

Corporation of the District of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING**

**MINUTES**

January 17, 2005  
1:00 p.m.  
Council Chamber

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**PRESENT**

*Elected Officials*

Mayor K. Morse  
Councillor E. Daykin  
Councillor J. Dueck  
Councillor J. Harris  
Councillor F. Isaac  
Councillor C. Speirs

*Appointed Staff*

J. Rule, Chief Administrative Officer  
T. Fryer, Municipal Clerk  
M. Murray, General Manager of Community Development,  
Parks and Recreational Services  
P. Gill, General Manager Corporate and Financial Services  
F. Quinn, General Manager Public Works and Development  
Services

**ABSENT**

Councillor C. Gordon

J. Pickering, Director of Planning  
C. Marlo, Confidential Secretary

*Other Staff as Required*

G. Fujii, Manager Development and Environmental Services  
D. Hall, Planner  
A. Wood, Municipal Engineer

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1. **DELEGATIONS/STAFF PRESENTATIONS** - Nil

2. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

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

902 **AL/117/04, 23269, 23293, 23589, 23315, 23329, 23337, 23351, 23367, 23381, 23397, 23403, 23423, 23443, 23477, 23571 & 23661 Loughheed Hwy., 23451 & 23623 105 Ave. and 23308 Tamarack Lane**

Staff report dated January 12, 2004 providing options for consideration of AL/117/04.

The Director of Planning displayed a map identifying the location of the properties under application and reviewed the staff recommendation.

The Planner advised that the applicant has satisfied all aspects of notification and noted that 29 letters were received from residents expressing concerns about the application.

Glen Bury, the applicants' representative, read a statement in support of the application. A package of information including a copy of a power point presentation was distributed to Council.

The Director of Planning advised that the applicant had not provided information on the proposed land use should the lands be excluded from the reserve. Ross Blackwell, the applicants' representative, indicated that the applicants had advised staff that there was no commitment to a specific land use. It was his opinion that it would be counter-productive to bring this application forward after the OCP review and then amend the newly adopted OCP.

The Director of Planning advised that the Agricultural Land Commission is holding a large block of applications submitted by the District as the GVRD, to whom the applications had been referred to by the Commission for comment, did not wish to give their opinion until the review of the Maple Ridge OCP had been completed. The Commission has not given a formal response to Maple Ridge on whether other applications would also be held.

The General Manager Public Works & Development and the General Manager Community Development, Parks and Recreation confirmed that possible uses that have been discussed for this area have included parking for a new Westcoast Express Station in Albion and expansion of the fair grounds to include a stadium.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of January 25, 2005.**

Councillor Speirs OPPOSED

903 **VP/089/04, 12171 270 Street**

Staff report dated January 6, 2005 recommending that the Municipal Clerk be authorized to notify qualifying property owners that VP/089/04 will be considered at the February 8, 2005 Council meeting.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of January 25, 2005.**

904 **VP/061/00, 240 Street and 133 Avenue**

Staff report dated January 7, 2005 recommending that the Municipal Clerk be authorized to notify qualifying property owners that VP/061/00 will be considered at the February 8, 2005 Council meeting.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of January 25, 2005.**

905 **Local Area Service Petition for Municipal Sanitary Service, 136 Avenue: 224 Street to 226 Street**

Staff report dated January 4, 2005 recommending that municipal sanitary sewer service to properties on 136 Avenue between 224 Street and 226 Street be authorized when final costs are determined and that staff be authorized to prepare the Construction bylaw.

The Municipal Engineer advised that there is no plan to connect other adjacent property owners to the line. That would require the installation of a different system.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of January 25, 2005.**

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

931 **Adjustments to 2004 Collector's Roll**

Staff report dated December 21, 2004 providing information on Supplementary Roll 11/2004.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of January 25, 2005.**

932 **Door-to-door Soliciting, Kidney Foundation of Canada**

Staff report dated January 20, 2005 recommending that the request of the Kidney Foundation of Canada for permission to canvass door-to-door during the month of March be approved.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of January 25, 2005.**

933 **Board of Variance By-law No. 6290-2005**

Staff report dated January 10, 2005 recommending that Maple Ridge Board of Variance By-law No. 6290-2005 be given three readings.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of January 25, 2005.**

934 **Bylaw for Highway Closure & Dedication Removal for a Portion of 116 Avenue**

Staff report dated January 12, 2004 recommending that Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6266-2004 be given three readings.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of January 25, 2005.**

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

5. ***CORRESPONDENCE*** - Nil

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

7. ***ADJOURNMENT*** - 1:45 p.m.

8. ***COMMUNITY FORUM***

**Val Versendahl, Item 902**

Ms. Versendahl expressed concerns about the lack of understanding of what is coming forward for these properties. She said that what was going to happen there is a genuine concern to people who live in the area. She felt there is potential for this to be an asset to the community but was concerned about the effect of development on Kanaka Creek. She indicated that the rural nature of the area is diminishing. She asked that some of that green space be maintained and expressed her hope for good development of the area.

**Bob Goos, Item 902**

Mr. Goos supported the concerns expressed by Ms. Versendahl. He felt that the frustration is with the lack of clarity of the intentions for the property and the rumours that are circulating. He felt a sense that this is going to happen regardless of community involvement. He supported the separation of the application for properties east and west of 105 Avenue. He suggested that there are a lot of people who are interested in this application and people would come out to share their vision. He commented that the presenter for the applicant was coming from a business perspective. He stated that Council are elected to produce a community that is healthy and includes commercial and recreational opportunities. He felt everyone could move to Burnaby if they wanted stores lining the streets. He asked if people would be informed of when the application would come to Council. Councillor Isaac advised that the application would be considered at the January 25, 2005 Council meeting.

The General Manager Public Works and Development Services assured the public that whatever the ultimate use is for the property, it will be subject to a complete public process. There will be four Open Houses coming up on the OCP in February and March. In terms of actual land use that would require a Public Hearing.

The Chief Administrative Officer advised that the dates and locations of the Open Houses will be advertised in the local newspaper.