

District of Maple Ridge

**COUNCIL MEETING**

January 12, 2010

The Minutes of the Municipal Council Meeting held on January 12, 2010 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.

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*PRESENT*

*Elected Officials*

Mayor E. Daykin  
Councillor C. Ashlie  
Councillor J. Dueck  
Councillor A. Hogarth  
Councillor L. King  
Councillor M. Morden  
Councillor C. Speirs

*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

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Note: These Minutes are also posted on the Municipal Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

The meeting was filmed by Shaw Communications Inc.

100      **CALL TO ORDER**

200      **OPENING PRAYERS**

Pastor Brad Holliman, Word in Action Church

300      **INTRODUCTION OF ADDITIONAL AGENDA ITEMS**

1201      Final Authorizing Resolution for 108<sup>th</sup> Avenue and the Issuance of  
Expropriation Notice

400     **APPROVAL OF THE AGENDA**

The agenda was approved with the addition of Item 1201

500     **ADOPTION AND RECEIPT OF MINUTES**

501     Minutes of the Regular Council Meeting of December 15, 2009

R/2010-028         501

Minutes

Regular Council         It was moved and seconded

December 15, 2009

**That the minutes of the Regular Council Meeting of December 15, 2009 be adopted as circulated.**

CARRIED

502     Minutes of the Council Business Planning Meetings of November 30 and December 1, 2009

R/2010-029

Minutes

Council Business         It was moved and seconded

Planning

**That the minutes of the Council Business Planning Meetings of November 30, 2009 and December 1, 2009 be adopted as circulated.**

CARRIED

503     Minutes of the Public Hearing of December 15, 2009

R/2010-030

Minutes

Public Hearing         It was moved and seconded

December 15, 2009

**That the minutes of the Public Hearing of December 15, 2009 be received.**

CARRIED

504 Minutes of the Development Agreements Committee Meetings of December 10, 15, 18, 21(2), 23(2), 24(2), 2009.

R/2010-031

Minutes

Development Agmt Committee It was moved and seconded

**That the Minutes of the Development Agreements Committee Meetings of December 10, 15, 18, 21(2), 23(2), 24(2), 2009 be received.**

CARRIED

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

700 **DELEGATIONS**

701 **Residents for Smart Shopping**  
**- Leslie Sofarelli, Ruth Watkins, Jurgen Eichmann**

Ms. Watkins, representative for Residents for Smart Shopping, spoke to the need for greater shopping and conveniences in Maple Ridge to encourage residents to shop locally. She expressed concern pertaining to the ongoing residential growth in the Albion area with no planning as to where families will shop and the imbalance between the residential and commercial/industrial tax base. She also expressed concern with the timeline of the Albion Area Plan and requested that the process be expedited.

702 **Spirit of BC Community Committee**  
**- Bonnie Telup, Kyle McLellan, Cheryl Johnson**

Ms. Telup gave a PowerPoint presentation highlighting the history of the bid for the 2010 Olympics, spoke to the involvement of the communities of Maple Ridge and Pitt Meadows and summarized the Legacy Projects. She invited all residents to attend the broadcast of the Olympic Opening Ceremonies at the Act on February 12.

Ms. Johnson spoke to the initiative to “Live Red” to support Canadian athletes during the Olympics.

Mr. McLelland displayed an official Olympic Torch. He announced that the Torch Run will come to Maple Ridge on February 8 and advised on the activities planned to coincide with the event. He also advised that the Paralympic Torch Relay will come through Maple Ridge on March 10 and encouraged all residents to come out to both torch runs

800 **UNFINISHED BUSINESS** – Nil

900 **CORRESPONDENCE** – Nil

1000 **BY-LAWS**

**Bylaws for Final Reading**

1001 **Maple Ridge 2010-2014 Financial Plan Bylaw No. 6708-2009**  
To establish the 2010-2014 Financial Plan  
Final reading

R/2010-032

BL No. 6708-2009

Final reading                      It was moved and seconded

**That Bylaw No. 6708-2009 be adopted.**

CARRIED

1002 **Maple Ridge Dog Pound and Dog Control Amending Bylaw No. 6693-2009**  
To provide for a reduced license fee for dogs acquired after August 1<sup>st</sup> of  
any given year  
Final reading

R/2010-033

BL No. 6693-2009

Final reading                      It was moved and seconded

**That Bylaw No. 6693-2009 be adopted.**

CARRIED

**COMMITTEE REPORTS AND RECOMMENDATIONS**

**1100 COMMITTEE OF THE WHOLE**

**Minutes** – December 14, 2009

R/2010-034

Minutes

COW

December 14, 2009

It was moved and seconded

**That the minutes of the Committee of the Whole Meeting of December 14, 2009 be received.**

CARRIED

**Public Works and Development Services**

**1101 RZ/078/09, 22525, 22515, 22505, 22491 Brown Avenue, RS-1 to RM-2**

Staff report dated December 15, 2009 recommending that Maple Ridge Zone Amending Bylaw No. 6707-2009 to permit construction of a four-storey, wood frame, 77 unit residential apartment building be given first reading and be forwarded to Public Hearing.

