

District of Maple Ridge

COUNCIL MEETING

October 9, 2007

The Minutes of the Municipal Council Meeting held on October 9, 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

The meeting was filmed by Shaw Communications Inc.

100 **CALL TO ORDER**

200 **OPENING PRAYERS**

Greg Dalman, Maple Ridge Alliance 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 September 25, 2007

R/07-458 501
Minutes

Council Meeting It was moved and seconded
September 25, 2007

That the minutes of the Regular Council Meeting of September 25, 2007 be adopted as circulated

CARRIED

502 Minutes of the Development Agreements Committee Meetings of September 20 (3), 25, 28(2), October, 1, 2(2), 3(10) and 4(2), 2007.

R/07-459 502
Minutes

Development Agmts It was moved and seconded
Committee

That the minutes of the Development Agreements Committee Meetings of September 20 (3), 25, 28(2), October 1, 2(2), 3(10) and 4(2), 2007 be received.

CARRIED

600 **PRESENTATIONS AT THE REQUEST OF COUNCIL**

601 **District of Maple Ridge Website - UBCM Community Excellence Award Winner in the Best Practices Website category**

The Chief Administrative Officer provided details of the UBCM Community Excellence Award presented to the District of Maple Ridge for its new website. He recognized staff on the website committee and thanked them for their efforts. He advised that work on new website for the Economic Development Office was also in progress.

700 **DELEGATIONS**

701 **Maple Ridge Recycling Society
- Carol Botting, President**

Ms. Botting gave a PowerPoint presentation which provided details of the Society's TV's and Computers Drop-off Day scheduled for October 13, 2007.

800 ***UNFINISHED BUSINESS***

801 **Council Procedures Bylaw – Part 18 – Delegations**

Staff report dated September 21, 2007 recommending approval of Maple Ridge Council Procedure Amending Bylaw No. 6514-2007 to allow for clearly defined rules for delegations wishing to present to Council or to Advisory Committees or Commissions.

R/07-460
BL 6514-2007
Three readings

It was moved and seconded

That Bylaw No. 6514-2007 be given first, second and third readings.

CARRIED

900 ***CORRESPONDENCE*** - Nil

1000 ***BY-LAWS***

Bylaws for Final Reading

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

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6494-2007**

Staff report dated September 18, 2007 recommending final reading.
To designate from Residential to Conservation for the protection of Roslyn Creek.

Final reading.

R/07-461
RZ/094/06
BL No. 6494-2007
Final reading

It was moved and seconded

That Bylaw No. 6494-2007 be adopted.

CARRIED

1001.2 Maple Ridge Zoning Amending Bylaw No. 6480-2007

Staff report dated September 18, 2007 recommending final reading.
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.
Final reading.

R/07-462

RZ/094/06

BL No. 6480-2007 It was moved and seconded

Final reading

That Bylaw No. 6480-2007 be adopted.

CARRIED

1002 RZ/078/06, 24901 108 Avenue

Maple Ridge Zone Amending Bylaw No. 6466-2007

Staff report dated September 18, 2007 recommending final reading.
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.
Final reading.

R/07-463

RZ/078/06

BL No. 6466-2007 It was moved and seconded

Final reading

That Bylaw No. 6466-2007 be adopted.

CARRIED

1003 RZ/093/04, 10316 240 Street and 10346 240 Street

Maple Ridge Zone Amending Bylaw No. 6342-2005

Staff report dated September 20, 2007 recommending final reading.
To rezone from RS-2 (One Family Suburban Residential) to R-3 (Special Amenity Residential District) to permit the future subdivision of 17 lots.
Final reading.

R/07-464

RZ/093/04

BL No. 6342-2005 It was moved and seconded

Final reading

That Bylaw No. 6342-2005 be adopted.

CARRIED

- 1004 **RZ/015/06, 24982 108 Avenue, 10706 248 Street, 10754 248 Street
Maple Ridge Zone Amending Bylaw No. 6446-2006**
Staff report dated September 20, 2007 recommending final reading.
To rezone from RS-3 (One Family Rural Residential) and A-2 (Upland Agricultural) to R-1 (Residential District), RS-1b (One Family Urban (Medium Density) Residential) and RS-2 (One Family Suburban Residential) to permit future subdivision into 80 lots.
Final reading.

R/07-465
RZ/015/06
BL No. 6446-2006 It was moved and seconded
Final reading

That Bylaw No. 6446-2006 be adopted.

