

District of Maple Ridge

**COUNCIL MEETING**

March 23, 2010

The Minutes of the Municipal Council Meeting held on March 23, 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 Harry Loewen – East Ridge Community Fellowship Church

300     **INTRODUCTION OF ADDITIONAL AGENDA ITEMS**

400     **APPROVAL OF THE AGENDA**

The agenda was approved with the following amendments:

Item 1201 will be dealt with prior to Item 1000

Item 1109 was withdrawn at the request of the applicant

500      **ADOPTION AND RECEIPT OF MINUTES**

501      Minutes of the Regular Council Meeting of March 9, 2010

R/2010-157      501  
Minutes

Regular Council  
March 9, 2010

It was moved and seconded

**That the minutes of the Regular Council Meeting of March 9, 2010 be adopted as circulated.**

CARRIED

502      Minutes of the Public Hearing Meeting of March 16, 2010

R/2010-158  
Minutes

Public Hearing  
March 16, 2010

It was moved and seconded

**That the minutes of the Public Hearing of March 16, 2010 be received.**

CARRIED

503      Minutes of the Development Agreements Committee Meetings of March 1, 2(2), 3, 8 and 9, 2010

R/2010-159  
Minutes

Development Agmt  
Committee

It was moved and seconded

**That the minutes of the Development Agreements Committee Meetings of March 1, 2(2), 3, 8 and 9, 2010 be received.**

CARRIED

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

601     **Presentation by Mayor Daykin of the Canadian Award for Financial Reporting and the Canadian Award for Financial Reporting Achievement**

Mayor Daykin congratulated the General Manager of Corporate and Financial Services and staff in the Finance Department on receiving the Canadian Award for Financial Reporting and the Canadian Award for Financial Reporting Achievement.

The General Manager of Corporate and Financial Services accepted the awards on behalf of the Finance Department and spoke to past and presented work carried out which allows for continued excellence.

700     ***DELEGATIONS***

701     **Hall of Fame Inductee Presentation  
- Mr. Peter Tam and Ms. Ann Meraw**

Mr. Tam introduced Ann Meraw, the first inductee into the Hall of Fame.

Ms. Meraw spoke to the history of the formation of the Ridge Meadows Hall of Fame and the qualities looked for in the inductees.

Mr. Tam gave a presentation outlining the history and background of Aeron McBride, his achievements and his contributions to the community of Maple Ridge. Mayor Daykin, Mr. Tam and Ms. Meraw presented the award to Mr. McBride's sister and her son.

702     **EXFood Action Committee of Maple Ridge Presentation  
- Mr. Rex Rutherford**

Mr. Rutherford spoke to the issues and negative impact of the continuing strike at the Extra Foods Store and showed a video of the impact the strike at Extra Foods is having on local residents. He requested that the Mayor consider writing another letter to Loblaws asking for resolution to the ongoing strike.

R/2010-160  
Extra Foods  
Strike

It was moved and seconded

**That the Mayor write a letter to Loblaws urging resolution to the ongoing strike situation at Extra Foods.**

CARRIED

703 **Bullying Stops Here – April 14 - Pink Shirt Day 2010  
- Mr. Dave Teixeira, Pink Shirt Day Communications**

Mr. Teixeira gave a PowerPoint presentation which explained the origin of Pink Shirt Day, provided facts on the impact of bullying in schools and in the work place and spoke to the success of the “Bullying Stops Here - Pink Shirt Day” event. He encouraged participation in the 2010 “Bullying Stops Here” campaign.

800 **UNFINISHED BUSINESS** – Nil

900 **CORRESPONDENCE** – Nil

Note: Item 1201 was dealt with prior to Item 1000

1201 **First Reading – Greenhouse Gas Emissions Reduction Targets Official  
Community Plan Amending Bylaw No. 6726-2010**

Staff report dated March 9, 2010 recommending that Bylaw No. 6726-2010 to set Maple Ridge Community Greenhouse Gas Emissions Reduction Targets be given first reading and be forwarded to Public Hearing.

R/2010-161

BL No. 6726-2010

First reading It was moved and seconded

1. That Bylaw No. 6726-2010 be given first reading and forwarded to Public Hearing;
2. That in accordance with S. 879 of the Local Government Act opportunity for early and ongoing consultation has been provided by way of holding advertised public meetings, posting Bylaw No. 6726-2010 and related material on the municipal website and it is considered unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
3. That Bylaw No. 6726-2010 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan; and

4. That it be confirmed that Bylaw No. 6726-2010 is consistent with the Capital Expenditure Plan and Waste Management Plan.

