

District of Maple Ridge

COUNCIL MEETING

May 25, 2010

The Minutes of the Municipal Council Meeting held on May 25, 2010 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 E. Daykin
Councillor C. Ashlie
Councillor J. Dueck
Councillor A. Hogarth
Councillor L. King
Councillor M. Morden
Councillor C. Speirs
(via teleconferencing)

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**

Pastor Les Warriner – Living Way Foursquare Church

300 **INTRODUCTION OF ADDITIONAL AGENDA ITEMS**

Item 1004 RZ/014/08, 13655 256 Street, Maple Ridge Zone Amending
Bylaw No. 6613-2008

400 **APPROVAL OF THE AGENDA**

The agenda was approved with the addition of Item 1004

500 **ADOPTION AND RECEIPT OF MINUTES**

501 Minutes of the Regular Council Meeting of

R/2010-282 501
Minutes

Regular Council
May 11, 2010

It was moved and seconded

**That the minutes of the Regular Council Meeting of May 11,
2010 be adopted as circulated**

CARRIED

502 Minutes of the Public Hearing Meeting of May 18, 2010

R/2010-283
Minutes

Public Hearing
May 18, 2010

It was moved and seconded

**That the minutes of the Public Hearing of May 18, 2010 be
received.**

CARRIED

503 Minutes of the Development Agreements Committee Meetings of May 3(2)
and 17(4), 2010

R/2010-284
Minutes

Development Agmt
Committee

It was moved and seconded

**That the minutes of the Development Agreements Committee
Meetings of May 3(2) and 17(4), 2010 be received.**

CARRIED

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

700 **DELEGATIONS**

701 **SPARC BC – Access Awareness Day 2010
– E. Szucs, Manager of Accessibility**

Ms. Szucs gave a PowerPoint presentation which provided information on SPARC BC and the function of the organization. She outlined new bylaws and policies developed by SPARC BC to deal with an aging population and a higher prevalence of disabilities, provided numbers on the use of SPARC BC parking permits in Maple Ridge and on persons in the community who have either visible or invisible disabilities and reviewed supporters of SPARC BC. She reminded residents that June 5th is Access Awareness Day 2010.

702 **AL/027/10, Application to Exclude Land from the Agricultural Land Reserve
- S. Muldoon**

Ms. Muldoon expressed her opposition to Application AL/027/10 to exclude land from the agricultural land reserve.

800 **UNFINISHED BUSINESS**

801 **Salvation Army Family Emergency Shelter Facility at Municipal Owned
House**

Staff report dated May 11, 2010 recommending that the request by the Salvation Army for use of a municipal rental property for a one year family emergency shelter pilot project be approved and that a community grant to subsidize the rental cost of the municipal house be approved.

R/2010-285
Use of Municipal
Rental Property

It was moved and seconded

That the Salvation Army request for use of municipal rental property located at 12061 – 222 Street for a one year Family Emergency Shelter pilot project be approved; and further

That a Community Grant for the Salvation Army in the amount of \$6,200 in 2010 and \$3,100 in 2011 be approved to subsidize the rental cost of the municipal house.

CARRIED

802 **Proposed Bylaw Amendments to Support Urban Beekeeping**

Staff report dated May 11, 2010 requesting staff direction to prepare bylaw amendments and guidelines to allow beekeeping in urban areas.

R/2010-286
Urban Beekeeping

It was moved and seconded

That direction be given to staff to further explore the development of zoning bylaw amendments for beekeeping in the urban area of Maple Ridge.

CARRIED

900 **CORRESPONDENCE** – Nil

1000 **BY-LAWS**

Note Items 1001 to 1003 are from the Public Hearing of May 18, 2010

Bylaws for Third Readings

1001 **RZ/035/08, 11295 and 11307 Maple Crescent**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6665-2009**
To amend Schedule “B” of the Official Community Plan from Urban Residential to Industrial
Third reading

The Director of Planning clarified that M-3 zoning is not intended for heavy industrial use. She also advised that types of use for the building will be regulated through business licensing

R/2010-287
RZ/035/08
BL No. 6665-2009
Third reading

It was moved and seconded

That Bylaw No. 6665-2009 be given third reading.

