

Corporation of the District of Maple Ridge

**PUBLIC HEARING**

April 19, 2005

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on April 19, 2005 at 7:00 p.m.

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**PRESENT**

*Elected Officials*

Mayor K. Morse  
Councillor E. Daykin  
Councillor J. Dueck  
Councillor C. Gordon  
Councillor F. Isaac  
Councillor C. Speirs  
**ABSENT**  
Councillor J. Harris

*Appointed Staff*

J. Rule, Chief Administrative Officer  
T. Fryer, Municipal Clerk  
F. Quinn, General Manager Public Works and  
Development Services  
G. Fujii, Manager of Development and Environmental  
Services  
C. Marlo, Confidential Secretary

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Mayor Morse called the meeting to order and explained the procedure and rules of order of the Public Hearing. She advised that in accordance with the Community Charter, once a Public Hearing item is closed, no further input into that item can be received by the Municipal Council until they are either adopted or defeated. The by-laws will be considered further at the next Council Meeting on April 26, 2005.

The Mayor then called upon the Manager of Development and Environmental Services to present the following items on the agenda:

**1a) RZ/102/04**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO.  
6299-2005**

**LEGAL:** Lot D, Section 10, Township 12, Plan 20280, New Westminster District

**LOCATION:** 10673 – 248 Street

**PURPOSE:** to amend Schedule “B” of the Official Community Plan (as shown on Map 694)

**FROM:** Single Family Residential (18 units per net hectare)

**TO:** Conservation

**1b) RZ/102/04**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6300-2005**

**LEGAL:** Lot D, Section 10, Township 12, Plan 20280, New Westminster District

**LOCATION:** 10673 – 248 Street

**FROM:** RS-3 (One Family Rural Residential)

**TO:** RS-1b (One Family Urban (Medium Density) Residential)

**PURPOSE:** To permit future subdivision into approximately 16 lots.

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
- Preliminary Subdivision Layout

The Municipal Clerk advised that correspondence was received from the applicant, Glenn Emery, in favour of the development and from Bill Archibald expressing concerns with the relocation of the equestrian trail off 248<sup>th</sup> Street.

**Don Portsmith**

Mr. Portsmith stated that he had been led to believe by the Planning Department that the three adjoining properties, one of which he owns, would have to be developed together. He found out from the rezoning sign that this was not the case. He indicated that his phone calls to District staff were not returned. He felt it was wrong to proceed with development of only one property.

**David Laird, Applicant's Representative**

Mr. Laird spoke of his discussions with the Planning Department about the adjoining properties. He indicated that the Planning Department had been very particular about ensuring that development of the three neighbouring properties proceeds together. The applicant presented a plan that would develop only a portion of the site and enable the three neighbouring property owners to deal with each other in a fair manner on future development of the remainder of the site. Mr. Laird advised that he spoke with Mr. Portsmith three months ago to ask if he wished to rezone his property and Mr. Portsmith said he wasn't interested at this time. Mr. Laird noted that

the applicant is proposing to leave all the existing trees by Mr. Portsmouth's property and to ensure that an adequate buffer is created.

**Don Portsmouth**

Mr. Portsmouth stated that Mr. Laird had never phoned him. Mayor Morse asked if he had any further comments on the application. Mr. Portsmouth responded that he would like the application dismantled as it is unfair.

**Sandra Bolton**

Ms. Bolton asked how long it would take for this rezoning application to go through. The General Manager Public Works and Development Services explained the process and advised that it generally takes a couple of months for an applicant to complete the process after it has gone to Public Hearing.

There being no further comment, the Mayor declared this item dealt with.

**2) CP/128/04**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6295-2005**

**LEGAL:** Lot 1, District Lot 398, Plan LMP46997

**LOCATION:** 11900 Block of 224 Street

**PURPOSE:** To amend Schedule "B" of the Official Community Plan (as shown on Map 693)

**FROM:** Park

**TO:** Town Centre Commercial and to Designate as Development Permit Area XXXVI.

**AND**

To amend Schedule "H" of the Official Community Plan to include the site into Development Permit Area XXXVI (as shown on Map 693) to ensure the form and character of development at the building permit stage.

The Manager Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Site Characteristics
- Neighbourhood Context

- OCP Context
- Development Considerations

The Municipal Clerk advised that no correspondence was received on this item.

There being no comment, the Mayor declared this item dealt with.

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor terminated the Public Hearing at 7:26 p.m.

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K. Morse, Mayor

Certified Correct

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T. Fryer, Municipal Clerk