CARRIED

- 1005 **RZ/090/06, 23267 Silver Valley Road, 13750 232 Street
Maple Ridge Zone Amending Bylaw No. 6483-2007**
Staff report dated September 26, 2007 recommending final reading.
To rezone from RS-3 (One Family Rural Residential) to RS-1 (One Family Urban Residential), RS-1b (One Family Urban [Medium Density] Residential) and RM-1 (Townhouse Residential) to permit construction of 31 townhouse units and the creation of a 21 lot subdivision.
Final reading.

R/07-466
RZ/090/06
BL 6483-2007 It was moved and seconded
Final reading

That Bylaw No. 6483 be adopted.

CARRIED

- 1006 **RZ/007/05, 24176, 24198, 24234 104 Avenue
Maple Ridge Zone Amending Bylaw No. 6390-2006**
Staff report dated September 26, 2007 recommending final reading.
To permit rezoning from RS-3 [One Family Rural Residential] to R-3 [Special Amenity Residential District] to permit subdivision into 34 lots.
Final reading.

The Director of Planning confirmed that a walkway will be constructed to coincide with the development of this subdivision.

R/07-467
RZ/007/05
BL 6390-2006
Final reading

It was moved and seconded

That Bylaw No. 6390-2006 be adopted.

CARRIED

1007 **RZ/084/06, 10630 248 Street**
Maple Ridge Zone Amending Bylaw No. 6482-2007
Staff report dated October 2, 2007 recommending final reading.
To rezone from RS-3 (One Family Rural Residential) and A-2 (Upland
Agricultural) to RM-1 (Townhouse Residential) to permit construction of a
13 unit townhouse development.
Final reading.

R/07-468
RZ/084/06
BL 6482-2007
Final reading

It was moved and seconded

That Bylaw No. 6482-2007 be adopted.

CARRIED

1008 **RZ/090/04, 10552 Jackson Road and 248 Street**
Maple Ridge Zone Amending Bylaw No. 6375-2005
Staff report dated October 2, 2007 recommending final reading.
To rezone from RS-3 (One Family Rural Residential) and A-2 (Upland
Agricultural) to RM-1 (Townhouse Residential) R-1 (Residential District) and
R-3 (Special Amenity Residential District) to permit development into
approximately 208 units made up of 87 single family lots and 121
townhouses.
Final reading.

R/07-469
RZ/090/04
BL 6375-2005
Final reading

It was moved and seconded

That Bylaw No. 6375-2005 be adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 COMMITTEE OF THE WHOLE

Minutes – October 1, 2007

R/07-470

Minutes – COW
October 1, 2007

It was moved and seconded

That the minutes of the Committee of the Whole Meeting of October 1, 2007 be received.

CARRIED

Public Works and Development Services

1101 RZ/095/06, 12636 228 Street, RS-3 to RS-1b

Staff report dated September 4, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6511-2007 to permit a 5 lot subdivision be given first reading and be forwarded to Public Hearing.

R/07-471

RZ/095/06

BL No. 6511-2007
First reading

It was moved and seconded

That Bylaw No. 6511-2007 be given first reading and be forwarded to Public Hearing; and

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) Road dedication as required; and**
- iii) Demolition of the existing house.**

CARRIED

1102 RZ/103/05, 23004 Dewdney Trunk Road, First Extension

Staff report dated September 24, 2007 recommending that a one year extension be granted for rezoning application RZ/103/05.

R/07-472
RZ/103/05

One year extension It was moved and seconded

That a one year extension be granted or rezoning application RZ/103/05 and that the following conditions be addressed prior to consideration of final reading:

- i) Registration of a Rezoning Development Agreement including the deposit of security as outlined in the Agreement.**

CARRIED

1103 DP/065/07, 11282 Cottonwood Drive

Staff report dated September 19, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/065/07 in support of a 71 unit phased townhouse development including relocation of 2 units to different buildings on site.

R/07-473
DP/065/07

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DP/065/07 respecting property located at 11282 Cottonwood Drive.

CARRIED

Councillor King and Councillor Speirs - OPPOSED

1104 DP/DVP/090/06, 23267 Silver Valley Road, 13750 232 Street

Staff report dated September 13, 2007 recommending that the Corporate Officer be authorized to sign and seal DVP/090/06 to vary front yard setbacks in the RM-1 zone and further that, the Corporate Officer be authorized to sign and seal DP/090/06 in support of a 31 unit townhouse development.

R/07-474
DP/DVP/090/06

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DVP/090/06 respecting property located at 23267 Silver Valley Road and 13750 232 Street; and further

That the Corporate Officer be authorized to sign and seal DP/090/06.

CARRIED

1105 **VP/071/07, 23267 Silver Valley Road and 13750 232 Street**

Staff report dated September 5, 2007 recommending that the Corporate Officer be authorized to sign VP/071/07 to vary the requirement to convert to underground wiring fronting the proposed RM-1 (Townhouse Residential) zone.

