

District of Maple Ridge

**COUNCIL MEETING**

August 28, 2007

The Minutes of the Municipal Council Meeting held on August 28, 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.

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**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  
C. Carter, Acting 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**

Brad Warner – Burnett Fellowship Church

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 July 24, 2007

R/07-401 501

Minutes

Regular Council

July 24, 2007

It was moved and seconded

**That the minutes of the Regular Council Meeting of July 24, 2007 be adopted as circulated.**

CARRIED

502 Minutes of the Public Hearing of August 21, 2007

R/07-402 502

Minutes

Public Hearing

August 21, 2007

It was moved and seconded

**That the minutes of the Public Hearing of August 21, 2007 be received.**

CARRIED

503 Minutes of the Development Agreements Committee Meetings of August 1, 3, 8, 9, 10, 13 and 20, 2007

R/07-403 503

Minutes

Development Agmts

Committee

It was moved and seconded

**That the minutes of the Development Agreements Committee Meetings of August 1, 3, 8, 9, 10, 13, and 20, 2007 be received.**

CARRIED

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

700 **DELEGATIONS**

701 **TransLink – Ride-Share Week  
- Michelle Candido, Ride-Share Week Coordinator**

Michelle Candido, Ride-Share Week Coordinator, provided a PowerPoint presentation explaining the goals and objectives of Ride-Share Week and how the public can participate in the program.

800 **UNFINISHED BUSINESS**

900 **CORRESPONDENCE**

1000 **BY-LAWS**

Note: Items 1001 to 1002 are from the Public Hearing of August 21, 2007

**Bylaws for Second and Third Reading**

1001 **RZ/094/06, 22990 Lougheed Highway and Roll #5256900006**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw 6494-2007**  
To designate from Residential to Conservation  
Second and third readings.

R/07-404

RZ/094/06

BL 6494-2007

Second, third

It was moved and seconded

**That Bylaw No. 6494-2007 be given second and third readings.**

CARRIED

1001.2 **Maple Ridge Zoning Amending Bylaw 6480-2007**

To rezone from RS-3 (One Family Rural Residential) and RS-1 (One Family Urban Residential) to RM-4 (Multiple Family Residential) and R-1 (Residential District) to permit the development of 73 townhouse units and 5 single family lots.  
Second and third readings.

R/07-405  
RZ/094/06  
BL 6480-2007

It was moved and seconded

**That Bylaw No. 6480-2007 be given second and third readings.**

CARRIED

1002 **RZ/066/05, 23929 and 23943 130 Avenue  
Maple Ridge Zone Amending Bylaw No. 6492-2007**

To rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential) and RT-1 (Two Family Urban Residential) to permit a subdivision of 11 lots.

Second and third readings.

The General Manager, Public Works and Development Services provided an overview of the stormwater management system proposed for this applicant. He explained the differences between temporary stormwater management systems put in place during a construction phase and those in place for the life time of the development.

The Acting Director of Planning advised that an environmental review committee indicated that the proposed setback will be adequate.

R/07-406  
RZ/066/05  
BL 6492-2007  
Second, third

It was moved and seconded

**That Bylaw No. 6492-2007 be given second and third readings.**

CARRIED

**Bylaws for Final Reading**

1003 **RZ/121/06, 21544 and 21550 Donovan Avenue  
Maple Ridge Zone Amending Bylaw No. 6488-2007**

Staff report dated August 20, 2007 recommending final reading.

To rezone from RS-1 (One Family Urban Residential) and RS-1b (One Family Urban [Medium Density] Residential) to R-1 (Residential District) to permit the subdivision of two parcels into three lots.

Final reading.

R/07-407  
RZ/121/06  
BL 6488-2007  
Final reading

It was moved and seconded

**That Bylaw No. 6488-2007 be adopted.**

CARRIED

1004 **Maple Ridge Financial Plan Bylaw No. 6502-2007**  
To amend Maple Ridge Financial Plan Bylaw No. 6449-2006

The General Manager, Corporate and Financial Services provided an explanation of the amendments to the bylaw.

R/07-408  
BL 6502-2007

It was moved and seconded

**That Bylaw No. 6502-2007 be adopted.**

CARRIED

#### ***COMMITTEE REPORTS AND RECOMMENDATIONS***

1100 ***COMMITTEE OF THE WHOLE***

***Minutes*** – August 20, 2007

R/07-409  
Minutes – COW  
August 20, 2007

It was moved and seconded

**That the minutes of the Committee of the Whole Meeting of August 20, 2007 be received.**

CARRIED

**Public Works and Development Services**

**1101 RZ/088/06, 11237 236 Street, RS-3 to R-1**

Staff report dated July 23, 2007 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6504-2007 and Maple Ridge Zone Amending Bylaw No. 6498-2007 to permit a 14 lot subdivision, be given first reading and forwarded to Public Hearing.

