

Corporation of the District of Maple Ridge

PUBLIC HEARING

June 27, 29, 30, July 5, 6, and 7, 2005

The Minutes of the Public Hearing held in the Rotunda of Thomas Haney Secondary School, 23000 116 Avenue, Maple Ridge, British Columbia on June 27, 29 and 30, and July 5, 6, and 7, 2005.

PRESENT

Elected Officials

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

Appointed Staff

J. Rule, Chief Administrative Officer
T. Fryer, Municipal Clerk
M. Murray, General Manager Community Development, Parks and Recreation Services (*not in attendance on July 5, 2005*)
F. Quinn, General Manager Public Works & Development Services (*not in attendance on July 5,6,7 2005*)
J. Pickering, Director of Planning (*not in attendance on June 29, 2005*)
C. Marlo, Confidential Secretary
Other Staff
C. Carter, Manager of Community Planning (*not in attendance on June 30, July 6, 7, 2005*)
J. Charlebois, Planner (*not in attendance on July 5,7, 2005*)
D. Hall, Planner (*not in attendance on July 6, 2005*)
B. Graham, Executive Assistant
B. Clarke, Administrative Assistant

MAPLE RIDGE OFFICIAL COMMUNITY PLAN BYLAW NO. 6303-2005

Mayor Morse called the meeting to order at 7:00 p.m. The Municipal Clerk explained the procedure and rules of order of the Public Hearing. He advised that in accordance with the Community Charter, once the oral portion of the Public Hearing item is closed, no further oral comments can be received by the Municipal Council until it is either adopted or defeated. Written comments may be submitted up until 4:00 p.m. on July 8, 2005. The Public Hearing will conclude at that time. The by-law will be considered further at the Council Meeting of August 30, 2005.

The Mayor then called upon the Director of Planning to present Maple Ridge Official Community Plan Bylaw No. 6303-2005:

The Director of Planning gave a power point presentation providing the following information:

- Process of the Review
- Public consultation
- Population
- Key Policy Directions
- Growth Management
- Neighbourhoods & Housing
- Expansion Area
- Heritage
- Community Services
- Natural Features
- Jobs & Business
- Transportation
- Development Permit Areas
- Municipal Services
- Area Plans
- Regional Context Statement
- Recurring Questions
- Recommendations
- Conclusion

The Municipal Clerk advised that 15 pieces of correspondence were received since the publication of the Public Hearing Notice. He read out the list of names of those who submitted comments.

Leigh Hodgins

Ms. Hodgins spoke in opposition to the designation of Thornhill as a potential expansion area. She recommended that this designation be reviewed and asked that it be changed to rural residential. She questioned why the consultant's recommendation was not followed. A submission was made.

David Parker, Residents for the Preservation of Thornhill

Mr. Parker gave a power point presentation citing the concerns of the Residents for the Preservation of Thornhill with Policies 3.28, 3.29 and 3.30. The Residents would like Thornhill removed from the urban reserve and would like Policy 3.29 revised to apply to any expansion area. He presented the rationale for these recommendations and spoke of the benefits of the option for expansion recommended in the Sheltair report. A copy of the power point presentation was submitted.

Brent Hall

Mr. Hall spoke to the need for the Official Community Plan ("OCP") to provide certainty to citizens. He felt that the new OCP takes away the certainty contained in the 1996 OCP for Thornhill. He would like the wording in the OCP for Thornhill changed to "future expansion

area” and the limitations eliminated. He identified the need for servicing in Thornhill and recommended that the OCP discuss a water system for Thornhill.

Kevin Hodgins

Mr. Hodgins spoke against the proposal for Thornhill. He asked that this area return to rural residential and that the wording “future expansion area” be eliminated.

Tom Dinsley

Mr. Dinsley expressed his concerns with the direction the community is going to accommodate orderly growth in the future, the lack of planning and the dearth of good management decisions. He noted his agreement with the letter submitted to local papers by Moreno Rossi.

Mary Robson & Simon Challenger, Webster’s Corner Community Association

Ms. Robson commented on the lack of information in the OCP on Webster’s Corner noting that it only appears as a heritage area. The Association maintains that the historic gravel level is not accurate and is based on its peak level. The Association is in favor of industrial development but feels it can’t be done without proper planning for transportation.

Mr. Challenger spoke to the challenges of removing gravel and preserving the community and of the need for better transportation routes for the 256 Street industrial park.

Gordon Robson

Mr. Robson felt that the OCP is a bad document, lacking vision. He commented on the agricultural polices and the lack of a transportation plan and a new commercial zone. He expressed his agreement with the comments in Moreno Rossi’s letter.

Ernie Streifel

Mr. Streifel expressed his opposition to development in Thornhill and his support of Option 1 in the consultant’s report. He felt the OCP should provide for contiguous growth and for a compact community that fits into neighbourhood plans such as the Gateway Program. Mr. Streifel submitted a copy of his presentation.

Garry Skoropada (John & Betty Stoles)

Speaking on behalf of himself and John and Betty Stoles, Mr. Skoropada supported development of Thornhill. He felt that Thornhill offers the finest development property in the Lower Mainland.

Dave Smith

Mr. Smith read from a prepared statement citing five areas of concern with the development of Thornhill. He submitted a copy of his statement to the Municipal Clerk.

Dave Smith, KEEPS

Mr. Smith read a prepared statement from KEEPS addressing the impact of development on the environment and listing areas of improvement for the Plan. Mr. Smith submitted a copy of the presentation to the Municipal Clerk.

Janet Dmitrieff, Haney Horsemen

Ms. Dmitrieff gave a power point presentation providing information on the role of Haney Horsemen in building and maintaining trails. The Association feels that having the trails included in the transportation section is not ideal. As the need for trails is increasing and the number of volunteers is decreasing, the responsibility should shift to the municipality. She spoke of the impact of development on the trails and of the need for bylaw enforcement. Ms. Dmitrieff submitted a copy of her speaking notes.

Peter Kenward, First Pro Shopping Centres

Mr. Kenward distributed a copy of his presentation to Council. He spoke to the legal implications of the bylaw with the Regional Context Statement it contains. It is his opinion that the District would be transferring jurisdiction over lands identified in the Green Zone map, which represent 73% of the land in Maple Ridge, to the GVRD. He explained his reasoning for this opinion. He recommended that the bylaw be withdrawn and the Regional Context Statement be amended to be clear that it is not transferring jurisdiction to the GVRD. If the GVRD does not approve the amendment, the District should carry forward with its existing OCP bylaw. If the GVRD presses the point the District can go to the Provincial Ministry or the Courts. Mr. Kenward submitted a presentation.

Claus Andrup

Mr. Andrup would have liked to have seen the next OCP contain Smart Growth on the Ground, Albion Flats and Thornhill. He commented on the fact that a lawyer representing a company is telling Council, staff and the community what to do. He feels that it is difficult to disconnect Albion from Thornhill. If Albion is developed it will be an excuse to develop Thornhill. He felt that not enough attention is paid to jobs in the OCP. He would like more densification in the downtown area.

Stan Pavlov, Golden Eagle Ranch

Mr. Pavlov indicated that the owner of Golden Eagle Ranch had been told in meetings involving the previous Mayor and the General Manager Corporate and Financial Services that his land would be included in the OCP and that other pieces would be subdivided off. The land has not been included in the OCP and he asked that that District look into its obligation to do this.

Blair Erb, Coriolis Consulting

Mr. Erb shared the results of an analysis done by Coriolis Consulting for First Pro on the demand for retail space in Maple Ridge. He indicated that the results were consistent with the work done by Paul Rollo. He felt that the OCP doesn't provide enough land for the commercial demand and while it is appropriate to increase commercial business in the downtown area, future demand will come from businesses not desiring a downtown location as they require a larger floor plate. If land west or east of the downtown is not found for these businesses, they will locate in Pitt Meadows or Mission and Maple Ridge will have exported retail sales and an increased tax base.

Patrick O'Rourke

Mr. O'Rourke noted that he would be addressing the same issues as he did 10 years ago when speaking to the OCP of the day. He spoke to the need to reject urban sprawl, protect agricultural land, reduce dependence on automobiles and provide affordable housing for those starting out. He repeated his comment from 10 years ago for the benefit of his grandchildren that there is a need to find balance between man and nature. He asked that Council pause and reflect on what we have here.

Igor Zahynacz

Mr. Zahynacz represented Joe Dhaliwal who owns property on 256 Street north of 132 Ave. He displayed a map showing the location of the property and pointed out that the area has two designations. The lot to the south is designated suburban residential and to the north it is designated rural resource. It is Mr. Dhaliwal's opinion that the property should have one designation in terms of land use and servicing. Mr. Zahynacz advised that staff indicated that it is too late to include this amendment into the OCP. He expressed his hope that Council would look at this in the future. The second point he raised was the need for future designs for arterial roads and a long range plan for major roads. He hoped that this would be one of the studies to be undertaken. Mr. Zahynacz submitted a copy of his presentation.

Dr. Shiraz Mawani, Silver Valley Neighbourhood Association

Dr. Mawani spoke to the need for the OCP to contain clear policies and goals that are clearly identified and measurable. Words such as "consider" and "encourage" should be changed to "insist upon" and "require" when it comes to the Green Zone or densities. He talked to the importance of community involvement and recommended that Policy 4-14 in Chapter 4 read "Maple Ridge requires the use of Council Advisory Committees". He felt that compared to the last OCP, the public input was pitifully small and woefully inadequate. He referred to a letter from Paula Panek detailing the previous process. He suggested that the inadequacy of information given out prior to Public Hearings was another area of friction. He pointed to a need to give details and timely information to the neighbourhood and engage in meaningful dialogue with developers and Council to sort out difference before going to Public Hearing. The OCP does not have any provisions for this. He noted the opportunity to densify in the town core and asked that Council recognize that urban growth outside of the downtown core is contrary to this. Development outside of the existing infrastructure will cost all taxpayers. Rather than designate new areas, the OCP should state that no new area will be allowed to develop until downtown is fully developed. He submitted a copy of his presentation.

Dr. Shiraz Mawani

Dr. Mawani questioned why developers are finding impediments to developing downtown and why Smart Growth on the Ground is not reflected in the OCP. He stated that in the past, political pressures have caused development to come sooner rather than later, citing Silver Valley as an example. He felt that development should be consistent with the OCP. He expressed the need for the District to have a strong Environmental Manager with sufficient staff to manage development.

Mark Morrison on behalf of George Yoshihara

Mr. Morrison spoke in favor of development in Thornhill. He advised that the land owned by Mr. Yoshihara is not suitable for agriculture and is not economically viable for farming. He felt that decisions on land use should be made here and not at the Agricultural Land Commission. He suggested that people need to consider that restricting land supply affects the ability of people at lower income levels to purchase land as prices then increase.

The meeting adjourned at 10:08 p.m.

June 29, 2005

The Mayor called the meeting to order at 7:05 p.m on Wednesday, June 29, 2005.

Mayor Morse advised that Thomas Haney Secondary School is booked for Tuesday, July 5, 2005 for the continuation of the Public Hearing. If necessary, the Hearing will continue on July 6 and 7, 2005 at Thomas Haney Secondary School. She announced that Ray Young, Lidstone, Young, Anderson, the District solicitor, would be in attendance on July 5, 2005 to give a presentation on the Green Zone.

The Municipal Clerk reviewed the procedures and rules of order for the Public Hearing.

Kabel Atwall

Mr. Atwall represented The Aragon Group, owner of property at 240 Street and Dewdney Trunk Road. He indicated that Aragon has applied for exclusion from the ALR in order to develop a shopping centre at that location. He noted that the Rollo report references a need for a community commercial centre at the intersection. He cited the reasons that this application complies with the objectives of the OCP. He expressed concern that if the property is approved for removal from the Agricultural Land Reserve that it not be in a position where it cannot proceed with rezoning because they are not in compliance with the new OCP. He asked that some recognition be given to Aragon's proposal and some recognition given to the property so that it can be developed as a community commercial centre. He also expressed concern that the GVRD will dictate whether or not Aragon can take advantage of its opportunity. Mr. Atwall submitted a copy of his presentation.

