

COUNCIL MEETING MINUTES

April 23, 2019

The Minutes of the City Council Meeting held on April 23, 2019 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	Appointed Staff
<i>Elected Officials</i>	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	F. Quinn, General Manager Public Works and Development Services
Councillor K. Duncan	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor J. Dueck	L. Benson, Director of Corporate Administration
Councillor C. Meadus	T. Thompson, Chief Financial Officer
Councillor G. Robson	<i>Other Staff as Required</i>
Councillor R. Svendsen	C. Carter, Director of Planning
Councillor A. Yousef	D. Pollock, Municipal Engineer
	C. Goddard, Manager of Development and Environmental Services
	B. Elliott, Manager of Community Planning

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca.
The meeting was also live streamed and is available at <http://media.mapleridge.ca/Mediasite/Showcase/default/Channel/council>.

100 **CALL TO ORDER**

The Mayor called the meeting to order at 7:02 p.m.

200 **AMENDMENTS TO THE AGENDA - NIL**

300 **APPROVAL OF THE AGENDA**

R/2019-241

It was moved and seconded

That the April 23, 2019 Regular Council agenda be approved as circulated.

CARRIED

400 **ADOPTION OF MINUTES - NIL**

500 **PRESENTATIONS AT THE REQUEST OF COUNCIL – NIL**

600 **DELEGATIONS**

601 **Maple Ridge/Pitt Meadows Community Services**

Update on Youth Wellness Centre and transition to Foundry

- Alicia Erenli, Program Coordinator/Site Lead of Youth Wellness Centre
- Hailey Holloway, Principal Interior Designer, Work Design Studio Inc.
- Vanessa Jansen, Principal Interior Designer, Work Design Studio Inc.

The delegation provided a six-minute video on the Foundry youth services and a presentation.

Council expressed their appreciation of the new space, the services they bring to the community, and the generous donations that helped bring the space together.

602 **Maple Ridge Pitt Meadows Katzie Local Immigration Partnership (LIPs) Overview presentation**

- Roberta O'Brien, interim LIPs Coordinator
- Carolina Echeverri, future LIPs Coordinator

Council asked questions relative to upcoming events and services provided

R/2019-242

It was moved and seconded

That the City provide a letter of support for the Maple Ridge Pitt Meadows Katzie Local Immigration Partnership by April 30, 2019.

CARRIED

650 **QUESTIONS FROM THE PUBLIC**

There were 5 speakers covering the following topics:

1. Cannabis production, role of the ALC, enforcement
2. Proposed cannabis facility on 132 Avenue
3. Memorial Peace Park rally
4. Developer-funded campaign contributions
5. Cannabis facility construction in a floodplain

For full details, watch the Council Meeting video at
<http://media.mapleridge.ca/Mediasite/Showcase/default/Channel/council>

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of Development Agreements Committee Meeting of April 9, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council

- Audit and Finance Committee – February 19, 2019
- Community Heritage Commission – December 13, 2018 and February 14, 2019
- Environmental Advisory Committee – February 13, 2019
- Public Art Steering Committee – January 31, 2019

704 **Release of Items from Closed Council Status**

From the January 14, 2019 Closed Council Meeting:

Item 04.01 Community Heritage Commission Membership
2019/2020 Term Appointments
Item 04.02 Agricultural Advisory Committee Membership
2019/2020 Term Appointments

From the January 29, 2019 Closed Council Meeting:

Item 04.01 Social Policy Advisory Committee Membership 2019
Appointments
Item 04.02 Public Art Steering Committee 2019 Term Appointments

From the March 12, 2019 Closed Council Meeting:

Item 04.02 Active Transportation Membership Appointments

R/2019-243

It was moved and seconded

That the items on the Consent Agenda be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS***

801 **Updated Maple Ridge Zoning Bylaw No. 7600-2019; First Reading**

Staff report dated April 9, recommending that Maple Ridge Zoning Bylaw No. 7600-2019 be given first reading.

R/2019-244

It was moved and seconded

That Maple Ridge Zoning Bylaw No. 7600-2019 be given first reading.

CARRIED

802 2019-2023 Financial Plan Amending Bylaw

Staff report dated April 16, 2019 recommending that Maple Ridge 2019-2023 Financial Plan Amending Bylaw No. 7544-2019 be given first, second and third readings.

R/2019-245

It was moved and seconded

That Maple Ridge 2019-2023 Financial Plan Amending Bylaw No. 7544-2019 be given first, second and third readings.

CARRIED

803 2019 Property Tax Rates Bylaw

Staff report dated April 16, 2019 recommending that 2019 Property Tax Rates Bylaw No. 7545-2019 be given first, second and third readings.

R/2019-246

It was moved and seconded

That 2019 Property Tax Rates Bylaw No. 7545-2019 be given first, second and third readings.

CARRIED

Councillor G. Robson – OPPOSED

804 Sewer Rate Bylaw Amendment

Staff report dated April 16, 2019 recommending that Sewer Rate Amending Bylaw No. 7546-2019 be given first, second and third readings.

R/2019-247

It was moved and seconded

That Sewer Rate Amending Bylaw No. 7546-2019 be given first, second and third readings.

CARRIED

805 Albion and Maple Ridge Road 13 Dyking Districts 2019 Tax Rate Bylaws

Staff report dated April 23, 2019 recommending that Albion Dyking District Tax Rates Bylaw No. 7458-2019 and Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7459-2019 to be given first, second and third readings.

R/2019-248

It was moved and seconded

That Albion Dyking District Tax Rates Bylaw No. 7458 -2019 be given first, second and third readings; and,

That Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7459-2019 be given first, second and third readings.