R/07-475
VP/071/07
Variances

It was moved and seconded

That the Corporate Officer be authorized to sign and seal VP/071/07 respecting property located at 23267 Silver Valley Road and 13750 232 Street.

CARRIED

1106 **VP/078/06, 24901 108 Avenue**

Staff report dated September 5, 2007 recommending that the Corporate Officer be authorized to sign VP/078/06 to vary the minimum standard width requirement for the new local urban road.

R/07-476
VP/078/06
Variances

It was moved and seconded

That the Corporate Officer be authorized to sign and seal VP/078/06 respecting property located at 24901 108 Avenue.

CARRIED

1107 VP/075/05, Lots 1 – 51, District Lot 263, Plan BCP 30587

Staff report dated September 10, 2007 recommending that the Corporate Officer be authorized to sign VP/075/05 to vary maximum building height.

R/07-477
VP/075/05
Variances

It was moved and seconded

That the Corporate Officer be authorized to sign and seal VP/075/05 respecting Lots 1 – 51, District Lot 263, Plan BCP 30587.

CARRIED

Mayor Robson - OPPOSED

1108 VP/094/06, 22990 Lougheed Highway, Roll #5256900006 (Lougheed Highway)

Staff report dated September 17, 2007 recommending that the Corporate Officer be authorized to sign VP/094/06 to vary setback for the townhouse development and to vary rear yard setbacks for the single family lot development.

The Manager of Legislative Services advised that correspondence opposing this application has been received from Jean-Paul Giroux, Shannon Giroux and Kristine Keating.

R/07-478
VP/094/06
Variances

It was moved and seconded

That the Corporate Officer be authorized to sign and seal VP/094/06 respecting property located at 22990 Lougheed Highway and Roll #5256900006 (Lougheed Highway).

CARRIED

1109 VP/029/05, 23701 Kanaka Way

Staff report dated September 18, 2007 recommending that the Corporate Officer be authorized to sign VP/029/05 to vary off-site servicing requirements for an unopened, unconstructed portion of 112th Avenue.

R/07-479
VP/029/05
Variances

It was moved and seconded

That the Corporate Officer be authorized to sign and seal VP/029/05 respecting property located at 23701 Kanaka Way.

CARRIED

1110 **VP/087/06, 10706, 10754 248 Street**

Staff report dated September 19, 2007 recommending that the Corporate Officer be authorized to sign VP/087/06 to vary a rear yard setback for 12 of the single family lots and to waive the requirement for the conversion of overhead wiring to underground wiring on 248 Street.

The Manager of Legislative Services advised that a letter signed by Patrycja Tkacz, Travis Kraft, Michael Clarke, Fay Day, Silvia Klassen and P. Stevenson expressing opposition to this application has been received.

R/07-480
VP/087/06
Variances

It was moved and seconded

That the Corporate Officer be authorized to sign and seal VP/087/06 respecting properties located at 10706 and 10754 248 Street.

CARRIED

1111 **VP/075/07, 10316, 10346 240 Street**

Staff report dated September 20, 2007 recommending that the Corporate Officer be authorized to sign VP/075/07 to waive the requirement for the conversion of overhead utility wiring to underground wiring on 240 Street.

R/07-481
VP/075/07
Variances

It was moved and seconded

That the Corporate Officer be authorized to sign and seal VP/075/07 respecting properties located at 10316 and 10346 240 Street.

CARRIED

1112 SD/090/06, 5% Money in Lieu of Parkland Dedication, 23267 Silver Valley Road, 13750 232 Street,

Staff report dated September 19, 2007 recommending that the owner of the subject property pay an amount that is not less than \$49,800.

R/07-482

SD/090/06

5% Money in Lieu Of Parkland It was moved and seconded

That pursuant to the *Local Government Act's* regulation regarding 5% Parkland Dedication or payment of Money in Lieu, be it resolved that the owner of land proposed for subdivision at 23267 Silver Valley Road and 13750 232 Street, under application SD/090/06, shall pay to the District of Maple Ridge an amount that is not less than \$49,800.

CARRIED

1113 SD/033/07, Maple Ridge Subdivision and Development Servicing Amending Bylaw

Staff report dated September 19, 2007 recommending that Maple Ridge Subdivision and Development Servicing Bylaw No. 6479-2007, to ensure that new subdivision and development proposals meet required servicing standards, be given three readings.

R/07-483

SD/033/07

BL No. 6479-2007 It was moved and seconded

That Maple Ridge Subdivision and Development Servicing Bylaw No. 6479-2007 be read a first, second and third time.

CARRIED

1114 Maple Ridge Transit Shelter Agreement

Staff report dated September 24, 2007 recommending that staff negotiate an extension to the Agreement between the District of Maple Ridge and Pattison Outdoor Advertising.