Michael Sather MLA

Mr. Sather expressed his thoughts on how decisions to develop the community should be approached. He cited the west end of Vancouver as an example of an area that has become one of the most densely populated areas in North America but has retained lots of green space. He asked that Council think about how it wants Maple Ridge to look in the future. Decisions made now could go a long way in shaping the way the community looks and functions for many generations. Mr. Sather submitted a copy of his presentation.

Bonnie Allan

Ms. Allan expressed her concerns about the proposed commercial development of Albion Flats. She spoke of potential transportation issues, light and noise pollution, impacts on Spencer Creek, Kanaka Creek and Rieboldt Park and the loss of shopping in the downtown core. She felt that shopping should be focused on the downtown area using Smart Growth on the Ground. She suggested that there is an opportunity for Maple Ridge to be the recreational gateway to the Fraser Valley. She concluded that her children seldom remember a day of shopping but do remember a day at the creek or the park. Ms. Allan submitted a copy of her presentation.

Jean Sunada on behalf of Bernice Rolls

Ms. Sunada read Ms. Rolls' presentation. Ms. Rolls questioned the District's commitment to Smart Growth on the Ground. If the District is serious she felt a moratorium would be placed on expansion until the present urban area is complete. She identified her vision of what shopping would look like in the downtown area rather than having big box stores on the outskirts. She suggested developing a theme town to attract tourists, citing Fort Langley and Leavenworth as examples. A copy of Ms. Rolls' presentation was submitted.

Klaus Von Hardenberg

Mr. Von Hardenberg displayed maps of Thornhill and spoke of the high risk nature of the aquifer. He questioned why the OCP map shows the urban reserve running through Crown land. He noted that at the June 14, 2005 Council meeting the Director of Planning stated that the District is negotiating to purchase back land from an absentee landowner so the whole forest reserve area can be protected and put back into public land. He asked that the Director of Planning provide an answer in writing to him of whether protected means that it will not be cleared and developed. He spoke of the water problems that were created by the development of Rolley Crescent and suggested that this illustrates how quickly water containment, water recharge and water supply can be destroyed for all residents of Thornhill. Mr. Von Hardenberg submitted a copy of his presentation.

Betty Von Hardenberg

Mrs. Von Hardenberg presented information from other government agencies on the impact development of Thornhill could have on the aquifer and on the studies that should be conducted before development proceeds. She indicated that she is gathering names on a petition. She asked that senior staff and Council demonstrate and provide in writing that water quality and quantity will not be negatively affected due to the proposed upland development of the aquifer. Ms. Von Hardenberg submitted a copy of her presentation.

Duanne Vandenberg, Pitt Polder Preservation Society

The main concern of the Society is agricultural lands in Pitt Meadows and Maple Ridge. They are deeply concerned about past losses and the possibility of future losses. Ms. Vandenberg spoke of the importance of considering food needs every time land is to be removed from the Reserve. She noted the important role of agricultural land for wildlife habitat. She spoke against commercial development of Albion Flats pointing out that there are no large malls in Fort Langley. She suggested that instead of more mall sprawl that it makes more sense to revitalize the town core.

Annette LeBox

Ms. LeBox expressed her support for the Thornhill group's fight to retain a rural neighbourhood. She suggested that the District declare all land in the ALR a no-go zone as this would stop land speculation. She also suggested that Council consider how future events such as global warming, flu epidemics, trade wars or closure of the Canada-US border might affect us and our need to produce food locally. She spoke of the benefits of farmland to the livability of the community. She recommended that an agricultural advisory committee be formed and an agricultural plan be adopted. She expressed her hope that Option 1 of the Sheltair report would be adopted.

Janet Dmitrieff

Ms. Dmitrieff expressed her opinion that the present OCP does not protect agricultural land. Developers donate park land and then later ask for the park to be rezoned. She would like a policy in the new OCP that would state that once land is designated park or conservation that designation does not change without public consultation. The only protection currently is under the GVRD Green Zone. She recommended that an Agricultural Advisory Committee be implemented. Ms. Dmitrieff referred to Policy 60 of the 1996 OCP which supports public involvement and asked why this statement does not appear in the new OCP. She referred to several requests for land to be removed from the Green Zone and asked why Council is not supporting protection of the Green Zone. She also asked why the fundamental principles of public participation under Policy 60 are being ignored. She submitted a copy of her presentation.

Martin Dmitrieff

Mr. Dmitrieff reviewed the four options contained in the Sheltair report noting that the Thornhill option was ranked the lowest. He pointed out that the report did not take into account the impact development would have on the ALR land below the expansion area. He felt that Council was remiss in not following the recommendations of the Sheltair report. He suggested that the Thornhill Urban Reserve be removed as the next expansion area by deleting Section 3-28. He submitted a copy of his presentation.

Robert Booth

Mr. Booth requested that the block of land in the area of 232 Street, 128 Avenue and Yennadon School be included in the urban area boundary as it falls into the plan for infill, all services are in place surrounding this parcel and it is not included in the ALR or Green Zone. He spoke of traffic issues on 128 Avenue and submitted a petition requesting that action be taken to improve safety on 128 Avenue east of 227th and west of 232nd.

Roger Luko

Mr. Luko compared development in Europe to development in North America and suggested that the Mayor and Council take an extended trip to Europe to educate them on how things should be done. He questioned why proponents of Smart Growth on the Ground are not being listened to and why money was wasted on the Sheltair Report. He commented on the validity of the ranking of Maple Ridge in the Smart Growth on the Ground survey. He suggested that Council's legacy may be a new Mary Hill ByPass where Thornhill used to be and expressed his opposition to development of Thornhill. He submitted a copy of his presentation.

Sandra Milton

Ms. Milton spoke of her family's reasons for purchasing a home in Thornhill and of her understanding of the motivations of others but indicated she would rather keep the rural residential designation of Thornhill. She spoke of the Issues and Objectives contained in Chapter 5 and asked what safeguards are in place to keep development out of the park on Thornhill, what studies have been done to ascertain the impact of potential development on the park, if the parcels of land to the south owned by the municipality are for sale and if so has this been made known to the public. Ms. Milton submitted a copy of her presentation.

Emmy Luko

Ms. Luko spoke of the need to enhance the downtown with commercial businesses using development in Europe as a model. She suggested that this include things such as sidewalk cafes, relaxed parking bylaws for suites above stores, and common parking lots for merchants, residents and shoppers. She did not feel there is a need to devastate the rural nature of Thornhill and sacrifice the main asset of the region. She commented on the lack of consultation with the Concerned Citizens of Thornhill. She submitted a copy of her presentation.

Karen Read

Ms. Read expressed her concern about the lack of community consultation and compared the process followed by Maple Ridge to that of Richmond and Mission. She felt that more of an effort should have been made to have public meetings in the impacted communities and that there was a lack of an open question and answer period prior to first reading of the bylaw. Her group was refused an opportunity to present to Council. She indicated that because of minimal public participation, it is a flawed document. She submitted a copy of her presentation.

Mark Read

Mr. Read spoke against development of Thornhill and asked that Council protect the area. He submitted a copy of his presentation.

Jean Sunada

Ms. Sunada noted that Transportation was identified as a pressing issue and asked what percentage of residents considered this an issue as compared to the 34% provincial norm and if residents were asked what timeline they would like this addressed within. She spoke of the need for action and accountability words in the OCP. She felt the document should minimize the possibility of misinterpretation. She questioned if she would recognize the document as it evolves. She submitted a copy of her presentation.

Gavin Roache

Mr. Roache spoke of the lessons he has learned from other planning processes in Maple Ridge and how those lessons apply to the OCP. He suggested that the OCP consists of weakly worded policies and compared it to the strongly worded OCP of Delta. He commented on the need for implementation of the plan and of the lack of implementation of the Silver Valley Area Plan. He suggested that the heart of Maple Ridge is the downtown core and that development of Albion Flats would suck the life out of the core. He felt this OCP is an example of bad planning citing the highest tax increases as an example of bad planning. He also felt that this OCP doesn't reflect

the values of the community as identified in the 1995 Angus Reid survey. Mr. Roach submitted a copy of his presentation.

Moreno Rossi

Mr. Rossi expressed his opinion that the Plan undermines what it professes to do and does very little of what it sets out to achieve. He cited examples from the Plan of how it is inconsistent in its objectives, attributes the high cost of infrastructure to the excessive demands of citizens, supports urban sprawl and is confusing in its description of stability. He spoke of the importance of allowing infill to happen to achieve neighbourhood stability and of the dependence of environmental sustainability on maintaining the development footprint. He felt that the Plan does not define the urban boundary. He indicated that the Plan fails because Council lost faith in the community and stopped consultation.

Jonathon Baker, Thornhill Residents Coalition

Mr. Baker spoke on behalf of the Thornhill Residents Coalition. He felt that a community could expect zoning bylaws to change but the expectation of a community plan is a different matter. He reviewed the history of the designation of Thornhill as an urban reserve area and indicated that the Coalition has trusted that the District meant what it said in the previous OCP's. Other residents of Maple Ridge may have purchased where they did because they believed the next area of urban development would be where the District said it would be. He questioned how the OCP can say there is a rural designation in Thornhill when it is designated urban reserve. This would be a change from 25 years of consistent planning. A radical change of land use should have been made clear from the start. He addressed concerns expressed about the aquifer by other speakers noting that if the area became urban, residents would not be dependent on wells as municipal services would be available. He indicated that the Coalition wants the urban reserve designation retained.

Note: The meeting recessed at 9:00 p.m. and reconvened at 9:12 p.m.

Susan Bliss

Ms. Bliss spoke in opposition to development of Thornhill. She expressed her support of Councillors Gordon and Speirs' suggestion that the wording of "approaching 100,000" be changed if the urban designation is maintained. She questioned why Council is ignoring the advice of its consultants who did not recommend Thornhill as an expansion area.

Stuart Pledge

Mr. Pledge supported the principles of Sustainable Community Development and read excerpts from a book on this topic. He felt growth should be kept below 2%.

Sarah Pledge

Ms. Pledge opposed development in Thornhill and spoke of the detrimental changes that would affect the environment if development proceeded. She felt that no thought was given to the preservation of what we have. There would be more people in Maple Ridge but no beneficial results. She would like to pass on to her children what she has had in Thornhill. A submission was made.

Martin Dmitrieff on behalf of Coral Jervis

Mr. Dmitrieff read a statement on behalf of Coral Jervis in opposition to development on Thornhill. She spoke of the need to protect the aquifer. She asked that the designation of Thornhill as a long-term future expansion area be removed and if not that the wording be changed to “reaches 100,000” so there can be no misinterpretation. If development were to proceed she asked if Council is prepared to do an environmental study with regard to the impact of development on Thornhill and the aquifer, if the expense to bring municipal services to Thornhill has been determined and if any thought has been given to mapping all the wells on Thornhill in order to have a “yard stick” in place to measure future impacts. She felt that the people of Thornhill should have a say in how it is developed if the designation goes ahead but indicated that a designation does not have to stay just because it has been in the books for 23 years. A copy of her presentation was submitted.

Walter Rutledge

Mr. Rutledge spoke in favour of development of a shopping centre on Albion Flats citing the benefits to the community in terms of increased competition, additional part-time employment and an increased industrial/commercial tax base. He asked that Council allow the residents of Maple Ridge to vote on the proposal.

Ford Bowden

Mr. Bowden expressed his confusion of what vision for the community is outlined in the OCP. He described his own vision for Maple Ridge. He asked for an OCP that he could embrace, get excited about and see a piece of his vision embedded in. He suggested that Council build a model of its dream. He questioned why, if the document states that scenic qualities of slopes will be retained, that development is proceeding on slopes. He indicated that his vision is similar to that found in Europe where there are densely populated centres and lots of green space. He read a children’s story that he had recently read to students at his school.

Amelia Bowden

Ms. Bowden addressed three issues, the development of Albion Flats, the choice of words as it relates to the meaning of the OCP and the future of the community in terms of housing and transportation. She opposed the development of retail space on Albion Flats suggesting that the problems of the downtown core could be alleviated by focusing on a dynamic night life. She expressed concerns about development of Thornhill and the lack of safeguards for premature development. She felt section 3.8 must be changed to “reaches 100,000”. She felt the statements in the OCP were too vague and were meaningless.