R/2010-035

RZ/078/09

BL No. 6707-2009

First reading

It was moved and seconded

- 1. That Bylaw No. 6707-2009 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. Road dedication as required;**
  - iv. Consolidation of the development site;**
  - v. Removal of the existing buildings;**
  - vi. Registration of a Restrictive Covenant protecting the Visitor Parking.**

CARRIED

**1102 Excess Capacity/Extended Services Agreement LC 138/09, 20636 Tyner Avenue**

Staff report dated January 4, 2010 recommending that Latecomer Charges be imposed and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 138/09.

R/2010-036  
Latecomer  
Agreement  
LC 138/09

It was moved and seconded

**That with respect to the development of lands located at 20636 Tyner Avenue, be it resolved:**

- 1. That the cost to provide the excess or extended services is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owner of the land being developed; and**
- 2. That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in the staff report dated January 4, 2010; and further**
- 3. That the Corporate Officer be authorized to sign and seal Excess Capacity Latecomer Agreement LC 138/09 with the developer of the said lands.**

CARRIED

**1103 Olympic Torch Relay**

Staff report dated January 4, 2010 recommending the use of municipal streets be authorized for the Olympic Torch Relay, on Monday, February 8, 2010.

R/2010-037

Use of Streets

Olympic Torch Relay It was moved and seconded

That use of municipal streets be authorized for the Olympic Torch Relay on Monday, February 8, 2010, provided the conditions outlined in Schedule 'A' attached to the staff report dated January 4, 2010 are met.

CARRIED

**Financial and Corporate Services (including Fire and Police)**

**1131 Adjustments to the 2009 Collector's Roll**

Staff report dated December 11, 2009 submitting information on changes to the 2009 Collector's Roll through the issuance of Supplementary/PAAB Roll 09.

For information only

**1132 Adjustments to the 2009 Collector's Roll**

Staff report dated December 31, 2009 submitting information on changes to the 2009 Collector's Roll through the issuance of Supplementary/PAAB Roll 10.

For information only

**Community Development and Recreation Service**

**1151 North Fraser Therapeutic Riding Association Request to Locate an Indoor Ring at the Albion Fairgrounds**

Staff report dated December 16, 2009 recommending that staff be directed to proceed with research into the feasibility of locating an indoor riding ring and stables at the Albion Fairgrounds as requested by the North Fraser Therapeutic Riding Association.

R/2010-038  
Indoor Riding Ring  
At Albion

It was moved and seconded

**That, on the recommendation of the Parks and Leisure Services Commission, staff be directed to proceed with research into the feasibility of locating an indoor riding ring and stables at the Albion Fairgrounds as requested by the North Fraser Therapeutic Riding Association in the fashion described in the staff report dated December 16, 2009 including:**

- 1. advertising the intent to lease in accordance with the Community Charter;**
- 2. endorsement being received from the Fairgrounds Advisory Committee, Maple Ridge and Pitt Meadows Agricultural Association and other current users of the facility;**
- 3. an acceptable design and construction agreement being entered into;**
- 4. an appropriate lease agreement being prepared for consideration by the Parks and Leisure Services Commission.**

CARRIED

**1152 Silver Valley Parks – Proposed Naming**

Staff report dated January 4, 2010 recommending that staff be authorized to name neighbourhood parks in the Silver Valley Neighbourhood after specific trees and vegetation.

R/2010-039  
Proposed Parks  
Naming – Silver  
Valley Parks

It was moved and seconded

**That staff be authorized to name neighbourhood parks in the Silver Valley Neighbourhood after specific trees and vegetation as contained in the staff report dated January 4, 2010.**

CARRIED

Correspondence – Nil

Other Committee Issues – Nil

1200 **STAFF REPORTS**

1201 **Final Authorizing Resolution for 108<sup>th</sup> Avenue and the Issuance of Expropriation Notice**

Staff report dated January 6, 2010 recommending that a road expropriation action in order to obtain the full road right-of-way for 108<sup>th</sup> Avenue in the Albion Area be approved.

