

District of Maple Ridge

**COUNCIL MEETING**

June 26, 2007

The Minutes of the Municipal Council Meeting held on June 26, 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  
J. Pickering, 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**

300      **INTRODUCTION OF ADDITIONAL AGENDA ITEMS - Nil**

400      **APPROVAL OF THE AGENDA**

The agenda was approved as circulated

500     **ADOPTION AND RECEIPT OF MINUTES**

R/07-316

Minutes

Council Meeting

June 12, 2007

It was moved and seconded

**That the minutes of the Regular Council Meeting of June 12, 2007 be adopted as circulated**

CARRIED

R/07-317

502

Minutes

Development Agmts  
Committee

It was moved and seconded

**That the minutes of the Development Agreements Committee Meetings of June 5, 6, 7, 8(2), 15, 19, 2007 be received.**

CARRIED

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

700     **DELEGATIONS**

701     **Haney Farmers' Market Society**

**- Cathy Hiebert, Chair; Elke Knechtel, Co Chair**

Elke Knechtel gave a PowerPoint presentation detailing the achievements of the Haney Farmers' Market. It was also reported that the market had received a Community Heritage Commission Award.

702     **Maple Ridge-Pitt Meadows Bicycle Advisory Committee**

**- Dave Rush, Chair**

Dave Rush, Chair, gave a PowerPoint presentation outlining the work done by the Bicycle Advisory Committee to encourage the use of bicycles.

800 **UNFINISHED BUSINESS**

801 **DVP/112/06, 23840 River Road**

To vary the minimum width of a maneuvering aisle and to vary the maximum percentage of permitted car spaces in support of a two-storey building.

The Manager of Legislative Services advised that no correspondence had been received on this item.

R/07-318

DVP/112/06

Sign and seal

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal  
DVP/112/06 respecting property located at 23840 River Road.**

CARRIED

802 **DVP/033/06, 12329 and 12339 Hillside Street and 22210 and 22214  
124 Avenue**

To vary the front and rear setbacks, the size of the common activity area, the maximum percentage of permitted small car spaces, the width of the driveway aisle and to vary from 2.5 to 3 storeys to permit a 29-unit townhouse development.

The Manager of Legislative Services advised that e-mails had been received from Pat Drummond and Cyrus and Anabeda Oliverio.

R/07-319

DVP/033/06

Sign and seal

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal  
DVP/033/06 respecting property located at 12329 and 12339  
Hillside Street and 22210 and 22214 124 Avenue.**

CARRIED

900 **CORRESPONDENCE - Nil**

1000 **BY-LAWS**

**Bylaws for Final Reading**

- 1001 **RZ/086/06, 22141 119 Avenue**  
**Maple Ridge Zone Amending Bylaw No. 6443-2006**  
Staff report dated June 15, 2007 recommending final reading  
To rezone from RS-1 (One Family Urban Residential) to CD-1-00  
(Comprehensive Development) to permit the construction of a seniors'  
residential complex.  
Final reading.

R/07-320

RZ/086/06

BL 6443-2006

It was moved and seconded

**That Bylaw No. 6443-2006 be adopted.**

CARRIED

- 1002 **RZ/055/06, 24180 and 24208 102 Avenue**  
**Official Community Plan Amending Bylaw No. 6432-2006**  
**Maple Ridge Zone Amending Bylaw No. 6434-2006**  
Staff report dated June 18, 2007 recommending final reading  
To rezone from RS-3 (One Family Rural Residential) to R-3 (Special Amenity  
Residential District) to permit subdivision into approximately 24 lots.  
Final reading.

R/07-321

RZ/055/06

BL 6434-2006

It was moved and seconded

**That Bylaw No. 6434-2006 be adopted.**

CARRIED

- 1003 **RZ/033/06, 12329/12339 Hillside Street and 22210/22214 124 Ave**  
**Maple Ridge Zone Amending Bylaw No. 6427-2006**  
Staff report dated June 19, 2007 recommending final reading  
To rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse  
Residential) to permit a 29 unit townhouse development.  
Final reading.

