

Corporation of the District of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

June 13, 2005
1:00 p.m.
Council Chamber

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 Recreation 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

B. McDonald, Director of Licenses, Permits and Bylaws
J. Sheehan, Environmental Technician

1. **DELEGATIONS/STAFF PRESENTATIONS**

1.1 **Fire Department Update**

Timo Juurakko, Fire & Life Safety Education Officer, gave a Power Point presentation providing an update on the activities of the Fire Department in 2005. Alison Mellish, and Melanie Sephton, spoke of their experiences as members of the 2004-2005 Youth Academy.

2. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

Note: The following items have been numbered to correspond with the Council Agenda:
Item 1101 was dealt with following item 1153

1101 **CP/010/03, Maple Ridge Official Community Plan Bylaw No. 6303-2005**

Presentation of a staff report dated June 7, 2005 recommending that the subject bylaw be read a first time and be forwarded to Public Hearing. (The Official

Community Plan Bylaw is available to the public on the District website or from the Planning Department at Municipal Hall)

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

- Process of the Review
- Public consultation
- Population
- Key Policy Directions
- Growth Management
- Neighbourhoods & Housing
- Expansion Area
- Heritage
- Community Services
- Natural Features
- Jobs & Business
- Transportation
- Development Permit Areas
- Municipal Services
- Area Plans
- Regional Context Statement
- Recurring Questions
- Recommendations

The Director of Planning clarified that some of the triggers required to be in place prior to urban development in Thornhill would occur concurrently. The approval of the Regional Context Statement would be the last step.

The Chief Administrative Officer suggested that there would likely be another review of the OCP before decisions related to expansion into Thornhill would have to be made by the Council of the day.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

1102 **RZ/083/03, 10110 240 Street, RS-2 and RS-3 to R-3**

Presentation of a staff report dated June 3, 2005 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6284-2004 and Maple Ridge

Zone Amending Bylaw No. 6285-2004 to permit future subdivision into approximately 57 lots be read a first time and be forwarded to Public Hearing.

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

- Application information
- Neighbourhood context
- OCP context
- Site characteristics
- Submitted information
- Project details
- Development Information Meeting
- Development considerations

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

1103 DP/050/00, 10683 & 10705 240 Street

Presentation of a staff report dated May 19, 2005 recommending that the Municipal Clerk be authorized to sign DP/050/00 in support of a development plan for subdivision.

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

- Application information
- Neighbourhood context
- OCP context
- Site characteristics
- Submitted information
- Development considerations

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

1104 AL/068/04, 23477 Lougheed Highway, Non-farm use of land within the ALR

Presentation of a staff report dated June 2, 2005 recommending that AL/068/04, an application to place soil over the majority of the site, be authorized to proceed to the Agricultural Land Commission.

The Environmental Technician gave a Power Point Presentation providing the following:

- Application information
- Neighbourhood context
- OCP context
- Site characteristics
- Development considerations
- Project details

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

1105 VP/064/03, 24222 & 24246 102 Avenue

Presentation of a staff report dated June 2, 2005 recommending that the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/064/03 to vary the minimum lot depth on arterial roads for 102 Avenue and the right of way width standards to match the existing Albion Village road right of way standard will be considered at the June 28, 2005 Council meeting.

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

- Application information
- Neighbourhood context
- OCP context
- Site characteristics
- Submitted information
- Project details

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

1106 DP/058/03 & VP/058/03, 11264 236 Street

Presentation of a staff report dated June 3, 2005 recommending that the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/058/03 to reduce the minimum lot depth for three properties and the minimum rear yard setback for one lot will be considered at the June 28, 2005 meeting and that the Municipal Clerk be authorized to sign DP/058/03 in support of a development plan for subdivision subject to approval of VP/058/03.

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

- Application information
- OCP context
- Neighbourhood context
- Site plan
- Site characteristics
- Submitted information
- Landscape plan

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

1107 Caribbean Street Festival, Use of Streets

Staff report dated June 1, 2005 recommending that the Caribbean Festival Committee be authorized to use municipal streets on Sunday, July 17, 2005.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

1108 Fairview Elementary Cycling Event, Use of Streets

Staff report dated June 7, 2005 recommending that Paula Howarth, the organizer, be authorized to use municipal streets on Thursday, June 16, 2005.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

1109 Liquor Primary License – Extension of Hours

Staff report dated June 6, 2005 recommending that the extension of operating hours for the Maple Ridge Golf Course liquor primary license be supported.

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

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

1110 Grant Applications to the Province

Presentation of a staff report dated June 6, 2005 recommending programs for Grant Applications under the BC Community Water Improvement Program.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

1111 GVRD Request for Endorsement of “Greater Vancouver Regional District Mosquito Control Administration and Coordination Service Bylaw No. 1032, 2005

Staff report dated June 7, 2005 recommending that the subject bylaw be endorsed.

The Environmental Technician reviewed the report.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

1112 Advisory Design Panel Restructuring

Presentation of a staff report dated June 6, 2003 recommending that Maple Ridge Advisory Design Panel Bylaw No. 6326-2005 be given three readings.

The Director of Planning gave a Power Point presentation providing information on the recommended changes to the Panel.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

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

1131 **Disbursements for the month ended April 30, 2005**

Staff report dated May 11, 2005 recommending that the disbursements for April 2005 be approved.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

1132 **Statement of Financial Information**

Staff report dated June 7, 2005 recommending that the Statement of Financial Information be approved.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

1133 **2005-2009 Financial Plan Amending Bylaw 6328-2005**

Presentation of a staff report dated June 9, 2005 recommending that three readings be given to the subject bylaw.

The General Manager Corporate and Financial Services reviewed the changes the to Financial Plan.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

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

1151 **Disaster Preparedness – Emergency Generators**

Presentation of a staff report dated May 25, 2005 recommending that staff be directed to carry out tendering for completion of option four of the emergency generator project.

The General Manager Community Development, Parks and Recreation reviewed the report and the recommended option. He indicated that funding for the generator is contained in 2005 budget subject to the results of the tender process.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

1152 **Ridge Meadows Community Arts Council Fee for Service Agreement and Facility Lease**

Presentation of a staff report dated May 25, 2005 recommending that the Mayor and Municipal Clerk be authorized to sign the Fee for Service Agreement and Facility Lease.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of June 14, 2005.

5. ***CORRESPONDENCE*** - Nil

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

7. ***ADJOURNMENT*** - 3:15 p.m.

8. ***COMMUNITY FORUM***

Harry Nicholson

Mr. Nicholson spoke of his concern about the use of treated timber retaining walls at the development bordering his property. The General Manager Public Works and Development Services offered to meet with the developer's agent to discuss the issue.

Bernice Rolls

Ms. Rolls referred to the section of the Official Community Plan dealing with retention of forested land in Thornhill and asked for specifics of the area that would be retained. The Director of Planning pointed out the area on a map and noted that the goal is to have all properties in the forested area of the north slope under public ownership. Currently one property is held under private ownership. This area is protected under the existing Official Community Plan and no changes have been proposed under the new Plan.

Acting Mayor J. Dueck
Presiding Member of the Committee