

District of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING**

**MINUTES**

October 1, 2007  
1:00 p.m.  
Council Chamber

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**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  
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, Manager of Legislative Services

**ABSENT**

Councillor Dueck

A. Gaunt, Confidential Secretary

*Other Staff as Required*

C. Goddard, Manager of Development and Environmental  
Services

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

2. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

Note: The Director of Planning explained the reason for the large number of applications coming forward and thanked Planning staff for their hard work.

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

1101 **RZ/095/06, 12636 228 Street, RS-3 to RS-1b**

Staff report dated September 4, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6511-2007 to permit a 5 lot subdivision be given first reading and be 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

**David Laird – Applicant Representative**

Mr. Laird advised that on-site and in-ground infiltration will be incorporated on each lot in the development and that each lot will be raised to be above the flood plain. As this is not a major change in height, surrounding properties will not be impacted. He also advised that this development is not in the floodplain.

The Manager of Development and Environmental Services advised that the demolition of vacant buildings is required as a condition of final reading.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of October 9, 2007.**

CARRIED

***ACTION REQUIRED***

**Staff is to provide a map indicating flood plain elevations prior to the October 16, 2007 Public Hearing.**

**1102 RZ/103/05, 23004 Dewdney Trunk Road, First Extension**

Staff report recommending that a one year extension be granted for rezoning application RZ/103/05.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of October 9, 2007.**

CARRIED

**1103 DP/065/07, 11282 Cottonwood Drive**

Staff report dated September 19, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/065/07 in support of a 71 unit phased townhouse development including relocation of 2 units to different buildings on site.

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

- Application Information
- Subject Map
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Building & Elevations

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of October 9, 2007.**

CARRIED

Councillor King and Councillor Speirs - OPPOSED

**1104 DP/DVP/090/06, 23267 Silver Valley Road, 13750 232 Street**

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

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

**David Laird – Applicant representative**

Mr. Laird advised that the applicant had submitted full detailed engineering drawings of the intersection at 232<sup>nd</sup> Street Silver Valley Road. He also advised that this intersection will maintain its present configuration, however, changes have been incorporated to promote traffic safety.

**RECOMMENDATION**

That the staff report be forwarded to the Council Meeting of October 9, 2007.

CARRIED

**ACTION REQUIRED**

Staff is to provide the engineering drawings of the intersection at 232<sup>nd</sup> Street and Silver Valley Road to Mayor Robson.

**1105 VP/071/07, 23267 Silver Valley Road and 13750 232 Street**

Staff report dated September 5, 2007 recommending that the Corporate Officer be authorized to sign VP/071/07 to vary the requirement to convert to underground wiring fronting the proposed RM-1 (Townhouse Residential) zone.

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

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

The General Manager, Public Works and Development Services advised that staff is in the process of reviewing the overhead wiring policy and should Council decide to defer applications until the policy review is complete, subdivision applications requiring a variance would be delayed and would not meet the DCC deadline.

**Davie Laird – Applicant Representative**

Mr. Laird advised that servicing will be underground and that underground conduits will be put in.

**RECOMMENDATION**

That the staff report be forwarded to the Council Meeting of October 9, 2007.

CARRIED

Mayor Robson - OPPOSED

**1106 VP/078/06, 24901 108 Avenue**

Staff report dated September 5, 2007 recommending that the Corporate Officer be authorized to sign VP/078/06 to vary the minimum standard width requirement for the new local urban road.

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

- Application Information
- Subject Map
- Neighbourhood Context
- OCP Context
- Site Characteristics

**David Laird – Applicant Representative**

Mr. Laird advised that the storm water retention system proposed for the development has been designed for the 100 year flood event.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of October 9, 2007.**

CARRIED

Councillor Speirs - OPPOSED

**1107 VP/075/05, Lots 1 – 51, District Lot 263, Plan BCP 30587**

Staff report dated September 10, 2007 recommending that the Corporate Officer be authorized to sign VP/075/05 to vary maximum building height.

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

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

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of October 9, 2007.**

CARRIED

**1108 VP/094/06, 22990 Lougheed Highway, Roll #5256900006 (Lougheed Highway)**

Staff report dated September 17, 2007 recommending that the Corporate Officer be authorized to sign VP/094/06 to vary setback for the townhouse development and to vary rear yard setbacks for the single family lot development.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of October 9, 2007.**

CARRIED

**1109 VP/029/05, 23701 Kanaka Way**

Staff report dated September 18, 2007 recommending that the Corporate Officer be authorized to sign VP/029/05 to vary off-site servicing requirements for an unopened, unconstructed portion of 112<sup>th</sup> Avenue

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

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

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of October 9, 2007.**

CARRIED

**1110 VP/087/06, 10706, 10754 248 Street**

Staff report dated September 19, 2007 recommending that the Corporate Officer be authorized to sign VP/087/06 to vary a rear yard setback and to waive the requirement for the conversion of overhead wiring to underground wiring on 248 Street.

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

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

**David Laird – Applicant Representative**

Mr. Laird clarified that underground conduits for future underground wiring are being put in place by the applicant in all cases.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of October 9, 2007.**

CARRIED

**1111 VP/075/07, 10316, 10346 240 Street**

Staff report dated September 20, 2007 recommending that the Corporate Officer be authorized to sign VP/075/07 to waive the requirement for the conversion of overhead utility wiring to underground wiring on 240 Street.

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

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

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of October 9, 2007.**

CARRIED

**1112 SD/090/06, 23267 Silver Valley Road, 13750 232 Street**

Staff report dated September 19, 2007 recommending that the owner of the subject property pay an amount that is not less than \$49,800.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of October 9, 2007.**

CARRIED

**1113 SD/033/07, Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 6479-2007**

Staff report dated September 19, 2007 recommending that Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993 be amended to ensure references to current and applicable Provincial Acts and municipal bylaws and that all zones are subject to servicing requirements.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of October 9, 2007.**

CARRIED

**1114 Maple Ridge Transit Shelter Agreement**

Staff report dated September 24, 2007 recommending an extension to the Maple Ridge Transit Shelter between the District of Maple Ridge and Pattison Outdoor Advertising.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of October 9, 2007.**

CARRIED

**1115 26<sup>th</sup> Annual Haney-Harrison Road Relay**

Staff report dated September 21, 2007 recommending the use of municipal streets be authorized for the 26<sup>th</sup> Annual Haney-Harrison Road Relay on Saturday, November 3, 2007.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of October 9, 2007.**

CARRIED

Note: Councillor Daykin excused himself from the discussion of Item 1131 as he is a Board representative of an organization named in the 2008 Permissive Tax Exemptions report

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

**1131 2008 Permissive Tax Exemptions**

Staff report dated September 18, 2007 recommending that Maple Ridge Tax Exemption By-law No. 6513-2007 be given three readings and that the applications for a Permissive Tax Exemption by the Royal Canadian Legion, Maple Ridge Branch 88 and by TransLink on 37 properties associated with the Golden Ears Bridge, be denied.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of October 9, 2007.**

CARRIED

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

**5. CORRESPONDENCE – Nil**

**6. OTHER ISSUES – Nil**

**7. ADJOURNMENT – 2:05 p.m.**

8. ***COMMUNITY FORUM***

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K. Stewart, Acting Mayor  
Presiding Member of the Committee