

District of Maple Ridge

COUNCIL MEETING

January 26, 2010

The Minutes of the Municipal Council Meeting held on January 26, 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.

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

Other Staff as Required

B. McDonald, Director of Licences, Permits and Bylaws
A. Wood, Municipal Engineer

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 Celina Holliman, Word in Action Church

300 **INTRODUCTION OF ADDITIONAL AGENDA ITEMS**

Item 601 District of Maple Ridge/BC SPCA Animal Shelter Update

400 **APPROVAL OF THE AGENDA**

The agenda was approved with the addition of Item 601

500 **ADOPTION AND RECEIPT OF MINUTES**

501 Minutes of the Regular Council Meeting of January 12, 2010.

R/2010-053 501
Minutes

Regular Council It was moved and seconded
January 12, 2010

That the minutes of the Regular Council Meeting of January 12, 2010 be adopted as circulated.

CARRIED

502 Minutes of the Public Hearing of January 19, 2010

R/2010-054 502
Minutes

Public Hearing It was moved and seconded
January 19, 2010

That the minutes of the Public Hearing of January 19, 2010 be received.

CARRIED

503 Minutes of the Development Agreements Committee Meetings of January 12 and 18, 2010

R/2010-055 503
Minutes

Development Agmt It was moved and seconded
Committee

That the minutes of the Development Agreements Committee Meetings of January 12 and 18, 2010 be received.

CARRIED

600 **PRESENTATIONS AT THE REQUEST OF COUNCIL**

601 **District of Maple Ridge/BC SPCA Animal Shelter Update**

The Director of Licences, Permits and Bylaws advised on the tendering process, the development of the building's design and standards and the future construction of the animal shelter project. He gave a PowerPoint presentation providing architectural renderings of the proposed building.

700 **DELEGATIONS** – Nil

800 **UNFINISHED BUSINESS** – Nil

900 **CORRESPONDENCE** – Nil

1000 **BY-LAWS**

Note: Items 1001 to 1001.2 are from the Public Hearing of January 19, 2010

Bylaws for Second and Third Readings

1001 **RZ/069/07, 26527 Dewdney Trunk Road**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6701-2009**

To designate an area from Suburban Residential to Conservation and to amend the conservation area

R/2010-056

RZ/069/07

BL No. 6701-2009 It was moved and seconded

Second and third

That Bylaw No. 6701-2009 be given second and third readings.

CARRIED

Councillor King, Councillor Speirs - OPPOSED

1001.2 **Maple Ridge Zone Amending Bylaw No. 6702-2009**

To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit subdivision and development of 26 single family residential lots.

The Director of Planning advised on concerns pertaining to road dedication to allow for a safer intersection at 264 Street and Dewdney Trunk Road, the applicant's guarantee of providing water connections to municipal water for residents encountering problems with groundwater and the issue of the placement of driveways coming from the proposed subdivision.

R/2010-057 1001.2.1
RZ/069/07
BL No. 6702-2009 It was moved and seconded
Second and third
That Bylaw No. 6702-2009 be given second and third readings.

R/2010-058 1001.2.2
RZ/069/07
BL No. 6702-2009 It was moved and seconded
Second and third
AMENDMENT
WITHDRAWN
That the text “and further; that the Planning Department be asked to find the best way to guarantee that water hookups could be made available to affected residents if needed for health reasons” be added following the text “readings.”

WITHDRAWN

R/2010-059 1001.2.3
RZ/069/07
BL No. 6702-2009 It was moved and seconded
Second and third
AMENDMENT
That the text “and further; That the Planning Department ensure that the commitment from the applicant in regard to water supply be embedded in the final reading of the application” be added following the text “readings.”

CARRIED

Councillor Speirs - OPPOSED

MOTION AS AMENDED CARRIED

Councillor King, Councillor Speirs - OPPOSED

Bylaws for Final Reading

1002 **RZ/015/08, 11252 Cottonwood Drive**
Staff report dated January 6, 2010 recommending final reading

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6652-2009**
To adjust the conservation boundary
Final reading

R/2010-060

RZ/015/08

BL No. 6652-2009 It was moved and seconded

Final reading

That Bylaw No. 6652-2009 be adopted.

CARRIED

1002.2 **Maple Ridge Zone Amending Bylaw No. 6574-2008**

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the construction of 81 townhouses

Final reading

R/2010-061

RZ/015/08

BL No. 6574-2008 It was moved and seconded

Final reading

That Bylaw No. 6574-2008 be adopted.