CARRIED

1000 **BY-LAWS**

**Bylaws for Second and Third Reading**

Note Item 1001 is from the Public Hearing of March 16, 2010

**Bylaws for Second and Third Readings**

1001 **RZ/080/08, 23227 Dogwood Avenue**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6687-2009**

To amend Schedule "B" of the Official Community Plan from Estate Suburban Residential and Commercial to Commercial  
Second and third readings

The Director of Planning advised on future landscaping for the proposed development and on the 4 principle uses permitted in the C-1 zoning. She also advised on the parking bylaw used to set standards for parking.

R/2010-162

RZ/080/08

BL No. 6687-2009 It was moved and seconded  
Second and third

**That Bylaw No. 6687-2009 be given second and third readings.**

R/2010-163

RZ/080/08

BL No. 6687-2009 It was moved and seconded  
Amendment

**That the resolution be amended to read "That Bylaw No. 6687-2009 be given second reading."**

CARRIED

MOTION AS AMENDED CARRIED

**1001.2 Maple Ridge Zone Amending Bylaw No. 6688-2009**

To rezone from LUC (Land Use Contract) and RS-2 (One Family Suburban Residential) to C-1 (Neighbourhood Commercial) to permit the renovation of the existing building into three commercial rental units  
Second and third readings

R/2010-164

RZ/080/08

BL No. 6688-2009 It was moved and seconded

Second and third

**That Bylaw No. 6688-2009 be given second reading.**

CARRIED

**COMMITTEE REPORTS AND RECOMMENDATIONS**

**1100 COMMITTEE OF THE WHOLE**

**Minutes** – March 15, 2010

R/2010-165

Minutes

COW

March 15, 2010

It was moved and seconded

**That the minutes of the Committee of the Whole Meeting of, March 15, 2010 be received.**

CARRIED

**Public Works and Development Services**

Note: Councillor Hogarth excused himself from discussion of Item 1101 as he holds a management contract for houses on the property.

**1101 RZ/086/08, 12060, 12074, 12068 and 12082 227 Street, RS-1 to RM-2**

Staff report dated March 4, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6712-2010 to permit construction of a four-storey, wood frame, 81 unit residential apartment building be given first reading and be forwarded to Public Hearing.

R/2010-166  
RZ/086/08  
BL No. 6712-2010  
First reading  
Public Hearing

It was moved and seconded

1. That Bylaw No. 6712-2010 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. Consolidation of the development site;
  - v. Removal of the existing buildings;
  - vi. 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.
  - vii. Purchase of Parcel A, Except Plan BCP36787 Road, from the District of Maple Ridge;
  - viii. Registration of a Restrictive Covenant protecting the Visitor Parking.

CARRIED

Note: Councillor Hogarth returned to the meeting

1102 RZ/027/09, 24155 124 Avenue, RS-3 to RS-2

Staff report dated March 4, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6720-2010 to permit subdivision into two single family residential lots be given first reading and be forwarded to Public Hearing.

R/2010-167  
RZ/027/09  
BL No. 6720-2010  
First reading  
Public Hearing

It was moved and seconded

1. That Bylaw No. 6720-2010 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. Demolition of barn and shed located at proposed Lot 2;
  - ii. 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;
  - iii. That a notification be registered on title to disclose the possible negative impacts of allowable agricultural activities on adjacent agricultural lands.

CARRIED

Councillor Speirs, Councillor King – OPPOSED

R/2010-168  
Agricultural  
Groundwater Impact  
Assessment

1102.1

It was moved and seconded

**That a discussion be held at a future Council Workshop Meeting regarding the agricultural groundwater impact assessment requirement.**

CARRIED

Councillor King and Councillor Speirs - OPPOSED

**1103 RZ/012/10, 24930 110 Avenue, RS-3 to RS-1b**

Staff report dated March 1, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6722-2010 to rezone to allow for future subdivision be given first reading and that the applicant provide further information as described in Schedules A, B, and F of the Development Procedures Bylaw No. 5879-1999.