R/07-322

RZ/033/06

BL 6427-2006

It was moved and seconded

**That Bylaw No. 6427-2006 be adopted.**

CARRIED

**COMMITTEE REPORTS AND RECOMMENDATIONS**

**1100 COMMITTEE OF THE WHOLE**

**Minutes** – June 18, 2007

R/07-323

Minutes – COW

June 18, 2007

It was moved and seconded

**That the minutes of the Committee of the Whole Meeting of June 18, 2007 be received.**

CARRIED

**Public Works and Development Services**

**1101 RZ/121/06, 21544 and 21550 Donovan Avenue, RS-1 and RS-1b to R-1**

Staff report dated June 4, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6488-2007 to permit the subdivision of two parcels into three equal lots be given first reading and forwarded to Public Hearing.

R/07-324

RZ/121/06

BL 6488-2007

First reading

It was moved and seconded

- 1. That Bylaw No. 6488-2007 be given first reading and be forwarded to Public Hearing; and**
- 2. That the following term and condition be met prior to final reading:**
  - i) Approval from the Ministry of Transportation.**

CARRIED

**1102 RZ/119/06, 13080 240 Street, RS-2 and RS-3 to RS-1b**

Staff report dated June 7, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6481-2007 to permit a subdivision into 5 single family lots be given first reading and forwarded to Public Hearing.

R/07-325  
RZ/119/06  
BL 6481-2007  
First reading

It was moved and seconded

1. That Bylaw No. 6481-2007 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) Registration of a Rezoning Services Agreement including the deposit of security as outlined in the Agreement, which will include the trail construction;
  - ii) Registration of a Section 219 Covenant for a Geotechnical Report that addresses the suitability of the site for the proposed development;
  - iii) Road dedication as required;
  - iv) Park dedication as required;
  - v) Removal of existing buildings;
  - vi) Discharge of the Cross Access Easement Agreements (Plan 66735 and Plan 58430) from the property title.

CARRIED

1103 RZ/090/06, 23267 Silver Valley Road, 13750 232 Street, RS-3 to RS-1, RS-1b, and RM-1

Staff report dated June 5, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6483-2007 to permit a multi-family residential subdivision consisting of townhouses and single family residences be given first reading and forwarded to Public Hearing.

R/07-326  
RZ/090/06  
BL 6483-2007  
First reading

It was moved and seconded

1. That Bylaw No. 6483-2007 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) Registration of a Rezoning Servicing Agreement including the deposit of security as outlined in the Agreement;

- ii) **A Statutory Right of Way plan and agreement must be registered at the Land Titles Office in support of servicing;**
- iii) **Road dedication as required;**
- iv) **Registration of a Restrictive Covenant protecting the Visitor Parking on the RM-1 townhouse site.**

CARRIED

1104 **DP/DVP/086/06, 22141 119 Avenue**

Staff report dated June 7, 2007 recommending that the Manager of Legislative Services be authorized to notify qualifying property owners that approval of DVP/086/06 for variances to setbacks, roof height, stair structures and the maximum percentage of permitted small car parking spaces will be considered by Council at the July 10, 2007 meeting and that upon favourable consideration of DVP/086/06, the Corporate Officer be authorized to sign and seal DP/086/06 in support of a seniors' residential complex.

R/07-327

DP/DVP/086/06

Notification

Sign and seal

It was moved and seconded

**That the Manager of Legislative Services be authorized to notify qualifying property owners that approval of DVP/086/06 respecting properties located at 22141 119 Avenue will be considered by Council at the July 10, 2007 Council meeting; and further**

**That the Corporate Officer be authorized to sign and seal DP/086/06 respecting property located at 22141 119 Avenue subject to approval of DVP/086/06.**

CARRIED

1105 **VP/021/07, 21751 136 Avenue**

Staff report dated June 8, 2007 recommending that the Manager of Legislative Services be authorized to notify qualifying property owners that approval of VP/021/07 to reduce the amount of frontage being serviced will be considered by Council at the July 10, 2007 meeting.

