

District of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING**

**MINUTES**

March 15, 2010  
1:20 p.m.  
Council Chamber

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**PRESENT**

*Elected Officials*

Mayor E. Daykin  
Councillor C. Ashlie  
Councillor J. Dueck  
Councillor A. Hogarth  
Councillor L. King  
Councillor M. Morden  
Councillor C. Speirs

*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  
A. Gaunt, Confidential Secretary

*Other Staff as Required*

C. Goddard, Manager of Development and Environmental  
Services  
R. Acharya, Planner

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**1. DELEGATIONS/STAFF PRESENTATIONS**

**1.1 Brigitta MacMillan - SPCA Issues**

Ms. MacMillan spoke to operational issues at the Maple Ridge SPCA which she feels need to be addressed. She requested that consideration be given to the resurrection of the Animal Services Council.

Council referred her request to a future Council Workshop meeting

**2. PUBLIC WORKS AND DEVELOPMENT SERVICES**

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

Note: Councillor Hogarth excused himself from discussion of Item 1101 as he provides property management services on the properties involved in the application. Councillor King will serve as Chair.

**1101 RZ/086/08, 12060, 12074, 12068 and 12082 227 Street, RS-1 to RM-2**

Staff report dated March 4, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6712-2010 to permit construction of a four-storey, wood frame, 81 unit residential apartment building be given first reading and be forwarded to Public Hearing.

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

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

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of March 23, 2010.**

Note: Councillor Hogarth returned to the meeting and resumed the Chair

**1102 RZ/027/09, 24155 124 Avenue, RS-3 to RS-2**

Staff report dated March 4, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6720-2010 to permit subdivision into two single family residential lots be given first reading and be forwarded to Public Hearing. The Manager of Development and Environmental Services gave a Power Point presentation providing the following information:

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

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of March 23, 2010.**

**1103 RZ/012/10, 24930 110 Avenue, RS-3 to RS-1b**

Staff report dated March 1, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6722-2010 to rezone to allow for future subdivision be given first reading and that the applicant provide further information as described in Schedules A, B, and F of the Development Procedures Bylaw No. 5879-1999.

The Manager of Development and Environmental Services advised that this application is the first under the new process adopted by Council. He gave a Power Point presentation providing the following information:

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

The General Manager of Community Development, Parks and Recreation Services advised on discussion being held with the School Board regarding school sites.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of March 23, 2010.**

**1104 RZ/013/10, 22875, property east of 22875, 22942 and 22850 136 Avenue, RS-3 and CD-3-98 to R-1, R-3, RST, RS-1d and A-1**

Staff report dated March 3, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6725-2010 to permit an eco-cluster residential development and one agricultural lot in the ALR be given first reading and that the applicant provide further information as described in Schedules A, C, E, F and G of Development Procedures Bylaw No. 5879-1999.

The Manager of Development and Environmental Services advised that this application has been previously seen by Council, however, the applicant did not proceed. He gave a Power Point presentation providing the following information:

- Application Information
- Site Characteristics
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Subdivision and Conceptual Plans

**David Laird – Applicant Representative**

Mr. Laird advised on the reasons for the delay in the project, outlined changes in the application compared to the previous application and spoke to the density of the project. He highlighted the park and green areas throughout the proposed development and advised on the proposed use for the ½ acre property included in the development.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of March 23, 2010.**

**1105 RZ/015/10, 12507 and 12555 240 Street, RS-3 to RG-2**

Staff report dated March 3, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6723-2010 to permit 8 single family bare land strata lots be given first reading and that the applicant provide further information as described in Schedules A-H of Development Procedures Bylaw No. 5879-1999.

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

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

The General Manager, Public Works and Development Services advised that information pertaining to concerns of a future bridge right of way and the possible impact of a bridge on the proposed development will be provided at the March 23, 2010 Council Meeting.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of March 23, 2010.**

**1106 RZ/021/04, 20870 Lougheed Highway, First Extension**

Staff report dated February 25, 2010 recommending that a one year extension be granted for rezoning application RZ/021/04.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Development Information Meeting
- Preliminary Design Plans
- Park Dedication Plan

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of March 23, 2010.**

**1107 RZ/081/06, 236 Street and 134 Avenue, First Extension**

Staff report dated March 3, 2010 recommending that a one year extension be granted for rezoning application RZ/081/06.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Development Information Meeting
- Preliminary Design Plans
- Park Dedication Plan

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of March 23, 2010.**

**1108 DVP/DP/054/09, 22740 Dewdney Trunk Road**

Staff report dated February 25, 2010 recommending that the Corporate Officer be authorized to sign and seal DVP/054/09 and DP/054/09 to vary minimum required rear lot setbacks and to permit an exterior façade renovation of the existing Haney Builders Supplies retail building.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of March 23, 2010.**

Note: Item 1109 was withdrawn at the request of the applicant.

**1109 AL/084/09, Application to Exclude Land from the Agricultural Land Reserve, 12353 264 Street,**

Staff report dated March 8, 2010 providing options for consideration of application AL/084/09 to exclude 4.045 hectares (10 acres) of land from the Agricultural Land Reserve.

**1110 Municipal Equipment Purchase, Five Ford Escape Hybrids**

Staff report dated February 23, 2010 recommending that the contract for the purchase of five Ford Escape Hybrid Vehicles be awarded to West Coast Ford Auto Group.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of March 23, 2010.**

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

**1131 2010 Community Grants**

Staff report dated March 9, 2010 recommending that the proposed distribution of grants as shown on the attached Schedule "A" be approved.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of March 23, 2010.**

4. **COMMUNITY DEVELOPMENT AND RECREATION SERVICES**

1151 **Award of Mowing and Trimming Contract**

Staff report dated March 3, 2010 recommending that the Grass Mowing and Trimming contract be awarded to Newlands Lawn and Garden Maintenance.

**RECOMMENDATION**

**That the staff report be forwarded to the Council Meeting of March 23, 2010.**

5. **CORRESPONDENCE** – Nil

6. **OTHER ISSUES** – Nil

7. **ADJOURNMENT** – 2:17 p.m.

8. **COMMUNITY FORUM**

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A. Hogarth, Acting Mayor  
Presiding Member of the Committee