R/2010-169

RZ/012/10

BL No. 6722-2010 It was moved and seconded

First reading

**That Bylaw No. 6722-2010 be given First Reading; and**

**That the applicant provide further information as described on Schedules A, B and F of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

**1104 RZ/013/10, 22875 132 Avenue, property east of 22875 132 Avenue, 22942 and 22850 136 Avenue, RS-3 and CD-3-98 to R-1, R-3, RST, RS-1d and A-1**

Staff report dated March 3, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6725-2010 to permit an eco-cluster residential development and one agricultural lot in the ALR be given first reading and that the applicant provide further information as described in Schedules A, C, E, F and G of Development Procedures Bylaw No. 5879-1999.

R/2010-170

RZ/013/10

BL No. 6725-2010 It was moved and seconded

First reading

**That Bylaw No. 6725-2010 be given first reading; and**

**That the applicant provide further information as described on Schedules A, C, E, F and G of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

**1105 RZ/015/10, 12507 and 12555 240 Street, RS-3 to RG-2**

Staff report dated March 3, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6723-2010 to permit 8 single family bare land strata lots be given first reading and that the applicant provide further information as described in Schedules A-H of Development Procedures Bylaw No. 5879-1999.

The General Manager, Public Works and Development Services advised that the alignment of a future bridge on 240<sup>th</sup> Street is located to the east of the property in the application. He also advised that future property owners will be notified of the possibility of a bridge.

R/2010-171

RZ/015/10

BL No. 6723-2010 It was moved and seconded

First reading

**That Bylaw No. 6723-2010 be given first reading; and**

**That the applicant provide further information as described on Schedules A - H of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

Councillor King, Councillor Speirs - OPPOSED

**1106 RZ/021/04, 20870 Loughheed Highway, First Extension**

Staff report dated February 25, 2010 recommending that a one year extension be granted for rezoning application RZ/021/04.

R/2010-172

RZ/021/04

First Extension It was moved and seconded

**That a one year extension be granted for rezoning application RZ/021/04 and that the following conditions be addressed prior to consideration of final reading:**

- i. Approval from the Ministry of Transportation;**
- ii. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of security as outlined in the Agreement;**
- iii. Amendment to Schedule "B" of the Official Community Plan;**
- iv. Consolidation of the development site (Lots 5, 6, and 7);**

- v. A landscape plan prepared by a Landscape Architect must be submitted including the security to do the works;
- vi. 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.

CARRIED

1107 **RZ/081/06, 236 Street and 134 Avenue, First Extension**

Staff report dated March 3, 2010 recommending that a one year extension be granted for rezoning application RZ/081/06.

R/2010-173

RZ/081/06

First extension

It was moved and seconded

**That a one year extension be granted for rezoning application RZ/081/06 and that the following conditions be addressed 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. Completion of Phase-II of the subdivision located at 13396 233rd Street and transfer to the District of the "Park" lot intended to be exchanged for the subject site.

CARRIED

1108 **DVP/DP/054/09, 22740 Dewdney Trunk Road**

Staff report dated February 25, 2010 recommending that the Corporate Officer be authorized to sign and seal DVP/054/09 and DP/054/09 to vary minimum required rear lot setbacks and to permit an exterior façade renovation of the existing Haney Builders Supplies retail building.

R/2010-174  
DVP/DP/054/09  
Sign and seal

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal DVP/054/09 respecting property located at 22740 Dewdney Trunk Road; and further**

**That the Corporate Officer be authorized to sign and seal DP/054/09.**

CARRIED

Note: Item 1109 was withdrawn at the request of the applicant.

1109 **AL/084/09, Application to Exclude Land from the Agricultural Land Reserve, 12353 264 Street,**

Staff report dated March 8, 2010 providing options for consideration of application AL/084/09 to exclude 4.045 hectares (10 acres) of land from the Agricultural Land Reserve.

1110 **Municipal Equipment Purchase, Five Ford Escape Hybrids**

Staff report dated February 23, 2010 recommending that the contract for the purchase of five Ford Escape Hybrid Vehicles be awarded to West Coast Ford Auto Group.

R/2010-175  
Award of Contract  
West Coast Ford

It was moved and seconded

**That the contract for the purchase of five Ford Escape Hybrid vehicles be awarded to West Coast Ford Auto Group; and further**

**That the District of Maple Ridge enter into a contract to purchase the five units for \$176,180.00 including extended warranty and optional items plus applicable taxes of approximately \$21,141.60.**

CARRIED

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

**1131 2010 Community Grants**

Staff report dated March 9, 2010 recommending that the proposed distribution of grants as shown on the attached Schedule "A" be approved.

