

Corporation of the District of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

October 3, 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

D. Hall, Planner
J. Charlebois, Planner
C. Carter, Manager of Community Planning

1. **DELEGATIONS/STAFF PRESENTATIONS**

1.1 **Jean Daoust, 22726 Holyrood Avenue**

Mr. Daoust, representing some of the residents of the Holyrood Avenue area, provided information on the slope failure behind certain properties on Holyrood Avenue. He referred to correspondence between Jacques Whitford Limited, Concordia Homes and the District of Maple Ridge. He expressed his desire to work with the District to solve the problem and asked that the District lead the effort.

Councillor Harris advised Mr. Daoust that the District would respond to his presentation in writing.

2. ***PUBLIC WORKS AND DEVELOPMENT SERVICES***

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

1102 **AL/071/05, Application for Subdivision within the Agricultural Land Reserve, 26892 108 Avenue**

Presentation of a staff report dated September 22, 2005 recommending that AL/071/05, an application for a 7 lot subdivision within the Agricultural Land Reserve, be authorized to proceed to the Agricultural Land Commission.

The Planner gave a Power Point presentation providing the following information

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

The Planner advised that, as subdivision would proceed in accordance with current zoning and OCP designation, the Green Zone is therefore not an issue. The General Manager of Public Works and Development Services indicated that during subdivision approval, the Approving Officer would require a hydrology report to be submitted that would include an evaluation of the effect on the water supply of neighbouring properties

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 11, 2005.

1103 **Processing of Development Applications During Official Community Plan Adoption**

Presentation of a staff report dated September 26, 2005 recommending that Resolution R/05-235 no longer apply to the processing of amendments to Maple Ridge Official Community Plan Bylaw No. 5434-1996.

The Manager of Community Planning reviewed the report.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 11, 2005.

1104 RZ/084/05, Maple Ridge Town Centre

Presentation of a staff report dated September 27, 2005, circulated at the meeting, recommending that Maple Ridge Zone Amending Bylaw No. 6354-2005 to remove the requirement for ground level commercial development in some locations in the Town Centre be given first reading and be forwarded to Public Hearing.

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

- Application Information
- OCP Context
- Development Information Meeting
- Proposed Zoning Bylaw Amendments
- Text Amendments
- Designated and/or Zoned Commercial Properties
- Town Centre Commercial Properties
- Implications

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 11, 2005.

Note: Councillor Speirs was excused from item 1105 as he is employed in the liquor industry.

1105 Transfer of Liquor License – Best Western Lodge

Presentation of a staff report dated September 27, 2005 recommending that the transfer of the existing liquor license and increased capacity from 21735 to 21755 Lougheed Highway be supported.

The Director of Licenses, Bylaws and Permits reviewed report.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 11, 2005.

Note: Councillor Speirs returned to the meeting.

1106 24th Annual Haney-Harrison Road Relay

Staff report dated September 9, 2005 recommending that BC Road Running be authorized to use municipal streets on Saturday, November 5, 2005 for the 24th Annual Haney-Harrison Road Relay.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 11, 2005.

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

Note: Councillor Daykin was excused from discussion of item 1131 as he is on the board of one of the organizations being considered for exemption.

1131 2006 Permissive Tax Exemption

Staff report dated September 12, 2005 recommending that Maple Ridge Tax Exemption Bylaw No. 6346-2005 be given three readings and that the applications for St. John Ambulance and One Way Club Society be denied.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 11, 2005.

Note: Councillor Daykin returned to the meeting.

1132 Maple Ridge Community Heritage Commission Amending Bylaw No. 6356-2005

Staff report dated September 13, 2005 recommending that the subject bylaw to include a "Youth" appointment to the Community Heritage Commission be given three readings.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 11, 2005.

1133 Inclusion Into Sewer Area “A”, 23981 Dewdney Trunk Road

Staff report dated September 19, 2005 recommending that Maple Ridge Sewer Area “A” Sewerage Works Construction and Loan Authorization Amending Bylaw No. 6359-2005 to include the subject property into Sewer Area “A” be given three readings.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 11, 2005.

1134 Banking Agreement

Staff report dated September 27, 2005 recommending that the term of the current Banking Agreement be extended to June 30, 2006.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 11, 2005.

4. *COMMUNITY DEVELOPMENT AND RECREATION SERVICES*

1151 Fraser Valley Regional Library Funding Formula

Staff report dated September 26, 2005 recommending that the Fraser Valley Regional Library new funding formula be approved.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of October 11, 2005.

5. ***CORRESPONDENCE*** - Nil

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

7. ***ADJOURNMENT*** - 1:36 p.m.

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

Acting Mayor Jon Harris
Presiding Member of the Committee