

Corporation of the District of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING**

**MINUTES**

February 5, 2007  
1:00 p.m.  
Council Chamber

---

*PRESENT*

*Elected Officials*

Mayor G. Robson  
Councillor J. Dueck  
Councillor E. Daykin  
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  
R. Riach, Property and Risk Manager  
A. Gaunt, Confidential Secretary

*Other Staff as Required*

C. Goddard, Manager of Development and Environmental  
Services  
L. Zosiak, Planner  
D. Hall, Planner

---

1. ***DELEGATIONS/STAFF PRESENTATIONS – Parks and Leisure Services Update – K. Swift, Director of Recreation***

The Director of Recreation gave a PowerPoint update on the services provided by the Parks and Leisure Services Department.

2. ***PUBLIC WORKS AND DEVELOPMENT SERVICES***

Note: The following items have been numbered to correspond with the Council Agenda:

Note: Item 1110 was dealt with prior to Item 1101.

**1101 RZ/086/06, 22139, 22149, 22157, 22163, 22175 119<sup>th</sup> Avenue, RS-1 to CD-1-00**

Staff report dated January 24, 2007 recommending that Maple Ridge Zone Amending Bylaw 6443-2006 to permit construction of a Seniors' Village be read a first time and be forwarded to Public Hearing.

The Planner gave a Power Point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Plan Context
- Site Characteristics
- Submitted Information
- Preliminary Design Plans

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1102 RZ/112/06, 23840 River Road, M-2 to M-3**

Staff report dated January 11, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6464-2007 to permit construction of a restaurant and brewpub be read a first time and be forwarded to Public Hearing.

The Planner gave a Power Point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Preliminary Design Plans

The Director of Planning advised that pedestrian connectivity to the area is not expected to change and that public access is situated at the front of the property. Accessibility from the water side is planned.

The Planner advised that zoning for this application was being changed from M-2 to M-3 based on the fact that the size of the restaurant being proposed is slightly larger than permitted in the M-2 zone.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1103 VP/073/05, 20713 Golf Lane**

Staff report dated January 25, 2007 recommending that the Manager of Legislative Services be authorized to notify property owners that approval of VP/073/05 to permit the variance of minimum lot depth will be considered by Council at the February 27, 2007 meeting.

The Manager Development and Environmental Services gave a Power Point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1104 RZ/058/06, 12065, 12073, 12085, 12097 228<sup>th</sup> Street, RS-1 to RM-2**

Staff report dated January 25, 2007 providing options for Council's consideration of Maple Ridge Zone Amending Bylaw No. 6428-2006 to permit the construction of an apartment and townhouse complex.

The Manager Development and Environmental Services gave a Power Point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Development Information Meeting
- Preliminary Design Plans
- Park Dedication Plan

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1105 AL/120/06, 11576 240<sup>th</sup> Street**

Staff report dated January 25, 2007 recommending that application AL/120/06 for subdivision within the ALR not be forwarded to the Agricultural Land Commission.

The Planner gave a Power Point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Interdepartmental Implications
- Planning Analysis

**Tara McKeane, Applicant**

Ms. McKeane stated that she appreciated that this property was zoned in a manner which allowed her to apply for this. She advised that she had been attempting to sell her property for a number of years and had not received any offers from persons who wish to farm. She requested that until a review is done as to how to make such properties viable for farming, that Council allow her the opportunity to subdivide.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1106 AL/068/05, Blaney Bog Regional Park**

Staff report dated January 26, 2007 recommending that the Mayor and Corporate Officer be authorized to execute the Contract of Purchase agreement for subdivision proposal AL/068/05 to extend the original completion date.

The Planner gave a Power Point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1107 DP/VP/098/05, 11920 228 Street**

Staff report dated January 24, 2007 recommending that the Manager of Legislative Services be authorized to notify qualifying property owners that approval of VP/098/05 to vary the front lot line setback and the maximum gross floor area will be considered by Council at the February 27, 2007 meeting and that upon favourable consideration of VP/098/05, DP/098/05 to permit a 16 storey residential tower be approved.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1108 DP/117/06, Lot 120, D.L. 401, Plan 60562, McIntosh Avenue**

Staff report dated January 29, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/117/06 to permit the construction of a town centre transit exchange.