CARRIED

1003 **Maple Ridge Highway and Traffic Bylaw No. 6704-2009**

To update the existing bylaw regulating uses regarding roadways within Maple Ridge

Final reading

The Municipal Engineer advised on the issue of parked cars and snow removal and the section of the bylaw relating to impoundment of vehicles.

R/2010-062

BL No. 6704-2009

Final reading It was moved and seconded

That Bylaw No. 6704-2009 be amended as presented in Appendix 'A' attached to the staff report dated January 21, 2010; and

That Bylaw No. 6704-2009 be adopted as amended.

CARRIED

- 1004 **Amendments to the Maple Ridge Ticket Information System Utilization Amending Bylaw No. 6620-2008**
To amend the Maple Ridge Ticket Information System Utilization Bylaw to include certain offences under the new Highway and Traffic bylaw
Final reading

R/2010-063
BL No. 6620-2008
Final reading It was moved and seconded

That Bylaw No. 6620-2008 be amended by deleting “Drive on Horse Trail” in Schedule 5, Section 7 and replacing it with “Drive on Trail”; and further

That Bylaw No. 6620-2008 be adopted as amended.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

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

Minutes – January 18, 2010

R/2010-064
Minutes
COW It was moved and seconded
January 18, 2010

That the minutes of the Committee of the Whole Meeting of January 18, 2010 be received.

CARRIED

Public Works and Development Services

- 1101 **RZ/103/08, 28594 104 Avenue, The Miller Residence**

Staff report dated January 11, 2010 recommending that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6709-2009 and Maple Ridge Heritage Site Maintenance Standards Bylaw No. 6710-2009 to conserve the heritage site known as the Miller residence be given first reading and be forwarded to Public Hearing.

R/2010-065
RZ/103/08
BL No. 6709-2009
First reading

1101.1

It was moved and seconded

1. That Bylaw No. 6709-2009 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. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of security as outlined in the Agreement;
 - ii. Registration of a geotechnical report as a Restrictive Covenant which addresses the suitability of the site for the proposed development;
 - iii. A Statutory right of way plan and agreement must be registered at the Land Title Office for a horse trail that extends east off of 104th Avenue, along the north property line of the site;
 - iv. Construction of the equestrian trail described in Item iii. above;
 - v. Road dedication as required;
 - vi. A Landscaping Restrictive Covenant must be registered at the Land Title Office;
 - vii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations
 - viii. Pursuant to the *Contaminated Site Regulations of the Environmental Management Act*, the subdivider will provide a Site Profile for the subject lands.

CARRIED

R/2010-066
RZ/103/08
BL No. 6710-2009
First reading

1101.2

It was moved and seconded

That Bylaw No. 6710-2009 be given first reading and be forwarded to Public Hearing.

CARRIED

Note: Councillor Hogarth excused himself from discussion of Item 1102

1102 RZ/085/08, 13260 236 Street, RS-3 and RS-2 to RM-1

Staff report dated January 7, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6703-2009 to permit a 51 unit townhouse development be given first reading and be forwarded to Public Hearing.

The General Manager, Public Works and Development Services advised on the access routes into Silver Valley

R/2010-067

RZ/085/08

BL No. 6703-2009 It was moved and seconded

First reading

- 1. That Bylaw No. 6703-2009 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. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of security as outlined in the Agreement;**
 - ii. Registration of a geotechnical report as a Restrictive Covenant which addresses the suitability of the site for the proposed development;**
 - iii. Road dedication as required;**
 - iv. Removal of the existing buildings and structures;**
 - v. Registration of a Restrictive Covenant protecting the Visitor Parking.**

CARRIED

Note: Councillor Hogarth returned to the meeting

1103 RZ/022/09, 23300 and 23400 136 Avenue, RS-3 to RS-1b

Staff report dated January 7, 2010 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6699-2009 and Maple Ridge Zone Amending Bylaw No. 6700-2009 to permit the subdivision of 21 single family lots be given first reading and be forwarded to Public Hearing.