CARRIED

Councillor Morden - OPPOSED

1001.2 Maple Ridge Zone Amending Bylaw No. 6666-2009

To rezone from C-3 (Town Centre Commercial) to M-3 (Special Industrial) to remove the split-zone to permit the future construction of a new two-storey industrial strata building on a new consolidated lot.

Third reading

R/2010-288

RZ/035/08

BL No. 6666-2009 It was moved and seconded

Third reading

That Bylaw No. 6666-2009 be given third reading.

CARRIED

Councillor Morden - OPPOSED

1002 RZ/071/09, 12161 237 Street

1002.1 Maple Ridge Official Community Plan Amending Bylaw No. 6718-2010

To amend Schedule "B" of the Official Community Plan from Agricultural to Urban Residential to amend the Urban Area Boundary and to remove "Starred Property" Designation.

Third reading

R/2010-289

RZ/071/09

BL No. 6718-2010 It was moved and seconded

Third reading

That Bylaw No. 6718-2010 be given third reading.

CARRIED

Councillor King, Councillor Speirs - OPPOSED

1002.2 Maple Ridge Zone Amending Bylaw No. 6719-2010

To rezone from A-1 (Small Holding Agricultural) to RM-1 (Townhouse Residential) to permit the construction of 105 townhouses in duplex and fourplex forms.

Third reading

R/2010-290

RZ/071/09

BL No. 6719-2010 It was moved and seconded

Third reading

That Bylaw No. 6719-2010 be given third reading.

CARRIED

Councillor King, Councillor Speirs - OPPOSED

1003 RZ/072/09, 10121, 10141 & 10175 240 Street

1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6731-2010**

To amend Schedule "B" of the Official Community Plan from Agricultural to Urban Residential and Conservation, to amend the Urban Area Boundary and to remove the "Starred Property" Designation and to amend Schedule "C" of the Official Community Plan to add as conservation.

Third reading

The Director of Planning advised that lowering density for the proposed development can be done if the applicant is in agreement. She also advised on the parking bylaw in terms of the number of parking spaces required for such a development.

R/2010-291

RZ/072/09

BL No. 6713-2010 It was moved and seconded

Third reading

That Bylaw No. 6713-2010 be given third reading.

CARRIED

Councillor Ashlie, Councillor King - OPPOSED

1003.2 **Maple Ridge Zone Amending Bylaw No. 6732-2010**

To rezone from RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the construction of 164 townhouses.

Third reading

R/2010-292

RZ/072/09

BL No. 6732-2010 It was moved and seconded

Third reading

That Bylaw No. 6732-2010 be given third reading.

CARRIED

Councillor Ashlie, Councillor King - OPPOSED

Bylaws for Final Reading

1004 RZ/014/08, 13655 256 Street

Maple Ridge Zone Amending Bylaw No. 6613-2008

To rezone from A-2 [Upland Agriculture] and P-5 [Corrections and Rehabilitation] to M-2 [General Industrial] & M-4 [Extraction Industrial] to permit the manufacture and retail sale of concrete products and gravel processing.

Final reading

R/2010-293

RZ/014/08

BL No. 6613-2008 It was moved and seconded

Final reading

That Bylaw No. 6613-2008 be adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 ***COMMITTEE OF THE WHOLE***

Minutes – May 17, 2010

R/2010-294

Minutes

COW

May 17, 2010

It was moved and seconded

That the minutes of the Committee of the Whole Meeting of May 17, 2010 be received.

CARRIED

Public Works and Development Services

1101 RZ/075/09, 23553 Larch Avenue, RS-3 to R-1 and RST-SV

Staff report dated May 10, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6737-2010 be given first reading and that the applicant provide further information as described on Schedules C, D, E and G of the Development Procedures Bylaw No. 5879-1999.

The General Manager of Public Works and Development advised that a report addressing issues on 236 Street and Larch Avenue will be brought forward to Council at an upcoming meeting in June.

R/2010-295

RZ/075/09

BL No. 6737-2010 It was moved and seconded

First reading

That Bylaw No. 6737-2010 be give first reading; and

That the applicant provide further information as described in Schedule C, D, E, & G of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1102 RZ/012/09, 12153 214 Street, RS-1 to RT-1

Staff report dated May 4, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6743-2010 to permit development of a duplex be given first and second readings and be forwarded to Public Hearing.

