

Corporation of the District of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

April 24, 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
J. Pickering, Acting General Manager Public Works and
Development Services
C. Marlo, Confidential Secretary

Other Staff as Required

C. Goddard, Manager Development and Environmental
Services
B. McLeod, Manager of Parks and Open Spaces
B. McDonald, Director of Licenses, Bylaws and Permits
A. Wood, Municipal Engineer
L. Zosiak, Planner

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

1.1 **Parks & Leisure Services, Quarter 1, 2006 Statistics & Highlights/Capital Program, Bruce McLeod**

The Manager of Parks and Open Spaces circulated the Quarter 1 statistics and gave a Power Point presentation providing information on 2006 Capital Projects.

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

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

1101 RZ/029/05, 23701 Kanaka Way, RS-3 to R-3

Staff report dated April 18, 2006 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6368-2005 and Maple Ridge Zone Amending Bylaw No. 6369-2005 to permit subdivision into approximately 35 residential lots be read a first time and forwarded to Public Hearing.

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 applicant's representative, David Laird, advised that 15-20 people attended the Development Information Meeting and many were seeking information regarding the future Fire Hall proposed on lands to the north of the subject site.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

1102 DP/008/06, 23981 Dewdney Trunk Road

Staff report dated March 30, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/008/06 to facilitate changes to a commercial building.

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

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

1103 DP/029/06, 10110 240 Street

Staff report dated April 17, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/029/06 in support of a development plan for subdivision adjacent to Mainstone Creek.

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
- Development Considerations
- Project Details

The applicant's representative advised that the developer intends to construct the homes so will be responsible for environmental monitoring throughout the building process.

The Director of Planning advised that staff is working on new regulations for sediment control and those regulations may come into effect before the applicant has completed the subdivision and building permit stages of development. If not, the existing regulations would apply to this development.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

1104 Excess Capacity/Extended Services Agreement LC 113/06, 248 Street & McClure Drive

Staff report dated March 17, 2006 recommending that the Mayor and Municipal Clerk be authorized to sign and seal LC 113/06.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

ACTION REQUIRED

Infrastructure capacity is to be included as an agenda item on a future Council Workshop agenda.

1105 Excess Capacity/Extended Services Agreement LC 112/06, 237A Street & 132 Avenue

Staff report dated April 19, 2006 recommending that the Mayor and Municipal Clerk be authorized to sign and seal LC 112/06.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

1106 Excess Capacity/Extended Services Agreement LC 109/05, 248 Street & McClure Drive

Staff report dated March 17, 2006 recommending that the Mayor and Municipal Clerk be authorized to sign and seal LC 109/05.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

1107 2006 Asphalt Paving Program

Staff report dated April 10, 2006 recommending that the Mayor and Municipal Clerk be authorized to sign a contract with Imperial Paving Ltd. for the 2006 annual asphalt paving program.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

ACTION REQUIRED

Council is to be provided with a list of projects contained in the 2006 asphalt paving program prior to the Council meeting.

1108 2006 Big Bike Ride for the Heart and Stroke Foundation of BC & Yukon

Staff report dated March 24, 2006 recommending that the Heart & Stroke Foundation be authorized to use municipal streets on April 28, 2006 for its Big Bike Ride fundraiser.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

1109 2006 Race the Ridge Bike Festival

Staff report dated April 13, 2006 recommending that Crosstrails Adventures of BC be authorized to use municipal streets on April 29 and 30, 2006 for their Race the Ridge Bike Festival.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

1110 9th Annual Walk a Mile for Mental Health

Staff report dated April 13, 2006 recommending that the Rainbow Club be authorized to use municipal sidewalks and streets on Friday, May 5, 2006.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

1111 Municipal Sanitary Sewerage Systems for Lands in the Agricultural Land Reserve

Staff report dated April 18, 2006 recommending that Policy 9.02 be revised and adopted as amended.

The Municipal Engineer reviewed the report and advised that the intent of the amendment is to clarify the language and to remove reference to Sewer Area "A" as it is no longer applicable.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

1112 DP/026/06, 11267 Palmer Rolph Street

Staff report dated April 18, 2006 recommending that the Municipal Clerk be authorized to sign DP/026/06 in support of a building permit for a residential addition.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

1113 VP/110/05 & DP/110/05, 22466 North Avenue

Staff report dated April 12, 2006 recommending that the Municipal Clerk be authorized to notify qualifying property owners that approval of VP/110/05 to permit design changes to a retaining wall will be considered at the May 9, 2006 Council Meeting and that the Municipal Clerk be authorized to sign DP/110/05 subject to approval of VP/110/05.

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
- Development Considerations

The Director of Licenses, Permits and Bylaws provided details of the steps taken by staff to permit purchasers of units to occupy their unit prior to resolution of the siting of the retaining wall. The applicant's representative advised that all units in the development are now sold. The Director of Planning indicated that there were two courses of action available to Council. They could approve the new permits or require that the applicant reconstruct the wall according to the original plan. The Chief Administrative Officer advised that a legal opinion could be obtained prior to proceeding further with this application.

RECOMMENDATION

That the report be referred to staff for further information and be forwarded to a future Committee of the Whole Meeting.

1114 DP/035/06, 11665 Haney Bypass (formerly 22221 Callaghan Avenue)

Staff report dated April 10, 2006 recommending that the Municipal Clerk be authorized to sign DP/035/06 to permit changes to a previously approved application.

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

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

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

ACTION REQUIRED

Staff is to contact the Ministry of Highways to identify if the development plans will permit future widening of the Haney Bypass to four lanes.

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

1131 Disbursements for the month ended March 31, 2006

Staff report dated April 11, 2006 recommending that the disbursements for the month of March be approved.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

4. *COMMUNITY DEVELOPMENT AND RECREATION SERVICES*

1151 20% Physical Activity Challenge

Staff report dated April 18, 2006 recommending that the District join the 20% Physical Activity Challenge and work with the Provincial Government and 2010

Legacies Now to help meet the target of increasing physical activity among its citizens and employees by 20% by 2010.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of April 25, 2006.

5. ***CORRESPONDENCE*** - Nil

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

7. ***ADJOURNMENT*** - 2:30 p.m.

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

Acting Mayor A. Hogarth
Presiding Member of the Committee