

Corporation of the District of Maple Ridge

***PUBLIC HEARING***

September 20, 2005

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on September 20, 2005 at 7:00 p.m.

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***PRESENT***

*Elected Officials*

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

*Appointed Staff*

J. Rule, Chief Administrative Officer  
T. Fryer, 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 September 27, 2005.

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

Note: Councillor Speirs was excused from item 1 as he is employed in the liquor industry.

**1) RZ/010/05**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6322-2005**

**LEGAL:** Parcel 319, RP61812, & Lot 192, Plan 35428, both of District Lot 247, Group 1, New Westminster District

**LOCATION:** 21735 and 21755 Lougheed Highway

**PURPOSE:** To discharge Restrictive Covenants to allow for the construction of a Neighborhood Pub and Licensee Retail Store.

**TO:** Amend Schedule “A” and “H” of the Official Community Plan to include the site into Development Permit Area XXXVII(3) (as shown on map 698) to ensure the form and character of development at the building permit stage.

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

- Application Information
- Neighbourhood Context
- Site Characteristics
- Submitted Information

The Municipal Clerk advised that correspondence was received and circulated to Council from Philip and Margaret Edge, Iris Reamsbottom, and Pat Penner

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

Note: Councillor Speirs returned to the meeting.

**2) RZ/028/05**

**MAPLE RIDGE ZONE AMENDING BYLAW NO.6332-2005**

**LEGAL:** Lots 1 & 2, Section 10, Township 12, Plan 75957, New Westminster District

**LOCATION:** 10583 & 10587 245B Street

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

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

**PURPOSE:** To permit a subdivision into approximately 10 residential 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

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

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

**3a) RZ/065/00**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO.  
6119-2003**

**LEGAL:** Lot 1, LMP32605 & Lot 59, Plan 35732 both of Section 16, Township 12, New Westminster District

**LOCATION:** 11630 & 11676 236 Street

**PURPOSE:** To amend Schedule "B" of the official Community Plan (as shown on Map No. 648)

**FROM:** Single Family Residential (15,18,30 units per net hectare) and Conservation.

**TO:** Single Family Residential (15,18,30 units per net hectare) shown hatched and Conservation.

**AND**

To amend Schedules "A" and "H" of the Official Community Plan to include the site into Development Permit Area XXXVIII(6) (as shown on Map No. 699) to ensure the form and character of development at the building permit stage.

**3b) RZ/065/00**

**MAPLE RIDGE ZONE AMENDING BYLAW NO.6118-2003**

**LEGAL:** Lot 1, LMP32605 & Lot 59, Plan 35732 both of Section 16, Township 12, New Westminster District

**LOCATION:** 11630 & 11676 236 Street

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

**TO:** RG (Group Housing Zone)

**PURPOSE:** To permit a bare land strata subdivision for six 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
- Development Considerations
- Project Details

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

**Nick Peerboom**

Mr. Peerboom referred to a comment in the presentation that the property is uninhabited and pointed out that there has been a house there for 60 years. He asked if the right of way would remain public and if utilities would be impacted. David Laird, the applicant's representative, advised that there would be no disturbance to the right of way or utilities. Mr. Peerboom displayed a letter dated October 7, 2004 concerning 116 Avenue. He asked if Development Cost Charges are being applied. The Director of Planning explained that Development Cost Charges are applied District wide, not individually. Mr. Peerboom asked if this would apply to his own property. Mayor Morse asked that staff obtain a copy of the October 7, 2004 letter and circulate it to Council.

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

**4a) RZ/017/05**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO.  
6344-2005**

**LEGAL:** Lot 29, Except: Parcel "A", Reference Plan LMP1585, District Lot 404, Group 1, Plan 47210, New Westminster District.

**LOCATION:** 23379 Kanaka Way

**PURPOSE:** To amend Schedule "B" of the Official Community Plan (as shown on Map No. 705)

**FROM:** Single Family Residential (15 units per net hectare) and Conservation

**TO:** Compact Housing (40 units per net hectare) shown hatched and Conservation

**AND** To amend Schedules “A” and “H” of the Official Community Plan to include the site into Development Permits area XLI(23) and XXI(35) (as shown on Map No. 706) to ensure the form and character of development at the building permit stage.

**4b) RZ/017/05**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6345-2005**

**LEGAL:** Lot 29, Except: parcel “A”, Reference Plan LMP1585, District Lot 404, Group 1, Plan 47210, New Westminster District.

**LOCATION:** 23379 Kanaka Way

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

**TO:** R-3(Special Amenity Residential District), RM-1(Townhouse Residential) and R-1(Residential District) (as shown on Map No. 1351)

**PURPOSE:** To permit the construction of 27 townhouse units and future subdivision into approximately 40 residential 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

The Municipal Clerk advised that correspondence was received from Janet Grimbeek and circulated to Council.

**Janet Grimbeek**

Ms. Grimbeek expressed concerns about possible damage to her property from the excavation noting that there have been problems with that slope. The Manager Development and Environmental Services provided details from the geotechnical report of the safety measures proposed by the geotechnical engineer for development of the site. Ms. Grimbeek asked who would be liable if something happened to her property. The Manager Development and

Environmental Services indicated that this is a concern to the District. He advised that the developer is responsible during the building stage and that the strata would be responsible in the long term. Ms. Grimbeek requested that she receive answers to the questions posed in her letter. The Manager Development and Environmental Services assured her that staff would respond.

**Dave Motick**

Mr. Motick questioned if funding for development of the road would be provided by the municipality. The Manager Development and Environmental Services responded that it is a condition of rezoning that the developer construct the road. Mr. Motick advised that every other part of Kanaka Way was funded by the District. Mayor Morse requested that staff provide Council and Mr. Motick with historical information on Kanaka Way.

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 7:32 p.m.

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K. Morse, Mayor

Certified Correct

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T. Fryer, Municipal Clerk