

Corporation of the District of Maple Ridge

***COUNCIL MEETING***

March 27, 2007

The Minutes of the Municipal Council Meeting held on March 27, 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

***Other Staff as Required***

J. Bastaja, Chief Information Officer  
K. Swift, Director of Recreation  
C. Dale, Web Manager

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Note: These Minutes are also posted on the Municipal Web Site at [www.mapleridge.org](http://www.mapleridge.org)

The meeting was filmed by Shaw Communications Inc.

100      ***CALL TO ORDER***

200      ***OPENING PRAYERS***

Mike Shroeder, Generations Christian Fellowship

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

400      ***APPROVAL OF THE AGENDA***

The agenda was approved with the following addition:

602    Emergency Operations Centre Update

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

R/07-155                      501  
Minutes  
Regular Council  
March 13, 2007

It was moved and seconded

**That the minutes of the Regular Council Meeting of March 13, 2007 be adopted as circulated.**

CARRIED

R/07-156                      502  
Minutes  
Public Hearing  
March 20, 2007

It was moved and seconded

**That the minutes of the Public Hearing of March 20, 2007 be received.**

CARRIED

R/07-157                      503  
Minutes  
Development  
Agmts Com

It was moved and seconded

**That the minutes of the Development Agreements Committee Meetings of March 8, 9, 12, 13, 15(2), 2007 be received.**

CARRIED

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

Note: Item 602 was dealt with prior to Item 601.

601 **Launch of District of Maple Ridge New Website – J. Bastaja, Chief Information Officer, K. Swift, Director of Recreation, C. Dale, Web Manager**

John Bastaja, Chief Information Officer gave a power point presentation on the history of the District's website and on the launch of the new municipal website.

Kelly Swift, Director of Recreation gave a power point presentation on the design and concept of the updated version of the District of Maple Ridge logo.

Cindy Dale, Web Manager spoke to the features of the new website and gave a demonstration on how to navigate through it.

602 **Emergency Operations Centre Update – Chief Administrative Officer**

The Chief Administrative Officer gave an update on recent Emergency Operations Centre activities related to weather events. He presented an overview of the amount of rainfall received recently in comparison to average precipitation. He reported on the establishment of an Alouette River Task Force, the affect of the upcoming freshet on the Fraser River drainage basin, and measures being taken to assess and resolve the Fraser Escarpment mudslide situation in the 21400 block of River Road.

The Chief Administrative Officer also advised that persons affected by flooding in the Maple Ridge area could access the Provincial Emergency Program (PEP) website through the District's website.

700 ***DELEGATIONS***

800 ***UNFINISHED BUSINESS***

801 **DVP/092/06, 20110 Lougheed Highway**

To waive the requirement for a 1.5 metre landscape strip, where parking is within 6 metres of a highway in order to permit a broader range of uses for an existing commercial building.

The Manager of Legislative Services advised that correspondence had been received from Shaun Lane and had been forwarded to Council.

R/07-158  
DVP/092/06  
Sign and seal

It was moved and seconded  
**That the Corporate Officer be authorized to sign and seal  
DVP/092/06 respecting property located at 20110 Lougheed  
Highway.**

CARRIED

Councillor King - OPPOSED

802 **DVP/049/06, 20133 Lougheed Highway**

To relax the front setback from 9.0 metres to 7.264 metres in order to meet the requirement of the 2.16 metre road dedication along Lougheed Highway prior to the proposed construction of a Financial Services building with a drive-through ATM.

The Manager of Legislative Services advised that no correspondence was received.

R/07-159  
DVP/049/06  
Sign and seal

It was moved and seconded  
**That the Corporate Officer be authorized to sign and seal  
DVP/049/06 respecting property located at 20133 Lougheed  
Highway.**

CARRIED

900 **CORRESPONDENCE** - Nil

1000 **BY-LAWS**

Note: Items 1001 to 1004 are from the Public Hearing of March 20, 2007

**Bylaw for Second and Third Reading**

1001 **RZ/112/06, 23840 River Road**

**Maple Ridge Zone Amending Bylaw No. 6464-2007**

To rezone from M-2 (General Industrial) to M-3 (Business Park) to permit the construction of a restaurant and brewpub with a liquor primary license)

Second and third reading.

R/07-160  
RZ/112/06  
BL 6464-2007  
Second, third

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 6464-2007 be read a second and third time.**

The Director of Planning advised that comments from the Advisory Design Panel would be addressed through the development permit process.

CARRIED

1002 **RZ/086/06, 22139, 22149, 22157, 22163, 22175 119 Avenue  
Maple Ridge Zone Amending Bylaw No. 6443-2006**  
To rezone from RS-1 (One Family Urban Residential) to CD-1-00 (Comprehensive Development) to permit the construction of a seniors' residential complex.  
Second and third reading.