Note: The meeting adjourned at 9:46 p.m.

June 30, 2005

The Mayor called the meeting to order at 7:05 p.m.

The Municipal Clerk described the procedures and rules for the Public Hearing.

Craig Mitchell

Mr. Mitchell asked that Council say no to First Pro's development of Albion Flats. He expressed concerns about the impact of additional traffic on an area that already has safety issues related to the number of schools in the area and events at Planet Ice and the Fairgrounds. He felt that the area does not have the road structure to support additional traffic. He asked that Council take into consideration the interests of the people not First Pro.

Pete Seward

Speaking on behalf of himself and his wife, Laura, Mr. Seward identified reasons why his property on 128 Avenue should not have been classified as agricultural and as a result included in the Green Zone. He displayed photos of his property which demonstrated its high gravel content. He felt that having the property included in the Green Zone ties up the area and places a barrier to the downtown core. He thought that the way the District is headed there will be pockets of residential development spread out over the District with no ties to the core. The proposed Green Zone is a road block to freedom and logical growth. He indicated that Maple Ridge is not acting in the best interests of the community when they look at Thornhill for expansion and not giving consideration to lands in the core of Maple Ridge. He hoped that the OCP would be amended accordingly. He submitted a copy of his presentation.

Tom Freitas

Mr. Freitas spoke of the abundance of water he has on his property at this time and of the need for the District to have data on the water supply in Thornhill. He asked how farm land at the bottom of the mountain would be protected if the trees are cut down and half the land at the top is paved. He felt the result of development would be that existing residents will have to help pay for the cost of services as their land will become inefficient due to a shortage of potable water and an excess of run-off. The land will be declared non-arable and the District will apply for its exclusion from the ALR. He noted that he would seek compensation if beef production on his land becomes non-viable. He submitted a copy of his presentation.

Terry Larsen

Mr. Larsen spoke in opposition to development of Thornhill. He noted that the Municipality had hired a consultant to determine where growth should take place and the consultant stated that Thornhill was the least desirable and most expensive area to develop and maintain. He spoke of the water problems on Thornhill and asked that Council leave Thornhill as it is now. Mr. Larsen submitted a copy of his presentation.

Paul Pressney

Mr. Pressney displayed photographs of the new Wal Mart in Surrey and suggested that those photos could represent the future of Maple Ridge. He spoke in opposition to development of Albion Flats by First Pro pointing out that, as part of the floodplain, that area is the best possible source of land for farming. He supported the concerns of Mr. Mitchell with respect to the additional traffic that would result from such a development. He indicated that the Engineering Department advised him that the current traffic concerns on Tamarack Lane cannot be addressed through pacifying measures such as speed bumps or bulb-outs as it is an arterial route. He asked that instead traffic for Planet Ice be directed to Lougheed Highway and off Tamarack Lane.

Brenda Jenkins

Ms. Jenkins spoke in favor of enforcing the existing town centre and of considering future growth to the north of the town centre to link Maple Ridge and Silver Valley. She indicated that improvements are needed to 232 Street. She felt that as services already exist along 232 Street and 128 Avenue, this is the logical area for new growth. She asked why areas within the Green Zone and not within the ALR are appropriate for inclusion within the urban area boundary but a number of parcels outside of the ALR designation have not been considered. She supports Sheltair's recommended growth option involving expansion to the north and in Cottonwood and Albion. She submitted a copy of her presentation.

Roy Josephson

Mr. Josephson opposed the process of how the OCP review was conducted. If it is not a legal requirement to do a review by 2005 he asked for an explanation of why it is being done now. He spoke in support of retaining the existing OCP suggesting that it was the ignoring and undermining of the principles of the OCP that have led to problems. He cited the lack of implementation of the Silver Valley Area Plan as an example. He indicated that he found the information at the OCP Open House he attended confusing and staff were unable to answer his questions about the Sheltair options. He expressed confusion that the Municipality supports the principles of the Livable Region Strategic Plan but endorses the Thornhill option as the preferred growth option. He submitted a copy of his presentation.

Sheila Smyth

Ms. Smyth spoke of her frustration with the process and lack of implementation of the Silver Valley Area Plan. She indicated that the choice to allow the current OCP's cancerous growth to continue or to follow the creative growth of the Silver Valley Area Plan is up to the public. She submitted a copy of her presentation.

Neil Dmitrieff

Mr. Dmitrieff addressed some of the arguments of the Thornhill Coalition as listed on their website. He displayed a section of the 1961 municipal planning map noting the zoning changes that have taken place in Thornhill since then. While the Coalition expresses concern about protecting agricultural land, he felt they are countering that by telling residents their land can be easily removed from the Reserve. He pointed to the Jackson Farm site as an example of a property that may not remain protected by its designation within the Green Zone. He questioned how Council could know what the "Status Quo" was for Thornhill prior to the Open Houses and suggested that the purpose of those meetings was only to give the appearance of public input. He asked why the phrase "reaching a threshold of 100,000" was changed to "approaching 100,000". He submitted a copy of his presentation.

Mike Gildersleeve, Blue Mountain Kanaka Creek Conservation Group

Mr. Gildersleeve gave a power point presentation providing information on the background of the Group. He would like the OCP to include the District's position with respect to the Blue Mountain Provincial Forest. He spoke of the strong public support for protection of the area at the end of 256 Street and for the full protection of Blue Mountain and the headwaters of Kanaka Creek. He requested that a memo signed by the General Manager Community Development,

Parks and Recreation Services attached to his presentation be included in the OCP. Mr. Gildersleeve submitted a copy of the presentation.

Betty Von Hardenberg on behalf of Lisa Campbell

Ms. Von Hardenberg read a statement on behalf of Lisa Campbell in opposition to development of Thornhill. Ms. Campbell addressed issues surrounding pollution of water resources. She cited examples of the different types of pollutants that can contaminate the water and spread illness to humans and wildlife. A copy of her presentation was submitted.

Russell Sterling

Mr. Sterling spoke of the effect development at the top of Thornhill has already had on water runoff and wells on the properties below. He cited examples of well levels decreasing, streams developing under foundations and streams washing out ditches. He felt that further development must not be allowed.

Hendrik Meekel

Mr. Meekel suggested that the problems at the east end of Thornhill were created by the former Council allowing development on Rolley Crescent. He displayed a drawing of the area depicting wells that have gone dry. In 1991 he asked if there would be compensation if wells went dry. Many people have had to drill new or deeper wells, one well collapsed and there has been flooding in basements. He would like to see Council address these issues.

Fred Usselman

Mr. Usselman talked about the need for the OCP to contain a statement or method by which the urban area boundary can be reviewed or updated. His property on 127 Avenue is part of 70 acres that was released from the Agricultural Land Reserve in 2003 but remains in the Green Zone. He felt that it should follow that if land is removed from the ALR it should be removed from the Green Zone. He listed reasons why this area is suitable for development and supported the recommendation of the consultant to develop the infill areas around the core and the area to the north and east. A submission was made.

Klaus Heinze

Mr. Heinze spoke of his appreciation for the quality of life offered in Thornhill and his deep respect for the eco-system. He asked if growth is being directed by population-related events or if we are creating our own harmonious reality. He felt that the plan to fast-track development on Thornhill is counterproductive to our long term desires and development would be a disaster from an environmental and financial point of view. He demanded that all development on Thornhill be deferred until all other options and possibilities to accommodate growth have been explored. He submitted a copy of his presentation.

Faye Ketola

Ms. Ketola felt that expansion to Thornhill doesn't make sense using social, economic or environmental measurements, that the language of the OCP is soft and lacking in intention or vague and too open to interpretation and that there is a lack of creative vision. She questioned what dictates how much growth is needed, asking if it was debt or a case of "if you build they

will come.” She asked if growth could be capped at a certain point. She would like the Silver Valley model used as a blueprint for all development in the district. She wondered why there is a rush to complete the OCP, why there was a lack of public consultation, why the Sheltair Report was largely ignored and why the Mayor has requested pre-approval of GVRD services. She listed what she would like to see happen in Maple Ridge in terms of future development. She submitted a copy of her presentation.

Martin Dmitrieff on behalf of Nadine Andrews

Mr. Dmitrieff read a statement on behalf of Nadine Andrews advocating for the wildlife, flora and fauna in the Thornhill area. She asked that Council think hard of the cost of developing Thornhill before taking any action. She supported building up of the downtown core. A copy of her presentation was submitted.

Gerald Andrews

Mr. Andrews expressed his concern that the OCP is lacking a decent plan for the community and the language offers little more than a list of loopholes to get around any community concerns. His biggest concern is that there is nothing written and no substance offered to hold Council accountable. He spoke of his mistrust of the process and of the motivations of Council. He submitted a copy of his presentation.

Diana Williams

Ms. Williams expressed concern that the creation of the OCP has been a make-work program rather than an actual community plan. There was inadequate community input, goals are not clearly defined and terminology and definition are ambiguous. She felt it important to remember that community planning is not about what is best for developers but what is best for the community now and in the future. She spoke to the language in the OCP supporting the protection of agricultural land but noted that she did not find a plan of how Council proposed to support agriculture. She asked why there is a Development Advisory Committee but no Agricultural Advisory Committee. She opposed development of land in the ALR and asked that Council take another look at the OCP and protect what we have in this community. She submitted a copy of her presentation.

Note: The meeting recessed at 8:50 p.m. and reconvened at 9:00 p.m.

Greg Wallin

Mr. Wallin spoke of the destruction of trees during the development of Rolley Crescent. He is discouraged and disappointment in the result and process of the OCP review. He felt that the document is not well written and does not contain clear understandable detail. He noted that in the Smart Growth on the Ground report, Maple Ridge ranked last in urban sprawl and asked if this ranking took into consideration development of Thornhill. He asked why the recommendations of the Sheltair report were ignored and why Council sees the OCP as an acceptable document.

Ken Knechtel

Mr. Knechtel spoke of the need for the community to support farmers at events such as the local Farmers' Market. He expressed disappointment with what has been done so far to protect agricultural land. He felt that laws are made that aren't followed and rules made that the District doesn't want to enforce. He indicated that the District can't keep building up the highlands and leave the lowlanders to fend for themselves.

Trudi DesRochers

Ms. DesRochers spoke of her experience with her well going dry, her property flooding and wildlife disappearing as a result of work done by her uphill neighbours. She felt that development of Thornhill is inappropriate and will affect the entire hill. She pointed to development in Europe as an example of smart planning. She asked that Thornhill be removed from the urban reserve and protected for future generations. A submission was made.

Jamila Freedman

Ms. Freedman asked that the wording for development of Thornhill be amended from "approaching 100,000" to "exceeding 100,000". She is not opposed to development but is opposed to poorly planned development that could damage the aquifer and the water supply. She spoke of the problems she encountered when one neighbour clear cut 5 acres and questioned what would happen when 100's of acres were clear cut.

G.W. Cleave

Mr. Cleave gave a testimonial of the beauty of living in Thornhill. He displayed photographs of his property and of the wildlife that visits. He asked that before Council allows the rape of Thornhill that they think beyond the dollars and think of those creatures that will be forced out. He submitted a copy of his presentation.

Paula Panek on behalf of Linda King

Ms. Panek read a statement on behalf of Linda King. Ms. King supports the Green Zone designation and noted that there was huge public participation in the creation of the Livable Region Strategic Plan. She felt that the health of the region is at a critical point. Urban sprawl affects everyone and is economically disastrous. She indicated that Thornhill should be left alone. It has been designated urban reserve but no where is it written that all reserves should be used up. She indicated that removing the designation would show a commitment to stopping sprawl. She used London, England as an example of a city that includes a lot of green space. She asked that Council listen to the consultants and the citizens and remove the Thornhill designation from the OCP. A submission was made.

