

District of Maple Ridge

COUNCIL MEETING

September 25, 2007

The Minutes of the Municipal Council Meeting held on September 25, 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**

Pastor Jim Lelinski, Maple Ridge Baptist 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 September 11, 2007

R/07-438 501

Minutes

Council Meeting

September 11, 2007

It was moved and seconded

That the minutes of the Regular Council Meeting of September 11, 2007 be amended to include the word "licencing" following the word "dog" in Item 1133 – Motion R/07-440, thereby stating "That the Business Licences, Permits and Bylaws Department implement a comprehensive dog licencing program" and;

That the minutes be adopted as amended.

CARRIED

502 Minutes of the Public Hearing of September 18, 2007

R/07-439 502

Minutes

Public Hearing

September 18, 2007

It was moved and seconded

That the minutes of the Public Hearing of September 18, 2007 be received.

CARRIED

503 Minutes of the Development Agreements Committee Meetings of September 7 and 18, 2007

R/07-440 503

Minutes

Development Agmts

Committee

It was moved and seconded

That the minutes of the Development Agreements Committee Meetings of September 7 and 18, 2007 be received.

CARRIED

600 **PRESENTATIONS AT THE REQUEST OF COUNCIL**

700 **DELEGATIONS**

701 **Emerald Pig Theatrical Society
- Sharon Malone, President**

Sharon Malone, President and Kathleen Hatley, Director/Producer provided a video clip of the Bard on the Bandstand event put on by the Emerald Pig Theatrical Society and thanked the municipality for their support.

800 **UNFINISHED BUSINESS** - Nil

900 **CORRESPONDENCE** - Nil

1000 **BY-LAWS**

Note: Items 1001 to 1004.2 are from the Public Hearing of September 18, 2007

1001 **RZ/088/06, 11237 236 Street**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6504-2007**

To amend Schedule "B" of the Official Community Plan to update the conservation boundary based on the future park boundary established for this proposal.

Second and third readings

The General Manager, Public Works and Development Services advised that discussions pertaining to the extension of Creekside Lane have been ongoing.

R/07-441

RZ/088/06

BL 6504-2007

Second and third

It was moved and seconded

That Bylaw No. 6504-2007 be given second and third readings.

CARRIED

1001.2 Maple Ridge Zone Amending Bylaw No. 6498-2007

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit a 14 lot subdivision.

Second and third readings

R/07-442

RZ/088/06

BL 6498-2007

Second and third

It was moved and seconded

That Bylaw No. 6498-2007 be given second and third readings.

CARRIED

1002 RZ/104/04, SE Corner 124 and 264 Street

Maple Ridge Zone Amending Bylaw No. 6497-2007

To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit subdivision into 8 lots.

Second and third readings

R/07-443

RZ/104/04

BL 6497-2007

Second and third

It was moved and seconded

That Bylaw No. 6497-2007 be given second and third readings.

CARRIED

Councillor Speirs - OPPOSED

1003 RZ/040/06, 11943, 11935, 11929 Burnett Street

Maple Ridge Zone Amending Bylaw No. 6484-2007

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the construction of an apartment building with 65 units.

Second and third readings

R/07-444

RZ/040/06

BL 6484-2007

Second and third

It was moved and seconded

That Bylaw No. 6484-2007 be given second and third readings.

CARRIED

1004 RZ/102/03, 25274 Bosonworth Avenue and 25183 108 Avenue

1004.1 Maple Ridge Official Community Plan Amending Bylaw No. 6499-2007

To designate from Forest and Suburban Residential to Suburban Residential and Conservation.

Second and third readings

The Director of Planning advised that the applicant has indicated a willingness to extend the availability of a water main to service neighbouring properties and suggested this could be added as a condition of the zone amending bylaw and included as an addendum in the rezoning servicing agreement.

The General Manager, Public Works and Development Services advised that a commitment will be made to ensure that data pertaining to sampling of the water coming from the proposed treatment system will be provided to neighbouring residents as well as to residents within the strata.

The General Manager of Community Development, Parks and Recreation Services advised that access to the dedicated parkland will be from 256th Street. The Director of Planning clarified that the main road accessing the proposed development is a public road, however, this road will not go up to the parkland.

R/07-445

RZ/102/03

BL 6499-2007

Second and third

It was moved and seconded

That Bylaw No. 6499-2007 be given second and third readings.

CARRIED

Councillor King and Councillor Speirs - OPPOSED

1004.2 Maple Ridge Zone Amending Bylaw No. 6500-2007

To rezone from A-2 (Upland Agricultural) to RG-2 (Suburban Residential Strata) and P-1 (Park and School) to permit subdivision into 106 single family strata lots.

