

District of Maple Ridge

COUNCIL MEETING

April 8, 2014

The Minutes of the Municipal Council Meeting held on , 2014 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 C. Bell
Councillor J. Dueck
Councillor A. Hogarth
Councillor B. Masse
Councillor M. Morden

Appointed Staff

J. Rule, Chief Administrative Officer
K. Swift, 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
C. Carter, Director of Planning
C. Marlo, Manager of Legislative Services
A. Gaunt, Confidential Secretary
Other Staff as Required
L. Holitzki, Director of Licences, Permits and Bylaws

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 ***MOMENT OF REFLECTION***

300 ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS***

Item 1701 Notice of Motion, Councillor Hogarth
Item 1702 Notice of Motion, Councillor Bell
Item 1703 Notice of Motion, Councillor Bell

400 ***APPROVAL OF THE AGENDA***

The agenda was approved with the following revisions:

- The addition of Items 1701, 1702 and 1703
- Item 1601 to be dealt with prior to Item 1400

500 ***ADOPTION AND RECEIPT OF MINUTES***

501 Minutes of the Regular Council Meeting of March 25, 2014

R/2014-143 501
Minutes

Regular Council It was moved and seconded
March 25, 2014

That the minutes of the Regular Council Meeting of March 25, 2014 be adopted as circulated

CARRIED

502 Minutes of the Development Agreements Committee Meetings of March 20, 2014

R/2014-144 502
Minutes

Development Agmt It was moved and seconded
Committee

That the minutes of the Development Agreements Committee Meetings of March 20, 2014 be received.

CARRIED

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

700 ***DELEGATIONS***

701 **National Volunteer Week**

- Ashley Singh, Volunteer Maple Ridge Pitt Meadows Coordinator

Ms. Singh gave a PowerPoint presentation providing information on National Volunteer Week and the Volunteer Centre and its services. Certificates of recognition were awarded to volunteers.

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Bylaws for Final Reading

1001 **RZ/013/10, 22830, 22850 and 22942 136 Avenue**
Staff report dated April 8, 2014 recommending final reading

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6724-2010**
To amend conservation boundaries, add a neighbourhood park and
relocate an equestrian trail
Final reading

R/2014-145

RZ/013/10 It was moved and seconded

BL No. 6724-2010

Final reading

That Bylaw No. 6724-2010 be adopted.

CARRIED

1001.2 **Maple Ridge Zone Amending Bylaw No. 6725-2010**
To rezone from RS-3 (One Family Rural Residential) and CD-3-98
(Comprehensive Development) to R-1 (Residential District), R-3 (Special
Amenity Residential District), RST (Street Townhouse Residential), RS-1b
(One Family Urban [Medium Density] Residential) and P-1 (Park and
School) to permit the future subdivision of 76 lots in two phases for the
development of single family residential, street townhouse, one agricultural
lot and a neighbourhood park
Final reading

R/2014-146

RZ/013/10 It was moved and seconded

BL No. 6725-2010

Final reading

That Bylaw No. 6725-2010 be adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 *COMMITTEE OF THE WHOLE*

Minutes – N/A

Public Works and Development Services

1101 2013-087-RZ, 23500 and 23550 Larch Avenue, RS-3 and RS-2 to RM-1 and P-1

Staff report dated April 7, 2014 recommending that Maple Ridge Zone Amending Bylaw No. 7068-2014 to rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) and P-1 (Park and School) to allow development of 19 townhouses and allocate land for a future neighbourhood park and conservation be given first reading and that the applicant provide further information as described on Schedules A, C, D and G of the Development Procedures Bylaw No. 5879-1999.

R/2014-147
2013-087-RZ
BL No. 7068-2014
First reading
Forward to PH

It was moved and seconded

In respect of Section 879 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. School District Boards, greater boards and improvements district boards; and
- vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the District's website, together with an invitation to the public to comment, and;

That Bylaw No. 7068-2014 be given first reading; and

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

CARRIED

1102 2013-107-RZ, 24009, 24005 and 24075 Fern Crescent, RS-3 and RS-2 to RS-1, RS-1b and R-2

Staff report dated April 7, 2014 recommending that Maple Ridge Zone Amending Bylaw No. 7053-2014 to rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RS-1 (One Family Urban Residential), RS-1b (One Family Urban – Medium Density Residential) and R-2 (Urban Residential District) to permit a subdivision of 34 single family lots be given first reading and that the applicant provide further information as described on Schedules A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2014-148
2013-107-RZ
BL No. 7053-2014
First reading

It was moved and seconded

In respect of Section 879 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;**
- iii. The Council of any municipality that is adjacent to the area covered by the plan;**
- iv. First Nations;**
- v. School District Boards, greater boards and improvements district boards; and**
- vi. The Provincial and Federal Governments and their agencies.**

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the District's website, together with an invitation to the public to comment, and;

That Bylaw No. 7053-2014 be given first reading with the following conditions:

That the applicant provide further information as described on schedules A and B of the Development Procedures Bylaw No. 5879 – 1999, along with the information required for a Subdivision application.