Lachlan Duncan

Mr. Duncan expressed his concerns for the aquifer and wells in Thornhill. He noted that there is nothing in the OCP about running sewer lines to Thornhill and no studies have been done to establish what the cost would be for those lines. He spoke of the difficulties of building on Thornhill, of the overcrowding that already exists in local schools and of the social issues that development has already brought to the area. He noted that the recommendations of the

residential study were not heeded and indicated that he hopes in the future that Council will be able to tell him that all his fears were wrong.

Beryl Eales

Ms. Eales spoke of the assistance she was given by the Thornhill community when her husband died as testimonial to the need to develop a group of communities. She spoke of her vision of the community which included a ferry connecting Whonnock and Ft. Langley and a river promenade from Bruce's Market.

Mike Stefiuk

Mr. Stefiuk referred to a number of bylaws from the OCP that are not included in the new OCP. He felt that all the work done to protect the natural environment was being put at risk. He asked why this OCP does not have a specific policy on streamside protection regulations or species at risk. He questioned why there is a desire by some to create more commercial and industrial land when 11% of the existing areas are vacant or under-utilized. He commented on the debates that would occur on their own merit at future Public Hearings of OCP amendments if this OCP is not adopted and suggested that Council remember the phrase "on its own merits" when making their final decision. He submitted a copy of his presentation.

Duane Vandenberg, Alouette Field Naturalists

Ms. Vandenberg spoke to the need to protect our natural areas. She asked that Thornhill and Blue Mountain be saved. She noted the need to create wildlife corridors that are not too narrow and limit disturbance. She felt that the OCP provides the chance for Council to step back and consider what makes Maple Ridge so special. If we want to keep what attracted us here we have to look, learn and listen.

Note: The meeting adjourned at 9:52 p.m.

July 5, 2005

The Mayor called the meeting to order at 7:01 p.m.

The Municipal Clerk described the procedures and rules of the Public Hearing.

Ray Young, Lidstone, Young, Anderson

Mr. Young, the District solicitor, gave a presentation on the Green Zone in response to a submission by a lawyer for First Pro Development that the new OCP would change the District's position with the GVRD and cede autonomy over lands in the Green Zone to the GVRD. Mr. Young asserted that the new OCP would not cede any further local autonomy to the GVRD than has already been surrendered. Mr. Young reviewed the history of the legislation that required each municipality in the GVRD to negotiate a Regional Context Statement that embedded promises and undertakings to bring the OCP over time into consistency with the Regional Plan for growth management. He described the process by which the District adopted its Regional Context Statement noting that once it is embedded in the OCP and approved by the GVRD

Board, it cannot be unilaterally changed. It requires the approval of both the District and the GVRD. He felt that the argument of First Pro that changes to Schedule B can be made as they would not amend the wording of the Regional Context Statement is not correct. He identified promises made in the Regional Context Statement that supported his position. He indicated that if the District was to ignore the Regional Context Statement, the OCP bylaw would be unlawful and the GVRD would have standing to seek an injunction and relief against Maple Ridge to set aside the bylaw as would any citizen in Maple Ridge or the GVRD. He indicated that there is no registration in the Land Title Office for designation of property in the Green Zone. People would have to read the community plan and land use bylaws to determine if their property is included in the Green Zone. In response to a question from Gordon Robson as to whether the passing of the new OCP bylaw would affect a citizen's right to challenge the existing OCP bylaw, he advised that as soon as the new OCP bylaw is passed the old bylaw is repealed and would no longer exist so it could not be challenged.

Inderjit Rai

Ms. Rai's sister read a statement on her behalf that spoke of the loss of shopping and theatres in Maple Ridge and the need to grow the commercial base. She purchased property in Thornhill because of its growth potential. She does not feel the land is suitable for farming. They have to import soil just to grow grass. She felt that those who want to have hobby farms should be able to do so and those who bought to subdivide should be allowed to do so.

Paula Panek

Ms. Panek focused her presentation on the issue of peak world oil production and the challenges that the world will face to feed, clothe, and transport its population. She suggested that the urban boundary be defined and not varied and that densification and infill of existing urban areas be completed before any expansion is entertained. The impact of peak oil production on the transportation of goods will create an urgency to sustain and secure locally grown food supplies making it important to retain the Agricultural Land Reserve as it exists today. All applications for exclusions should be refused, penalties imposed if land is removed and programs created to support the local agricultural community. The OCP is a plan for the future, not the present.

Patty Morrison

Ms. Morrison participated in the study circles to discuss housing and land use options and noted that not one person in the group concluded that Thornhill was the best option for expansion. She found it interesting that Council came up with a different conclusion. Her choice would be to return Thornhill to rural residential until build-out of other areas. She pointed out that when Thornhill was designated urban reserve in 1981, the Fraser River crossing was being considered in Kanaka and now that the bridge is on the west side it makes no sense to build to the east. She spoke of the environmental concerns of hillside development and stressed the need for extensive planning and an area plan if development was to occur. She cautioned Council against accusations of conflict of interest as the District owns land in Thornhill. She felt that the word "approaching" would cause challenges and future Council could not be burdened with this. She encouraged Council to continue to work towards smart growth.

Janice Dowling

Ms. Dowling expressed her anger at the comments of Jonathan Baker and her opposition to development of Thornhill. She did not feel Council could be trusted to prevent development from starting sooner than described in the OCP, citing Silver Valley as an example. She felt that the rural properties in Thornhill provide a buffer between the urban development below and the forests above. She asked that the municipally-owned lands be kept in conservation and that the advice of the experts be followed. She felt it would be a mistake to approve the OCP.

Bev Gneo

Ms. Gneo spoke to two issues – trust and expectation. She indicated that when they purchased in Maple Ridge they followed all the rules and bought where the OCP showed they could raise their family and subdivide in the future. To change this destroys the city's credibility and will discourage investment. She felt that Council was hearing a vocal minority at the Public Hearing speak against development but that the majority of residents in Thornhill want to develop and have services. She indicated that very few are doing more than hobby farming on Thornhill. She expressed a preference for a mix of lifestyles. She cited reasons why the land is perfect for subdividing and suggested Council consider doing an in depth survey of the residents and do an area plan. She submitted a copy of her presentation.

Al Hogarth

Mr. Hogarth felt that the OCP is a vague indefinable set of policies that create conflict and confusion. He noted that the number of policies has been increased two fold from the existing OCP and many of them require work to be started on or ongoing work to progress. He added to the information provided by Mr. Young on the Green Zone and stated that the Regional Context Statement must remove any reference to our Agricultural Land Reserves being part of the Green Zone. He provided background information on the process that designated the Green Zone and urged Council to tell the GVRD that Maple Ridge will not abdicate its rights of land use planning to them. He spoke against First Pro's proposal for Albion Flats and offered his vision of a high tech campus in the area. He submitted a copy of his presentation.

Dave Mussallem

Mr. Mussallem spoke of the water problems in Thornhill and offered his opinion that Thornhill is one of the better areas for urban development as it is not good for much else. He questioned why there is now so much controversy over the designation. He felt the best solution to the water problems would be to develop the area and let the developers pay for water service rather than the taxpayers. He spoke against the District's involvement with the GVRD and pointed to the successes of Mission and Abbotsford in attracting industry.

Dr. Robert Grist

Dr. Grist spoke to the cost and to the difficulty of providing adequate medical services to a growing community indicating that it is very hard to attract new physicians to the community. He submitted a copy of his presentation.

Jacques Richard

Mr. Richard gave a power point presentation providing information on the Thornhill Residents' Coalition and its website. He identified the reasons the Coalition supports development of Thornhill, the major reason being water. He suggested that other speakers were using scare tactics in their comments about the aquifer. He suggested that Thornhill should be the next area to receive services and development. He asked that the urban boundary and Thornhill's designation remain as it is and that an area plan be completed before adoption of the OCP. He felt that the zoning should be changed to Suburban Residential. Mr. Richard provided a copy of his power point presentation.

Orlando Johannson

Mr. Johannson indicated that he purchased property in Thornhill based on its designation in the current OCP. He expressed his concerns about the lack of public consultation for the new OCP and of the decision to have consultants decide upon a plan for the community. He indicated that Thornhill is mostly rock and is not good for farming. He felt it would be an irreversible tragedy to develop to the north of Maple Ridge on agricultural land. He pointed out that Thornhill is located near the major transportation routes. He spoke of the problems with failing wells on Thornhill and asked that the city bring water to Thornhill before there is a Walkerton disaster.

Gordon Robson on behalf of Lynda Lawrence

Mr. Robson spoke to the District's position with the GVRD with respect to the Green Zone. He felt that the District should take advantage of the situation to tell the GVRD that it will not pass the new OCP and challenge the original adoption of the existing OCP bylaw. Adopting the new OCP will prevent anyone from challenging the existing bylaw. He asked that Council listen to the community and not surrender its rights through a mistake. He encouraged the District to continue its negotiations with the GVRD to amend the Regional Context Statement and to not pass the new OCP until those negotiations are completed.

Frank Fehr

Mr. Fehr asked that Council look at the pocket of land that is an extension of the gravel pits presently under development in Albion and change its zoning to Estate Suburban Residential. He displayed a map that identified the location of the property. He referred to a staff report that recommended a review of Albion be completed in December 2001 for incorporation into the new OCP and suggested that this is unfinished business.

Ryk Schmahmann

Mr. Schmahmann spoke against the First Pro proposal for Albion Flats, citing concerns linked to big box retailers such as traffic congestion, loss of trees, displaced business, low wages for employees, increased crime. He expressed additional concerns for the health and safety of the children who live in the Kanaka Ridge development and those attending events at Planet Ice and the Albion sports field.

Paul Hayes

Mr. Hayes is a realtor and developer who has represented to buyers that property in Thornhill has potential for development as it is located in a future urban reserve. He gave an example of a

church that specifically purchased in Thornhill to build a high school and church. He felt that the OCP should be a document that people can rely on. Many people have purchased in Thornhill not only for the lifestyle but for the investment.

Ed Brett

Mr. Brett expressed his frustration with the delay in expansion in Albion. He felt the zoning for the area should be Estate Suburban Residential rather than Suburban Residential as the topography will not suit septic systems. The area should have a public system. He did not see a need to put the OCP through in this Council's term and suggested that it be discussed in a real public forum in November.

Ross Blackwell, Smith Avenue Neighbourhood

Mr. Blackwell represented seven properties on Smith Avenue who would like their properties to be removed from the Agricultural Land Reserve and designated Estate Suburban Residential. The properties are connected to the sewer system and dip into an established residential neighbourhood.

Nigel Smith-Gander

Mr. Smith-Gander expressed regret that the research of Thornhill residents, particularly the Von Hardenbergs, was not included in the OCP. He spoke of the reasons why he lives in Thornhill and listed the effects development has had in raising his assessment value, increasing pollution, traffic and crime. He would like his land kept in the ALR and suggested that limits could be placed on the increases in assessments in the ALR. He would like an OCP that guides the District with long term comprehensive planning that recognizes, identifies and preserves the beauty and appeal of our municipality. He submitted a copy of his presentation.

Janet Kirkpatrick

Ms. Kirkpatrick identified that Council's job is to collect taxes to provide services and manage orderly development. The OCP attempts to do this for all the community. The OCP is for today, for the future and sets out goals for the community keeping in mind that the community will grow. Everyone is here because others moved over to make room. She invited people to drive by her home to see that you can live on acreage with townhouses for neighbours. She advised that she is a realtor and felt she was speaking on behalf of the families she has helped set down roots in the community. She spoke of the joy families feel when they move into their first home. She asked Council to be mindful of this. She pointed out that the OCP is a 25 year plan that will undergo changes.

Barb Justason

Ms. Justason, Justason Market Intelligence, presented the results of research her company did on behalf of First Pro Shopping Centres to gauge residents' opinions about shopping alternatives and support for large-format retail for Albion Flats. She displayed graphs of shopping habits of Maple Ridge residents. She indicated that the results show that Maple Ridge residents have an appetite for a new large-format shopping district on Albion Flats. She submitted a copy of her presentation.