Second and third readings

The General Manager, Public Works and Development Services reviewed the sewage treatment process.

R/07-446
RZ/102/03
BL 6500-2007
Second and third

It was moved and seconded

That Bylaw No. 6500-2007 be given second and third readings.

R/07-447
RZ/102/03
BL 6500-2007
Amendment

It was moved and seconded

That the following text be added after the word “readings”

; and further

That, added to the list of conditions to be satisfied prior to final adoption of Bylaw No. 6500-2007, the Rezoning Servicing Agreement include the requirement that, in addition to the water line required to service the development, the water line be extended from Bosonworth Ave., north along 252nd Street, east along 112th Avenue, to 256th Street and also that the water line be extended to ensure a water connection to 25630 Bosonworth Avenue.

CARRIED

MOTION AS AMENDED CARRIED
Councillor King and Councillor Speirs – OPPOSED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 COMMITTEE OF THE WHOLE

Minutes – September 10 and September 17, 2007

R/07-448
Minutes – COW
September 10, 2007
September 17, 2007

It was moved and seconded

That the minutes of the Committee of the Whole Meeting of September 10 and September 17 be received.

CARRIED

Public Works and Development Services

1101 **RZ/070/06, 22875 132 Avenue, RS-3 to R-1, RST and CD-3-98, RS-1d and A-1**

Staff report dated September 5, 2007 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6508-2007 and Maple Ridge Zone Amending Bylaw No. 6467-2007 to permit a 58 lot eco-cluster residential development be given first reading and forwarded to Public Hearing.

The Director of Planning explained the layout of the proposed development. She advised that the application is a Fee Simple Development and all roads are public. She also advised that the proposed development is within the urban boundary.

R/07-449

RZ/070/06

BL 6508-2007

BL 6467-2007

First, Public Hearing

It was moved and seconded

1. That Maple Ridge Official Community Plan Amending Bylaw No. 6508-2007 be read a first time and forwarded to Public Hearing;
2. That in accordance with Section 879 of the *Local Government Act* opportunity for early and ongoing consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 6508-2007 on the municipal website and requiring that the applicant host a Development Information Meeting, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a public hearing on the bylaw;
3. That Maple Ridge Official Community Plan Amending Bylaw No. 6508-2007, be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
4. That it be confirmed that Maple Ridge Official Community Plan Amending Bylaw No. 6508-2007, is consistent with the Capital Expenditure Plan and Waste Management Plan;
5. That Maple Ridge Official Community Plan Amending Bylaw No. 6512-2007 be read a first time and forwarded to Public Hearing;
6. That in accordance with the Section 879 of the *Local Government Act* opportunity for early and ongoing consultation has been provided by way of posting Official

Community Plan Amending Bylaw No. 6512-2007 on the municipal website and requiring that the applicant host a Development Information Meeting, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a public hearing on the bylaw;

7. That Maple Ridge Official Community Plan Amending Bylaw No. 6512-2007, be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
8. That it be confirmed that Maple Ridge Official Community Plan Amending Bylaw No. 6512-2007, is consistent with the Capital Expenditure Plan and Waste Management Plan;
9. That Maple Ridge Zone Amending Bylaw No. 6467-2007 be given first reading and forwarded to Public Hearing; and
10. That the following terms and conditions be met prior to final reading:
 - i) Preliminary approval from the Ministry of Environment, Water Management Branch;
 - ii) Preliminary approval from the Ministry of Environment, Fish and Wildlife Branch;
 - iii) Approval from the Agricultural Land Commission for the registration of a conservation amenity covenant on the creeks located on the portion of the site that will be subdivided and remain in the Agricultural Land Reserve;
 - iv) Registration of a Rezoning Servicing Agreement including the deposit of security as outlined in the Agreement;
 - v) Registration of a geotechnical report on title, which addresses the suitability of the site for the proposed development;
 - vi) A Statutory right of way plan and agreement must be registered at the Land Title Office;
 - vii) Road dedication as required;
 - viii) A Restrictive Covenant for the duplex design must be registered at the Land Title Office;
 - ix) A Restrictive Covenant requiring the Nelson family house to be reconstructed on the existing footprint;
 - x) Park dedication as required, including provision of walkways and equestrian trail.

CARRIED

1102 RZ/042/07, 13790 256 Street, A-2 to M-4

Staff report dated September 7, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6495-2007 to permit the extraction and processing of gravel resources and Zone Amending Bylaw No. 6501-2007 to allow for accessory asphalt plant, accessory concrete plant and product manufacturing be given first reading and forwarded to Public Hearing.

The General Manager, Public Works and Development Services advised that any future applications for the processing of cement and asphalt will be brought before Council in the form of a development permit. He also advised that although the site has the potential for gravel washing, environmental assessment requirements will need to be addressed prior to any such operation.