R/2010-296

RZ/012/09

BL No. 6743-2010 It was moved and seconded

First and Second
Readings

- 1. That Bylaw No. 6743-2010 be given first reading and second reading and be forwarded to Public Hearing; and**
- 2. 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 as a Restrictive Covenant and receipt of the deposit of security as outlined in the Agreement;**
 - iii. Road dedication as required;**

- iv. A Restrictive Covenant for the duplex design must be registered at the Land Title Office;
- v. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations.
- vi. Pursuant to the *Contaminated Site Regulations of the Environmental Management Act*, the applicant will provide a Site Profile for the subject lands.

CARRIED

1103 RZ/083/09, 12771 McNutt Road, RS-3 to RS-2

Staff report dated May 6, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6730-2010 to permit subdivision and subsequent development into 3 single family residential lots be given first and second readings and be forwarded to Public Hearing.

R/2010-297

RZ/083/09

BL No. 6730-2010 It was moved and seconded

First and Second
Readings

1. That Bylaw No. 6730-2010 be given first and second readings and be forwarded to Public Hearing; and
2. That the following items and conditions be met prior to final reading:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of security as outlined in the Agreement;
 - ii. Registration of a geotechnical report as a Restrictive Covenant which addresses the suitability of the site for the proposed development;
 - iii. Road dedication as required;
 - iv. Removal of the existing buildings;
 - v. Approval from the appropriate authorities for septic disposal;
 - vi. An Engineer's report providing an analysis of the present water system to confirm minimum static pressure of 40 psi at the elevation of highest plumbing fixture in the proposed house or at the highest elevation of the required sprinkler heads within the house;
 - vii. Confirmation that utility companies can provide servicing to all proposed lots;

- viii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations; and
- ix. Pursuant to the *Contaminated Site Regulations of the Environmental Management Act*, the subdivider will provide a Site Profile for the subject land.

CARRIED

Councillor King, Councillor Speirs - OPPOSED

1104 RZ/028/10, 20623 113 Avenue, 20615 113 Avenue, 11312 206 Street, RS-1 to RM-2

Staff report dated May 10, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6738-2010 not be given first reading.

R/2010-298 1104.1
RZ/028/10
BL No. 6738-2010 It was moved and seconded
No First reading

That Bylaw No. 6738-2010 not be given first reading.

DEFEATED

Mayor Daykin, Councillor Ashlie, Councillor Dueck, Councillor Hogarth, Councillor Morden - OPPOSED

R/2010-299 1104.2
RZ/028/10
BL No. 6738-2010 It was moved and seconded
First reading

That Bylaw No. 6738-2010 be given first reading.

CARRIED

Councillor King, Councillor Speirs - OPPOSED

R/2010-300

RZ/028/10

BL No. 6738-2010 It was moved and seconded

First reading

That the applicant provide further information as described in Schedule C, D, E, & G of the Development Procedures Bylaw No. 5879-1999.

CARRIED

Councillor King, Councillor Speirs - OPPOSED

1105 RZ/059/08, 11873 and 11865 Burnett Street, First Extension

Staff report dated May 6, 2010 recommending that a one year extension be granted for rezoning application RZ/059/08.

R/2010-301

RZ/059/08

First Extension It was moved and seconded

That a one year extension be granted for rezoning application RZ/059/08 and that the following conditions be addressed prior to consideration of final reading:

- i. **Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of security as outlined in the Agreement;**
- ii. **Registration of a geotechnical report as a Restrictive Covenant which addresses the suitability of the site for the proposed development;**
- iii. **A Statutory right of way plan and agreement for the proposed bikeway along the southern edge of the subject sites must be registered at the Land Title Office;**
- iv. **Road dedication as required;**
- v. **Consolidation of the development site;**
- vi. **Removal of the existing buildings;**
- vii. **Registration of a Restrictive Covenant protecting the Visitor parking.**

CARRIED

1106 RZ/040/10, Zoning Bylaw Text Amendment

Staff report dated May 11, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6744-2010 to better align District bylaws with the policies of the Agricultural Land Commission be given first and second readings and be forwarded to Public Hearing.