R/2010-040

Issuance of

Expropriation Notice 108<sup>th</sup> Avenue It was moved and seconded

**BE IT RESOLVED** that the Council of the District of Maple Ridge, pursuant to Section 18 of the *Expropriation Act*, R.S.B.C. 1996, c. 125, as the Approving Authority for the expropriation contemplated in the Expropriation Notice dated November 24, 2009 registered in the Lower Mainland Land Title Office under number BB1124624, with no inquiry being available pursuant to that Act since the expropriation is for the purpose of a linear development, does approve that expropriation.

**BE IT FURTHER RESOLVED** that the Corporate Officer is authorized and directed to:

Sign and seal a Certificate of Approval of Expropriation in Form 5 under Section 18(2) of the *Expropriation Act*;

Give notice of the approval of the expropriation under Section 18 of the *Expropriation Act*;

Pay into Court the payment required under Section 20 of the *Expropriation Act* and give notice of the payment into Court, together with a copy of the appraisal report(s);

Sign and seal the Vesting Notice in Form 9 under Section 23 of the *Expropriation Act*; and

**File or cause to be filed the Vesting Notice in the Land Title Office and give notice of it under Section 20 of the Expropriation Act.**

CARRIED

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

1400 **MAYOR'S REPORT**

**Mayor Daykin**

Mayor Daykin wished all residents a Happy New Year. He attended the CP Rail Holiday Train event and a luncheon at the Asante Center.

Mayor Daykin encouraged residents to attend a Metro Vancouver hosted public meeting to be held at the ECRA Centre on January 13 as a forum to gather feedback on the draft Regional Growth Strategy.

1500 **COUNCILLORS' REPORTS**

**Councillor Hogarth**

Councillor Hogarth wished all residents a Happy New Year.

**Councillor Dueck**

Councillor Dueck wished everyone a Happy New Year.

**Councillor Ashlie**

Councillor Ashlie attended meetings of the Maple Ridge/Pitt Meadows Parks & Leisure Services Commission and the Social Planning Advisory Committee.

**Councillor Speirs**

Councillor Speirs attended a meeting of the Maple Ridge/Pitt Meadows Parks & Leisure Services Commission. He advised of a rally to be held on January 20 to support Extra Foods employees.

**Councillor Morden**

Councillor Morden wished all a Happy New Year. He attended meetings of the Ridge Meadows Recycling Society and the Downtown Maple Ridge Business Improvement Association. Councillor Morden volunteered at the Christmas Haven.

**Councillor King**

Councillor King wished all a Happy New Year. She attended the CP Rail Holiday Train event and meetings of the Fraser Valley Regional Library and the Social Planning Advisory Committee.

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

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

1800 ***QUESTIONS FROM THE PUBLIC***

**Diana Williams**

Ms. Williams asked whether the downtown area of Maple Ridge will be taken into consideration during the planning process for the Albion Area and whether it is wise to build in the Albion Area when the downtown area is showing signs of trouble. She also asked if Council is concerned about and committed to, the protection of farmland and whether the general public will be involved in the Albion Plan process.

Mayor Daykin advised that it is critical for the general public to be involved in the process.

**Andre Schneider**

Mr. Schneider asked whether Council has considered leaving the Albion Flats green and proceed instead with facilitating and creating zoning to establish shopping in the downtown core.

**Rod Smelser**

Mr. Smelser asked whether sidewalks and adequate lighting will be installed along 216<sup>th</sup> Street between Dewdney Truck and the Lougheed Highway, expressing concern for pedestrian safety along that portion of 216<sup>th</sup>.

Mayor Daykin suggested that Mr. Smelser meet with the General Manager, Public Works and Development Services for further discussion.

**Stuart Pledge**

Mr. Pledge questioned the rationale for the reduction in Development Cost Charges. He also asked why Council has asked Metro Vancouver to increase the urban area in the draft regional growth strategy.

The General Manager, Corporate and Financial Services explained the cost adjustment in the Development Cost Charges.

Mayor Daykin advised on the urban designation in the draft regional growth strategy.

**Gerry Pinel**

Mr. Pinel asked if everyone understood the implications of climate change on food supply. He also asked if the term “peak oil” was understood and explained the link between food supply and the price of crude oil. He asked where food will be grown should all our land be paved over.

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

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E. Daykin, Mayor

Certified Correct

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C. Marlo, Corporate Officer