R/07-410  
RZ/088/06  
BL 6504-2007  
BL 6498-2007  
First reading

It was moved and seconded

**That Bylaw No. 6504-2007 be given first reading and forwarded to Public Hearing; and**

**That Bylaw No. 6498-2007 be given first reading and forwarded to Public Hearing; and further**

**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 including the deposit of security as outlined in the Agreement;**
- iii) Amendment to Schedule "B" of the Official Community Plan;**
- iv) A Statutory right of way plan and agreement must be registered at the Land Title Office;**
- v) Council Approval of a variance to reduce the sideyard setback of the existing house on the property from the 4.5 metres required to the existing 4.21 metres provided.**
- vi) Registration of a Section 219 Restrictive Covenant for future park land dedication.**
- vii) Road dedication as required;**
- viii) Park dedication as required.**

CARRIED

**1102 RZ/104/04, SE Corner 124 Avenue and 264 Street, RS-3 to RS-2**

Staff report dated July 27, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6497-2007 to permit subdivision into 8 lots, be read a first time and forwarded to Public Hearing.

The Acting Director of Planning advised that the properties proposed in this development would be serviced by the municipal water system, however, there would be regular on-site septic system.

R/07-411  
BL 6497-2007  
First reading

It was moved and seconded

**That Bylaw No. 6497-2007 be given first reading and forwarded to Public Hearing; and further**

**That the following terms and conditions be met prior to final reading:**

- i) Road dedication as required;**
- ii) Park dedication as required.**

CARRIED

Councillor King and Councillor Speirs - OPPOSED

1103 **RZ/040/06, 11943, 11935, 11929 Burnett Street, RS-1 to RM-2**

Staff report dated August 8, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6484-2007 to permit the construction of a 65 unit apartment building, be read a first time and forwarded to Public Hearing.

The General Manager of Community Development, Parks and Recreation Services advised that Smart Growth on the Ground has identified a number of new parks sites in the area of this application which have not yet been developed.

The General Manager, Public Works and Development Services advised that the installation of overhead wires along the fronts of new buildings is based on existing Council policy.

#### ***ACTION REQUIRED***

**Discussion of accessibility issues, as well as initiatives being worked on by the Maple Ridge/Pitt Meadows Municipal Advisory Committee on Accessibility Issues, is to be included on a future Council Workshop agenda.**

**A review of the conversion of existing overhead utility wiring to underground wiring policy is to be included on a future Council Workshop agenda.**

R/07-412  
BL 6484-2007  
First reading

It was moved and seconded

**That Bylaw No. 6484-2007 be given first reading and forwarded to Public Hearing; and further**

**That the following terms and conditions be met prior to final reading:**

- i) Registration of a Rezoning Servicing Agreement including the deposit of security as outlined in the Agreement;**
- ii) A geotechnical report 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) Registration of a Restrictive Covenant for LEEDs checklist.**

CARRIED

1104 **RZ/102/03, 25274 Bosonworth Avenue and 25183 108 Avenue, A-2 to RG-2**

Staff report dated August 9, 2007 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6499-2007 and Maple Ridge Zone Amending Bylaw No. 6500-2007 to permit subdivision into 106 single-family strata lots, be read a first time and forwarded to Public Hearing.

The General Manager, Public Works and Development Services advised that the sanitary system proposed for the application would be required to meet approval from the Ministry of Environment, Ministry of Lands and Air Protection and the Ministry of Health prior to rezoning being allowed to proceed. He also advised that letters of credit and bonding are in place to ensure that funding is provided should repair or replacement of the sanitary system be required.

