

City of Maple Ridge

***COUNCIL MEETING MINUTES***

April 11, 2017

The Minutes of the City Council Meeting held on April 11, 2017 at 7:01 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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***PRESENT***

***Elected Officials***

Councillor B. Masse  
Councillor G. Robson  
Councillor T. Shymkiw  
Councillor C. Speirs

***ABSENT***

Mayor N. Read  
Councillor C. Bell  
Councillor K. Duncan

***Appointed Staff***

E.C. Swabey, Chief Administrative Officer  
K. Swift, General Manager of Parks, Recreation & Culture  
P. Gill, General Manager Corporate and Financial Services  
D. Pollock, Acting General Manager Public Works and  
Development Services

C. Carter, Director of Planning  
L. Darcus, Manager of Legislative Services  
A. Gaunt, Confidential Secretary

***Other staff as required***

C. Goddard, Manager of Development and Environmental  
Services

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

Note: Councillor Shymkiw chaired the meeting as Acting Mayor in Mayor Read's absence.

The meeting was live streamed and recorded by the City of Maple Ridge

100      ***CALL TO ORDER***

200      ***AMENDMENTS TO THE AGENDA***

300      ***APPROVAL OF THE AGENDA***

R/2017-110

It was moved and seconded

That the April 11, 2017 Council Meeting agenda be approved as circulated.

CARRIED

400      ***ADOPTION AND RECEIPT OF MINUTES***

401      Minutes of the Regular Council Meeting of March 28, 2017

R/2017-111

It was moved and seconded

**That the minutes of the Regular Council Meeting of March 28, 2017 be adopted as circulated.**

CARRIED

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

600      ***DELEGATIONS***

601      **National Volunteer Week**

- Heather Treleaven, Coordinator, Volunteer Centre, Maple Ridge/Pitt Meadows Community Services

Ms. Treleaven gave a PowerPoint presentation providing information on National Volunteer Week and the work done by the Volunteer Centre. She highlighted the Volunteer Celebration Breakfast event to be held in appreciation of local volunteers on April 30.

700      ***ITEMS ON CONSENT***

701      **Minutes**

701.1      Minutes of the Development Agreements Committee Meeting of March 27 and 29, 2017

701.2      Minutes of Meetings of Committees and Commissions of Council

- Active Transportation Advisory Committee – February 22, 2017
- Community Heritage Commission – March 7, 2017

702      **Reports** – Nil

703      **Correspondence** – Nil



**704      Release of Items from Closed Council Status**

*From the March 20, 2017 Closed Council Meeting*

- 04.01    Agricultural Advisory Committee Membership – 2017-2018  
            Member Appointment of Braden Hansen
- 04.02    License to Occupy for Temporary Sales Office at 22633 Selkirk  
            Avenue – Falcon Village Development Ltd.

R/2017-112

It was moved and seconded

**That Items 701.1, 701.2 and 704 on the “Items on Consent” agenda be received into the record.**

CARRIED

**800      *UNFINISHED BUSINESS***

**801      Change to Format of Council Meeting Schedule**

Staff report dated April 11, 2017 recommending changes to the Council Meeting Schedule for a trial period.

801.1

R/2017-113

It was moved and seconded

**That the Committee of the Whole Meetings be eliminated for the duration of the trial period chosen.**

CARRIED

801.2

R/2017-114

It was moved and seconded

**That the new format for Council Meetings for the duration of the trial period be as follows:**

- 1st Tuesday of the month: Council Meeting Workshop begins at 6 pm
- 2nd Tuesday of the month: If required, Special and Closed Council Meetings begin at 6 pm followed by Regular Council at 7 pm
- 3rd Tuesday of the month: Council Meeting Workshop begins at 6 pm followed by Public Hearing at 7 pm
- 4th Tuesday of the month: If required, Special and Closed Council Meetings begin at 6 pm followed by Regular Council at 7 pm

CARRIED

801.3

R/2017-115

It was moved and seconded

**That the trial period for the change in Council meetings format run from May 1 until December 5, 2017**

CARRIED

801.4

R/2017-116

It was moved and seconded

**That an additional 15 minute question period be added to the beginning of each Council Meeting.**

801.4

R/2017-117

It was moved and seconded

**That the decision to add an additional 15 minute question period to the beginning of each Council meeting be deferred until July 31, 2017.**

CARRIED

**802 Partnering Agreement – Employment Land Investment Incentive Program**

Repealing of resolution passed at the March 28, 2017 Council Meeting authorizing the Corporate Officer to execute Partnering Agreements with 874668 BC Ltd. under building permits 16-112807, 16-112814 and 16-116919 due to incorrect business number.

802.1

R/2017-118

It was moved and seconded

**That following motion passed at the March 28, 2017 Council Meeting be repealed:**

**That the Corporate Officer be authorized to execute Partnering Agreements with:**

- 1. 874668 BC Ltd. under building permit number 16-112807 in the amount of \$8,979.67; and**
- 2. 874668 BC Ltd. under building permit number 16-112814 in the amount of \$5,784.22; and**
- 3. 874668 BC Ltd. under building permit number 16-116919 in the amount of \$7,639.02.**

CARRIED

802.2

R/2017-119

It was moved and seconded

**That the Corporate Officer be authorized to execute Partnering Agreements with:**

1. 574668 BC Ltd. under building permit number 16-112807 in the amount of \$8,979.67; and
2. 574668 BC Ltd. under building permit number 16-112814 in the amount of \$5,784.22; and
3. 574668 BC Ltd. under building permit number 16-116919 in the amount of \$7,639.02.

