

District of Maple Ridge

**COUNCIL MEETING**

March 9, 2010

The Minutes of the Municipal Council Meeting held on March 9, 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*

F. Quinn, Acting Chief Administrative Officer

M. Murray, General Manager of Community Development,  
Parks and Recreation Services

P. Gill, General Manager Corporate and Financial 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](http://www.mapleridge.ca)

The meeting was filmed by Shaw Communications Inc.

100     **CALL TO ORDER**

200     **OPENING PRAYERS**

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 February 23, 2010

R/2010-132 501  
Minutes

Regular Council February 23, 2010 It was moved and seconded

**That the minutes of the Regular Council Meeting of February 23, 2010 be adopted as circulated.**

CARRIED

502 Minutes of the Development Agreements Committee Meetings of February 16, 22, 23(3) and 24, 2010

R/2010-133  
Minutes

Development Agmt Committee It was moved and seconded

**That the minutes of the Development Agreements Committee Meetings of February 16, 22, 23(3) and 24, 2010 be received.**

CARRIED

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

700 **DELEGATIONS**

701 **Paralympic Torch Relay Presentation–Kyle McLellan, Co-Chair, Greg Turnbull, Torchbearer and Relay Coordinator**

Mr. Turnbull gave a PowerPoint presentation which provided an overview of the March 10<sup>th</sup> Paralympic Torch Relay event in Maple Ridge.

800 **UNFINISHED BUSINESS** – Nil

900 **CORRESPONDENCE** – Nil

1000 **BY-LAWS**

**Bylaws for Final Reading**

- 1001 **Maple Ridge Water Service Amending Bylaw No. 6715-2010**  
To amend the Maple Ridge Water Service Bylaw  
Final reading

R/2010-134  
BL No. 6715-2010  
Final reading                   It was moved and seconded

**That Bylaw No. 6715-2010 be adopted.**

CARRIED

- 1002 **Maple Ridge Sewer Rate Amending Bylaw No. 6716-2010**  
To amend the Maple Ridge Sewer Rate Bylaw  
Final reading

R/2010-135  
BL No. 6716-2010  
Final reading                   It was moved and seconded

**That Bylaw No. 6716-2010 be adopted.**

CARRIED

- 1003 **Maple Ridge Recycling Charges Amending Bylaw No. 6717-2010**  
To amend the Maple Ridge Recycling Charges Bylaw  
Final reading

R/2010-136  
BL No. 6717-2010  
Final reading                   It was moved and seconded

**That Bylaw No. 6717-2010 be adopted.**

CARRIED

- 1004 **Maple Ridge Filming Fees Bylaw No. 6669-2009**  
To establish fees to be charged for the purpose of filming  
Final reading

R/2010-137  
BL No. 6669-2009  
Final reading                   It was moved and seconded

**That Bylaw No. 6669-2009 be adopted.**

CARRIED

- 1005 **Maple Ridge Economic Advisory Commission Bylaw No. 6714-2010**  
To amend the Maple Ridge Economic Advisory Commission Bylaw  
Final reading

R/2010-138  
BL No. 6714-2010  
Final reading                   It was moved and seconded

**That Bylaw No. 6714-2010 be adopted.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

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

***Minutes*** – March 1, 2010

R/2010-139  
Minutes  
COW                               It was moved and seconded  
March 1, 2010

**That the minutes of the Committee of the Whole Meeting of  
March 1, 2010 be received.**

CARRIED

**Public Works and Development Services**

1101 RZ/063/09, 24108 and 24086 104 Avenue, 10366 240 Street,  
10336 240A Street, RS-2 and RS-3 to RM-1

Staff report dated February 18, 2010 recommending that Maple Ridge  
Zone Amending Bylaw No. 6713-2010 to permit a 96 unit townhouse  
development be given first reading and be forwarded to Public Hearing.

R/2010-140

RZ/063/09

BL No. 6713-2010 It was moved and seconded

First reading

1. That Bylaw No. 6713-2010 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. 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. Registration of a geotechnical report as a Restrictive Covenant which addresses the suitability of the site for the proposed development;
  - iv. Road dedication as required;
  - v. Removal of the existing buildings;
  - vi. An Engineer's report on the water quantity for domestic and fire protection purposes must be received;
  - vii. A landscape plan prepared by a Landscape Architect must be submitted including the security to do the works;
  - viii. 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;

- ix. Pursuant to the *Contaminated Site Regulations of the Environmental Management Act*, the subdivider will provide a Site Profile for the subject lands;
- x. Registration of a Restrictive Covenant protecting the Visitor Parking.