R/07-161  
RZ/086/06  
BL 6443-2006  
Second, third

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 6443-2006 be read a second and third time.**

CARRIED

1003 **RZ/078/06, 24901 – 108 Avenue  
Maple Ride Zone Amending Bylaw No. 6466-2007**  
To rezone from RS-3 (One Family Rural Residential) to RS-1B (One Family Urban (medium density) Residential) - to permit the future subdivision of the subject property into 22 lots.  
Second and third reading.

R/07-162  
RZ/068/06  
BL 6466-2007  
Second, third

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 6466-2007 be read a second and third time.**

The Director of Planning advised that this application is within the urban area and will have municipal services.

CARRIED

- 1004     **RZ/087/05, 10000 Block 248 Street**  
          **Maple Ridge Zone Amending Bylaw No. 6459-2006**  
          To rezone from RS-3 (One Family Rural Residential) and A-2 (Upland  
          Agricultural) to A-1 (Small Holdings Agricultural) to permit the subdivision  
          into approximately 4 lots.  
          Second and third reading.

R/07-163

RZ/087/05                   It was moved and seconded

BL 6459-2006

Second, third

**That Maple Ridge Zone Amending Bylaw No. 6459-2006 be  
read a second and third time.**

CARRIED

Councillor King, Councillor Speirs - OPPOSED

**Bylaws for Final Reading**

- 1005     **RZ/092/06, 20110 Lougheed Highway**  
          **Maple Ridge Zone Amending Bylaw 6450-2006**  
          Staff report dated March 16, 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.

R/07-164

BL 6450-2006               It was moved and seconded

Final reading

**That Maple Ridge Zone Amending Bylaw 6450-2006 be  
reconsidered and adopted.**

CARRIED

- 1006     **RZ/005/06, 13935 & 14041 232 Street**  
          **Maple Ridge Zone Amending Bylaw 6436-2006**  
          Staff report dated March 15, 2007 recommending final reading.  
          To rezone from A-2 (Upland Agricultural) to R-1 (Residential District) to  
          permit subdivision into 38 lots.  
          Final reading.

R/07-165  
BL 6436-2006           It was moved and seconded  
Final reading

**That Maple Ridge Zone Amending Bylaw 6436-2006 be  
reconsidered and adopted.**

CARRIED

- 1007     **RZ/028/05, 10583 245B Street and 10587 245B Street**  
          **Maple Ridge Zone Amending No. 6332-2005**  
          Staff report dated March 15, 2007 recommending final reading.  
          To rezone from RS-2 (One Family Suburban Residential) to RS-1b (One  
          Family Urban (medium density) Residential) to permit subdivision into  
          approximately 10 residential lots.  
          Final reading.

R/07-166  
BL 6332-2005           It was moved and seconded  
Final reading

**That Maple Ridge Zone Amending Bylaw 6332-2005 be  
reconsidered and adopted.**

CARRIED

- 1008     **RZ/106/05, 24169 Dewdney Trunk Road and 12224 240 Street**  
          Staff report dated March 16, 2007 recommending final reading.

- 1008.1   **Official Community Plan Amending Bylaw No. 6386-2006**  
          To designate from Estate Suburban Residential to Institutional.  
          Third and final reading

R/07-167  
RZ/106/05           It was moved and seconded  
BL 6368-2006  
Third and final

**That third reading of Maple Ridge Official Community Plan  
Amending Bylaw 6386-2006, granted June 27, 2006 be  
rescinded, and that the bylaw be amended by:**

1. **Removing the word “School”, and replacing with the word “Institutional” in the bylaw and on Map 719; and**
2. **In Section 3, removing Bylaw No. “5434-1996” and replacing with Bylaw No. “6426-2006”, and**

**That Maple Ridge Official Community Plan Amending Bylaw No. 6386-2006, as amended be read a third time, then reconsidered and adopted.**

CARRIED

1008.2 **Maple Ridge Zone Amending Bylaw No. 6388-2006**

To rezone from RS-3 (One Family Rural Residential) to P-1 (Park and School) to permit the expansion of an existing private school.

Final reading.

R/07-168

RZ/106/05

It was moved and seconded

BL 6388-2006

Final reading

**That Maple Ridge Zone Amending Bylaw No. 6388-2006 be reconsidered and adopted.**

CARRIED

1009 **Maple Ridge Watercourse Protection Amending Bylaw No. 6468-2007**

To amend a definition in the Maple Ridge Watercourse Protection Bylaw No. 6410-2006 to provide flexibility in a definition, in some applications; to release the applicant from providing submission material; and to provide clarity when a Security can be released.

Final Reading

R/07-169

BL 6468-2007

It was moved and seconded

Final reading

**That Maple Ridge Watercourse Protection Amending Bylaw No. 6468-2007 be reconsidered and adopted.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

1100 ***COMMITTEE OF THE WHOLE***

**Minutes** – March 19, 2007

R/07-170

Minutes – COW  
March 19, 2007

It was moved and seconded

**That the minutes of the Committee of the Whole Meeting of March 19, 2007 be received.**

CARRIED

**Public Works and Development Services**

1101 **RZ/093/04, 10316 & 10346 240 Street, First Extension**

Staff report dated March 7, 2007 recommending that a one year extension be granted for rezoning application RZ/093/04 to permit subdivision into approximately 17 lots under R-3 (Special Amenity Residential District) zone.

