

District of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

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

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
C. Marlo, Manager of Legislative Services
A. Gaunt, Confidential Secretary

Other Staff as Required

K. Swift, Director of Recreation
B. McLeod, Manager of Parks and Open Spaces
M. Millward, Facilities Operations Manager
C. Goddard, Manager of Development and Environmental
Services
D. Hall, Planner
R. Acharya, Planner
T. Fryer, Manager of Corporate and Development Services

1. DELEGATIONS/STAFF PRESENTATIONS

**1.1 Parks and Leisure Services – Director of Recreation
- 3rd Quarter Statistics and Facilities Highlights**

The Director of Recreation, the Manager of Parks and Open Spaces and the Facilities Operations Manager gave PowerPoint presentations which highlighted programs and services of the Parks and Leisure Services Department through the 3rd quarter.

2. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

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

1101 **RZ/049/07, 12931 and 12891 Alouette Road, RS-3 to RS-2**

Staff report dated October 19, 2007 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6518-2007 and Maple Ridge Zone Amending Bylaw No. 6519-2007 to permit a six lot subdivision be given first reading and be 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
- Site Characteristics
- Subdivision Plan

The Manager of Development and Environmental Services advised that the properties are above the floodplain.

RECOMMENDATION

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

CARRIED

Councillor Speirs, Councillor King - OPPOSED

1102 **RZ/062/07, 23045 117 Avenue, RS-1 to R-1**

Staff report dated October 17, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6517-2007 to permit a 2 lot subdivision be given first reading and be 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
- Site Characteristics
- Subdivision Plan

RECOMMENDATION

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

CARRIED

1103 AL/067/07, 24079 and 24111 Dewdney Trunk Road

Staff report dated October 3, 2007 recommending that application AL/067/07 to exclude 6.4 hectares of land from the Agricultural Land Reserve 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
- Official Community Plan Policies
- Development Considerations

Kabel Atwall – Applicant Representative

Mr. Atwall provided reasons why the application should be forwarded to the Agricultural Land Commission, including the unique location and circumstances of the property, its lack of viability for agricultural uses and why the development of this application would not be setting a precedent. He provided a history of investigations carried out by the applicant to ascertain its value in terms of agriculture and requested that the application be forwarded to the Agricultural Land Commission in order for it to be looked at from an agricultural perspective.

RECOMMENDATION

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

CARRIED

Mayor Robson – OPPOSED

ACTION REQUIRED

Staff is to provide information on what the balance of the property would support agriculturally once water course protection setbacks for the creek have been dedicated and a portion of the property sold to other interests.

1104 DP/022/07, 11384 and 11410 Burnett Street

Staff report dated October 25, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/022/07 to permit a townhouse development of 19 units.

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

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

The Manager of Development and Environmental Services advised that the right of way indicated adjacent to the property has been acquired by the developer and will be incorporated into the conservation area.

RECOMMENDATION

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

CARRIED

1105 DP/082/06, 11384 and 11410 Burnett Street

Staff report dated October 25, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/082/06 in support of a development plan for townhouse units and building activity adjacent to Roslyn Creek.

RECOMMENDATION

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

CARRIED

1106 DP/051/07, 11749 223 Street and Lot 42, Plan 155 117 Avenue

Staff report dated October 19, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/051/07 in support of a 37 unit, four-storey condominium development.

RECOMMENDATION

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

CARRIED

1107 DP/087/05, NW Corner 248 Street and 100 Avenue, Roll #8429500000

Staff report dated October 25, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/087/05 in support of a development plan for subdivision and building activity adjacent to Gully Creek and its tributaries.

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

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

RECOMMENDATION

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

CARRIED

1108 DP/DVP/002/05, 22381 Callaghan Avenue

Staff report dated October 25, 2007 recommending that the Corporate Officer be authorized to sign and seal DVP/002/05 to vary front lot line distance and to vary the number of parking stalls from 21 to 13 and further that, the Corporate Officer be authorized to sign and seal DP/076/06 in support of a proposed special use commercial building for the Ridge Meadows Association for Community Living.

