

District of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

October 15, 2007
1:00 p.m.
Council Chamber

PRESENT

Elected Officials

Mayor G. Robson
Councillor E. Daykin
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
J. Pickering, Director of Planning
C. Marlo, Manager of Legislative Services
A. Gaunt, Confidential Secretary
Other Staff as Required
B. McDonald, Director of Licences, Permits & Bylaws

1. DELEGATIONS/STAFF PRESENTATIONS

1.1 Angela Zimmerling

- Equestrian Safety Campaign – Petition available for viewing at Municipal Hall

Ms. Zimmerling spoke to the increasing number of incidences between equestrians and motor vehicles on local roads and requested municipal involvement in programs designed to educate the general public on horse safety.

2. PUBLIC WORKS AND DEVELOPMENT SERVICES

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

1101 Demolition and Removal Order – 11731 Fraser Street

Staff report dated October 1, 2007 recommending authorization of a demolition and removal order for Strata Plan NW8, Units 1, 2, 3, and 4 – 11731 Fraser Street.

The Director of Licenses, Permits and Bylaws reviewed the report and provided an explanation as to the need to begin the process toward demolition anew. Owners of the strata were given the opportunity to address Council.

Jack Athwal

Mr. Athwal advised that he had retained new legal counsel and that the Supreme Court of Canada would be hearing the case between himself and his insurance company. He requested that the demolition order be delayed six months and offered to comply with any stipulations put forward by the municipality in terms of building security and building inspection orders.

Michael Kwasnica

Mr. Kwasnica advised that a request had been made for a court appointed administrator of the strata. He asked for a delay in approval of a demolition order until such time as the petition requesting this goes to court and a conclusion is reached. He provided the Manager of Legislative Services with documents relating to Mr. Athwal's outstanding insurance claim.

The Director of Licenses, Permits and Bylaws advised that the timeline on finalizing approval of a demolition order is approximately 45 days. He also advised that owners of the strata building will have further opportunities to address Council.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 23, 2007.

CARRIED

Note: Councillor Speirs excused himself from the discussion of Item 1102 as he is employed in the liquor store industry. He did not return to the meeting.

1102 RZ/061/07, 20690 Lougheed Highway and 11839 207 Street

Staff report dated October 1, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6510-2007 to permit the construction of a commercial complex containing a liquor store, pub and commercial space be given first reading and be forwarded to Public Hearing.

The Director of Planning gave a Power Point presentation providing the following information:

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

Joe Tarnowski – Applicant Representative

Mr. Tarnowsky advised that the proposed pub will focus on food services rather than beverage sales with the intent to provide an upscale, social gathering venue. He stated that a request for extended hours of operation will be limited to Friday and Saturday evenings.

The Director of Planning explained that the request for extended hours of operation fell outside of the land use application before Council.

The Director of Licences, Permits and Bylaws advised that a resolution speaking to the requested extended hours of operation for this proposed establishment will be required in the future.

Mr. Tarnowsky advised that at a development information meeting, neighbouring residents requested sparser landscaping and construction of an 8 foot fence.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 23, 2007.

CARRIED

1103 RZ/074/07, 20468 Lougheed Highway

Staff report dated October 4, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6515-2007 to permit a broader range of professional services and retail uses be given first reading and forwarded to Public Hearing.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 23, 2007.

CARRIED

1104 RZ/070/07, 22610 116 Avenue

Staff report dated October 9, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6520-2007 to permit a child care centre use in an existing building be given first reading and be forwarded to Public Hearing.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 23, 2007.

CARRIED

Note: Councillor Dueck left the meeting at 1:52 p.m.

1105 AL/067/07, 24079 and 24111 Dewdney Trunk Road

Staff report dated October 3, 2007 recommending that application AL/067/07 for a community commercial center within the Agricultural Land Reserve not be forwarded to the Agricultural Land Commission.

Note: The applicant requested a postponement of this application to a future Committee of the Whole Meeting.

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

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

Staff report dated October 5, 2007 recommending that the disbursements for September 30, 2007 be approved.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 23, 2007.

CARRIED

4. **COMMUNITY DEVELOPMENT AND RECREATION SERVICES**

1151 **Fraser Valley Regional Library – 2008 Budget**

Staff report dated October 10, 2007 recommending that version two of the Fraser Valley Regional Library budget as attached to the report be endorsed.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 23, 2007.

CARRIED

5. **CORRESPONDENCE - Nil**

6. **OTHER ISSUES**

1181 **TransLink Plan**

Mayor Robson advised that TransLink will be carrying out a substantial planning exercise which is intended to have all transit lines on maps by Christmas 2007.

1182 Green Zone Amending Formula Update

Mayor Robson advised that the Metro Vancouver Land Use Committee will put forward recommendations for a green zone amending formula to the Metro Vancouver Board of Directors.

7. **ADJOURNMENT** – 1:45 p.m.

8. **COMMUNITY FORUM**

Sherri Thomas – Triumph Vocational Services

Ms. Thompson introduced the Triumph Vocational Services program and provided information on the mandate of the organization.

ACTION REQUIRED

Staff is to forward a copy of the Triumph Vocational Services information package to the Maple Ridge/Pitt Meadows Municipal Advisory Committee on Accessibility Issues

K. Stewart, Acting Mayor
Presiding Member of the Committee