CARRIED

1103 **2013-016-RZ, 20178 Chatwin Avenue, RS-3 and RS-1 to RS-1b**

Staff report dated April 7, 2014 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7069-2014 to include the subject site within the Urban Area Boundary, to change land designations and to designate conservation lands around a creek be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 6978-2013 to permit a subdivision of approximately 13 single family lots be given second and be forwarded to Public Hearing.

R/2014-149

2013-016-RZ

BL No. 7069-2014

First, second, PH

BL No. 6978-2013

Second reading, PH

It was moved and seconded

That in accordance with Section 879 of the *Local Government Act* opportunity for early and ongoing consultation has been provided by way of posting Bylaw No. 7069-2014 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;

1. That Bylaw No. 7069-2014 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
2. That it be confirmed that Bylaw No.7069-2014 is consistent with the Capital Expenditure Plan and Waste Management Plan;
3. That Bylaw No. 7069-2014 as identified in Appendix B, be given first and second readings and be forwarded to Public Hearing;
4. That Bylaw No. 6978-2013 as attached to the staff report dated March 18, 2013, be amended as identified in Appendix C attached to this report, be given second reading, and be forwarded to Public Hearing; and
5. That the following terms and conditions be met prior to Final Reading.
 - i. Approval from the Ministry of Transportation and Infrastructure;

- ii. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- iii. Amendment to Official Community Plan Schedule "B" and "C";
- iv. Park dedication for conservation as required;
- v. Registration of a Geotechnical Report as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development;
- vi. Registration of a Statutory Right-of-Way plan and agreement at the Land Title Office for the widening of the existing sanitary trunk sewer statutory right-of-way (NWP 62664);
- vii. Removal of the existing buildings;
- viii. An Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;
- ix. 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; and
- x. Pursuant to the *Contaminated Site Regulations of the Environmental Management Act*, the property owner will provide a Site Profile for the subject land(s).

CARRIED

1104 2012-102-RZ, 25638 112 Avenue, RS-3 to RS-2

Staff report dated April 7, 2014 recommending that second reading of Maple Ridge Zone Amending Bylaw No. 6965-2013 be rescinded and that amended Maple Ridge Zone Amending Bylaw No. 6965-2013 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a subdivision into four RS-2 Lots and one RS-3 lot remaining in the Agricultural Land Reserve be given second reading and be forwarded to Public Hearing.

R/2014-150
2012-102-RZ
BL No. 6965-2013
Rescind
BL NO. 6965-2013
Second reading, PH

It was moved and seconded

1. That second reading for Bylaw No. 6965-2013 be rescinded;
2. That Bylaw No. 6965-2013 be amended as identified in the staff report dated April 7, 2014, be given second reading, and be forwarded to Public Hearing; and
3. 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 a security, as outlined in the Agreement;
 - ii. Road dedication as required;
 - iii. Registration of a geotechnical report as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development;
 - iv. Registration of a Tree Protection/Steep Slope Restrictive Covenant at the Land Title Office;
 - v. Registration of a Agricultural Impact Assessment report and a Landscaping Plan for a buffer along the Agricultural Land Reserve Boundary at the Land Title Office;
 - vi. Entering into a Restoration and Enhancement Agreement for the unconstructed portion of the 256 Street allowance abutting the site;
 - vii. Removal of the existing building/s;
 - 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 property owner will provide a Site Profile for the subject land(s).

CARRIED

1105 DVP/013/10, 22830, 22850 and 22942 136 Avenue

Staff report dated April 7, 2014 recommending that the Corporate Officer be authorized to sign and seal DVP/013/10 to reduce road right-of-way and carriage widths, to increase maximum building height for the RS-1b (One Family Urban [Medium Density] Residential), R-1 (Residential District) and R-3 (Special Amenity Residential District) lots and to reduce rear yard setbacks for the R-1 lots backing onto park land.

The Manager of Legislative Services advised that correspondence was received from Lincoln and Wendy Bodnar opposing the variances and setbacks.