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

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

The Manager of Development and Environmental Services advised that the west side of the building does not include windows due to BC Building Code regulations.

The Director of Licenses, Permits and Bylaws provided further information on the BC Building Code requirements.

RECOMMENDATION

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

CARRIED

ACTION REQUIRED

Staff is to provide information on the possibility of purchasing the property at 22381 Callaghan in order to allow amalgamation with the park property owned by the municipality.

1109 VP/084/06, 10552 Jackson Road

Staff report dated October 22, 2007 recommending that the Corporate Officer be authorized to sign VP/084/06 to waive the requirement for the conversion of overhead utility wiring to underground wiring on Jackson Road.

The General Manager, Public Works and Development Services advised that a commitment has been secured from the developer to install underground wiring.

RECOMMENDATION

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

CARRIED

1110 VP/007/05, 24176, 24198 and 24234 104 Avenue

Staff report dated October 5, 2007 recommending that the Corporate Officer be authorized to sign VP/007/05 to waive the requirement for the conversion of overhead utility wiring to underground wiring on 104 Avenue.

RECOMMENDATION

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

CARRIED

1111 Local Area Service, Academy Park

Staff report dated October 16, 2007 recommending the preparation of a bylaw to establish Local Area Service to provide sanitary sewer service to 42 lots in Academy Park and that the capital program be amended to provide for the construction of the sanitary sewer service.

The Manager of Corporate and Development Engineering clarified the location of the properties included in the Local Area Service.

RECOMMENDATION

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

CARRIED

1112 Arts Centre Liquor License Addition to the Licensed Area

Staff report dated October 29, 2007 recommending that the application for an addition to the licensed area for the liquor primary license held by the Maple Ridge and Pitt Meadows Arts Council for The Act be supported.

The Director of Licenses, Permits and Bylaws reviewed the report.

RECOMMENDATION

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

CARRIED

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

1131 **2008 Meeting Schedule for Council, Committee of the Whole, Public Hearing and Council Workshop**

Staff report dated October 29, 2007 recommending approval of the amended December 2007 meeting schedule and approval of the revised 2008 Council Meeting Schedule.

RECOMMENDATION

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

CARRIED

1132 **Bylaw for Highway Closure and Dedication Removal for Undeveloped Road off the West Side of the 13900 Block of 232 Street**

Staff report dated October 30, 2007 recommending that Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6473-2007 be read a first, second and third time.

RECOMMENDATION

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

CARRIED

1133 **Adjustments to the 2007 Collector's Roll**

Staff report dated October 22, 2007 submitting information on changes to the 2007 Collector's Roll through the issuance of Supplementary Roll 05/2007.

RECOMMENDATION

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

CARRIED

1134 Adjustments to the 2007 Collector's Roll

Staff report dated October 23, 2007 submitting information on changes to the 2007 Collector's Roll and the 2007 TransLink Roll through the issuance of Supplementary Roll 06/2007.

RECOMMENDATION

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

CARRIED

1135 Adjustments to the 2007 Collector's Roll

Staff report dated October 24, 2007 submitting information on changes to the 2007 Collector's Roll and the 2007 TransLink Roll through the issuance of Supplementary Roll 08/2007.

RECOMMENDATION

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

CARRIED

4. COMMUNITY DEVELOPMENT AND RECREATION SERVICES

1151 Measuring Up

Staff report dated October 19, 2007 recommending the Measuring Up initiative to evaluate community access for people with disabilities be endorsed and that a committee be formed to work through the Measuring Up process.

The General Manager of Community Development, Parks and Recreation Services advised that this initiative was endorsed by the Maple Ridge/Pitt Meadows Advisory Committee on Accessibility Issues and the committee would be primarily involved in the process.

RECOMMENDATION

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

CARRIED

5. ***CORRESPONDENCE*** - Nil

6. ***OTHER ISSUES*** - Nil

7. ***ADJOURNMENT*** - 3:27 p.m.

8. ***COMMUNITY FORUM*** - Nil

K. Stewart, Acting Mayor
Presiding Member of the Committee