CARRIED

1102 **RZ/095/08, 22590 116 Avenue, RS-1 to RM-1**

Staff report dated February 22, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6721-2010 to permit a 6 unit townhouse development be given first reading and be forwarded to Public Hearing.

The Director of Planning advised on public information signage placed at the proposed development by the applicant. She also advised that the applicant is discussing the issue of how to deal with the ongoing maintenance of the road through the existing strata.

R/2010-141

RZ/095/08

BL No. 6721-2010 It was moved and seconded

First reading

1. That Bylaw No. 6721-2010 be given first reading and be forwarded to Public Hearing;
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 as a Restrictive Covenant and receipt of the deposit of security as outlined in the Agreement;
  - iii. Registration of a geotechnical report as a Restrictive Covenant which addresses the suitability of the site for the proposed development;
  - iv. Road dedication as required;
  - v. Removal of the existing building;
  - 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. **Provision of a security deposit in the amount of \$30,000 for the use of the reciprocal access during construction;**
- viii. **Registration of a Restriction Covenant protecting the Visitor Parking.**

CARRIED

**1103 Excess Capacity/Extended Services Agreement LC 139/09, 232 Street and Silver Valley Road**

Staff report dated February 9, 2010 recommending that Latecomer Charges be imposed and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 139/09.

R/2010-142  
Latecomer  
Agreement  
LC 139/09

It was moved and seconded

**That with respect to the subdivision of lands involved in subdivision SD/110/08 located at 232 Street and Silver Valley Road, 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 February 9, 2010; and further**
- 3. That the Corporate Officer be authorized to sign and seal Excess Capacity Latecomer Agreement LC 139/09 with the subdivider of the said lands.**

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** – Nil

1400 **MAYOR'S REPORT**

Mayor Daykin reported on the success of the Hats for Haiti campaign by the students of Alouette Elementary School. He attended the South Asian Cultural Society Gala and the Triple A Senior Boys Basketball Championship. He also attended a School District No. 42 and Katzie First Nation Aboriginal Education Signing of the Third Enhancement Agreement and a joint meeting with the City of Pitt Meadows Council. He encouraged residents to attend the B.C. Midget "AAA" Provincial Hockey Championship tournament at Planet Ice.

1500 **COUNCILLORS' REPORTS**

**Councillor King**

Councillor King attended meetings of the Social Planning Advisory Committee and the Agricultural Advisory Committee. She also attended the South Asian Cultural Society Gala. She congratulated the Maple Ridge Arts Council and the ACT for screening Olympic events.

**Councillor Morden**

Councillor Morden attended the South Asian Cultural Society Gala. He shared a success story involving the new community response team operating in downtown Maple Ridge.

**Councillor Speirs**

Councillor Speirs attended the retirement party for Terry Fryer, a long time District of Maple Ridge employee.

**Councillor Ashlie**

Councillor Ashlie attended meetings of the Social Planning Advisory Committee and the Agricultural Advisory Committee. She also attended the South Asian Cultural Society Gala and the joint dinner with Pitt Meadows Council.

**Councillor Dueck**

Councillor Dueck attended the retirement party for Terry Fryer. She advised that the Celebration of Arts event will be returning to Maple Ridge.

**Councillor Hogarth**

Councillor Hogarth attended the retirement party for Terry Fryer. He spoke to Mr. Fryer's history at the District and put forward best wishes for the future. He also attended the South Asian Cultural Society Gala. He advised that the Maple Ridge-Pitt Meadows Chamber of Commerce is celebrating its 100 year anniversary on March 21 and encouraged residents to attend the event.

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

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

1800 ***QUESTIONS FROM THE PUBLIC***

**Keith Henrey**

Mr. Henrey spoke to application RZ/095/08 at 22590 116 Avenue. He indicated that the complex adjacent to this property is part of the Fraser View strata. He asked whether a letter provided to him by the Planning Department will be made available to the public and commented on statements made in the letter pertaining to access to the applicant's property.

1900 **ADJOURNMENT** – 7:58 p.m.

Certified Correct

---

E. Daykin, Mayor

---

C. Marlo, Corporate Officer