Glen Bury

Mr. Bury identified himself as being with First Pro Shopping Centres but speaking on his own behalf. He felt that most people do not like the OCP and true consultation had not taken place. He questioned if the true public opinion was being received. He suggested that the OCP is an exercise in futility if it doesn't balance all aspects of the community and address them in a realistic manner. Ignoring the regional economy and transportation is perilous. Letting the GVRD dictate where growth should occur is not what the people want. He asked that this poor planning not be pushed through without giving it the care it needs.

Note: The meeting recessed at 9:02 p.m. and reconvened at 9:18 p.m.

Carol Addy

Ms. Addy asked that urban sprawl not be brought to Thornhill and that Council not vote for this OCP as the final document. She asked that the urban reserve designation be removed from Thornhill and that Thornhill be kept rural residential forever. Development should start at the core and work out. She suggested that to listen now to the community would show ongoing commitment. She urged Council to continue the road less traveled and be a leader in smart growth demonstrating to other communities what a small city with vision can look like. She felt it was not too late for Council to change its mind and change the OCP. She submitted a copy of her presentation.

Janet Burns

Ms. Burns was concerned that with this OCP the District was heading to another lawsuit. She felt there is a climate of anger, fear, distrust and confusion. She would like to see more questions answered. She would like to know how the public will know if their property is in the Green Zone. She would like a lawyer's opinion of the statement of the Director of Planning that the OCP does not change Thornhill in any way and an opinion of whether there is any impediment to providing water to residents at the bottom of Thornhill. She was not aware of any law that would allow the Agricultural Land Commission or the Regional Context Statement from stopping water coming into the ALR. She noted that it is not just the quality of water that needs to be considered, it is also the availability of water for fighting fires. She expressed concern that the Mayor, Council and the taxpayers are not being informed of the OCP's true legal effect.

Martin Polz

Mr. Polz pointed out that the current Albion urban area boundaries established in the previous OCP are for the most part rationale except for a pocket of land to the north west of Grant Hill. He referred to a 1997 planning report recommending that a boundary review be included in the update. He asked that this adjustment be made to include those lands in the Albion urban area. He submitted a copy of the proposal.

Betty Goode

Ms. Goode read an email that she sent to Council on June 12 and indicated that she is hoping for a reply from Council. She asked that consideration be given to the citizens who are not in favour

of development of Thornhill. She felt that the expression “approaching 100,000” was dangerous and asked that it be revised to denote clear intent. She noted that she moved to Thornhill before it was designated urban reserve and listed her reasons for buying there. She recommended developing the downtown core citing Fort Langley and Port Moody as good examples of development of a downtown area. She urged Council to set aside municipal land in Thornhill as park. She submitted her presentation.

Paul Bush

Mr. Bush focused his comments on three 3 key areas of concern; the political process, potential for development of Thornhill and potential for legal action. He expressed concerns about the lack of involvement and lack of understanding of Thornhill residents in the workshops and open houses. He spoke of the detrimental effects development could have on properties and suggested the facts are similar to a court case involving Surrey District. He urged Council not to pursue the Thornhill option. He submitted a copy of his presentation

Bill Archibald

Mr. Archibald spoke of the impact of development on the lifestyle of the community and the drain providing services is to District finances. He referred to statements in the 2004 Annual Report to support his argument. He felt that Maple Ridge does not need more residents until we have the economic base to support the costs they generate. The focus should be commercial and industrial development. He noted that a speaker had mentioned that with the right infrastructure we can get appropriate industries in Maple Ridge. Langley has businesses bidding on the industrial property they own and he felt that Maple Ridge could do the same. He submitted a copy of his presentation.

Kiersty Duncan

Miss Duncan spoke of the overcrowding at Albion Elementary School and felt there would not be room for more children if Thornhill is developed. She identified the reasons she enjoys growing up in a rural environment and cited the impact development would have on that lifestyle. She concluded that there is only one chance to be a kid and she would like to spend hers in the country, not surrounded by development.

Tim Wittenberg

Mr. Wittenberg expressed disappointment with the OCP particularly the fact that Schedule F has been lumped in with Transportation. He felt that the equestrian trails were meant to stand alone and are special items that need to be protected. He supported those in opposition to development of Thornhill and encouraged development of the downtown.

Bim Meetarbham

Mr. Meetarbham felt that Council had mostly heard from Thornhill residents who live within the ALR and not from other residents of Maple Ridge. He agreed with those residents that there are concerns with drinking water in Thornhill but he felt that city water should be provided for both the urban reserve and ALR lands. He noted that there are always people opposed to any kind of progress and suggested that some had tried to paint Thornhill as a National Park. He felt that developing downtown is a noble idea but is an idea whose time has not yet come. He felt the

population of Maple Ridge would have to grow beyond 100,000 before this is likely to happen. He thought that a survey of people who want to move to Maple Ridge would show that their concern is transportation and space to raise their families in a safe and affordable neighbourhood. He felt light rail would be required in the future. He supported reinstatement of Thornhill within the Urban Boundary and asked for a plan for the provision of safe drinking water for all. He submitted a copy of his presentation.

Roy Stini

Mr. Stini noted that those wanting development almost always sell and move away while those opposed almost always stay. He questioned why the people who are planning to leave have the right to determine the direction of the neighbourhood they don't want to stay and be a part of. He spoke of his dislike of the downtown core architecture, particularly the building that houses the Library and Government Agent. He felt we should take advantage of our town's beautiful backdrop and focus on it. He cited Bruce's Market as an example of the styling he would prefer. He would like a smartly located industrial area with smaller, specialized businesses that would support the community rather than big box stores that take all their profits out of the community. He submitted a copy of his presentation.

Ken Vogt

Mr. Vogt stressed that if Albion Flats is removed from the ALR the District must be careful of how this property is developed. Development will benefit the community but it must be the right development. He did not feel that the proposal of First Pro is the right one. He suggested there is an opportunity to expand on the present recreational opportunities that exist there and not negatively impact the surrounding residential area. He felt that the proposal of First Pro would affect the quality of life of those residents. He challenged Council to work with First Pro to find other sites for their business.

Bev Murphy

Ms. Murphy felt it was obvious by the number of speakers at the Public Hearing that residents did not feel that the process had allowed them to be heard, noting that the preferred option of Thornhill was determined prior to the community workshops. She felt the time frame was scheduled so the OCP would not be an issue during the municipal election. She spoke against development in Thornhill and provided her reasons for removing this expansion option. She suggested that an area plan be initiated now with the community and pointed out that long time residents would still get a good return on their investment. She submitted a copy of her presentation.

Bethan Chancey

Ms. Chancey expressed concerns about the lack of transparency in government. She felt that roadblocks had been placed in the way of the process and to access documents. She had not heard any legitimate reasons why Thornhill should be retained as the next expansion area when the consultants did not favour the Thornhill option. She spoke of the inability of citizens to meet with Council and to have questions answered by Council. She felt that the wording in the OCP is ambiguous, subjective and has the potential for challenge. The change of wording to "approaching" would greater fuel speculators.

Bethan Chancy on behalf of David Parker

Ms. Chancy displayed photos demonstrating the effect of neighbouring development on Dave Smith's Farm. She spoke of the increase there would have to be on taxes to provide services to Thornhill as developers would not pay for it. She felt that the ambiguous nature of the OCP would give broad reaching power to Council. She stated that the OCP is unacceptable and from a planning perspective is a disaster with no bench marks with which to measure success. She felt that a third party assessment is required. She asked that Council listen to what is being said and to read the documents the experts have provided. She asked that the OCP be revamped and if policies are maintained that are contrary to the experts advice, that reasons be provided to the public.

Wil Waterbeck

Mr. Waterbeck expressed his thought that no other municipality has all the recreation facilities and the space that Maple Ridge offers. He would like more industrial land in the community for employment and more commercial space for shopping. He questioned why the GVRD should have a say in our local issues. He supported the Green Zone as a means to control growth but would like increased density in areas where the infrastructure is in place.

Simon Challenger

Mr. Challenger did not see in the OCP a vision of how the community will grow in the future or a significant change in existing policies. He felt that if development continues as it is, Maple Ridge will be a "cookie cutter" community of every community south of the river. He noted that he did not find a corridor for where light rail would come into downtown. He would like to see an area designated for that corridor so building can take place around it. He thought it was nice that there would be a new West Coast Express Station but service is at capacity now. He supported the preservation of the Green Zone. He opposed development of big box stores and development of Thornhill suggesting that, if necessary, Council put a moratorium on development there.

Jan DeZeeuw

Mr. DeZeeuw felt that law and order is in short supply in this community. He described the process that he was involved with in 1981 to formulate the OCP. That process determined that subsequent Councils would have to choose Silver Valley or Thornhill for future development, not both. Results of two surveys of Whonnock residents showed a 50-50 split for municipal water services. He expressed his sympathy to Council for having to make a difficult decision. He felt Albion Flats are going the same way. He urged Council to cancel the current OCP and do it the same as a quarter century ago – the right way. He asked that Council let the public know their position on Thornhill and Albion Flats and create an OCP that is clear and concise.

Don Charlton

Mr. Charlton submitted a letter to Council requesting that a pocket of properties in Albion be designated from Suburban Residential to Estate Suburban Resident. He spoke to concerns with transportation and asked where in the OCP traffic out of Mission is addressed and where the schedule and plans are for transit. He felt there were areas of the OCP other than Thornhill that needed more work. He identified the need to find an industrial base to subsidize residential.

Although people may not like big box retail, they do pay a big chunk of taxes that Maple Ridge could use. He submitted a copy of his presentation.

Wendy Margot Cook

Ms. Cook gave a power point presentation that identified safety and traffic issues along 128 Avenue. She listed safety features for that road that she would like the Engineering Department to provide. This included a crosswalk signal at 232 Street and 128 Ave., a “No Trucks” commencing at 232 Street and speed inhibitors. She submitted a copy of her presentation.

Geoff Hancock

Mr. Hancock spoke of the emerging contaminant problems noting that the Throne speech in February highlighted this topic. He urged Council to bear in mind what the world will look like in 10 years time.

Leah Lindsay

Ms. Lindsay expressed concerns about the direction of expansion in Maple Ridge and the discrepancy between the development that has happened and the community vision as expressed on the District website. She spoke of the lands that have been removed from the ALR and asked why Council would sell out agricultural land for subdivisions or industrial space. She is opposed to urban sprawl. She felt there should be incentives for farmers and an agricultural advisory board would be a good start.

Thomas Kerr

Mr. Kerr spoke in support of development of Thornhill. He felt Thornhill was more suitable for development than for farming. He is a farmer but he would like to sell his property and move to town. It is his expectation that Council live up to the commitments of previous documents.

Lorne Trager

Mr. Trager felt there had been little effort put forth to develop a tax base to create the revenue needed to develop properly and protect the green space and agricultural land. He felt that guidance should be sought to develop the commercial/industrial tax base. He suggested that the area of the approaches to the new bridge would be unobtrusive to all and satisfy the need for an additional tax base.

Dave Rickard

Mr. Rickard spoke in support of development of Thornhill noting that for 23 years the District has given its word that Thornhill is in an urban reserve. People have invested their equity based on that promise. He felt that this OCP has broken the bond of trust and has polarized the community. He felt that the long term planning goals based on downtown core infill are not realistic as not everyone will want to live in apartments. Homes will be needed making development inevitable. He spoke of the need for controlled development. He asked that Council keep its word to the residents of Maple Ridge and keep Thornhill in the OCP as it is, in the urban reserve and part of the urban boundary. He submitted a copy of his presentation.

Bim Meeterbham on behalf Roger Paulsen

Mr. Meeterbham indicated that Mr. Paulson would like his children to have the same opportunity to live in Maple Ridge as he did. He felt the OCP is a good plan that strives to strike balance. He lives in Thornhill because he wants a component of smart investment to provide security for his old age and for the benefit of his children. He did not support the comments of other speakers that the land is for farming and animals. He asked that water service be provided to the residents.

Wan-Yi Lin

Ms. Lin spoke of the reasons why she moved to Thornhill from Brooklyn. She supported the preservation of Thornhill and indicated it would be a shame to allow urban sprawl to continue and to destroy nature. She noted that the population of Taiwan, where she was born, is the same as Canada. Taiwan grew up instead of out. When limitations are set people learn to live within those limitations. She felt that the District should build downtown with various housing options and with a distinct character that would be attractive to tourists. She suggested Council seek public proposals on how to develop. An exhibition could be held at the Arts Centre of people's vision of downtown.

