

Corporation of the District of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

March 20, 2006
1:00 p.m.
Council Chamber

PRESENT

Elected Officials

Mayor G. Robson
Councillor E. Daykin
Councillor J. Dueck
Councillor A. Hogarth
Councillor L. King
Councillor C. Speirs
Councillor K. Stewart

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

C. Goddard, Manager Development and Environmental
Services

The Municipal Clerk announced the addition of the following items to the agenda:

- 1132 **Sewer Rate Schedule Amendment Bylaw No. 6396-2006**
- 1133 **Water Service Amending Bylaw No. 6395-2006**
- 1134 **Recycling Charges Amending Bylaw No. 6397-2006**

1. ***DELEGATIONS/STAFF PRESENTATIONS***

1.1 **Alarm Bylaw, Michael Morden, Nova Security**

Mr. Morden read a statement addressing the False Alarm Bylaw and making suggestions for amendments that would address the issue of responding to legitimate calls. He submitted a copy of his presentation to the Municipal Clerk.

1.2 Alarm Bylaw, Karen McGee, Canadian Alarm Association of Canada

Ms. McGee provided an overview of the Canadian Alarm Association of Canada and submitted a false alarm bylaw and information on their false alarm reduction program.

1.3 Public Consultation Process – Will of the Citizens of Maple Ridge on the Issue of a Casino, Ian Reed, Tactical Outcomes and Idea Works

Ian Reed summarized the process of public consultation that will be undertaken by Tactical Outcomes and Idea Works to ascertain the views of the community towards gambling facilities. He anticipates completion of the project in late April or early May.

2. PUBLIC WORKS AND DEVELOPMENT SERVICES

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

Note: Councillor Hogarth left the meeting for discussion of item 1101.
Mayor Robson left the meeting.

1101 DP/102/05, VP/102/05, 23838 120A Lane (off 238B Street)

Staff report dated March 8, 2006 recommending that the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/102/05 to vary building setbacks for all units and for siting exceptions for roof overhangs and porches on two units will be considered at the March 28, 2006 Council meeting, that the Municipal Clerk be authorized to sign and seal DP/102/05 for an 8-unit detached townhouse development subject to approval of VP/102/05 and that the Mayor and Municipal Clerk be authorized to sign and seal the discharge of the cross parking easement.

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

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

The Director of Planning provided background information on the application noting that during public consultation neighbouring residents expressed concern about zoning the entire site commercial and suggested that a residential component be included.

Note: Mayor Robson returned to the meeting at 1:22 p.m.

The Manager Development and Environmental Services identified parking locations for the townhouses and confirmed that the requirements of the parking bylaw have been met. He indicated that the applicant has modified the original plan to incorporate visitor parking onto the townhouse site, to provide for more rear yard space for each unit and to avoid the transfer of traffic between the commercial and residential components.

The Director of Planning confirmed that staff recommended to the applicant that the density proposed in this application be decreased.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 28, 2006.

Councillor King OPPOSED

Note: Councillor Hogarth returned to the meeting.

1102 DP/064/03, 24222 & 24246 102 Ave.

Staff report dated March 6, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/064/03 in support of a development plan for subdivision adjacent to Mainstone Creek and Jackson Farm Creek.

The Manager of Development and Environmental Services advised that the Environmental Planner has reviewed the plan and is satisfied that it meets the new direction proposed by the District for sediment control.

The Director of Planning indicated that staff could obtain a legal opinion from the District solicitor on the advisability of placing a covenant on properties to ensure that parking spaces are maintained.

The General Manager of Public Works & Development Services pointed out that covenants are typically attached at the zoning stage. He noted that the requirement for performance bonds is also part of the zoning process and as this application has been rezoned staff would have to check with legal counsel as to whether additional bonds could be made a requirement.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 28, 2006.

1103 DP/019/06, 11871 203 Street

Staff report dated March 7, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/019/06 to permit development of an automobile dealership.

The Manager of Development and Environmental Services displayed the site plan and identified the main features of the development.

The Director of Planning explained that the District's practice of a one year limit on a development permit is to ensure that a development does get built. If Council were to choose to change that practice it would have to be done for all applications and sufficient notification provided.

The Director of Planning suggested that staff bring the landscape plan previously approved by Council to the Council meeting. Any changes to those plans would have to be made before approving the new permit.

The Manager Development and Environmental Services was not able to provide information on the plans for the balance of the land surrounding the dealership

RECOMMENDATION

That the staff report be referred to staff to provide further information on the site plan and that this application be forwarded to the Committee of the Whole Meeting of April 3, 2006.

1104 VP/034/04, 13120 240 Street

Staff report dated March 15, 2006 recommending that the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/034/04 to vary the road standard will be considered at the March 28, 2006 meeting.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 28, 2006.

1105 Excess Capacity/Extended Services Agreement LC 107/05, Jackson Road & 104 Avenue

Staff report dated March 6, 2006 recommending that Latecomer Charges be imposed and that the Mayor and Municipal Clerk be authorized to sign Latecomer Agreement LC 107/05.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 28, 2006.

1106 Excess Capacity/Extended Services Agreement LC 108/05, Creekside Street & 112 Avenue

Staff report dated March 6, 2006 recommending that Latecomer Charges be imposed and that the Mayor and Municipal Clerk be authorized to sign Latecomer Agreement LC 108/05.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 28, 2006.

1107 Excess Capacity/Extended Services Agreement LC 110/05, 240 Street & 116 Avenue

Staff report dated March 6, 2006 recommending that Latecomer Charges be imposed and that the Mayor and Municipal Clerk be authorized to sign Latecomer Agreement LC 110/05.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 28, 2006.

1108 Mountain Festival Parade, Use of Streets

Staff report dated March 7, 2006 recommending that use of municipal streets for the annual Mountain Festival Parade on Saturday, May 6, 2006 be authorized.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 28, 2006.

1109 **9th Annual Vistas Run**

Staff report dated March 7, 2006 recommending that the Vistas Run organizer be authorized to use municipal streets on Sunday, May 28, 2006.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 28, 2006.

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

1131 **Disbursements for the month ended February 28, 2006**

Staff report dated March 8, 2006 recommending that the disbursements for the month of February 2006 be approved.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 28, 2006.

1132 **Sewer Rate Schedule Amendment Bylaw No. 6396-2006**

A staff report dated March 16, 2006 recommending that Maple Ridge Sewer Rate Amending Bylaw No. 6396-2006 be given three readings was circulated prior to the meeting.

The General Manager Corporate and Financial Services noted that revenues for water and sewer will be short of expenses for a couple of years so the difference will be drawn from reserve funds.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 28, 2006

1133 **Water Service Amending Bylaw No. 6395-2006**

A staff report dated March 16, 2006 recommending that Maple Ridge Water Service Amending Bylaw No. 6395-2006 be given three readings was circulated prior to the meeting.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 28, 2006

1134 Recycling Charges Amending Bylaw No. 6397-2006

A staff report dated March 15, 2006 recommending that Maple Ridge Recycling Charges Amending Bylaw No. 6397-2006 be given three readings was circulated prior to the meeting.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 28, 2006

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

5. ***CORRESPONDENCE*** - Nil

6. ***OTHER ISSUES*** – Nil

7. ***ADJOURNMENT*** - 2:21 p.m.

8. ***COMMUNITY FORUM***

Harry Nicholson

Mr. Nicholson expressed concern for the safety of the public if they are required to verify the activation of a neighbour's home security alarm rather than the police. Mayor Robson pointed out that in other municipalities it is the responsibility of the alarm company providing the service to verify alarms.