R/2014-151
DVP/013/10
Sign and seal

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal
DVP/013/10 respecting property located at 22830, 22850
and 22942 136 Avenue.**

CARRIED

1106 DP and DVP/107/10, 23657 AND 23651 132 Avenue

Staff report dated April 7, 2014 recommending that the Corporate Officer be authorized to sign and seal DVP/107/10 to vary setbacks, storeys and heights of units and the maximum height of two retaining walls and that the Corporate Officer be authorized to sign and seal DP/107/10 to permit construction of 69 townhouse units in the RM-1 (Townhouse Residential) zone and a single family home in the south-east corner in the RS-1 (One Family Urban Residential) zone.

R/2014-152
DVP/107/10
DP/107/10
Sign and seal

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal
DVP/107/10 respecting property located 23657 and 23651
132 Avenue; and further**

**That the Corporate Officer be authorized to sign and seal
DP/107/10 respecting property located at 23657 and 23651
132 Avenue.**

CARRIED

Councillor Bell, Councillor Masse - OPPOSED

1107 DP/013/10, 22830, 22850 and 22942 136 Avenue

Staff report dated April 7, 2014 recommending that the Corporate Officer be authorized to sign and seal DP/013/10 to permit two four-plex Street Townhouse buildings zoned RST (Street Townhouse Residential) and an Intensive Residential Development Permit for 16 R-3 (Special Amenity Residential District) zoned lots.

R/2014-153
DP/013/10
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DP/013/10 respecting property located at 22830, 22850 and 22942 136 Avenue.

CARRIED

1108 2013-048-DP, 22987 Dewdney Trunk Road

Staff report dated April 7, 2014 recommending that the Corporate Officer be authorized to sign and seal 2013-048-DP to reconfigure a drive-through route to create a dual order station setup for the existing Tim Hortons located at 22987 Dewdney Trunk Road.

R/2014-154
2013-048-DP
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal Development Permit 2013-048-DP respecting property located at 22987 Dewdney Trunk Road.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 Adjustments to the 2013 Collector's Roll

Staff report dated April 7, 2014 submitting information on changes to the 2013 Collector's Roll through the issuance of Supplementary Roll 12.

For information only
No motion required

Note: Mayor Daykin excused himself from discussion of Item 1132 at 7:27 p.m. as family members are vendors in the Farmer's Market, recipient of a grant. Councillor Morden acted as Chair.

1132 2014 Community Grants

Staff report dated April 7, 2014 recommending that an allocation of grants for 2014 and funding from Gaming Revenues to accommodate the Maple Ridge Concert Band's request to support a Bandstand Birthday Bash be approved.

R/2014-155

2014 Community
Grants
Approve

It was moved and seconded

That the proposed allocation of grants as shown on Schedule "A" of the staff report dated April 7, 2014 titled 2014 Community Grants be approved, and further

That funding in the amount of \$2,538 be approved from Gaming Revenues to accommodate the Maple Ridge Concert Band's request to support a Bandstand Birthday Bash in full.

CARRIED

Note: Mayor Daykin returned to the meeting at 7:33 p.m. and resumed as Chair

Community Development and Recreation Service

1151 Ridge Meadows Seniors Society Governance Review

Staff report dated April 7, 2014 providing an update on the implementation of the Ridge Meadows Seniors Society Governance Review.

For information only
No motion required

1152 Festival Support Recommendations

Staff report dated April 7, 2014 recommending that a request for funding for the Maple Ridge Concert Band Bandstand Fundraising event to be referred to the Community Grant Review Committee.

R/2014-156

Bandstand Fund-
raising Event

Refer to Grant Review
Committee

It was moved and seconded

**That a request to fund the one-time Maple Ridge Concert
Band, Bandstand Fundraising Event, be referred to the
Community Grant Review Committee.**

CARRIED

Correspondence – Nil

Other Committee Issues – Nil

1200 ***STAFF REPORTS*** – Nil

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

Note: Item 1601 was dealt with prior to Item 1400

1400 ***MAYOR'S REPORT***

Mayor Daykin attended the dedication of a marker for Alisa's Wish Child and Youth Advocacy Centre, the opening day for the Ridge Meadows Minor Baseball Association, the Heritage Tea and the Volunteer Breakfast. He also attended the first day of bowling for the Maple Ridge Lawn Bowling Association, the Sunshine Dreams for Kids Foundation Annual Sunshine Charity ball game and a documentary at the ACT on the Environmental School Project in Maple Ridge

1500 ***COUNCILLORS' REPORTS***

Councillor Dueck

Councillor Dueck attended the Ridge Meadows Recycling Society Annual General Meeting.

Councillor Masse

Councillor Masse advised on upcoming events.