Note: The meeting adjourned at 11:15 p.m.

July 6, 2005

The Mayor called the meeting to order at 7:05 p.m.

The Municipal Clerk reviewed the rules and procedures of the Public Hearing.

Claus Andrup

Mr. Andrup expressed opposition to development in Thornhill and to the proposal of First Pro for Albion Flats. He felt that if development were to take place in Thornhill it should only be after the creation of an Area Plan similar to Smart Growth on the Ground. He thought that commercial land should be located near the Golden Ears Bridge citing the negative impact shopping on the east side would have on downtown.

Gordon Robson

Mr. Robson wondered why Council felt an urgency to pass the OCP following this Public Hearing. He felt that Council should negotiate with the GVRD to develop a means to amend the Regional Context Statement before passing the OCP. Passing the OCP would lose the right to contest what we didn't like in the last one. Although a lot of citizens are concerned about Thornhill, his concern is with the whole plan. He felt the downtown can't be revitalized until there is an adequate transit system. He asked Council to put this plan on hold, negotiate with the GVRD, include the public more in the process and focus on the long term viability of industrial, commercial and transportation issues.

Faye Ketola on behalf of Klaus Heinke

Ms. Ketola read a statement from Mr. Heinke expressing concerns with the communications and timing of the OCP process. He asked Council to implement a better process in communication suggesting that a questionnaire be distributed through the local newspaper, preceded by advertising or alternatively a mass mail out. Ms. Ketola noted that Mr. Heinke's presentation included an excerpt from a book titled "Sustainability Within A Generation". She read a section of the excerpt that provided statistics on consumption of water and energy. A copy of his presentation was submitted.

Roger Luko

Mr. Luko felt that semantics is important and commented on the confusion the word "approaching" could cause. He pointed out that while Mr. Baker had complained that his clients had bought in Thornhill on the speculation that it would be subdividable, many residents purchased before 1981 when they were reassured that it would always remain rural residential. He noted that water could not be brought to properties in the ALR and questioned who would pay for their water when the aquifer fails. He felt that powerful initiatives are required to encourage development in the town core. Local bylaws and parking requirements have discouraged him from developing commercial property he owns. He was concerned about the lack of dialogue with Council through this process. Given the number of speakers in support of maintaining rural residential status for Thornhill, he felt Council should reconsider their personal opinions and act as representatives of the people. He felt the logical solution is to defer to the Sheltair report. He asked Council to take courage; they will be respected for being able to change their minds. He submitted a copy of his presentation.

Bonnie Allan

Ms. Allan pointed out inconsistencies within the OCP with respect to Albion Flats. It is identified as an area of ecological sensitivity in one section but is identified in others as an area suitable for a variety of purposes such as agricultural, commercial, industrial or recreational uses. She asked how commercial or industrial use could coincide with ecological sensitivity. She asked that the District follow the Smart Growth concept. She submitted a copy of her presentation.

Faye Ketola

Ms. Ketola felt that Maple Ridge has reached a fork in the road and it will be up to Council to decide which fork to take. She wondered if Smart Growth on the Ground would be encouraged and supported, becoming the blueprint for development of the regional centre. She prayed that the natural beauty of the area would be protected. Now is a great opportunity to take advantage of new community building practices. She questioned if Maple Ridge would become a model for other aspiring green urban communities or an indistinguishable part of the urban sprawl that may spread to Hope. She submitted a copy of her presentation.

Janet Dmitrieff

Ms. Dmitrieff read an excerpt from a letter from Gwynn Graham, Ministry of the Environment, as evidence that the information presented by the Residents for the Preservation of Thornhill has a solid base and is not scare tactics. She described the two ways well water can be contaminated;

by a poorly constructed or maintained well which the District would not be liable for or by human disturbance of the upland for which the District could be liable. She suggested there are two courses of action; either give everyone free water or do not develop Thornhill. Leaving Thornhill development free would be the more cost-effective option. She submitted a copy of her presentation.

Stuart Pledge

Mr. Pledge spoke in opposition to development of Thornhill. He felt that all areas adjacent to Thornhill would be under pressure for development and development would result in a significant loss of green space. Development would not uphold the goals of a complete community and a compact region. It would not minimize sprawl and maximize on infrastructure. It is more expensive to build there than close to the town centre and development would not increase transportation choices. When the designation was placed on Thornhill the expectation was that the bridge would be built close to 240 Street but now it is being built close to 200 Street. He felt the designation of Thornhill created an expectation of development and those who bought thought they had a guarantee of investment. He expressed concern about the increase in taxes that would accompany development. He asked that the maps in the OCP be replaced with maps that indicate Thornhill is a rural area and that development move toward the town centre and toward the goals of the LRSP.

Martin Dmitrieff on behalf of Coral Jervis

Mr. Dmitrieff read a statement on behalf of Coral Jervis. Ms. Jervis asked if new information shows it is too risky and too expensive to develop in Thornhill if this meant it had to stay just because it has been in the books for 23 years. She suggested Council show courage and leave Thornhill rural. She pointed out that people who bought on speculation took a calculated risk. She quoted from Webster's dictionary on the definitions of "risk", "speculation" and "develop" stating they wanted none of that on Thornhill. She found it hard to believe that these "speculation/development" properties have not risen in value. She felt that the OCP is full of contradictions, vague language and loopholes big enough for a bulldozer. She asked that Council work through community input, smart growth and the curbing of urban sprawl and not follow the dollar signs. A copy of her presentation was submitted.

Hendrik Meekel

Mr. Meekel displayed photos of the Georgia Basin butterflies that live in Thornhill. He read a letter expressing his personal feelings for the meaning of words, the significance of nature and the special purpose that Thornhill will have for Maple Ridge as Maple Ridge does for the surrounding municipalities, B.C. for Canada and Canada for the rest of the world. He submitted a booklet from Kauai and suggested everyone should read "Pandora's Box."

Richard Seward

Mr. Seward spoke on behalf of himself and his wife Laura. He reviewed the history of the family's attempts to have their property at 23468-128 Avenue removed from the ALR. He displayed a map of the property showing the surrounding development and proximity to the proposed Abernethy corridor extension. Sewer services are nearby as is commercial development. He asked that his family have an equal opportunity for their land to be developed

in the same manner as the neighbouring properties to the east and to the north. He submitted a copy of his presentation.

Ford Bowden

Mr. Bowden spoke against urban sprawl quoting from Margaret Mead and reciting a poem. He suggested that Hammond is an area suitable for further development and cited reasons for this suggestion. He asked that we create a positive community employing Smart Growth on the Ground principles. He would like to get away from cars, have a variety of housing options and no sprawl. He thought that the true value of Thornhill will be recognized in future years.

Beryl Eales

Ms. Eales spoke of her personal feelings about the community and displayed photos of what she would like the town to look like.

Annette LeBox, Pitt Polder Preservation Society

Ms. LeBox provided a history of the Society and their fight to stop development of Swan-e-set in Pitt Meadows. She spoke of the need to protect agricultural land. She expressed her hope that the next Council would include individuals who would pledge against sending any applications to the Agricultural Land Commission, support Smart Growth on the Ground and say no to development of Thornhill now or in the future. She thought that the District should put a stake in the ground and when the population reaches 100,000 say that's it, there will be no bending to urban sprawl. If that happened developers would have to densify and low rise apartments would be a thing of the past. She submitted a copy of her presentation.

Annette LeBox

Ms. LeBox spoke of the ineffectiveness of the current tree bylaw and asked that Council repeal the existing bylaw and start again to create a bylaw that protects trees, not one that pretends to. She submitted a copy of her presentation.

Moreno Rossi

Mr. Rossi felt that all the comments expressed at the Public Hearing showed that there is no certainty within the OCP and there was an abysmal lack of community consultation. He referred to the Silver Valley Area Plan and asked what happened to the implementation plans. He had hoped that the new OCP would bring forward the principles of the plan but it doesn't do so. Those plans were proposed two years ago when he was employed by the District and a memo prepared for Council. That memo was never brought forward. He questioned if there is an unwillingness to bring it forward and if there is an effort to subvert the plan and its obligations to the community. He asked that Council make this a community plan and not a Planner's plan or a Council plan. Council should go back to the community and have the community guide the Plan.

Jean Sunada for Bernice Rolls

Ms. Sunada read a presentation for Bernice Rolls expressing her thoughts of how ideas have changed as we have learned more. She questioned how the decision was made in 1980 to designate Thornhill for development. She felt it was wrong in 1980 to designate Thornhill and it

is wrong in 2005. The difference is we now know more. Designating an area for future development fuels speculation. Developers then pressure Council for development to proceed.

Sheila Smyth on behalf of Roy Josephson

Ms. Smyth, Mr. Josephson's wife, spoke in place of Mr. Josephson. She spoke of her involvement in the development of the Silver Valley Area Plan and her disappointment in the lengthy wait to have the Plan implemented. She pointed out contradictions that exist in the OCP. The community knows what it wants and what is right. She felt that there are other forces at work against it. The political will is lacking. She wants the community to focus, decide, get together and choose what kind of community it wants.

Betty Von Hardenberg

Ms. Von Hardenberg provided information on a lawsuit between Doug Bowles and the City of Surrey over the loss of farm production as a result of the mismanagement of storm water from an upland development. Mr. Bowles was successful in his suit and the City was required to compensate him for his losses and build a new pump and pump house. This case has set a precedent for all municipalities and cities. Surrey now has an Agricultural Advisory Committee, a Steering Document that only the citizens can change and an OCP that includes an Agricultural Farm plan. They now work closely with the ALC. These are outcomes she felt Maple Ridge could work toward. She learned of this case through Provincial Ministries and said they were surprised Council was proceeding without paying attention to this case. She felt that Thornhill has the potential for this type of disaster. She asked that Council take a stand that would save the community from an expensive disaster. She submitted a copy of her presentation.

Klaus Von Hardenberg

Mr. Von Hardenberg spoke of his attendance at an Open House in the Spring and the need he felt to determine what development would do to the water supply. He displayed a map of Thornhill depicting the ownership of lands on Thornhill. There is over 4 times the number of properties in the urban reserve than in the ALR. He felt this demonstrated the amount of speculation that exists today. He questioned how much thought went into the decision to designate Thornhill 23 years ago. He pointed out the lack of impact assessments that were done at the time. He felt that an area should be assessed before a designation is made. He spoke of the increase in crime and unkempt properties. He speculated on what either decision on Thornhill might mean to the District. He felt that if Thornhill was left alone we would have a great community, an increasing tax base and, being without any services, would cost the District nothing.

Jean Sunada

Ms. Sunada listed the key concepts of Smart Growth on the Ground. She felt that this plan is difficult to understand but a check list such as the one used in New Westminster is informative and user friendly. She cited the objectives the check list addresses. She felt that the Maple Ridge OCP attempts to address these issues in individual sections. If the municipality is serious and committed and wants to take it from the concept stage to the entire district, all parties must be educated and have a clear understanding of what Smart Growth means. This would affect each department and each department would need to submit a list of requirements for their jurisdiction. This information then becomes part of the permit process. This would become part

of the pre-application process for rezoning or development permit applications. Staff would review and comment on the information and the applicant would have the opportunity to resubmit information with their formal application. This would help to create high quality projects and address concerns prior to development. The residents would have a means to measure the success or failure of any development. She commented on the Thornhill Heights development and surmised that this development was approved before Smart Growth was approved in principle but this should not be an excuse for the way this development was undertaken. She suggested that a check list be created and enforced to make Smart Growth work. Until Council can prove that this type of development is not coming to Thornhill, she asked that the designation of Thornhill as urban reserve be removed and Thornhill be designated rural residential.