CARRIED

Councillor G. Robson - OPPOSED

900 **CORRESPONDENCE** – NIL

1000 **BYLAWS**

1001 **2017-124-RZ, 12555, 12599, 12516 240 Street and 12511 241 Street**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019**

To amend Schedules “B” and “C” from areas designated Estate Suburban Residential to Conservation and Forest and by adding areas designated to Conservation and to Forest.

Third reading

Councillor A. Yousef left the meeting at 8:31 p.m. and returned at 8:33 p.m.
Councillor K. Duncan left the meeting at 8:53 p.m. and returned at 8:54 p.m.

R/2019-249

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019 be given third reading.

CARRIED

Councillor G. Robson, Councillor A. Yousef, and Councillor K. Duncan – OPPOSED

Councillor A. Yousef and Councillor K. Duncan left the meeting at 9:08 p.m. Councillor A. Yousef returned to the meeting at 9:08 p.m.

1001.2 **Maple Ridge Zone Amending Bylaw No. 7343-2017**

To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to create a 26 lot subdivision with park dedication on a 8.19 hectare (20 acre) site.

Third reading

R/2019-250

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7343-2017 be given third reading.

CARRIED

Councillor G. Robson and Councillor A.

Councillor K. Duncan returned to the meeting at 9:10 p.m. and was not in attendance for the vote.

- 1002 **Maple Ridge Filming Fees Amending Bylaw No. 7538-2019**
To bring fees and charges to a level consistent with surrounding municipalities
Adoption

R/2019-251

It was moved and seconded

That Maple Ridge Filming Fees Amending Bylaw No. 7538-2019 be adopted.

CARRIED

1100 ***COMMITTEE REPORTS AND RECOMMENDATIONS***

1101 **2019-018-AL, 22673 132 Avenue**

Staff report dated April 16, 2019 recommending that application 2019-018-AL be deferred until a Council Policy for processing applications to the Agricultural Land Commission has been adopted and that additional non-farm use applications for cannabis production within the Agricultural Land Reserve be deferred pending the outcome of the Council policy for processing applications to the Agricultural Land Commission.

R/2019-252

It was moved and seconded

That application 2019-018-AL be deferred until a Council policy for processing applications to the Agricultural Land Commission has been adopted.

That additional non-farm use applications for cannabis production within the Agricultural Land Reserve be deferred pending the outcome of the Council policy for processing applications to the Agricultural Land Commission.

CARRIED

1102 2014-040-RZ, 24138 Lougheed Highway, RS-3 to RS-2

Staff report dated April 16, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7221-2016 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into two residential lots, not less than 4,000 m² (1 acre) be given first reading and that the applicant provide further information as described on Schedules A, B and G of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

R/2019-253

It was moved and seconded

In respect of Section 879 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;**
- iii. The Council of any municipality that is adjacent to the area covered by the plan;**
- iv. First Nations;**
- v. School District Boards, greater boards and improvements district boards; and**
- vi. The Provincial and Federal Governments and their agencies.**

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

That first reading for Zone Amending Bylaw No. 7221-2016 be granted, and

That the applicant provide further information as described on Schedules A, B and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program, where a voluntary contribution will be requested for an approximate amount of \$10,200.

CARRIED

Councillor K. Duncan, Councillor G. Robson and Councillor A. Yousef – OPPOSED

1103 2018-301-RZ, 12294 Laity Street, RS-1 to R-1

Staff report dated April 16, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7486-2018 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision be given second reading and be forwarded to Public Hearing.

R/2019-254

It was moved and seconded

1. **That Zone Amending Bylaw No. 7486-2018 be given second reading, and be forwarded to Public Hearing; and**
2. **That the following terms and conditions be met prior to final reading:**
 - i. **Road dedication on Laity Street as required;**
 - ii. **Registration of a Restrictive Covenant for Stormwater Management;**
 - iii. **Removal of existing buildings;**
 - iv. **In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and**

That a voluntary contribution, in the amount of \$5,100 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1104 2017-524-DVP, 24650 and 24683 106 Avenue; 10589 and 10605 Jackson Road; and 10597 McVeety Street

Staff report dated April 16, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-524-DVP respecting properties located at 24650 and 24683 106 Avenue, 10589 and 10605 Jackson Road, and 10597 McVeety Street.

The Corporate Officer advised that 23 letters were mailed out in relation to the application and no responses were received.

R/2019-255

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-524-DVP respecting properties located at 24650 and 24683 106 Avenue, 10589 and 10605 Jackson Road, and 10597 McVeety Street.

CARRIED

1105 Gasoline and Diesel Fuel Supply

Staff report dated April 16, 2019 recommending that the City enter into a letter agreement with Suncor Energy Products Partnership for the supply and delivery of gasoline and diesel fuels and that the Corporate Officer be authorized to execute the letter agreement.

R/2019-256

It was moved and seconded

That the City of Maple Ridge, as a member of the BC Petroleum Products Buying Group, enter into a letter agreement with Suncor Energy Products Partnership for the supply and delivery of gasoline and diesel fuels.

And furthermore, that the Corporate Officer be authorized to execute the letter agreement.

CARRIED

5. ***CORPORATE SERVICES - NIL***

6. ***PARKS, RECREATION & CULTURE***

1151 Social Policy Advisory Committee Update

Staff report dated April 16, 2019 recommending that the Social Policy Advisory Committee Engagement Workshops for 2019 be endorsed.

R/2019-257

It was moved and seconded

That the Social Policy Advisory Committee Engagement Workshops for 2019 be endorsed.

CARRIED

1200 ***STAFF REPORTS - NIL***

1300 ***OTHER MATTERS DEEMED EXPEDIENT - NIL***

1400 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING - NIL***

1500 ***MAYOR AND COUNCILLORS' REPORTS***

Council members provided information on events and meetings recently attended.

1600 **ADJOURNMENT** – 9:25 p.m.

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer