

Corporation of the District of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

September 11, 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

M. Murray , Acting Chief Administrative Officer
T. Fryer, Municipal Clerk
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
L. Zosiak, Planner
D. Hall, Planner
A. Wood, Municipal Engineer

1. **DELEGATIONS/STAFF PRESENTATIONS**

1.1 **Fire Department Update, Howard Exner**

Asst. Chief Exner gave a Power Point presentation providing information on:

- 911 Ceremonies
- Honour Guard
- Training
- Summer Safety Programs

2. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

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

1101 RZ/034/06, 20276, 20284 & 20296 Dewdney Trunk Road, RS-1 to CS-2

Staff report dated September 1, 2006 recommending that Maple Ridge Zone Amending Bylaw No. 6435-2006 to permit the construction of an auto oil change and wash service facility be read a first time and be forwarded to Public Hearing.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Site Plan
- Landscape Plan

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 12, 2006.

1102 RZ/033/06, 12329 & 12339 Hillside Street and 22210 & 22214 124 Avenue, RS-1 to RM-1

Staff report dated September 1, 2006 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6426-2006 and Maple Ridge Zone Amending Bylaw No. 6427-2006 to permit a 29 unit townhouse development be read a first time and be forwarded to Public Hearing.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Submitted information
- Site Plan

The Manager of Development and Environmental Services advised that the staff recommendation had been amended to remove the Official Community Plan Amending By-law as it is not required for this application.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 12, 2006.

1103 DP/021/06, 22858 Foreman Drive

Staff report dated August 31, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/021/06 in support of a development plan for subdivision adjacent to Cattell Brook.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 12, 2006.

1104 DVP/044/06, 24155 102 Avenue (from the August 29, 2006 Council Meeting)

An application to relax the rear yard setback from 6.0 meters to 1.2 meters prior to construction of a building with commercial uses on the ground level and a residence on the second storey.

The Manager of Development and Environmental Services reviewed the concerns raised by the neighbourhood and advised that the applicant has agreed to limit the uses allowed within this zone and the hours of operation through a covenant on title. He indicated that no design changes are being recommended to the access route or to the location of the garbage.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 12, 2006.

1105 AL/068/05, Blaney Bog, Application for Subdivision with the Agricultural Land Reserve

Staff report dated September 6, 2006 recommending that application AL/068/05 be authorized to proceed to the Agricultural Land Commission for consideration.

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

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

The applicant's representative, Slade Dyer, advised that the intended use of the property is farm residential. No development is planned.

The Planner indicated that the owners would have to make application to the Greater Vancouver Regional District (GVRD) if they wish to tie into the municipal sewer system. The General Manager of Public Works and Development Services felt it unlikely that the GVRD would approve such an application.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 12, 2006.

Councillor King OPPOSED

1106 CP/010/03, Housekeeping Amendments to Maple Ridge Official Community Plan Bylaw

Staff report dated September 6, 2006 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6432-2006 to expedite applications that would otherwise be delayed during the adoption process of the proposed Official Community Plan be read a first time and forwarded to Public Hearing.

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

- Application Information
- Justification
- Properties Affected.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 12, 2006.

1107 240 Street Storm Sewer Project

Staff report dated July 10, 2006 recommending that the tenders for Project No. E05-101-021, Installation of Storm Sewer on 240 Street, be rejected and that staff be directed to investigate alternate drainage solutions and incorporate these in the Capital Works program.

The Municipal Engineer reviewed the report.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 12, 2006.

1108 Terry Fox Run, Use of Streets

Staff report dated August 28, 2006 recommending that the Terry Fox Foundation be authorized to use municipal streets for the Terry Fox Run on September 17, 2006.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 12, 2006.

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

1131 Greater Vancouver Water District, Grant in lieu of taxes

Staff report dated September 1, 2006 recommending that consent be given to a grant in lieu of taxes as detailed in a letter from the Greater Vancouver Water District.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 12, 2006.

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

1151 **Fraser Valley Regional Library Operation and Services Agreement**

Staff report dated August 28, 2006 recommending that the Mayor and Municipal Clerk be authorized to sign the Fraser Valley Regional Library Operation and Services Agreement for 2006.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 12, 2006.

1152 **Cultural Tourism – Necklace Project**

Staff report dated September 5, 2006 recommending that staff be authorized to indicate the District's desire to participate in the "Necklace Project" as outlined by the Regional Cultural Development Advisory Committee and the Alliance for Arts and Culture August 4th, 2006 submission and pay the \$1,000 participation fee for the program, noting that additional funding would require further review by Council.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 12, 2006.

Mayor Robson OPPOSED

5. ***CORRESPONDENCE*** - Nil

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

7. ***ADJOURNMENT*** – 2:00 p.m.

8. ***COMMUNITY FORUM***

Stephen Nelson, DVP/044/06

Mr. Nelson expressed the ongoing concern of the neighbourhood over the use of the lane for access to the proposed commercial development. He asked that further review be done to identify a different access route.

Bob Rusbourne, DVP/044/06

Mr. Rusbourne, the applicant's representative, reviewed the history of the application and advised that there are no better solutions than that provided by the current design.

Acting Mayor Craig Speirs
Presiding Member of the Committee