Diana Williams

Ms. Williams addressed her concerns about the lack of respect for the democratic process and the lack of accountability of Council. She spoke of the unwillingness of Council to discuss the creation of an Agricultural Advisory Committee and the inability of citizens to speak to individual Councillors at meetings. She felt this made Councillors no longer accountable for their decisions and that Council was trying to muzzle public input. She indicated that community input into the OCP has been defective. She noted that the Pitt Polder Preservation Society and the Alouette Field Naturalists were not invited to the Workshops. There was input from the development community but she felt that an environment workshop that excluded legitimate environmental groups could not be called inclusive or open. She believed that the conduct of Council proved that the GVRD should be able to influence municipal policies as they could make decisions geared more to a common good than to specific special interests. She felt that the turnout at the Public Hearing should spell out to Council that the creation of an OCP with integrity and definition is a serious commitment to and with the people of the community. She submitted the presentation.

Note: The meeting recessed at 9:00 p.m. and reconvened at 9:15 p.m.

Dr. Shiraz Mawani, Silver Valley Association

Dr. Mawani reviewed what he perceived as the four main themes of the Hearing:

1. That the language in the draft OCP be changed.
2. That development not be allowed to occur outside the present urban boundary.
3. Protection of the Green Zone.
4. Building a “safe and livable community and the establishment of a complete community”.

He commented on the time and trouble people have taken to inform themselves about the issues and who came before Council and staff to be heard. He asked that the OCP be changed so that participation by ordinary citizens and by neighbourhood groups is required in all committees dealing with the fundamentals of the OCP. He submitted the presentation.

Dr. Shiraz Mawani

Dr. Mawani gave a personal testimonial of what Maple Ridge is to him. He felt that each part of the municipality is special and unique and together are greater than the sum of the parts. It is a community of wonderful neighbourhoods. It will require all of the residents to work together as a community to keep Maple Ridge happy for future generations. He read a poem by Vaclav Havel.

Gerald Andrews

Mr. Andrews expressed concerns about the public input towards the OCP. He felt that Council approached the Public Hearing with a defensive posture and now, as the process is unfolding into an adversarial position, Council is still offering nothing other than reactionary statements. He wants to know why findings of independent experts were ignored and what stage discussions have taken towards this plan. He asked if Council felt no obligation to inform the public as to why these decisions were made. He questioned the hurry and if the timeline was selected to rush it through before any reasonable opposition could be mounted. With proper consultation and a reasonable explanation of decisions, the opposition at the Public Hearing would have been allayed. He spoke of his distrust of Council to make decisions until an explanation is forthcoming. He spoke of Council's poor track record and cited specific examples that have led to this distrust.

Jan Kirkpatrick

Ms. Kirkpatrick wished to set the record straight on some incorrect comments. She referred to the comments of a teacher concerning the safety of the 2500 school children in the Albion and Kanaka Creek area. She felt he failed to mention that 73% of the students who attend Kanaka Creek School come by car as they live outside the catchment area. She felt the Council and the community were misinformed when told those students walk to school. To those afraid of an increase in taxes, she provided information on the rights of those living on acreage for the last 10 years to make an application to the Assessment Authority to have their home assessed on the value of what they paid for it. People should take the time to know the regulations that impact them and the advantages they have if they have lived on acreage for over 10 years. She had concerns about the GVRD overlap map not being totally in concert with what this municipality wants. She felt there are a few areas that require minor changes. Her other concern was with the proposal in the OCP for the frontage of ½ acre lots. She noted that there were not a lot of building permits issued last year in Maple Ridge compared to the rest of the Lower Mainland so Council is doing a good job of protecting the municipality.

Gordon Robson, Webster's Corners Association

Mr. Robson observed that the District previously had an OCP that included a plan for roads and the community was designed around those roads. That plan also included a future industrial zone at the top of 256th Street. It was zoned under the condition that development would not take place until a proper road network was put in place. Through a series of court cases the plan for the road is gone and the zones remain. The impact on the neighbourhood is significant and could become like Pipeline Road in Coquitlam. It will come to the point where Council cannot stop it. He detailed the history of how the District came to acquire a gravel pit on 256 Street. Now the District is in the process of surrendering to the GVRD our land use and including the industrial

land but no transportation corridors or anything that will give relief to the community. Dewdney Trunk Road will become a nightmare. If Council goes ahead, the Association would like the Plan stopped until there is a transportation plan to get the gravel out or put the land in the Green Zone. To let this continue to be industrial will put a road through the entire community that everyone is going to suffer from and this would be irresponsible. If the District is going to surrender our future to the GVRD he felt it is incumbent on the GVRD to come to Maple Ridge to speak to these concerns and say what their plans are for our community. He spoke of the need for improved transit services. He indicated that the Webster's Corner Community Association is pleading with Council not to pass this Plan until Council can answer their transportation concerns. He cited Hanover as an example of a well planned community.

Ross Blackwell

Mr. Blackwell expressed concerns with the planning for the downtown core. He spoke of the potential he sees for the downtown core and displayed photographs of his vision of the core and the vision of the Downtown Action Plan. He would like to have a small footprint for buildings. He displayed specific text from the OCP that included large format retail in the regional town centre. He displayed photos of what that might look like and suggested it would not be conducive to a people-friendly environment.

Russ Sterling

Mr. Sterling indicated that they have heard the need for growth in Maple Ridge said time and time again and have been led to believe that growth is a magic thing that we must have to be able to continue to enjoy the greatest place to live. Examples of growth in neighbouring communities have caused him to shudder to think what growth could do to our safe, healthy way of life. He submitted a copy of his presentation.

Gavin Roache

Mr. Roach suggested that any one of the concerns expressed at this Public Hearing should be reason enough to drop the OCP and when taken altogether amount to a landslide of public concern. He commented on the quality of the presentations. He reviewed the issues that were raised in those presentations and added further reasons why the OCP should be dropped based on those concerns. He reviewed the results of the Angus Reid survey and suggested that Council listen to those values and reflect those values in the Plan. He asked that Council look at the few who support this OCP suggesting that they stand to gain financially. It is not their job to design the community it is Council's job to advance a plan that speaks to the future for all citizens. It needs to be the best plan that we can create and one that will put Maple Ridge first in managing urban sprawl.

Martin Dmitrieff

Mr. Dmitrieff referred to comments in the Environmental Background Report to the OCP and to Federal reports on the need for groundwater management programs. He spoke to Policy 5-26 and suggested that the lands in Thornhill could be better protected if Policy 5-6 was applied and the forest designated Conservation Area. He submitted a copy of his presentation.

Tim Wittenberg

Mr. Wittenberg spoke of the importance of horses to the farm economy and listed the activities involved in this type of farming. He cited a personal example of how a horse had improved other areas of a child's life because of her involvement with horses. He submitted his presentation.

Geoff Clayton, ARMS

Mr. Clayton indicated that the letter submitted to Council in mid-March still stands as their concerns and suggestions. They asked for reassurance that no future Development Permits be addressed until new Area Plans are adopted and necessary bylaws are put in place. This would include a full environmental assessment of environmentally sensitive lands. They asked that agricultural lands be assessed by the District prior to consideration for removal from the ALR. He spoke to the need for an Environmental Advisory Committee to assist the Planning process. He referred to the statement in the OCP that the District will develop environmental management models but expressed concern that there is no policy in place with a timeframe for enactment. While supportive of the changes to Schedule E, they are concerned that there are no timeframes identified. He spoke of the need for storm water management plans tailored to individual streams and for monitoring of the recommended changes. Their biggest concern is the looseness of the wording of the new OCP and without development permit guidelines there is no backbone to the OCP. They have been advised by staff that new guidelines will be developed for Council's consideration from the findings of a review of the environmentally sensitive areas by a consultant. They have been assured that all implementation matters will be done in a timely manner with monitoring undertaken in environmental protection circumstances. It will be up to Council, however, to pass these policies.

Glen Bury, First Pro Shopping Centres

Mr. Bury spoke of the shortage of retail opportunities in Maple Ridge. This results in higher taxes, less local work opportunities and a decreased standard of living. Interested retailers have been unable to find suitable development opportunities. While there has been significant development in Mission, Pitt Meadows and Abbotsford there has been very little in Maple Ridge. This has resulted in residents leaving the community for their shopping needs and he suggested that it is possible that new development in Albion Flats will benefit existing businesses by keeping shopping dollars in the community. He felt the new OCP does little to address this. He felt that population growth will be to the east so the policy to put commercial development in the west will not address the needs of taxpayers and development to either the east or west will not affect downtown. A full range of shopping alternatives will keep shopping dollars in the community. Albion Flats has the ability to be a complete community as it has marginal agricultural lands and is surrounded by urban development. This wouldn't be sprawl but infill. He spoke of the need to refine the Green Zone and defined what Smart Growth means to him. He indicated that First Pro is shocked at the way the planning process has gone in Maple Ridge. They want to encourage an inclusive process.

Bev Murphy

Ms. Murphy reminded everyone that we are committed to maintaining our agricultural lands and it has been stated over and over again that we don't want big box stores in Albion Flats; we want

to leave it as agricultural land. The Public Hearing has shown the concern of citizens for the community. This can be turned into a positive by using the energy from this to refine the OCP.

Kevin Hodgins

Mr. Hodgins spoke of the importance of the viewscape of Thornhill to the community. He questioned why, if the state of septic systems and wells is as bad as some speakers have suggested, the health authorities and the District have not taken steps to address the problems. He noted that when Thornhill was first referred to as a potential urban expansion area it was thought the bridge to Langley would be built in the Albion area. As we do not do things the same way as we used to, he asked that Council step back and take a close look at Thornhill and call it what it is, rural residential. He felt that those who bought in Thornhill for its investment value will still receive a significant return on their investment and this value will increase as the availability of land is restricted. He expressed his opinion that developers don't care about the community and will be gone as soon as they have made their money. He asked that Council take the time to reflect on the comments of this past week and revise the OCP. He questioned why the District would want Thornhill in the GVWD as they are their own water managers. He cited a story of a WalMart store in Alberta that closed rather than raise wages to compete with employees in the oil and gas industry. He asked if they might do the same in Maple Ridge. He asked for the dates of second and third reading of the OCP. The Municipal Clerk advised that it is scheduled for August 30.

Jacques Richard

Mr. Richard spoke of the water problem in Thornhill. He suggested that if the suburban residential zoning is agreed to, the ALR line should be moved on 100th Avenue south and the urban line on 98th Avenue moved south to include both sides of 96th Avenue and that would cover half the people at the Hearing. If it was turned into urban residential they would be allowed to have the water and they won't have to sell their property. If it is suburban residential it can be subdivided and given to their kids.

Mayor and Council discussed whether to conclude second call and continue to third call or to conclude second call and resume with third call on July 7.

Note: The meeting recessed at 10:25 p.m. and resumed at 10:30 p.m.

Mayor Morse announced that the Public Hearing would recess and reconvene on July 7, 2005 at 7:00 p.m. with third call.

Note: The meeting adjourned at 10:35 p.m.

July 7, 2005

The Mayor called the meeting to order at 7:02 p.m.

The Municipal Clerk reviewed the procedures and rules of the Public Hearing. He announced that the time for submission of written comments has been extended to 4:00 p.m. on July 15, 2005.

Betty von Hardenberg

Ms. von Hardenberg gave her interpretation of what she thought the statement in the OCP concerning Thornhill meant and read out a statement of what she would like the statement to read. She spoke of the reasons why the citizens of Thornhill joined together to maintain the rural character of Thornhill and of her love for the area. She displayed a “Welcome to Thornhill” sign that she and husband wish to donate to the community and asked for Council’s support of this request. She submitted a copy of her presentation.

Jean Sunada on behalf of Bernice Rolls

Ms. Sunada read a statement from Bernice Rolls. Ms. Rolls spoke of the time she took to educate herself about the OCP and of her appreciation for the mountain of paperwork that was presented to Council. She expressed frustration at the process to have questions answered by Council and staff. She questioned the advice given to Council by staff with respect to the consultant’s report on growth options. She referred to the recommendation in the 1981 OCP to densify downtown but sprawl has continued. She felt that designating any area for expansion illustrates a lack of commitment to Smart Growth and Livable Regions and no area should be designated without first doing the in-depth studies recommended by the consultants. She suggested that future generations will have to pay if urban sprawl isn’t stopped as expansion increases expenses for services. She asked what would be left for Council’s grandchildren when the forests are cut and the land paved over. A copy of the presentation was submitted.