R/2010-068

RZ/022/09

BL No. 6699-2009

BL No. 6700-2009

First reading

It was moved and seconded

1. That Bylaw No. 6699-2009 be given first reading and be forwarded to Public Hearing;
2. That in accordance with Section 879 of the Local Government Act opportunity for early and on-going consultation has been provided by way of posting Bylaw No. 6699-2009 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 Bylaw No. 6699-2009 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
4. That it be confirmed that Bylaw No. 6699-2009 is consistent with the Capital Expenditure Plan and Waste Management Plan;
5. That Bylaw No. 6700-2009 be given first reading and be forwarded to Public Hearing; and
6. That the following terms and conditions be met prior to final reading:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of security as outlined in the Agreement;
 - ii. Amendment to Schedule "C" of the Official Community Plan;
 - iii. Amendment to Part VI A of the Silver Valley Figure 2 – Land Use Plan and Part VI A of the Silver Valley Figure 4 – Trails/Open Space Plan and Part VI A of the Silver Valley Figure 5 – Transportation Network Plan;
 - iv. Registration of a Geotechnical Report as a Restrictive Covenant which addresses the suitability of the site for the proposed development;
 - v. Registration of a Restrictive Covenant which addresses recommendations to mitigate wild fire hazards for the proposed development;

- vi. Registration of a No-Build/No-Disturb Restrictive Covenant on the rear yards of all the newly created lots, including all the lands on the eastern edge forming part of Lot 21;
- vii. A Statutory right of way plan and agreement for the Equestrian/Horse Trail must be registered at the Land Title Office;
- viii. Consolidation of the development site;
- ix. Road dedication as required;
- x. Park dedication as required, including construction of walkways and Equestrian/Horse Trail.

CARRIED

1104 RZ/050/06, Development Procedures Amending Bylaw

Staff report dated January 13, 2010 recommending that Maple Ridge Development Procedures Amending Bylaw No. 6706-2009 to implement changes to the development process be given first, second and third readings, that Council Policy No. 6.20 be amended and that Appendix B "Landscape Security Policy" be adopted.

R/2010-069 1104.1.1
RZ/050/06
BL No. 6706-2009 It was moved and seconded
First, second
and third

That Bylaw No. 6706-2009 be given first, second and third readings.

R/2010-070 1104.1.2
RZ/050/06
BL No. 6706-2009 It was moved and seconded
First, second
and third
AMENDMENT

That Section 6 (ii) of Bylaw No. 6706-2009 be amended with the replacement of the text "6 months" with the text "12 months", and that the sentence "Failure to do so will result in the application being closed without notice" be replaced with the sentences "Written notification of the impending file closure will be sent to the applicant 60 days prior to the expiry of the one year period following 1st reading. Failure to respond will result in the application being closed." and further

That Bylaw No. 6706-2009 as amended be given first, second and third readings.

CARRIED
MOTION AS AMENDED CARRIED

Councillor King – OPPOSED

R/2010-071
RZ/050/06
Council Policy
No. 6.20

1104.2

It was moved and seconded

That the existing clause 8 of Council Policy No. 6.20 – Development Information Meetings, be deleted entirely and replaced by an amended Clause 8 as follows:

“The notice of the Development Information Meeting must be published in at least 2 consecutive issues of a local newspaper, the last publication to appear not less than 3 and not more than 10 days before the meeting. The notice must be a minimum 9 cm x 12 cm (3 inches x 4 inches) in size and include a property location map, the civic address of the property under application, the date, time and location of the Development Information Meeting, and a contact number for the applicant and the Planning Department”.

CARRIED

R/2010-072
RZ/050/06
Landscape Security
Policy

1104.3

It was moved and seconded

That “Landscape Security Policy”, attached as Appendix B to the staff report dated January 13, 2010, be adopted.

CARRIED

1105 DVP/DP/015/08, 11252 Cottonwood Drive

Staff report dated January 4, 2010 recommending that the Corporate Officer be authorized to sign and seal DVP/015/08 to vary front and interior side yard setbacks, maximum building height and to allow for retention of an aboveground utility plant and further that the Corporate Officer be authorized to sign and seal DP/015/08 to permit 81 townhouse units.

R/2010-073
DVP/DP/015/08
Sign and Seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DVP/015/08 respecting property located at 11252 Cottonwood Drive; and further

That the Corporate Officer be authorized to sign and seal DP/015/08.

CARRIED

1106 SD/081/09, 12191 228 Street

Staff report dated January 7, 2010 recommending that the Mayor and Corporate Officer execute the Strata Plan for an 11 unit townhouse development.