Councillor Morden

Councillor Morden attended Union of British Columbia Board of Directors meetings and a meeting of the Maple Ridge Community Heritage Commission.

Councillor Hogarth

Councillor Hogarth attended the screening at the ACT of “Found in the Forest”, a documentary on the Environmental School Project in Maple Ridge. He participated in the Volunteer Appreciation Event held at the Red Robin restaurant.

Councillor Bell

Councillor Bell advised on upcoming meetings.

Councillor Ashlie

Councillor Ashlie participated in the Volunteer Appreciation Event at the Red Robin restaurant. She attended meetings of the Maple Ridge Social Planning Advisory Committee and the Maple Ridge Agricultural Advisory Commission.

Note: Item 1600 was dealt with prior to Item 1400

1600 ***OTHER MATTERS DEEMED EXPEDIENT***

1601 **Reconsideration of Resolution No. 2014-133 “That Bylaw No. 6968-2013 be given first, second and third readings and be forwarded to the Minister of Health for approval” defeated at the March 25, 2014 Council Meeting.**

Staff report dated March 17, 2014 recommending that Maple Ridge Smoking Bylaw No. 6968-2013 be given first, second and third readings and be forwarded to the Minister of Health for approval.

Mayor Daykin spoke to the reasoning for the call for the reconsideration of Bylaw No. 6968-2013. He advised on amendments recommended for the definitions section of the bylaw.

R/2014-158
BL No. 6968-2013
Three readings
Forward to Minister
of Health

MOTION

That Bylaw No. 6968-2013 be given first, second and third readings and be forwarded to the Minister of Health for approval.

R/2014-157
BL No. 6968-2013
Amendment to
Definitions

AMENDMENT TO MOTION

It was moved and seconded

That the definition of “Smoke or Smoking” in Part 4 of Bylaw No. 6968-2013 be removed in its entirety and be replaced with the definition of “Smoke or Smoking” means to inhale, exhale, burn or carry a lighted cigarette, electronic cigarette, cigar, pipe, hookah pipe or other lighted smoking equipment that burns tobacco, marihuana or other plant substance.”

CARRIED

R/2014-159
BL No. 6968-2013
Amendment to
Wording

AMENDMENT TO MOTION

It was moved and seconded

That the wording in the definition of “Enforcement Officer” on Page 2 of Bylaw No. 6968-2013 be amended from “Medical Health Officer of the District of Maple Ridge to “Designated Provincial Medical Health Officer for the District of Maple Ridge.”

R/2014-160
BL No. 6968-2013
Legal Counsel to
review amendment

AMENDMENT TO AMENDMENT

It was moved and seconded

That the text “if approved by legal counsel prior to final reading” be added.

**AMENDMENT CARRIED
MOTION AS AMENDED CARRIED**

Councillor Bell, Councillor Hogarth,
Councillor Morden - OPPOSED

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

1701 **Notice of motion from Councillor Hogarth**

That the District of Maple Ridge adopt a riparian area regulations as set out in Provincial Legislation under the Fish Protection Act and endorsed by Fisheries and Oceans Canada.

1702 **Notice of motion from Councillor Bell**

To prepare for the receipt of comments from School District No. 42 on the Strategic Facilities Plan, that staff prepare a report on the progress towards completion of the Silver Valley Area Plan including a review of density, population and capacity.

1703 **Notice of motion from Councillor Bell**

That staff be directed to review of the structure of the Bylaw Department with a view towards developing capacity to include a community bylaw education program separate from bylaw enforcement.

1800 ***QUESTIONS FROM THE PUBLIC***

John McKenzie

Mr. McKenzie asked whether there will be public input on the possible “Lonsdale Quay” type development and future planning of neighbourhoods.

Mayor Daykin advised that a concept plan has been presented on the proposed quay development, however, an application has not been submitted yet. He advised that many opportunities for public input will be provided once the application is submitted.

Jim Devlin

Mr. Devlin asked whether the District paid for a hair salon floor put into the ECRA Centre.

The General Manager of Community Development, Parks and Recreation Services offered to meet with Mr. Devlin to provide clarification.

Brian Harris

Mr. Harris spoke to the increase in the number of buskers that could come to Maple Ridge as a result of more transit. He inquired whether a bylaw addressing busking will be brought forward and if there will be designated areas within the municipality for busking.

Mayor Daykin advised that Mr. Harris speak with the Director of Licences, Permits and Bylaws.

1900 *ADJOURNMENT* – 8:59 p.m.

Certified Correct

E. Daykin, Mayor

C. Marlo, Corporate Officer