

Corporation of the District of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

April 4, 2005
1:00 p.m.
Council Chamber

PRESENT

Elected Officials

Mayor K. Morse
Councillor E. Daykin
Councillor J. Dueck
Councillor C. Gordon
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 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, Confidential Secretary

Other Staff as Required

G. Fujii, Manager Development and Environmental Services
D. Hall, Planner II

1. **DELEGATIONS/STAFF PRESENTATIONS**

1.1 **Fire Department, Community Safety Officer**

This item was postponed for two weeks.

2. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

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

1102 **The Maple Ridge Town Centre Concept Plan**

Staff report dated March 29, 2005 recommending that the concept plan be adopted in principle, that staff be directed to proceed with implementation and that the plan be used as a guide for development until adoption of the Area Plan.

The Chief Administrative Officer introduced the report and reviewed the recommendations.

The General Manager Public Works and Development Services advised that due to a printing problem the Concept Plan was not available for distribution at the meeting. It will be available prior to the Council meeting. He provided background information on the process followed to develop the plan.

Councillor Harris and Councillor Daykin commented on their participation as Council liaisons for this project.

The Director of Planning gave a Power Point presentation that provided an overview of the program.

Claus Andrup, representing the Project Committee spoke in support of the plan.

Patrick Condon, Chair of Livable Communities, gave a Power Point presentation that reviewed the charrette process and gave highlights of the concept plan.

Racine Barbour spoke in support of the plan.

The Director of Planning gave a Power Point presentation providing an overview of the short term and long term implementation strategies.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

Note: Councillor Speirs left the meeting at 2:03 p.m.

1103 RZ/129/03, 21222 123 Avenue, RS-1b to R-1

Staff report dated March 21, 2005 recommending that Maple Ridge Zone Amending Bylaw No. 6306-2005 to permit subdivision into two residential lots be read a first time and be forwarded to Public Hearing.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Submitted Information
- Project Details
- Development Characteristics

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

1104 VP/106/04 & DP/106/04, 22255 122 Avenue

Staff report dated March 24, 2005 recommending that qualifying property owners be notified that approval of VP/106/04 to vary the minimum setbacks to an interior side yard and to a front lot line will be considered at the April 26, 2005 Council meeting and that the Municipal Clerk be authorized to sign and seal DP/106/04 to permit development of a 62 unit apartment subject to approval of VP/106/04.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Submitted Information
- Project Details
- Development Considerations

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

**1105 Maple Ridge Local Area Sanitary Sewer (in 22700 Block on Gilley Avenue)
Construction Bylaw No. 6304-2005**

Staff report dated March 15, 2005 recommending that the subject bylaw to service parcels at 22712 to 22774 Gilley Avenue be given three readings.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

1106 Maple Ridge Local Area Sanitary Sewer (civic addresses: 23376, 23386 and 23394 all on 124 Avenue) Construction Bylaw No. 6305-2005

Staff report dated March 15, 2005 recommending that the subject bylaw to service parcels at 23376, 23386 and 22394 124 Avenue be given three readings.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

1107 Excess Capacity/Extended Services Agreement LC 99/05

Staff report dated March 30, 2005 recommending that the Mayor and Municipal Clerk be authorized to sign and seal Latecomer Agreement LC 99/05.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

1108 Excess Capacity/Extended Services Agreement LC 95/04

Staff report dated October 28, 2004 recommending that the Mayor and Municipal Clerk be authorized to sign and seal Latecomer Agreement LC 95/04.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

1109 2005 Big Bike Ride for the Heart and Stroke Foundation of BC & Yukon

Staff report dated March 17, 2005 recommending that the Heart and Stroke Foundation be authorized to use municipal streets on Thursday, May 5, 2005 for their 2005 Big Bike Ride.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

1110 8th Annual Vistas Run

Staff report dated March 15, 2005 recommending that the Vistas Run organizer be authorized to use municipal streets on Sunday, May 29, 2005.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

1111 10th Annual Haney Hawgs Show and Shine

Staff report dated March 16, 2005 recommending that Haney Hawgs be authorized to use municipal streets on Saturday, May 28, 2005.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

1112 AL/012/05, Application for subdivision and non farm use of land within the Agricultural Land Reserve, 24169 Dewdney Trunk Road

Staff report dated March 23, 2005 recommending that application AL/012/05 be authorized to proceed to the Agricultural Land Commission.

The Planner II gave a Power Point Presentation providing the following:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Project Details
- Development Considerations

Don Hinks, the applicant's representative, advised that he was providing a written submission supporting the application to Council. The school has an opportunity to purchase this piece of property but does not have specific plans for its use. They anticipate it will be used as green space or as a playing field.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

ACTION REQUIRED

Staff is to obtain information for the Agricultural Land Commission on what conditions they might impose on the applicant to ensure that the land could be used for agricultural activities in the future if so required.

1113 DP/027/03, 10300 Industrial Avenue

Staff report dated March 30, 2005 recommending that the Municipal Clerk be authorized to sign DP/027/03 in support of a development plan for subdivision adjacent to a tributary to Spencer Creek.

The Manager Development and Environmental Services gave a power point presentation providing the following:

- Application Information
- Subject Property
- Site Characteristics
- Neighbourhood Context
- OCP Context
- Development Considerations
- Project Details

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

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

1131 Sewer Rate Schedule Amendments Bylaw No. 6298-2005

Staff report dated March 7, 2005 recommending that Maple Ridge Sewer Utility Rates Amending Bylaw No. 6298-2005 be given three readings.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

1132 Disbursements for the month ended February 28, 2005

Staff report dated March 10, 2005 recommending that the disbursements for February 2005 be approved.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

4. *COMMUNITY DEVELOPMENT AND RECREATION SERVICES*

1151 Community Safety Building

Staff report dated March 16, 2005 recommending that a staff planning team be assembled to focus on how to renovate the former court house as a Community Safety Building and that a Request for Proposals be conducted to retain the services of an architect.

The General Manager Community Development, Parks and Recreation reviewed the report.

The Chief Administrative Officer confirmed that it may be possible to return the building to a Court House in the future but the intent of purchasing the facility was to use it as a community safety building.

The General Manager Corporate and Financial Services pointed out that many of the features of the Court House would be retained as they will be of assistance to the Police. The amount budgeted for the renovations will not permit for wholesale changes to the facility.

RECOMMENDATION

That the staff report be forwarded to the Council Workshop Meeting of April 11, 2004 for discussion and to the Council Meeting of April 12, 2005 for consideration.

Councillor Gordon OPPOSED

1152 Proposed Expansion of the Search & Rescue Building

Staff report dated March 24, 2005 recommending that the expansion project proposed by Ridge Meadows Search and Rescue be approved subject to the appropriate Building permits and site plan requirements being obtained.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 12, 2005.

5. ***CORRESPONDENCE***

6. ***OTHER ISSUES***

7. ***ADJOURNMENT*** - 2:50 p.m.

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

Acting Mayor Judy Dueck
Presiding Member of the Committee