

Corporation of the District of Maple Ridge

***PUBLIC HEARING***

August 29, 2005

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on August 29, 2005 at 7:00 p.m.

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***PRESENT***

*Elected Officials*

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

***ABSENT***

Councillor J. Dueck

*Appointed Staff*

J. Rule, Chief Administrative Officer  
R. Riach, Acting Municipal Clerk  
J. Pickering, Director of Planning  
C. Goddard, Manager of Development and Environmental Services  
C. Marlo, Confidential Secretary

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Mayor Morse called the meeting to order and explained the procedure and rules of order of the Public Hearing. She advised that in accordance with the Community Charter, once a Public Hearing item is closed, no further input into that item can be received by the Municipal Council until they are either adopted or defeated. The by-laws will be considered further at the next Council Meeting on August 30, 2005.

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

**1a) RZ/083/03  
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO.  
6284-2004**

**LEGAL:** Lot 5, Except part in Plan LMP53684, Section 3, Township 12, Plan 18630, New Westminster District

**LOCATION:** 10110 – 240 Street

**PURPOSE:** To amend Schedule “B” of the Official Community Plan

**FROM:** CH40 (Compact Housing 40 units per net hectare)

**TO:** Conservation

**AND** To amend Schedules “A” and “H” of the Official Community Plan to include the site into Development Permit Area XLI(20) (as shown on Map No. 688) to ensure the form and character of development at the building permit stage.

**1b) RZ/083/03  
MAPLE RIDGE ZONE AMENDING BYLAW NO. 6285-2004**

**LEGAL:** Lot 5, Section 3, Township 12, Plan 18630, New Westminster District

**LOCATION:** 10110 – 240 Street

**FROM:** RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)

**TO:** R-3 (Special Amenity Residential District)

**PURPOSE:** To permit the future subdivision into approximately 57 lots.

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

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

**Bill Archibald**

Mr. Archibald asked if access to the development would be from 240<sup>th</sup> Street or Hill Avenue. The Director of Planning advised that primary access would be from Hill Avenue and, as requested by the Fire Department, emergency access would be available from 240<sup>th</sup> Street. Mr. Archibald requested design details. The Director of Planning indicated that the houses on 240<sup>th</sup> Street would face 240<sup>th</sup> but would be accessed from a rear lane. There will be a sidewalk in front of those houses, the ditch will be filled in and an area of Mainstone Creek will be dedicated as park. Mr. Archibald informed Council that he had met with a group of residents in July and at that meeting concerns were raised regarding the width of the streets, parking on the street, lack of walkways to the school and increased traffic on Hill Avenue as local residents try to avoid congestion at the traffic light at 102 Avenue.

**Jurgen Meier**

Mr. Meier asked if the developer would be building a retaining wall along the back of the property or if he would have to build the wall as his property is lower. The Manager Development and Environmental Services advised that staff would bear this in mind when that stage of development is reached.

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

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor terminated the Public Hearing at 7:20 p.m.

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K. Morse, Mayor

Certified Correct

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R. Riach, Acting Municipal Clerk