R/07-328  
VP/021/07  
Notification

It was moved and seconded

**That the Manager of Legislative Services be authorized to notify property owners that approval of DVP/021/07 respecting property located at 21751 136 Avenue will be considered by Council at the July 10, 2007 meeting.**

CARRIED

Note: Councillor Stewart excused himself from the meeting due to familial ties with the owner of the property in item 1106.

**1106 AL/038/07, Homesite Severance (Subdivision) Within the Agricultural Land Reserve, 13181 216 Street**

Staff report dated June 11, 2007 recommending that application AL/038/07 for homesite severance (subdivision) of land within the Agricultural Land Reserve be authorized to proceed to the Agricultural Land Commission.

R/07-329  
AL/038/07  
Proceed to ALC

It was moved and seconded

**That Application AL/038/07 for property located at 13181 216 Street be authorized to proceed to the Agricultural Land Commission.**

CARRIED

Note: Councillor Stewart returned to the meeting.

**1107 Canada Day Event**

Staff report dated June 7, 2007 recommending that Maple Ridge/Pitt Meadows Parks & Leisure Services be authorized to use municipal sidewalks and streets on Saturday, July 1, 2006 for the annual Canada Day event.

R/07-330

Canada Day Event      It was moved and seconded  
Use of streets  
Authorization

**That use of municipal streets be authorized for the annual Canada Day Event on Sunday, July 1, 2007 provided the conditions outlined in Schedule 'A' attached to the staff report dated June 7, 2007 are met.**

CARRIED

1108      **Caribbean Street Festival**

Staff report dated June 7, 2007 recommending the use of municipal streets be authorized for the annual Caribbean Street Festival on Sunday, July 15, 2007.

R/07-331

Caribbean Festival      It was moved and seconded  
Use of streets  
Authorization

**That use of municipal streets be authorized for the Caribbean Street Festival on Sunday, July 15, 2007, provided the conditions outlined in Schedule 'A' attached to the staff report dated June 7, 2007 are met.**

CARRIED

1109      **RZ/050/06, Maple Ridge Development Process**

Staff report dated June 4, 2007 recommending bylaw, policy, and procedural changes to the development process.

**Maple Ridge Development Permit Delegation Bylaw No. 6478-2007**

A bylaw to delegate authority to staff to review and approve minor amendments to development permit plans and to issue environmental development permits.

First, second and third readings

**Maple Ridge Development Procedures Amending Bylaw No. 6477-2007**

A bylaw to amend the process for development applications.

First, second and third readings

**Development Variance Permits Notification**

A recommendation to authorize staff to send the required notification for development variance permits.

The Director of Planning gave a PowerPoint presentation which provided an explanation of the development process review and outlined improvements to the process recommended by staff. She advised that a public consultation process would be carried out and the results reported back to Council.

R/07-332  
BL 6478-2007  
BL 6477-2007  
DVP Notification

It was moved and seconded

**That Bylaw No. 6478-2007 be given first, second and third readings; and**

**That Bylaw No. 6477-2007 be given first, second and third readings; and further**

**That the Manager of Legislative Services be authorized to send the required notification for development variance permits in accordance with Section 922.6 of the Local Government Act without having Council consider whether to send the notice on each case individually.**

CARRIED

Councillor Hogarth - OPPOSED

R/07-333  
BL 6478-2007  
BL 6477-2007  
Public review

It was moved and seconded

**That, following a public consultation process, consideration of final reading of Bylaw No. 6478-2007 and Bylaw No. 6477-2007 be given after Council's summer break; and further**

**That the development process be reviewed in June 2008.**

CARRIED

Councillor Hogarth - OPPOSED

## ***ACTION REQUIRED***

**Staff was directed to:**

- provide information pertaining to changes to the development process at the front counter at Municipal Hall;
- place ads in the local newspapers;
- present information at a Builders' Forum
- provide information on the website

### ***Financial and Corporate Services (including Fire and Police)***

#### **1131 2006 Annual Report and Statement of Financial Information**

Staff report dated June 13, 2007 recommending that the 2006 Annual Report be received and the Statement of Financial Information (SOFI) for the year ended December 31, 2006 be approved.