R/2010-176  
2010 Community  
Grants

It was moved and seconded

**That the proposed distribution of grants as shown on Schedule "A" attached to the staff report dated March 9, 2010 be approved.**

CARRIED

**Community Development and Recreation Service**

**1151 Award of Mowing and Trimming Contract**

Staff report dated March 3, 2010 recommending that the Grass Mowing and Trimming contract be awarded to Newlands Lawn and Garden Maintenance.

R/2010-177  
Award of Contract  
Newlands Lawn and  
Garden

It was moved and seconded

**That the Grass Mowing and Trimming contract outlined in the staff report dated March 3, 2010 be awarded to Newlands Lawn and Garden Maintenance for the annual contract price of \$61,005.00 plus GST; and further**

**That the Corporate Officer be authorized to sign the contract and that the term of the contract will be for two (2) years beginning March 29, 2010 with an option to renew the contract for an additional one year period, under the same terms and conditions.**

CARRIED

**Correspondence** – Nil

**Other Committee Issues** – Nil

1200 **STAFF REPORTS** – Nil

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

1400 **MAYOR'S REPORT**

Mayor Daykin attended the Paralympic Torch Relay event and the Maple Ridge-Pitt Meadows Chamber of Commerce 100 Year Anniversary Gala. He reminded residents that the Canadian Cancer Daffodil Campaign begins on April 9 and that the week of April 18 is Volunteer Week. He also encouraged residents to participate in Earth Day by turning off all unnecessary lights for one hour on Saturday, March 24

1500 **COUNCILLORS' REPORTS**

**Councillor Morden**

Councillor Morden attended a Economic Advisory Commission meeting, the Maple Ridge-Pitt Meadows Chamber of Commerce 100 Year Anniversary Gala, a meeting of the Maple Ridge-Pitt Meadows Chamber of Commerce and the opening of the Kanaka Industrial Park. Councillor Morden advised that Tourism Maple Ridge is looking for volunteers and he thanked all those who volunteered during the Olympic and Paralympic Games.

**Councillor Dueck**

Councillor Dueck attended a Parks and Leisure Services Community Development Workshop and the opening of the Kanaka Industrial Park. She expressed regrets over the passing of Mr. Gerry Trerise, a past mayor and alderman of Maple Ridge who contributed much to the community.

**Councillor Speirs**

Councillor Speirs attended the Kanaka Industrial Park opening, the Maple Ridge/Pitt Meadows Chamber of Commerce 100 Year Anniversary Gala and a presentation on Transition Towns. He also attended a Municipal Election Taskforce Workshop, a Maple Ridge-Pitt Meadows Parks and Leisure Services Commission meeting and the lighting of the Paralympic Torch at the Kwantlen Reserve.

**Councillor Hogarth**

Councillor Hogarth attended meetings of the Economic Advisory Commission and the Maple Ridge Advisory Committee for Accessibility Issues. He also attended the opening of the Kanaka Industrial Park and the Maple Ridge/Pitt Meadows Chamber of Commerce 100 Year Anniversary Gala. He spoke to the passing of Mr. Gerry Trerise.

**Councillor King**

Councillor King attended the Fraser Valley Regional Library retreat and a meeting of the Maple Ridge-Pitt Meadows Bicycle Advisory Committee. She also attended the lighting of the Paralympic Torch ceremony and thanked all the volunteers who worked at both the 2010 Paralympic and 2010 Olympic Games.

**Councillor Ashlie**

Councillor Ashlie expressed regrets over the passing of Mr. Gerry Trerise. She attended the Maple Ridge/Pitt Meadows Chamber of Commerce 100 Year Anniversary Gala, a Maple Ridge-Pitt Meadows Parks and Leisure Services Commission meeting and the Paralympic Torch Relay event. She expressed appreciation for the many volunteers involved in the Olympic and Paralympic events, particularly Bonnie Telup and Cheryl Johnson, co-chairs of the Spirit of BC Committee.

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

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

1800 ***QUESTIONS FROM THE PUBLIC*** – Nil

1900 ***ADJOURNMENT*** – 9:12 p.m.

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E. Daykin, Mayor

Certified Correct

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C. Marlo, Corporate Officer