R/07-413  
BL 6499-2007  
BL 6500-2007  
First reading

It was moved and seconded

**That Maple Ridge Official Community Plan Amending Bylaw No. 6499-2007 be given first reading and be forwarded to Public Hearing;**

**That Council considers it unnecessary to provide any further consultation opportunities under Section 879 of the *Local Government Act* in respect of Maple Ridge Official Community Plan Amending Bylaw No. 6499-2007, except by way of holding a public hearing on the bylaw;**

**That Maple Ridge Official Community Plan Amending Bylaw No. 6499-2007 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;**

**That it be confirmed that Maple Ridge Official Community Plan Amending Bylaw No. 6499-2007 is consistent with the Capital Expenditure Plan and Waste Management Plan;**

**That Zone Amending Bylaw No. 6500-2007 be given first reading and be forwarded to Public Hearing; and further**

**That the following terms and conditions be met prior to final reading:**

- i) Approval from the Ministry of Environment, Environmental Protection Division, for the on-site sewage treatment system;**
- ii) Approval from the Ministry of Water, Land and Air Protection, Fish and Wildlife Branch, for relaxation to the stream setback requirements;**
- iii) Approval from the Ministry of Health, for the on-site sewage treatment system;**
- iv) Confirmation that the applicant has contracted with a company who has expertise in maintaining privately owned advanced treatment septic systems (Type 3) as proposed in this application;**
- v) Registration of a Rezoning Servicing Agreement including the deposit of security as outlined in the Agreement;**
- vi) Completion of a Preliminary Letter of Approval for the proposed subdivision of the subject lands;**
- vii) All relevant geotechnical reports and hydrology reports which address the suitability of the site for the proposed development and sewage system, are to be registered through a Restrictive Covenant;**
- viii) A Statutory right of way plan and agreement must be registered at the Land Title Office;**
- ix) Road dedication as required;**
- x) An Amenity Restrictive Covenant for tree retention area above 25% slope demarcation line, as identified on the site plan attached to the staff report dated August 9, 2007, must be registered at the Land Title Office;**

- xi) **A Restrictive Covenant for stormwater management design that will maintain predevelopment flow regimes must be registered at the Land Title Office;**
- xii) **Park dedication into public ownership as required;**
- xiii) **Conservation area dedication into public ownership as required;**
- xiv) **Forest Reserve area dedication into public ownership as required;**
- xv) **Lot consolidation as required.**

CARRIED

Councillor King and Councillor Speirs – OPPOSED

1105 **VP/045/07, 22589 121 Avenue**

Staff report dated July 23, 2007 recommending that the Corporate Officer be authorized to sign VP/045/07 to waive the requirement for concrete curb and gutter, sidewalk, boulevard treatment and the requirement to upgrade streets fronting the site to a Collector street standard.

The Manager of Legislative Services advised that the applicant had requested a deferral of this item to allow for more consultation with staff on the possibility of road dedication along the southern property line of the site to allow for a normal road standard in the future.

R/07-414  
DVP/045/07

It was moved and seconded

**That consideration of DVP/045/07 respecting property located at 22589 121 Avenue be deferred to the September 11, 2007 Council meeting.**

CARRIED

1106 **Award of Contract, Watermain Crossings, Lougheed Highway at Laity Street and Ridge Meadows Hospital 240 M East**

Staff report dated August 10, 2007 recommending that Contract 0-2007-51 be awarded to Kamloops Augering and Boring Ltd. and that the Mayor and the Corporate Officer be authorized to sign and seal the contract.

R/07-415

Contract Award

Kamloops Augering  
And Boring Ltd.

It was moved and seconded

**That Contract 0-2007-51 – Watermain Crossing be awarded to Kamloops Augering and Boring Ltd. and that the Mayor and the Corporate Officer be authorized to sign and seal the contract; and further**

**That the funding requirements for Contract 0-2007-51 identified in the staff report dated August 10, 2007 be approved.**

CARRIED

1107 **Excess Capacity/Extended Services Agreement LC 123/07, McIvor Avenue and 202 Street**

Staff report dated July 16, 2007 recommending that Latecomer Charges be imposed and that the Mayor and the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 123/07.

R/07-416

LC 123/07

It was moved and seconded

**That with respect to the subdivision of lands involved in subdivision SD 75/05 located at McIvor Avenue and 202 Street, be it resolved:**

- 1. That the cost to provide the excess or extended services are, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; 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 July 16, 2007; and further**
- 3. That the Mayor and the Corporate Officer be authorized to sign and seal Excess Capacity Latecomer Agreement LC 123/07 with the subdivider of the said lands.**

CARRIED

**1108 Maple Ridge/Pitt Meadows Terry Fox Run**

Staff report dated August 7, 2007 recommending the use of municipal streets be authorized for the Maple Ridge/Pitt Meadows Terry Fox Run on Sunday, September 16, 2007.