R/2010-302
RZ/040/10
Zoning Bylaw
Text Amendment

It was moved and seconded

That Bylaw No. 6744-2010 be given first and second reading and forwarded to Public Hearing.

CARRIED

1107 AL/027/10, Application to Exclude Land from the Agricultural Land Reserve, 12662, 12696, 12766, 12930, and 12960 203 Street, 12987 210 Street, 20370, 20650 132 Avenue

Staff report dated May 10, 2010 providing options for consideration of application AL/027/10 for the exclusion of 60 (152.2 acres) of land from the Agricultural Land Reserve.

R/2010-303
AL/027/10
Public Information
Meeting
DEFEATED

It was moved and seconded

That a public information meeting be held on Application AL/027/10.

Mayor Daykin advised that a recording of this agenda item would be sent to the Agricultural Land Commission if Council forwarded the application.

DEFEATED

Mayor Daykin, Councillor Ashlie, Councillor Dueck, Councillor Hogarth, Councillor Morden - OPPOSED

R/2010-304
AL/027/10
Not forward to
ALC
DEFEATED

It was moved and seconded

That Application AL/027/10 for property located at 12662, 12696, 12766, 12930 and 12960 203 Street, 12987 210 Street, 132 Avenue, 20370, 20650 132 Avenue not be authorized to go forward to the Agricultural Land Commission.

DEFEATED

Mayor Daykin, Councillor Ashlie, Councillor Dueck, Councillor Hogarth, Councillor Morden - OPPOSED

R/2010-305

It was moved and seconded

That Application AL/027/10 for property located at 12662, 12696, 12766, 12930 and 12960 203 Street, 12987 210 Street, 132 Avenue, 20370, 20650 132 Avenue be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

CARRIED

Councillor King, Councillor Speirs - OPPOSED

1108 **SD/090/08, 5% Money in Lieu of Parkland Dedication, 22846 128 Avenue**

Staff report dated May 6, 2010 recommending that the owner of the subject property pay an amount that is not less than \$50,500.

R/2010-306
SD/090/08
5% Money in Lieu
Of Parkland

It was moved and seconded

That pursuant to Council's policy regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of the land proposed for subdivision at 22846 128 Avenue, under application SD/090/08, shall pay to the District of Maple Ridge an amount that is not less than \$50,500.00.

CARRIED

**1109 SD/064/09, 5% Money in Lieu of Parkland Dedication, 23948, 23942
Dewdney Trunk Road**

Staff report dated May 7, 2010 recommending that the owner of the subject property pay an amount that is not less than \$57,500.

R/2010-307

SD/064/09

5% Money in Lieu
Of Parkland

It was moved and seconded

That pursuant to Council's policy regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of the land proposed for subdivision at 23948 and 23942 Dewdney Trunk Road, under application SD/064/09, shall pay to the District of Maple Ridge an amount that is not less than \$57,500.00.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 Disbursements for the month ended April 30, 2010

Staff report dated May 11, 2010 recommending that disbursements for April 2010 be approved.

R/2010-308

Disbursements
April 2010

It was moved and seconded

That the disbursements as listed below for the month ended April 30, 2010 be approved.

General	\$ 8,178,131
Payroll	\$ 1,527,603
Purchase Card	\$ 94,496
	<u>\$ 9,800,230</u>

CARRIED

1132 Adjustments to the 2010 Collector's Roll

Staff report dated May 3, 2010 submitting information on changes to the 2010 Collector's Roll through the issuance of Supplementary Rolls 01 and 02.

Submitted for information only

1133 Soliciting for Donations

Staff report dated May 5, 2010 recommending that a request for permission to allow Public Outreach Consultancy Inc. to solicit for monthly donations for the Canadian Red Cross Campaign be approved.

R/2010-309
Soliciting for
Donations

It was moved and seconded

That the request from Public Outreach Consultancy Inc., a professional fundraising organization, for permission to solicit for monthly donations, at specific locations on municipal sidewalks, be approved for the Canadian Red Cross Campaign only, and upon the following conditions:

- 1. Solicitation is not conducted within 5 metres of a financial institution;**
- 2. Solicitation takes place between the hours of 9:00 a.m. and 6:00 p.m.; and**
- 3. Solicitation does not disrupt the public's ability to enter and exit local businesses; and further**

That the necessary business licence be obtained prior to commencing fundraising on municipal sidewalks.