R/07-484
Pattison Outdoor
Advertising

It was moved and seconded

That staff be directed to negotiate an extension to the Maple Ridge Transit Shelter Agreement between the District of Maple Ridge and Pattison Outdoor Advertising and that the extension include adjustments to the District's revenue.

CARRIED

1115 **26th Annual Haney-Harrison Road Relay, Use of Streets**

Staff report dated September 21, 2007 recommending the use of municipal streets be authorized for the 26th Annual Haney-Harrison Road Relay on Saturday, November 3, 2007.

R/07-485
Use of Streets
Haney-Harrison
Road Relay

It was moved and seconded

That use of municipal streets be authorized for the 26th Annual Haney-Harrison Road Relay on Saturday, November 3, 2007, provided the conditions outlined in Schedule "A" attached to the staff report dated September 21, 2007 are met.

CARRIED

Financial and Corporate Services (including Fire and Police)

Note: Councillor Daykin excused himself from the discussion of Item 1131 as he is a Board representative of an organization named in the 2008 Permissive Tax Exemptions report

1131 **2008 Permissive Tax Exemptions**

Staff report dated September 18, 2007 recommending that Maple Ridge Tax Exemption Bylaw No. 6513-2007 be given three readings.

R/07-486

Tax Exemptions

BL No. 6513-2007 It was moved and seconded

Three readings

That Maple Ridge Tax Exemption Bylaw 6513-2007 be read a first, second and third time.

CARRIED

Note: Councillor Daykin returned to the meeting

Community Development and Recreation Service - Nil

Correspondence - Nil

Other Committee Issues - Nil

1200 **STAFF REPORTS**

1201 **The Royal Canadian Legion – Remembrance Day Parade, Use of Streets**

Staff report dated October 1, 2007 providing information pertaining to the use of municipal streets by the Royal Canadian Legion for the Remembrance Day Parade on Sunday, November 11, 2007.

1300 **RELEASE OF ITEMS FROM CLOSED COUNCIL**

Repeal of Resolution R/07-C-435 and re-issuance of a demolition order (from the October 1, 2007 Closed Council Meeting)

1400 **MAYOR'S REPORT**

Mayor Robson attended a meeting with representatives from the Caring Place, the Downtown Maple Ridge Business Improvement Association and the RCMP. He also attended the local Real Estate Board Maple Ridge/Pitt Meadows Division Thanksgiving Dinner.

1500 **COUNCILLORS' REPORTS**

Councillor Hogarth

Councillor Hogarth attended the Union of British Columbia Municipalities conference, the Urban Development Institute Awards dinner and the Rivers' Day event. He participated in the local Real Estate Board Maple Ridge/Pitt Meadows Division Thanksgiving Dinner 12th Annual event and thanked families and sponsors for their volunteer work at this dinner.

Councillor Dueck

Councillor Dueck attended the Maple Ridge Social Planning Advisory Committee meeting and advised that a Stone Soup event will be held on October 16th and encouraged all to donate food for this event. She also attended the Discovery Church Open House. She advised that this is Fire Prevention Week and that local firefighters have been attending schools during the week to teach fire safety.

Councillor Daykin

Councillor Daykin attended the Rivers' Day event and recognized the efforts of the volunteers and the environmental stewardship groups involved. He reminded all of the electronic waste recycling day on October 13, 2007.

Councillor Stewart

Councillor Stewart attended the Rivers' Day event, an Agriculture Advisory Committee meeting and an Alouette River Flood Task Force meeting. He also attended a Metro Vancouver Labour Relations Bureau meeting and the Union of British Columbia Municipalities conference. He reported that the Lower Mainland Treaty Advisory Committee had received continued funding.

Councillor Speirs

Councillor Speirs attended a Maple Ridge Heritage Commission meeting, the Rivers' Day celebration and the Union of British Columbia Municipalities conference.

Councillor King

Councillor King attended the Rivers' Day event, the Maple Ridge Social Planning Advisory Committee meeting, the Agriculture Advisory Committee meeting and the Arts Council Annual General Meeting. She also attended the Union of British Columbia Municipalities conference. Councillor King recognized the effort by Planning Department staff in dealing with the large number of projects presented at recent meetings.

1600 **OTHER MATTERS DEEMED EXPEDIENT** - Nil

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

1800 **QUESTIONS FROM THE PUBLIC**

David Laird

Mr. Laird expressed his appreciation for the work done by staff and Council to complete all the projects on the agenda.

1900 **ADJOURNMENT** - 7:56 p.m.

Certified Correct

G. Robson, Mayor

C. Marlo, Corporate Officer