R/07-417  
MR/PM Terry  
Fox Run

It was moved and seconded

**That use of municipal streets be authorized for the Maple Ridge/Pitt Meadows Terry Fox Run on Sunday, September 16, 2007, provided the conditions outlined in Schedule 'A' attached to the staff report dated August 7, 2007 are met.**

CARRIED

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

**Community Development and Recreation Service**

**1131 Maple Ridge Bowling Green Renovation Loan**

Staff report dated August 14, 2007 recommending the approval of a request by the Maple Ridge Lawn Bowling Club's for an additional \$15,000 to be added to the original loan amount of \$30,000.

R/07-418  
Bowling Green  
Renovation Loan

It was moved and seconded

**That the Maple Ridge Lawn Bowling Club's request for an additional \$15,000 to be added to the original loan amount of \$30,000, for use as a contingency fund for the bowling green carpet replacement project be approved, noting that it be subject to the same terms and conditions as the original loan agreement.**

CARRIED

**Correspondence** - Nil

**Other Committee Issues**

1200 **STAFF REPORTS**

1201 **Award of Contract, Road Improvements, 132 Avenue (Fern Crescent) from 232 Street to Balsam Street**

Staff report dated August 16, 2007 recommending that Contract E02-010-108 be awarded to Double M Excavating Ltd. and that the Mayor and the Corporate Officer be authorized to execute both the contract and the TransLink Contribution Agreement.

The General Manager, Public Works and Development Services provided details of the road improvements to be carried out on this project.

R/07-419  
Contract Award  
Double M  
Excavating

It was moved and seconded

**That Contract E02-010-108, Road Improvements on 132 Avenue (Fern Crescent), be awarded to Double M Excavating Ltd. in the amount of \$650,659.14 and the Mayor and the Corporate Officer be authorized to execute both the contract and TransLink Contribution Agreement for the project.**

CARRIED

1300 **RELEASE OF ITEMS FROM CLOSED COUNCIL**

**Economic Advisory Commission Appointments**  
*(from the July 23, 2007 Closed Council)*

**Ridge Meadows Youth & Justice Advocacy Association Lease**  
*(from the July 23, 2007 Closed Council)*

1400 **MAYOR'S REPORT**

Mayor Robson advised that a presentation on geothermal power and heating had been given and that the District would be investigating the incorporation of geothermal power into present development plans. He also reported that residents had been commenting positively on repairs being implemented on Dewdney Trunk Road. Mayor Robson also advised that District staff were working on the development of a control device to regulate the water level in Whonnock Lake.

1500 **COUNCILLORS' REPORTS**

**Councillor King**

Councillor King attended an agricultural tour, the Farmers' Market and the Music on the Wharf event. She expressed her appreciation of the many volunteers in the community who work to make these events successful.

**Councillor Speirs**

Councillor Speirs attended the Alouette River Task Force meeting. He reminded all to exercise caution and patience in the upcoming weeks as children return to school.

**Councillor Stewart**

Councillor Stewart reported on the Lower Mainland Treaty Advisory Commission activities. He participated in an agricultural tour to view activities in the community which support agriculture, attended Greater Vancouver Regional District Labour Committee meetings, chaired the Alouette River Task Force meeting and took part in the Sunshine for Kids golf tournament. He also attended a meeting which included a panel of experts who, through DNA testing, confirmed that the fish returning up the Alouette River had come from Alouette Lake.

**Councillor Hogarth**

Councillor Hogarth attended the Big Brothers, Big Sisters golf tournament fundraiser, the Pitt Meadows Airport Open House and the Jazz and Blues Festival. He also participated in the Heritage Day event and attended the 80<sup>th</sup> birthday of the Legion, Local Branch 88.

**Councillor Dueck**

Councillor Dueck referred to a Council Workshop which had included an item pertaining to recycling. She reminded the public that should they see persons removing items from recycling boxes which do not belong to them, that a license plate number should be taken down if possible and reported to the Bylaws Department. She also expressed her appreciation to the numbers of volunteers involved in helping to keep the community safe.

**Councillor Daykin**

Councillor Daykin attended the Sunshine for Kids' golf tournament and participated in a walk around the Maple Ridge downtown area with RCMP Inspector Wakely to speak with business owners. He advised that on the evening of August 30<sup>th</sup>, the Maple Ridge Library would be presenting medals and certificates to children involved in the summer reading program.

1600    ***OTHER MATTERS DEEMED EXPEDIENT*** - Nil

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

1800    ***QUESTIONS FROM THE PUBLIC*** - Nil

1900    ***ADJOURNMENT*** - 8:10 p.m.

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G. Robson, Mayor

Certified Correct

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C. Marlo, Corporate Officer