R/07-450

RZ/042/07

BL 6495-2007

It was moved and seconded

BL 6501-2007

First, Public Hearing

That Zone Amending Bylaw No. 6495-2007 be given first reading and be forwarded to Public Hearing; and

That Zone Amending Bylaw No. 6501-2007 be given first reading and be forwarded to Public Hearing; and

That the creation of an equestrian trail around the area to be mined be incorporated into the agreement with the operator; and further

That the following term(s) and condition(s) be met prior to final reading;

- i) An approved Watercourse Protection Development Permit;**
- ii) Approval from BC Hydro as per the proposed land alterations on the BC Hydro Right-of-Way;**
- iii) An approved Soil Removal Permit issued from the District of Maple Ridge.**

CARRIED

1103 DP/029/05, 23701 Kanaka Way

Staff report dated September 4, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/029/05 in support of a development proposal for 35 lots.

R/07-451
DP/029/05
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DP/029/05 respecting property located at 23701 Kanaka Way.

CARRIED

1104 **DP/047/07, 23701 Kanaka Way**

Staff report dated September 5, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/047/07 in support of a development plan for subdivision and building activity adjacent to Horseshoe Creek and its tributaries.

The General Manager, Public Works and Development Services advised that traffic calming methods for Kanaka Way are being investigated.

R/07-452
DP/047/07
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DP/047/07 respecting property located at 23701 Kanaka Way.

CARRIED

1105 **SD/078/06, 5% Money in Lieu of Parkland Dedication, 24901 108 Avenue**

Staff report dated September 5, 2007 recommending that the owner of the subject property pay an amount that is not less than \$105,000.

R/07-453
SD/078/06
%5 Money in Lieu

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 24901 108 Avenue, under application SD/078/06, shall pay to the District of Maple Ridge an amount that is not less than \$105,000.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 Disbursements for the month ended August 31, 2007

Staff report dated September 12, 2007 recommending that the disbursements for August 31, 2007 be approved.

R/07-454

Disbursements

August 31, 2007 It was moved and seconded

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

General	\$15,890.932.
Payroll	\$ 1,770,545.
Purchase Card	<u>\$ 83,061.</u>
	\$17,744,538.

CARRIED

Community Development and Recreation Service - Nil

Correspondence - Nil

Other Committee Issues - Nil

1200 STAFF REPORTS - Nil

1300 RELEASE OF ITEMS FROM CLOSED COUNCIL

Hammond Stadium Upgrade Loan (from the September 17, 2007 Closed Council Meeting)

Sale of Municipal Property, 224th Street frontage (from the September 10, 2007 Closed Council Meeting)

Bray Expropriation (from September 10, 2007 Closed Council Meeting)

1400 **MAYOR'S REPORT**

Upon request by Mayor Robson, the General Manager of Community Development, Parks and Recreation Services provided details of the reasoning for the expropriation of the Bray property.

Mayor Robson participated in the first lawn bowling event held on the Maple Ridge Lawn Bowling Club's new green.

1500 **COUNCILLORS' REPORTS**

Councillor King

Councillor King attended Whonnock Lake Day, the Farmers' Market, the Spirit of Wood Festival and the Union of British Columbia Municipalities Conference.

Councillor Speirs

Councillor Speirs attended the Rotary Harvest Festival, the Spirit of Wood Festival and Union of British Columbia Municipalities Conference. He reminded all of BC Rivers Day on September 30, 2007.

Councillor Stewart

Councillor Stewart attended the Union of British Columbia Municipalities Conference and participated in the Terry Fox Run. He reminded residents of the upcoming BC Rivers Day event.

Councillor Hogarth

Councillor Hogarth participated in a visit to Maple Ridge by the Counsel General of Taiwan. He attended the Spirit of Wood Festival and the Union of British Columbia Municipalities Conference.

Councillor Dueck

Councillor Dueck attended a Metro Vancouver strategic planning meeting and a Youth Diversion Committee branding exercise.

Councillor Daykin

Councillor Daykin commented positively on work being done by staff from the District Operations Centre in the adjustment of letdowns on sidewalks around the community to enhance accessibility. He attended a RCMP hosted discussion session which included residents of the 224th Street and north area and participated in the Terry Fox Run.

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

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

1800 ***QUESTIONS FROM THE PUBLIC***

Rick Scott

Mr. Scott asked when the gravel extraction report, item 1102, would be coming to public hearing.

Mayor Robson advised that this item will be on the October 17th public hearing agenda.

1900 ***ADJOURNMENT*** - 8:16 p.m.

G. Robson, Mayor

Certified Correct

C. Marlo, Corporate Officer