CARRIED

Councillor Robson - OPPOSED

803      **2016-009-RZ, 23729 Dewdney Trunk Road, Traffic Impacts**

Staff report dated April 11, 2017 providing information on traffic impacts of a proposed development at 23729 Dewdney Trunk Road and recommending that a letter be sent to 120B Avenue residents to determine the level of support for traffic calming.

R/2017-120

It was moved and seconded

**That a letter be sent to 120B Avenue residents to determine the level of support for traffic calming.**

CARRIED

Note:      Item 804 was referred from the March 28, 2017 Council Meeting

804      **2016-009-RZ, 23729 Dewdney Trunk Road  
Maple Ridge Zone Amending Bylaw No. 7220-2016**

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit future construction of a 41 unit multi-family development

Third reading

R/2017-121

It was moved and seconded

**That Bylaw No. 7220-2016 be given third reading.**

CARRIED

900      ***CORRESPONDENCE*** – Nil

1000      ***BYLAWS***

**Bylaws for Adoption**

1001      **2011-002-RZ, 25608 Bosonworth Avenue**  
**Maple Ridge Zone Amending Bylaw No. 6795-2011**  
Staff report dated April 11, 2017 recommending adoption  
To rezone from A-2 (Upland Agricultural) to RS-2 (One Family Suburban Residential) to permit a future subdivision of 3 lots not less than 0.4 hectares  
Adoption

R/2017-122

It was moved and seconded

**That Bylaw No. 6795-2011 be adopted.**

CARRIED

Councillor Speirs - OPPOSED

1002      **2012-004-RZ, 23791 112 Avenue**  
Staff report dated April 11, 2017 recommending adoption

1002.1      **Maple Ridge Official Community Plan Amending Bylaw No. 7159-2015**  
To designate from Conservation to Urban Residential and to remove conservation  
Adoption

R/2017-123

It was moved and seconded

**That Bylaw No. 7159-2015 be adopted.**

CARRIED

1002.2      **Maple Ridge Zone Amending Bylaw No. 7111-2014**  
To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit a future subdivision of approximately 16 single family lots no less than 371 m<sup>2</sup> and dedication of park  
Adoption

R/2017-124

It was moved and seconded

**That Bylaw No. 7111-2014 be adopted.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

- 1101     **2017-046-AL, 12250 and 12301 237 Street and 23802 123 Avenue,  
Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated April 3, 2017 providing options for consideration of Application 2017-046-AL to exclude approximately 11.5 hectares (28.4 acres) from the Agricultural Land Reserve.

R/2017-125

It was moved and seconded

**That Application 2017-046-AL not be authorized to go forward to the Agricultural Land Commission.**

CARRIED

- 1102     **2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-1**

Staff report dated April 3, 2017 recommending that Application 2016-411-RZ be further deferred and that staff be directed to explore implications of potentially allowing subdivision of lots with areas and widths less than 80% as per Official Community Plan Policy 3-19 in the "Regulatory and Infill Measures Report".

R/2017-126

It was moved and seconded

**That application 2016-411-RZ be further deferred and staff be directed to explore implications of potentially allowing subdivision of lots with areas and widths less than 80%, as prescribed in OCP Policy 3-19 in the "Regulatory and Infill Measures Report" requested by Resolution R/2016-360 on August 29, 2016.**

CARRIED

***Note:     Item 1103 was removed from the table.***

- 1103     **2017-036-DVP, 116 Avenue, Legal: Lot "B" except Parcel "One"  
(explanatory plan 32717) Section 14, Township 12, New Westminster  
District Plan 6831**

Staff report dated April 3, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-036-DVP to waive requirements to



widen asphalt width on 116 Avenue and to waive requirements to upgrade an existing turnaround.

**1104 2015-122-DP, 23154 136 Avenue, Wildfire Development Permit**

Staff report dated April 3, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-122-DP to allow a 31 single family lot subdivision located in Silver Valley within the Wildfire Development Permit Area.

R/2017-127

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2015-122-DP respecting property located at 23154 136 Avenue.**

CARRIED

**1105 2015-123-DP, 23050 136 Avenue, Wildfire Development Permit**

Staff report dated April 3, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-123-DP to allow an 18 single family lot subdivision located in Silver Valley within the Wildfire Development Permit Area.

R/2017-128

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2015-123-DP respecting property located at 23050 136 Avenue.**

CARRIED

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

**Parks, Recreation & Culture**

**1151 Katie's Place Lease**

Staff report dated April 3, 2017 recommending that the Katie's Place Domestic Animal Response and Education Society Lease be renewed for a period of three years and that the Corporate Officer be authorized to execute the lease.

R/2017-129

It was moved and seconded

**That the Katie's Place Domestic Animal Response and Education Society lease be renewed for a period of three years and that the Corporate Officer be authorized to execute the lease.**

CARRIED

**1152 Thornhill Community Association Hall Lease Renewal**

Staff report dated April 3, 2017 recommending that the Thornhill Community Associate Lease be renewed for a period of three years and that the Corporate Officer be authorized to execute the lease.

R/2017-130

It was moved and seconded

**That the Thornhill Community Association lease for the Thornhill Community Hall be renewed for a period of three years and that the Corporate Officer be authorized to execute the lease.**

CARRIED

**Administration** – Nil

**Other Committee Issues** – Nil

**1200 STAFF REPORTS** – Nil

**1300 OTHER MATTERS DEEMED EXPEDIENT** - Nil

**1400 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS** – Nil

**1500 QUESTIONS FROM THE PUBLIC** – Nil

1600     *ADJOURNMENT* – 7:38 p.m.

Certified Correct

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T. Shymkiw, Acting Mayor

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L. Darcus, Corporate Officer