R/07-334

2006 Annual Report      It was moved and seconded  
SOFI Dec 31, 2006

**That the 2006 Annual Report be received as required by the Community Charter; and**

**That the Statement of Financial Information be approved as required by the Financial Information Act.**

CARRIED

#### **1132 Adjustments to 2006 Collector's Roll**

Staff report dated May 30, 2007 submitting information on changes to the 2006 Collector's Roll through the issuance of Supplementary Roll 2006-14.

### ***Community Development and Recreation Service***

#### **1151 Fraser Valley Regional Library Operating and Services Agreement**

Staff report dated May 31, 2007 recommending that the Mayor and the Corporate Officer be authorized to sign the Fraser Valley Regional Library Operating and Services Agreement for 2007.

R/07-335

Library Operating & Services Agmt 2007      It was moved and seconded

**That the Mayor and Corporate Officer be authorized to sign the Fraser Valley Regional Library Operating and Services Agreement for 2007.**

CARRIED

**Correspondence** - Nil

**Other Committee Issues** - Nil

1200      **STAFF REPORTS** - Nil

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

1400      **MAYOR'S REPORT**

Mayor Robson advised that two year guaranteed funding for an Outreach Worker for Maple Ridge had been restored. He reported that Bill C-11, Canada Transportation Act amendments, had passed in the House of Commons and a meeting would be held pertaining to the West Coast Express. Mayor Robson expressed concern over the number of ambulances with patients waiting at hospitals.

1500      **COUNCILLORS' REPORTS**

**Councillor Hogarth**

Councillor Hogarth attended the International "Making Cities Livable" Conference and the Adult Education and ESL graduation. He also relayed appreciation from the members of the Advisory Committee for Accessibility Issues for work being done to enhance accessibility throughout Maple Ridge.

**Councillor Dueck**

Councillor Dueck attended a meeting of the Parent Advisory Committee for Yennadon School. She advised that Maple Ridge Engineering staff had attended the meeting and provided information on traffic issues.

**Councillor Daykin**

Councillor advised that Maple Ridge had received funding from the Union of British Columbia Municipalities for tourism initiatives. He attended a meeting of the group which worked through applications requesting funding for event promotion. He reminded all of the Canada Day celebration on Sunday, July 1<sup>st</sup>.

**Councillor Stewart**

Councillor Stewart attended the Police Liaison Committee meeting, the Maple Ridge Seniors' Annual General Meeting and the District of Maple Ridge employee appreciation event at Albion Park. He also attended the Girl Guide awards ceremony and the first meeting of the Maple Ridge Agricultural Advisory Committee.

**Councillor Speirs**

Councillor Speirs attended a Parks and Recreation symposium, a meeting of the Parent Advisory Committee for Yennadon School and an anniversary celebration for a small business in Maple Ridge.

**Councillor King**

Councillor King attended the inaugural meeting of the Maple Ridge Agricultural Advisory Committee. She announced that an open house for Glenwood School's community garden would be held on the afternoon of June 27<sup>th</sup> and encouraged attendance.

1600 ***OTHER MATTERS DEEMED EXPEDIENT***

Councillor Hogarth reported that an open house would be held at Municipal Hall on June 27, 2007 from 4:00 p.m. to 8:00 p.m. providing information on the work being carried out by the Planning Department in the downtown core through the Smart Growth process.

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

1800 **QUESTIONS FROM THE PUBLIC**

**Ken Knechtel**

Mr. Knechtel asked if funding from the Union of British Columbia Municipalities could be provided for a youth coordinator for the Haney Farmers' Market Society.

The General Manager of Community Development, Parks and Recreation Services was asked to meet with Mr. Knechtel for further discussion.

**Rick Schweers**

Mr. Schweers asked if the variance for DVP/033/06 had been accepted. He stated that the property infringed on his property.

Mr. Schweers was directed to speak with the Director of Planning following the meeting.

**Ken Knechtel**

Mr. Knechtel asked what the setback from Morse Creek was on application DVP/033/06.

The Director of Planning offered to meet with Mr. Knechtel to clarify the setback distance.

1900 **ADJOURNMENT** - 8:54 p.m.

Certified Correct

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G. Robson, Mayor

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C. Marlo, Corporate Officer