Staff is requested to make a presentation on the exchange at the February 13, 2007 Council Meeting.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1109 Maple Ridge Development Cost Charge Reserve Fund Expenditure Bylaw No. 6460-2006**

Staff report dated January 5, 2007 recommending that Maple Ridge Development Cost Charge Reserve Fund Expenditure Bylaw No. 6460-2006 to authorize the expenditures of the 2007 capital projects and previous years' projects be read a first, second and third time.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1110 Local Area Services – Paving of Gravel Road – 130 Avenue, December 2006 delegation**

Staff report dated January 17, 2007 recommending that staff be directed to work with the property owners of 130 Avenue to advance a Local Area Service; that the District contribute to the proposed LAS on the same basis as all of the other benefiting parcels; and that the proposed road be built to the minimum rural local road standard.

The General Manager, Public Works and Development Services reviewed the recommendation of staff and advised that the existing 4 meter wide bridge would eventually be replaced with a 6 meter wide bridge.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1111 Sewer Flush Truck Purchase**

Staff report dated January 25, 2007 recommending that the purchase invoice to Vimar Equipment Ltd. be approved.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1112 Revised Excess Capacity/Extended Services Agreement LC 109/05-01, 248 Street and McClure Drive**

Staff report dated January 31, 2007 recommending that Latecomer Charges be imposed and that the Mayor and the Corporate Officer be authorized to sign Revised Latecomer Agreement LC 109/05-01.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1113 Excess Capacity/Extended Services Agreement LC 111/06, 239B Street and 130 Avenue**

Staff report dated January 22, 2007 recommending that Latecomer Charges be imposed and that the Mayor and the Corporate Officer be authorized to sign Latecomer Agreement LC 111/06.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1114 Excess Capacity/Extended Services Agreement LC 115/06, 250 Street and 119 Avenue**

Staff report dated January 22, 2007 recommending that Latecomer Charges be imposed and that the Mayor and the Corporate Officer be authorized to sign Latecomer Agreement LC 115/06.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1115 Excess Capacity/Extended Services Agreement LC 116/06, 242B Street and 102 Avenue**

Staff report dated January 22, 2007 recommending that Latecomer Charges be imposed and that the Mayor and the Corporate Officer be authorized to sign Latecomer Agreement LC 116/06.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1116 Excess Capacity/Extended Services Agreement LC 117/06, 236 Street and 112A Avenue**

Staff report dated January 22, 2007 recommending that Latecomer Charges be imposed and that the Mayor and the Corporate Officer be authorized to sign Latecomer Agreement LC 117/06.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1117 Excess Capacity/Extended Services Agreement LC 118/06, 240 Street and 132 Avenue**

Staff report dated January 22, 2007 recommending that Latecomer Charges be imposed and that the Mayor and the Corporate Officer be authorized to sign Latecomer Agreement LC 118/06.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

The General Manager, Public Works and Development Services is to provide Council with further information on the following items with respect to Items 1112 to 1117:

- Item 1113
- Item 1114
- Item 1117

3. ***FINANCIAL AND CORPORATE SERVICES (including Fire and Police)***

1131 **Disbursements for month ended December 31, 2006**

Staff report dated January 26 2007 recommending that the disbursements for December 31, 2006 be approved.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

4. ***COMMUNITY DEVELOPMENT AND RECREATION SERVICES***

1151 **Maple Ridge Lawn Bowling Club – Loan Request**

Staff report dated January 12, 2007 recommendation that a \$30,000 interest free loan be considered for the Maple Ridge Lawn Bowling Club for the purpose of installing new artificial turf for the lawn bowling green.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

5. ***CORRESPONDENCE - Nil***

6. ***OTHER ISSUES***

1181 **2007 Tourism Society Fee-For-Service Agreement**

Staff report dated February 1, 2007 recommending that the Mayor and the Corporate Officer be authorized to execute the agreement with the Tourism Society attached.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

**1182 UBCM Community Tourism Program Application**

Staff report dated February 1, 2007 recommending that staff be authorized to submit to UBCM to release funding for the projects identified in the staff report.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of February 13, 2007.**

7. ***ADJOURNMENT*** – 2:32 p.m.

8. ***COMMUNITY FORUM***

**Danielle Lacamell**

Ms. Lacamell asked for clarification of the changes made by the applicant of Item 1104. Councillor Daykin suggested that Ms. Lacamell discuss the changes with the Director of Planning.

---

Acting Mayor, E. Daykin  
Presiding Member of the Committee