R/2010-074
SD/081/09
Sign and seal

It was moved and seconded

That the Mayor and Corporate Officer execute the Strata Plan for Lot A, Section 20, Township 12, N.W.D. Plan BCP23946 at 12191 228 Street.

CARRIED

Financial and Corporate Services (including Fire and Police) - Nil

Community Development and Recreation Service - Nil

Correspondence - Nil

Other Committee Issues – Nil

1200 **STAFF REPORTS** – Nil

1300 **RELEASE OF ITEMS FROM CLOSED COUNCIL**

From the Closed Council Meeting of January 11, 2010

Appointments to the Social Planning Advisory Committee for the 2010-2011 Term

Re-appointment of Mr. Paul Livingstone for a one year term and appointment of Ms. Treena Innes for a two year term, both as community at large members

Appointment to the Public Art Steering Committee for the 2010-2011 Term

Appointment of Mr. Craig Redmond for a two year term

For information only

1400 **MAYOR'S REPORT**

Mayor Daykin advised that 240th Street Bridge will re-open on Friday, January 29, 2010.

Mayor Daykin attended a dinner with the Mayor, Council and senior staff from the Township of Langley, the Annual Maple Ridge Fire Department Awards Banquet and a RCMP contract update hosted by the Union of British Columbia Municipalities.

1500 **COUNCILLORS' REPORTS**

Councillor King

Councillor King spoke to the earthquake disaster in Haiti and thanked members of the community for hosting a number of benefit events to assist that country. She registered her dissatisfaction with the proroguing of the federal parliament. She attended a meeting of the Maple Ridge-Pitt Meadows Bicycle Advisory Committee and the Annual Maple Ridge Fire Department Awards Banquet.

Councillor Morden

Councillor Morden attended a Community Strategy Planning session hosted by the RCMP, the 2010 RCMP contract update, a meeting of the Economic Advisory Commission and a meeting with the RCMP and the Safety and Security Committee of the Downtown Maple Ridge Business Improvement Association.

Councillor Speirs

Councillor Speirs attended a demonstration against the proroguing of the federal parliament. He assisted local seniors with the organization of a rally to encourage negotiations for the re-opening of Extra Foods. Councillor Speirs also attend Metro Vancouver's Regional Growth Strategy public meeting, a dinner with the Township of Langley and a Rotary fundraiser for Haiti.

Councillor Ashlie

Councillor Ashlie attended a meeting with Randy Kamp and a meeting with representatives of Fraser Health on behalf of a sub committee of the Social Planning Advisory Committee. She also attended a meeting of the Community Action for Seniors Independence group and the Annual Maple Ridge Fire Department Awards Banquet.

Councillor Dueck

Councillor Dueck attended the Annual Maple Ridge Fire Department Awards Banquet, the Citizens on Patrol Annual General Meeting and the Crime Prevention dinner. She also attended meetings of the Maple Ridge Public Art Steering Committee and the Arts Council Committee. She reminded residents of the Festival of Light's Lantern Parade on January 29, 2010.

Councillor Hogarth

Councillor Hogarth spoke to the crisis in Haiti and expressed his appreciation for the Canadian response to the disaster. He attended the Metro Vancouver Regional Growth Strategy public meeting.

Mayor Daykin advised that the 2010 Winter Olympic Torch Run will be coming through Maple Ridge on February 8.

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

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

1800 **QUESTIONS FROM THE PUBLIC**

Dave Ross

Mr. Ross asked whether members of Council will visit development sites in Silver Valley prior to rezoning proposals to ensure infrastructure principles in the Official Community Plan are being adhered to. He expressed concern for safety due to the under developed road sides, spoke to lack of public transportation and growing congestion on existing roadways.

George Pop

Mr. Pop asked when the existing Official Community Plan had been developed. He asked whether new residents in Silver Valley who were not part of the planning process in 2006 would be consulted to ascertain whether the OCP is still valid. He raised concern over the development of hillside subdivision considering the lower mainland is in an earthquake zone.

Mr. Pop asked whether rescheduling of the February 16, 2010 Public Hearing will be reconsidered as it falls during the Olympics. Mayor Daykin advised that written submissions may be made if citizens are not able to attend the Public Hearing in person.

1900 **ADJOURNMENT** - 9:52 p.m.

E. Daykin, Mayor

Certified Correct

C. Marlo, Corporate Officer