The Minutes of the Municipal Council Meeting held on December 18, 2007 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 G. Robson
Councillor E. Daykin
Councillor J. Dueck
Councillor A. Hogarth
Councillor L. King
Councillor C. Speirs
Councillor K. Stewart

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

Note: These Minutes are also posted on the Municipal Web Site at www.mapleridge.ca

Note: There is no Shaw coverage for this meeting.

100 CALL TO ORDER

200 OPENING PRAYERS

Pastor Dan Ost, Albion Fellowship Baptist Church

300 INTRODUCTION OF ADDITIONAL AGENDA ITEMS

400 APPROVAL OF THE AGENDA
The agenda was approved with the deletion of Item 1003.

500 ADOPTION AND RECEIPT OF MINUTES

501 Minutes of the Regular Council Meeting of December 11, 2007

R/07-611 Minutes Council December 11, 2007

It was moved and seconded

That the minutes of the Regular Council Meeting of December 11, 2007 be adopted as circulated

CARRIED

502 Minutes of the Development Agreements Committee Meetings of December 7 and 10, 2007

R/07-612 Minutes Development Agmts Committee

It was moved and seconded

That the minutes of the Development Agreements Committee Meetings of December 7 and 10, 2007 be received.

CARRIED

600 PRESENTATIONS AT THE REQUEST OF COUNCIL - Nil

700 DELEGATIONS - Nil

800 UNFINISHED BUSINESS

801 DVP/079/06, DP/063/07, 22882 Dewdney Trunk Road

Staff report dated November 19, 2007 recommending that the Corporate Officer be authorized to sign and seal DVP/079/06 to vary a front yard setback and further that, the Corporate Officer be authorized to sign and seal DP/063/07 in support of a car wash addition to an existing Husky Service Station.
The Director of Planning advised that authority exists under the Business Licenses Bylaw to monitor the operation of the car wash until January 2009 in regard to noise complaints and at that time, a limit on the hours of operation could be applied if complaints have been received.
It was moved and seconded

That the Corporate Officer be authorized to sign and seal DVP/079/06 respecting property located at 22882 Dewdney Trunk Road; and further

That the Corporate Officer be authorized to sign and seal DP/063/07 respecting property located at 22882 Dewdney Trunk Road subject to approval of DVP/079/06.

CARRIED

Mayor Robson - OPPOSED

900  CORRESPONDENCE

1000  BY-LAWS

Note:  Items 1001 to 1003.2 are from the Public Hearing of December 18, 2007

Bylaws for Second and Third Reading

1001  RZ/049/07, 12891 and 12931 Alouette Road

1001.1  Maple Ridge Official Community Plan Amending Bylaw No. 6518-2007
To amend the conservation area.
Second and third readings

The Director of Planning advised that if the motion for Item 1001.1 to amend the Official Community Plan was passed and Item 1001.2 for rezoning were to be defeated, re-designation of the conservation area of the property in the Official Community Plan would continue, however, zoning would not change.
R/07-614
R Z/049/07
BL No. 6518-2007
Second and third
It was moved and seconded
That Bylaw No. 6518-2007 be given second and third readings.
CARRIED
Councillor King, Councillor Speirs and Mayor Robson - OPPOSED

1001.2  Maple Ridge Zone Amending Bylaw No. 6519-2007
To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a six lot subdivision.
Second and third readings
R/07-615
R Z/049/07
BL No. 6519-2007
Second and third
It was moved and seconded
That Bylaw No. 6519-2007 be given second and third readings.
DEFEATED
Mayor Robson, Councillor King, Councillor Speirs, Councillor Stewart - OPPOSED

1002  R Z/062/07, 23045 117 Avenue
Maple Ridge Zone Amending Bylaw No. 6517-2007
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision.
Second and third readings
R/07-616
R Z/062/07
BL No. 6517-2007
Second and third
It was moved and seconded
That Bylaw No. 6517-2007 be given second and third readings.
CARRIED
1003  **RZ/030/07, 12367 224 Street**

1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6522-2007**
To amend the conservation area.
Second and third readings.

*Note:* Item 1003.1 was withdrawn from the agenda.

1003.2 **Maple Ridge Zone Amending Bylaw No. 6523-2007**
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the construction of a 33 unit townhouse.
Second and third readings.

*Note:* Item 1003.2 was withdrawn from the agenda

**Bylaws for Final Reading**

1004  **RZ/070/07, 22610 116 Avenue**  
**Maple Ridge Zone Amending Bylaw No. 6520-2007**  
Staff report dated December 6, 2007 recommending final reading.
To amend text pertaining to the CD-2-88 zone to permit a child care centre use in an existing building.
Final reading

**R/07-617**  
**RZ/070/07**  
**BL No. 6520-2007**  
It was moved and seconded
Final reading

**That Bylaw No. 6520-2007 be adopted.**

**CARRIED**

1005  **RZ/074/07, 20468 Lougheed Highway**  
**Maple Ridge Zone Amending Bylaw No. 6515-2007**  
Staff report dated December 6, 2007 recommending final reading.
To rezone from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit a broader range of professional services and retail uses.
Final reading
CARRIED

Note: Councillor Hogarth excused himself from the discussion of Item 1006 as he is involved in the Property Management business.

1006 Maple Ridge Business Licensing and Regulation Amending Bylaw No. 6503-2007
To amend the Business License Bylaw to introduce a number of housekeeping items and increase the fees charged to the rental dwelling unit business category.

CARRIED

Note: Councillor Hogarth returned to meeting

1007 Maple Ridge Financial Plan Amending Bylaw No. 6516-2007
To include expenditures previously approved by Council for the 2007-2011 Financial Plan.

CARRIED
Maple Ridge Financial Plan Bylaw No. 6531-2007

To establish the 2008-2012 Financial Plan.

R/07-621
BL No. 6531-2007
Final reading
It was moved and seconded

That Bylaw No. 65 31-2007 be adopted.

CARRIED

Councillor Hogarth - OPPOSED

COMMITTEE REPORTS AND RECOMMENDATIONS

COMMITTEE OF THE WHOLE

Minutes - Nil

Public Works and Development Services - Nil

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

Community Development and Recreation Service - Nil

Correspondence - Nil

Other Committee Issues - Nil

STAFF REPORTS - Nil

RELEASE OF ITEMS FROM CLOSED COUNCIL

Mortgage Extension Related to Sale of 24660 103 Avenue
(from the December 3, 2007 Closed Council Meeting)
1400  **MAYOR’S REPORT** - Nil

1500  **COUNCILLORS’ REPORTS** - Nil

1600  **OTHER MATTERS DEEMED EXPEDIENT** - Nil

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

1800  **QUESTIONS FROM THE PUBLIC** - Nil

1900  **ADJOURNMENT** - 7:21 p.m.

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G. Robson, Mayor

Certified Correct

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C. Marlo, Corporate Officer