R/07-171

RZ/093/04  
One year extension

It was moved and seconded

**That a one year extension be granted for rezoning application RZ/093/04 and that the following conditions be addressed prior to consideration of final reading:**

- i) Approval from the Ministry of Transportation;**
- ii) Road and Park dedication as required;**
- iii) Registration of a Rezoning Servicing Agreement including the deposit of security as outlined in the Agreement.**

CARRIED

1102 **DP/005/05, 13935 and 14041 232 Street**

Staff report dated March 6, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/005/06 in support of a development plan for subdivision, building activity and trail construction adjacent to Anderson Creek and its tributaries.

R/07-172  
DP/005/06  
Sign and seal

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal DP/005/06 respecting property located at 13935 and 14041 232 Street.**

CARRIED

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

**Community Development and Recreation Service**

1151 **Fees and Charges**

Staff report dated March 8, 2007 recommending that Maple Ridge Recreation Facility Fees Amending Bylaw No. 6470-2007 be read a first, second and third time.

R/07-173  
BL 6470-2007  
Three readings

It was moved and seconded

**That Maple Ridge Recreation Facility Fees Amending Bylaw 6470-2007 be read a first, second and third time.**

CARRIED

The General Manager of Community Development, Parks and Recreation Services advised that should persons feel they cannot afford to participate in programs or use services due to fees, they can inquire about the Participation Program.

**Correspondence** - Nil

**Other Committee Issues** - Nil

1200 **STAFF REPORTS**

1300 **INFORMATION UPDATES (including items of Community interest)**

1400     ***RELEASE OF ITEMS FROM CLOSED COUNCIL***

1401     **Maple Ridge Social Planning Advisory Committee Appointment of Member** *(From the March 5, 2007 Closed Council Meeting)*

The Manager of Legislative Services announced the appointment of Ross Dunning to the Maple Ridge Social Planning Advisory Committee.

1402     **West Coast Kinesiology Services Lease** *(from the March 12, 2007 Closed Council Meeting)*

The Manager of Legislative Services announced that the lease between the District of Maple Ridge and West Coast Kinesiology Services had been approved.

1403     **Canadian Mental Health Association – Supportive Housing Lease** *(from the March 12, 2007 Closed Council Meeting)*

The Manager of Legislative Services announced that the Supportive Housing Lease between the District of Maple Ridge and the Canadian Mental Health Association had been approved.

1500     ***COUNCILLORS' REPORTS***

**Councillor Hogarth**

Councillor Hogarth attended the “Future of the Region Dialogues” pertaining to agriculture held through the Greater Vancouver Regional District and will attend another dialogue on business. He encouraged interested parties to attend.

**Councillor Dueck**

Councillor Dueck attended the opening of the Running Room which was held in conjunction with a fundraiser for the burn unit. She also attended the Youth and Justice Advocacy Association Annual General Meeting and announced that \$35,000 will be donated to the Association by the provincial government.

**Councillor Daykin**

Councillor Daykin reported that the Greater Vancouver Regional District was promoting a Zero Waste Challenge and a public workshop would be held on May 30 at Metrotown in Burnaby. He advised that the Ridge Meadows Recycling Society would be doing its own waste composition study to see how Maple Ridge compares with other municipalities.

**Councillor King**

Councillor King attended the Kanaka Educational and Environmental Partnership Society Annual General Meeting, the opening of the Running Room and a presentation by the Spirit of BC Committee.

**Councillor Speirs**

Councillor Speirs attended the Environmental Expo at BC Place.

**Councillor Stewart**

Councillor Stewart attended the Kanaka Educational and Environmental Partnership Society Annual General Meeting and the Greater Vancouver Regional District "Future of the Regions Dialogue" on agriculture. He commented on the North Alouette River during the rain event as well as the mudslide along the Fraser Escarpment.

1600 ***MAYOR'S REPORT***

Mayor Robson addressed an article in the newspaper pertaining to the Greater Vancouver Regional District designated green zone within Maple Ridge. He also thanked District staff as well as the volunteers who helped during the recent weather events.

1700 ***OTHER MATTERS DEEMED EXPEDIENT***

1800 ***NOTICES OF MOTION***

1900 ***QUESTIONS FROM THE PUBLIC***

**Stuart Pledge**

Mr. Pledge requested information on a park dedication within a development

The Director of Planning advised that it is normal practice for the municipality to dedicate areas around streams and waterways as conservation areas to protect them from additional usage.

**David Smith**

Mr. Smith asked for assurances that his water supply would not be impacted by development above his property and asked where more detailed information could be found in this regard.

The Director of Planning advised that water supply issues are addressed in the development permit stage and that the Approving Officer would be considering that issue at that time.

2000     ***ADJOURNMENT*** - 8:22 p.m.

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G. Robson, Mayor

Certified Correct

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C. Marlo, Corporate Officer