

Corporation of the District of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

July 18, 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

M. Murray, Acting Chief Administrative Officer
T. Fryer, Municipal Clerk
J. Bastaja, Acting General Manager Corporate and
Financial Services
B. McDonald, Acting General Manager Public Works and
Development Services
J. Pickering, Director of Planning
C. Marlo, Confidential Secretary

Other Staff as Required

C. Goddard, Manager Development and Environmental
Services
D. Hall, Planner
J. Scherban, Director of Development Engineering

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

2. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

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

1101 **AL/040/05, 24079 & 24111 Dewdney Trunk Road**

Presentation of a staff report dated July 6, 2005 providing recommendations for consideration of application AL/040/05 to exclude approximately 6.4 hectares.

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

- Application information
- Subject map

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

Kabel Atwell, Aragon Group, Applicant

Mr. Atwell spoke of the reasons why the applicant would like Council to forward the application on to the Agricultural Land Commission (ALC) for removal from the Agricultural Land Reserve (ALR). He reviewed recent decisions to exclude other properties in the area from the ALR. Those decisions have isolated this site from adjacent farming except to the south. The soil rating indicates the property has limited farming ability. Agricultural use would conflict with neighbouring uses of a school and a BC Hydro Substation. The property is within the area of Option 4 of the Sheltair report prepared for the new OCP and the Rollo report references the need for a community commercial node at 240th Street and Dewdney Trunk Road. He questioned the location of the urban boundary as detailed in the staff report suggesting that instead the boundary is at this property. He displayed a site plan and commented that other sites in the area are restricted in their commercial land use by their size and configuration. He believes this is a good use for this site as it will protect the hierarchy of shopping in the downtown core and will provide employment and tax opportunities. He advised that Aragon has met with Meadowridge School who submitted a letter opposing this application. The School now indicates that if Aragon sells or donates a portion of the property to the school they would be supportive of the application. He asked that Council allow the ALC to determine if this land is suitable for agriculture.

The Planner confirmed that according to 2003 BC Assessment Authority statistics one of the properties under application received farm exempt status. She displayed a map which illustrated the location of the urban area boundary as described in the report.

The Director of Planning advised that the commercial development at 240th Street and Dewdney Trunk Road has been issued a Development Permit and building plans have been submitted to the Building Department.

Mr. Atwell, Aragon Development, provided his opinion that submission of this application might be useful to Council in its discussion with the GVRD on the need for an amending formula for properties within the Green Zone.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of July 26, 2005.

1102 VP/070/04, 22945 Foreman Drive & 13819 232 Street

Staff report dated July 8, 2005 recommending that qualifying property owners be advised that VP/070/04 to vary building setbacks and building height will be considered by Council at the August 30, 2005 meeting.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of July 26, 2005.

1103 VP/048/03, Property bound by 138 Ave., 229A St. & 137B Ave. and Foreman Dr.

Staff report dated July 5, 2005 recommending that qualifying property owners be advised that VP/048/03 to vary minimum front yard and side yard setbacks, height and parcel width for some lots will be considered by Council at the August 30, 2005 meeting.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of July 26, 2005.

1104 SD/058/05, Subdivision and Development Servicing Amending Bylaw

Presentation of a staff report dated July 8, 2005 recommending that Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 6334-2005 to enable the District to process subdivision application that require services to be provided by on-site well(s) and on-site sewage disposal system(s) be given three readings.

The Director of Development Engineering reviewed the report noting that a comprehensive review of the bylaw will be presented to Council in a couple of months. In the event of a failure, liability would rest with the professional engineer who designed and certified the system. The owner is also required to maintain the system in good repair. The District is required to enter into a restrictive covenant and if there were to be any liability to the District it would be through this covenant.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of July 26, 2005.

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

1131 **Council Indemnity**

Staff report dated July 13, 2005 recommending that the indemnity for Mayor and Council be approved as outlined in Schedule A of the report.

The Acting Chief Administrative Officer clarified that the amount of \$13,800 quoted on Schedule A for the Acting Mayor is the total for all Councillors throughout the year. He recommended that Schedule A be amended to show the amount per Councillor.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of July 26, 2005.

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

5. ***CORRESPONDENCE*** - Nil

6. ***OTHER ISSUES*** – Nil

7. ***ADJOURNMENT*** - 1:30 p.m.

8. ***COMMUNITY FORUM***

Harry Nicholson

Mr. Nicholson provided information on the ongoing dispute he is having with a neighbouring development. He thanked Council and staff for their assistance. He displayed a photograph of a cedar tree which he believes to now be unsafe and identified construction matters that are not as submitted to the District by the developer.

ACTION REQUIRED

Staff is to provide information to Council on monitoring of developments.

Bernice Rolls

Ms. Rolls asked for clarification of the decision on item 1101. Councillor Dueck advised that the item was forwarded to the Council Meeting of July 26, 2005.

Acting Mayor Judy Dueck
Presiding Member of the Committee