R/2010-310
Soliciting for
Donations

It was moved and seconded

That consideration of Resolution R/2010-309 be deferred until the June 7, 2010 Council Workshop Meeting and the June 8, 2010 Council Meeting.

CARRIED

1134 **2011 – 2015 Business Planning Guidelines**

Staff report dated May 11, 2010 recommending that the Business Planning and Budget Guidelines for 2011 through 2015 be approved.

The General Manager of Corporate and Finance gave a PowerPoint presentation outlining Business Planning and Budget guidelines for 2011-2015. He highlighted the budget guidelines on Pages 10 and 11 of the 2011-2015 Business Planning Guidelines and advised that the public is welcome to attend the District's business planning meetings.

R/2010-311

2011-2015

Business Planning It was moved and seconded
Guidelines

That the public comments and the 2011-2015 Business Planning Guidebook be forwarded to the June 8, 2010 Council meeting for consideration.

CARRIED

Community Development and Recreation Service - Nil

Correspondence – Nil

Other Committee Issues – Nil

1200 **STAFF REPORTS** – Nil

1300 **RELEASE OF ITEMS FROM CLOSED COUNCIL**

1400 **MAYOR'S REPORT**

Mayor Daykin reminded all that May 16 to 22 is Public Works Week. He acknowledged the importance of the District's Operations crews and Public Works employees.

Note: Councillor Speirs ended his participation in the meeting.

1500 ***COUNCILLORS' REPORTS***

Councillor Hogarth

Councillor Hogarth attended meetings of the Maple Ridge/Pitt Meadows Municipal Advisory Committee on Accessibility Issues and the Economic Advisory Commission.

Councillor Dueck

Councillor Dueck attended a Healthier Communities Forum.

Councillor Ashlie

Councillor Ashlie attended a Healthier Communities Forum. She also complimented the crew at the Operations Centre in recognition of Public Works Week.

Councillor Morden

Councillor Morden attended the Lower Mainland Local Government Association conference as well as his regular meetings.

Councillor King

Councillor King reminded all of Bike to Work Week from May 31 to June 1 and encouraged Council members and staff to participate in the event.

1600 ***OTHER MATTERS DEEMED EXPEDIENT***

1601 **Verification of Compliance with Medicinal Marihuana Access Regulations**

Staff report dated May 21, 2010 recommending that a resolution pertaining to medicinal marihuana submitted to the Federation of Canadian Municipalities also be submitted to the Union of British Columbia Municipalities.

R/2010-312

Medicinal

Marihuana Access
Regulations

It was moved and seconded

That the resolution attached to the staff report dated May 21, 2010 titled "Verification of Compliance with Medicinal Marihuana Access Regulations" submitted to the Federation of Canadian Municipalities also be submitted to the Union of British Columbia Municipalities; and further

That the Mayor be directed to send a letter to Randy Kamp, Member of Parliament for Pitt Meadows-Maple Ridge-Mission, outlining the concerns of Mayor and Council with the impact of the Medicinal Marihuana Access Regulations on local governments and asking him to call upon Health Canada to take immediate action to institute processes to verify compliance with the applicable federal, provincial, territorial and municipal legislations and regulations for licenses issued under the Medicinal Marihuana Access Regulations.

CARRIED

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

Note: Councillor Ashlie left the meeting at 10:16 p.m.

1800 ***QUESTIONS FROM THE PUBLIC***

Dan Olson

Mr. Olson asked when Mayor and Council had last ridden a bus in the community and suggested that all take a specified bus route to assess service.

Diana Williams

Ms. Williams asked whether an urban boundary review was done for Application AL/027/10. She also asked what was planned for the land and what type of industry is being planned.

Michael Sather

Mr. Sather asked the Mayor and the Councillors who were in support of the removal of agricultural land as proposed by Application AL/027/10 whether they are in favour of, or opposed to, Metro Vancouver's regional growth strategy.

1900 ***ADJOURNMENT*** - 10:21 p.m.

E. Daykin, Mayor

Certified Correct

C. Marlo, Corporate Officer