3, and 4, 11731 Fraser Street, Maple Ridge, BC.

3. Council requires the Owner to fence the area where Units 1, 2, 3, and 4 were formerly located. The fence must be stable and at least 1.5 metres tall.
4. In the event the Owner has not demolished and removed the units required to be removed under Section 2 and fenced the area required by Section 3 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 demolish and remove the units required to be removed under Section 2 and fence the area required under Section 3.
5. In the event that the District takes action under Paragraph 4 of this resolution, the District may recover the expense from the Owner, together with costs and interest, in the same manner as municipal taxes in accordance with Sections 17, 258 and 259 of the *Community Charter*.

CARRIED

1104 **St. Patrick's School Walk-a-thon, Use of Streets**

Staff report dated August 28, 2007 recommending the use of municipal streets be authorized for the St. Patrick's School Walk-a-thon on Friday, September 28, 2007.

R/07-436
Use of Streets
St. Pat's School
Walk-a-thon

It was moved and seconded

That use of municipal streets be authorized for the St. Patrick's School Walk-a-thon on Friday, September 28, 2007, provided the conditions outlined in Schedule 'A' attached to the staff report dated August 28, 2007 are met.

CARRIED

1105 Louis Leather Shop 7th Annual Fundraising Event, Use of Streets

Staff report dated August 30, 2007 recommending the use of municipal streets be authorized for the Louis Leather Shop 7th Annual Fundraising Event on Sunday, October 7, 2007.

R/07-437

Use of Streets

Louis Leather Shop It was moved and seconded
7th Annual

That use of municipal streets be authorized for Louis Leather Shop 7th Annual Fundraising Event on Sunday, October 7, 2007, provided the conditions outlined in Schedule 'A', attached to the staff report dated August 30, 2007 are met.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 Disbursements for the month ended July 31, 2007

Staff report dated August 15, 2007 recommending that the disbursements for July 31, 2007 be approved.

R/07-438

Disbursements

Month ended It was moved and seconded
July 31, 2007

That the disbursements as listed below for the month ended July 31, 2007 now be approved.

General	\$18,614,436.
Payroll	\$ 1,215,081.
Purchase Card	<u>\$ 119,344.</u>
	\$19,948,861.

CARRIED

1132 Property Tax and Utility Billing System

Staff report dated September 5, 2007 recommending negotiations with the Tempest Development Group for the replacement of the existing Taxation and Utility Billing system.

R/07-439

Taxation and
Utility Billing System It was moved and seconded
Negotiations

That staff be authorized to enter into negotiations with the Tempest Development Group for the replacement of the existing Taxation and Utility billing system, noting that funding for this project is included in the approved 2007-2011 Financial Plan.

CARRIED

1133 Fee for Service Agreement – Animal Control Services and Shelter Operations

Staff report dated June 18, 2007 recommending that the Mayor and the Corporate Officer be authorized to sign and seal a Fee for Service Agreement with the BCSPCA for the provision of Animal Control Services and Shelter Operations and that the Business Licences, Permits and Bylaws Department implement a comprehensive dog licencing program.

R/07-440

Fee for Services
Agreement It was moved and seconded

That the Mayor and the Corporate Officer be authorized to sign and seal the attached Fee for Service Agreement with the BCSPCA for the provision of Animal Control Services and Shelter Operations within the District of Maple Ridge; and further

That the Business Licences, Permits and Bylaws Department implement a comprehensive dog licencing program.

CARRIED

Councillor Speirs - OPPOSED

Community Development and Recreation Service

1151 Request for Proposal – Preventative Maintenance Services for HVAC

Staff report dated September 5, 2007 recommending that the contract for Preventative Maintenance Services for HVAC Services be awarded to PML Professional Mechanical.

R/07-441

Award of Contract
HVAC Services

It was moved and seconded

That the contract for Preventative Maintenance Services for HVAC Services be awarded to PML Professional Mechanical for an annual contract price of \$45,366, noting that the contract is for a two (2) year term, with an option to renew for a additional two (2) years.

CARRIED

Correspondence - Nil

Other Committee Issues - Nil

1200 **STAFF REPORTS** - Nil

1300 **RELEASE OF ITEMS FROM CLOSED COUNCIL** - Nil

1400 **MAYOR'S REPORT**

Mayor Robson reported that the week had been exceptional in regard to the signing of the Memorandum of Understanding between the Katzie First Nation and the District of Maple Ridge as an agreement to work together in regard to the Blue Mountain Provincial Forest. He reminded all that the Harvest Wine Festival would be held on Saturday, September 15th at the Thomas Haney Center and announced that a RCMP patrol on horseback would be in Maple Ridge on Wednesday, September 12th to help celebrate the community's birthday.

1500 **COUNCILLORS' REPORTS**

Councillor King

Councillor King announced that the District of Maple Ridge was celebrating its 133rd birthday on Wednesday, September 12th. She attended a Metro Vancouver Parks Committee meeting, a Metro Vancouver Agriculture Committee meeting as well as a Maple Ridge Social Planning Advisory Committee meeting. Councillor King also attended the Greater Vancouver Regional District's (Metro Vancouver's) Parks Committee 40th anniversary tour and commented on the positive results achieved by this committee through its work.

Councillor Speirs

Councillor Speirs attended a Community Heritage Commission meeting and announced that the committee will be putting up signs acknowledging Hammond as a heritage community. He also reminded all of the Harvest Wine Festival and encouraged everyone to attend.

Councillor Stewart

Councillor Stewart attended a Metro Vancouver Labour Board meeting. He reported that the General Manager, Corporate and Financial Services and the Policy Analyst will be holding a national workshop on government accountability and performance reporting in the next week. He reminded all of the Terry Fox Run to be held on Sunday, September 16th at 10:00 a.m.

Councillor Daykin

Councillor Daykin also commented on the Maple Ridge's upcoming birthday and advised that Maple Ridge is the fifth oldest jurisdiction in the Province. He announced that October is Recycling Month and advised that, on October 13th, residents could bring televisions and computers to the Recycling Depot to be recycled. Councillor Daykin also spoke to the summer reading club hosted by the Maple Ridge Library.

Councillor Dueck

Councillor Dueck advised that she had no report from committees. She commented on two unfortunate incidents which had occurred in the community and expressed appreciation for the attending emergency response teams.

Councillor Hogarth

Councillor Hogarth attended the first Metro Vancouver Sustainable Region Dialogue on Industry. He also spoke to September 11th being the 6th anniversary of 911 and hoped that all would take a moment to reflect on this event.

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

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

1800 ***QUESTIONS FROM THE PUBLIC***

Bill Archibald

Mr. Archibald expressed concern that the contract with the SPCA did not address care for larger animals such as horses and hoped that this would be included should the contract be rewritten.

1900 ***ADJOURNMENT*** - 7:37 p.m.

Certified Correct

G. Robson, Mayor

R. Riach, Acting Corporate Officer