Janet Dmitrieff

Ms. Dmitrieff read the speech she delivered to the GVRD Planning Committee asking that they not approve the OCP as it includes Thornhill as the next urban expansion area and citing the reasons why the Residents for the Preservation of Thornhill believe the OCP does not meet the policy objectives of the Regional Context Statement. She handed in a copy of the presentation.

Beryl Eales

Ms. Eales displayed photos of development in Walnut Grove that she likes and of development that she finds boring. She wished to correct misconceptions about Thornhill. She advised that her well has never run out of water and the municipality is not responsible for her water. The municipality is responsible to protect the aquifer and to leave it in perpetuity as rural residential. Council is not responsible to speculators who insist that they honor the present zoning. She spoke of the quick response to a fire at her home. Last year’s bush fire was on a cluttered neglected property and she felt that if the hill is developed there will be more fires on holding property. She read a quote from David Suzuki on environmental sustainability. She felt that high density is needed to save urban neighbourhoods, migration of shopping to the outlying rural neighbourhoods is irresponsible and lacks vision, transportation is vital. Haney Place Mall should be developed and that Zellers should expand. Seniors are used to shopping downtown. Albion Flats should be kept for recreation. She shared her vision for Maple Ridge which included a park and ride concept, a river promenade between Bruce’s Market and Port Haney.

Gerald Andrews

Mr. Andrews wished to call attention to what made him get involved in this process in the first place. He referred to the clear cutting of the top of the hill in the summer of 1993 which destroyed the water reserve and the natural protection from excessive water runoff. The stream by his property became little more than a drainage ditch as a result. He spoke of the reliability of his well until that time. The water table has not been the same since that summer. Sand and gravel accumulated in his well and he eventually had to drill a new well. He felt that his financial commitments are not yet over. He spoke to the commitment of Thornhill residents to protect their community. He felt if Council had done the equivalent research of his neighbours this wouldn't have become an issue. Development in this area is not in our best interests, is not environmentally friendly and is fiscally prohibitive. If Council did the needed surveys and demanded the proper guarantees from developers he doubted that they would even express an interest in developing in such a hostile area. He submitted a copy of his presentation.

Martin Dmitrieff

Mr. Dmitrieff hoped that Council is contemplating removing Thornhill from the potential expansion area but if not he offered an alternate solution. He read a proposed amendment to the wording of section 3-28 that would require an environmental impact assessment, a fiscal assessment, and an agricultural impact assessment and set out the goals of those assessments. If any one of those goals is not met Thornhill will no longer be considered a potential expansion area. He noted that these goals were similar to section 3-29 but 3-29 does not leave any way for the municipality to drop Thornhill if it does not find satisfactory results from these studies. He submitted a copy of his presentation.

Jean Sunada

Ms. Sunada spoke to the importance of working with the community to achieve the mission of the OCP and to the need to listen and gather community input to create a new bylaw or change an existing one. She reminded Council not to forget the power of the individual or the Community. She asked that Council prove to her that the process works and that members of the community are listened to and not treated as nuisances. Changing the designation for Thornhill will demonstrate to her that Council not only heard, they listened. She submitted a copy of her presentation.

Klaus von Hardenberg

Mr. von Hardenberg provided information on a program in the City of Langley to post signs regarding the protection of aquifers. He displayed a sample sign and advised that these signs have been posted throughout the City and bring attention to the sensitive groundwater used for drinking. The Ministry of Environment provides funding for this project. The program has worked well for Chilliwack, Langley and Belcarra. The cost is approximately \$200 per sign. He asked if there are successful examples of management plans from other municipalities in the Pacific Northwest for areas with aquifer? When is the District planning to carry out its own study for the groundwater and aquifers for Thornhill. Should this study not be done before the District sells any parcels to private owners or developers so to be consistent with the sustainable planning approach supported by the OCP?

Stuart Pledge

Using a map of Maple Ridge Mr. Pledge demonstrated how far Thornhill is from the town centre. He felt the area proposed by Sheltair was not chosen as it is all in the Green Zone and why develop in the Green Zone when there is already an urban reserve that is not colored green. He cautioned Council about the rate of growth saying that he recognizes that Maple Ridge is not growing that fast. The population projections of the previous plan varied from 100,000 to 200,000. The LRSP has capacity at 93,000. These projections become targets that we feel we have to reach. He felt there should be discussion with the GVRD as he did not feel the community should have to grow just to get more transportation. He submitted a copy of his presentation

Bonnie Allan

Ms. Allan noted that it only takes 3-5 minutes to get downtown from her home on Tamarack Lane and questioned why First Pro thinks there is a need for a strip mall to service the needs of the area. She spoke of the socializing that seniors enjoy around the downtown shopping areas using the "Senate" who meet at Zellers as an example. She suggested there is a fear that Zellers will be lost if Wal-Mart opens and spoke of the negative impact of Wal-Mart on other businesses. She asked that Council not let First Pro push them into any decisions. She displayed a map of Albion Flats and described the course of Spencer Creek through the Flats. She felt it would be refreshing to see the delta area of Spencer Creek treated the same way as Kanaka Creek. She submitted a copy of her presentation.

Sheila Smyth

Ms. Smyth performed a song expressing her feelings about Thornhill. She handed in her presentation.

Neil Dmitrieff

Mr. Dmitrieff questioned why the review of the OCP is taking place in summer and expressed his opinion that this was done to push the OCP through before the election. He asked why many of the "protection" bylaws have been removed. He spoke of his mistrust of the process and referred to quotes from the Mayor in the local newspapers. He felt that the Thornhill option would also mean the removal of ALR as the damage that will be done to the aquifer will result in less water flowing into the wells on those lands. The Thornhill option would be as devastating to the ALR and Green Zone as would the northern option. He indicated that the OCP is a poorly worded document without vision. He asked that Council discard the draft and start again. He submitted a copy of his presentation.

Bill Archibald

Mr. Archibald brought in a bottle of muddy water that he collected that day from the creek in Albion Park. He indicated that the previous day the water was clear. He suggested this was caused by the gravel pit operation on Industrial Avenue and should not be allowed to happen. He asked that the District do something about the problem.

Paula Panek

Ms. Panek referred to her previous comments about the peaking of world oil production and suggested that the attainment of a complete compact community is no longer a sound theoretical goal but a compelling action. Going green will be an unavoidable consequence. She felt the draft OCP is deficient in establishing a green culture and in establishing policies that will be necessary to sustain ourselves and the creatures with which we share the planet. She listed the items she felt were missing which included a statement of support for the Kyoto Accord, promotion and incentives for green building standards, assistance for business cases to build green, Smart Growth principles, smart report card standards for development, a process to fast track applications that meet smart growth standards, education programs for grey water usage, fundamentals such as permeable parking surfaces, urban cooling, methods for reduction of greenhouse gases, protection, support or incentives for agriculture, policies for footprint reduction, stewardship of water, soil and air, recognition of the importance of sustaining local food, water, energy, employment and housing. She commented on the quality of presentations made at the Hearing and suggested that Council harness this resource and put it to the task of forming this community. In the end she felt it wasn't important who spoke but what was spoken. She submitted a presentation.

Kevin Hodgins

Mr. Hodgins spoke of the need to include the issue of the homeless in the OCP and to have all levels of government work together on this problem. He noted that Thornhill will be visible to tourists traveling on the new bridges and asked Council if they would like tourists to be looking at something that is inviting or just another city hillside covered in rows of houses. He questioned if anyone will be able to afford the taxes that will be required to support poorly planned residential developments.

Carol Addy

Ms. Addy read notes of her thoughts of the Thornhill lifestyle. She wondered why developers are interested in building in Thornhill yet speak of it as being gravel and rock and uninhabitable. She realizes now that they want to develop because they see it as a beautiful area too. She was curious as to how a realtor would write about Thornhill so she searched the MLS web site for a property. She displayed one of those ads and expressed surprise at the price suggesting that this is what is causing the speculation. She noted that the Smart Growth report includes a bohemian index, a measurement for livability in a city. Maple Ridge was one of two communities not rated in this index and she felt that if it had been Maple Ridge might have been number one. She encouraged Council to ensure that Maple Ridge gets that index next time and to invite the Small Cities Conference to Maple Ridge.

Hendrik Meekel

Mr. Meekel spoke of the need for mankind to work with nature when developing. He advised that he was unable to attend the open houses as he was busy at that time and although advertising had been placed in the local newspaper, he does not receive the Times. He felt there should be more focus on tourism and economic development related to tourism, particularly home based businesses.

Steven Bentley

Mr. Bentley spoke in opposition to development of Thornhill. He felt the OCP should state that Maple Ridge will develop a groundwater strategy particularly in areas that depend on groundwater for household use. He would like a comprehensive study of groundwater flows and potential impacts of development in Thornhill done before any designation of Thornhill as a future urban reserve. He wondered why the wording of the OCP had been changed to approaching 100,000, who approved the change and who would benefit from this change. He felt the language of the OCP is weak, vague, misleading and contradictory. He indicated that people have felt left out of any meaningful input until now and that the OCP has been presented as a done deal. He displayed photographs of Thornhill Heights before and after development. He submitted the presentation.

Jacques Richard

Mr. Richard presented a petition from the Thornhill Residents Coalition supporting Thornhill as the next area to receive services and development. He indicated that many of those people made a donation to the Coalition which is why the Coalition was able to afford to hire a lawyer to represent them. The petition contains 258 names and the majority are Thornhill property owners and taxpayers. He submitted his presentation.

Dave Smith

Mr. Smith displayed a 5 year old satellite photo of Lower Mainland watercourses noting how much change has occurred since then. He indicated that he still has questions and concerns about the OCP. He would like to see more “pizzazz” and “jazz” included in the mission statement. He felt there is opportunity to use wording from the Annual Report in the OCP. ALR land is important and we should be keeping what we have. He indicated that they do this in Europe. He felt that the District needs an Agricultural Committee, an Environmental Committee and a Light Industry Committee and those committees should be actively involved in economic development opportunities. He expressed concerns about the quality and quantity of water in his well. The Grant Hill aquifer and the Green Zone need to be protected. Streamside protection regulations need to be built into the OCP or as a bylaw. He suggested that the community needs to have it spelled out what amendments to the Green Zone will mean. He felt Maple Ridge needs to control urban sprawl, look at economic development, create an area theme for downtown, restart the core, and reaffirm its commitment to the quality of life. He asked why Schedule F has been removed.

Dr. Shiraz Mawani, Silver Valley Neighbourhood Association

Dr. Mawani felt that there should be more dialogue between Council and the public. He suggested allowing questions to be asked during discussion of items rather than at the end of regular Council meetings. Committees such as an Agricultural Committee, an Environmental Committee and an OCP Committee should be created to address specific issues. Council should support and actively create community groups for each neighbourhood, engage in regular dialogue and appoint a Council liaison. Council Workshops should provide for community participation rather than observation only. He stressed the need for a fully supported and funded Manager for the Environment and staff. He was distressed that the position of the Environmental Manager was open for close to a year. He asked that Council appoint a single person to monitor

if the goals and objectives of the OCP are being met and report on an annual basis to Council and the public.

Dr. Shiraz Mawani

Dr. Mawani spoke of his vision of a Maple Ridge in 100 years that included lots of trees and fountains. He displayed photographs of trees that would attract all of the Lower Mainland to come to Maple Ridge. He felt we could start building now towards his vision by planting trees in public spaces and building fountains along the boulevards.

Gary Woods

Mr. Woods spoke of the loss of trees he experienced through the clear cutting of a neighbouring property. He felt that it would cost ten times more to service Thornhill because of the need to blast through the rock. Before considering doing anything on the hill Council should think of the phenomenal costs involved. On his own property he cannot go down deeper than 4 or 5 feet.

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor declared the oral portion of the Public Hearing closed at 8:57 p.m. She advised that the written portion closes at 4:00 p.m. July 15, 2005.

K. Morse, Mayor

Certified Correct

T. Fryer, Municipal Clerk