

Corporation of the District of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING**

**MINUTES**

July 16, 2007  
1:00 p.m.  
Council Chamber

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**PRESENT**

*Elected Officials*

Mayor G. Robson  
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

**ABSENT**

Councillor E. Daykin

J. Pickering, Director of Planning  
R. Riach, Acting Corporate Officer  
A. Gaunt, Confidential Secretary

*Other Staff as Required*

T. Cotroneo, Youth Services Coordinator  
S. Matthewson, Recreation/Social Planning Coordinator  
C. Goddard, Manager of Development and Environmental  
Services

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Note: Item 1109 - DP/050/07, 20408 Lougheed Highway was added to the agenda.

1. **DELEGATIONS/STAFF PRESENTATIONS**

1.1 **Parks and Leisure Services – Youth Services and Youth Outreach Initiative**

- T. Cotroneo, Youth Services Coordinator and Shawn Matthewson,  
Recreation/ Social Planning Coordinator

The Youth Services Coordinator and the Recreation/Social Planning  
Coordinator gave a PowerPoint presentation outlining Youth Services and the  
Youth Outreach Initiatives for 2007.

**ACTION REQUIRED**

**Staff is to provide information pertaining to the number of children involved in  
summer programs, the total cost and the cost benefit of the programs.**

## ***ACTION REQUIRED***

Staff is to make a presentation of the 2007 Youth Services Programs at the July 24, 2007 Council meeting, depending on availability.

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

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

### **1101 RZ/094/06, 22990 Loughheed Highway and Roll #5256900006 RS-3 and RS-1 to RM-4 and R-1**

Staff report dated July 9, 2007 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6494-2007 and Maple Ridge Zone Amending Bylaw No. 6480-2007 to permit the development of 73 townhouse units and 5 single family lots be given first reading and forwarded to Public Hearing.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Submitted Information
- Site Plan
- Townhouse Perspectives
- Landscape Plan

The Manager of Development and Environmental Services advised that the visitor stall component on all multi-family developments is protected by covenant.

## ***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of July 24, 2007.**

**1102 DP/089/05, 22931 and 22925 Loughheed Highway**

Staff report dated July 5, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/089/05 to permit 44 townhouse units.

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

The Manager of Development and Environmental Services advised that the applicant had altered the design and elevations of the development to address concerns. He also advised that an applicant is expected to build what is shown at the time of the issuance of the Development Permit and that the District takes a percentage of the construction value as security to ensure both landscaping and building form.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of July 24, 2007.**

**1103 DP/060/06, 12450 264 Street**

Staff report dated July 10, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/060/06 in support of a development plan for subdivision and building activity adjacent to Zideco Creek, Mogley Creek and their tributaries.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of July 24, 2007.**

**1104 DP/DVP/076/06, 11432 Burnett Street**

Staff report dated June 28, 2007 recommending that the Corporate Officer be authorized to sign and seal DVP/076/06 for variances to a road right-of-way and further that, the Corporate Officer be authorized to sign and seal DP/076/06 in support of subdivision and building activity adjacent to Rosalyn Creek and its tributaries.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of July 24, 2007.**

**1105 DP/DVP/034/06, 20276, 20284 and 20296 Dewdney Trunk Road**

Staff report dated July 9, 2007 recommending that the Corporate Officer be authorized to sign and seal DVP/034/06 for variances to a front setback and the maximum height of a retaining wall and further that, the Corporate Officer be authorized to sign and seal DP/034/06 in support of the construction of an auto oil change and wash service facility.

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

- Application Information
- Neighbourhood Context

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of July 24, 2007.**

**1106 DP/DVP/055/06, 24180, 24208 102 Avenue**

Staff report dated July 6, 2007 recommending that the Corporate Officer be authorized to sign and seal DVP/055/06 to vary minimum road width requirements and further that, the Corporate Officer be authorized to sign and seal DP/055/06 in support of a 24 lot subdivision.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of July 24, 2007.**

**1107 DP/DVP/100/06, 24308 102 Avenue**

Staff report dated July 5, 2007 recommending that the Corporate Officer be authorized to sign and seal DVP/100/06 to vary lot depth, lane width, and requirements for underground wiring and further that, the Corporate Officer be authorized to sign and seal DP/100/06 in support of a 4 lot subdivision.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of July 24, 2007.**

**1108 SD/100/06, 5% Money in Lieu of Parkland Dedication, 24308 102 Avenue**

Staff report dated July 9, 2007 recommending that the owner of the subject property pay an amount that is not less than \$14,000.

The Director of Planning advised that 5% money in lieu of parkland dedication was based on an appraised value of the land rather than on value once rezoned.

**ACTION REQUIRED**

**Staff is to provide information pertaining to legislation which addresses the money in lieu of parkland dedication charge.**

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of July 24, 2007.**

**1109 DP/050/07, 20408 Loughheed Highway**

Staff report dated July 13, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/050/07 in support of a commercial building for a car dealership.

The Manager of Development and Environmental Services advised that no formal presentation from Planning was available;

**Ron Hoffart, Applicant Representative**

Mr. Hoffart provided a presentation detailing plans for the proposed development.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of July 24, 2007.**

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

**1131 Disbursements for the month ended June 30, 2007**

Staff report dated July 10, 2007 recommending that the disbursements for June 2007 be approved.

The General Manager, Corporate and Financial Services advised that funding for flood mitigation works was expected from the Provincial Government.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of July 24, 2007.**

**1132 Fee for Service Agreement – Animal Control Services and Shelter Operations**

Staff report dated June 18, 2007 recommending that the Mayor and the Corporate Officer be authorized to sign and seal a Fee for Service Agreement with the BCSPCA for the provision of Animal Control Services and Shelter Operations and that the Business Licences, Permits and Bylaws Department implement a comprehensive dog licencing program.

The Director of Licences, Permits and Bylaws reviewed the SPCA Fee for Service Agreement. He advised that two “Expression of Interest” calls had been placed by the District and responses had been received from the SPCA only.

**RECOMMENDATION**

**That the staff report be referred to a Committee of Council for further review and information to be brought forward in thirty days.**

CARRIED

Councillor Dueck and Councillor King – OPPOSED

4. **COMMUNITY DEVELOPMENT AND RECREATION SERVICES** – Nil
5. **CORRESPONDENCE** – Nil
6. **OTHER ISSUES** - Nil
7. **ADJOURNMENT** - 2:50 p.m.
8. **COMMUNITY FORUM** – Nil

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A. Hogarth, Acting Mayor  
Presiding Member of the Committee