

Corporation of the District of Maple Ridge

PUBLIC HEARING

March 21, 2006

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on March 21, 2006 at 7:00 p.m.

PRESENT

Elected Officials

Mayor G. Robson
Councillor E. Daykin
Councillor J. Dueck
Councillor A. Hogarth
Councillor L. King
Councillor C. Speirs
Councillor K. Stewart

Appointed Staff

J. Rule, Chief Administrative Officer
T. Fryer, Municipal Clerk
C. Goddard, Manager of Development and Environmental Services
C. Marlo, Confidential Secretary

Mayor Robson called the meeting to order. The Municipal Clerk explained the procedure and rules of order of the Public Hearing. He 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 March 28, 2006.

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

1a) RZ/007/05

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6389-2006

LEGAL: Lot E & F, Section 3, Township 12, Plan 7292, and Lot 37, Section NW3, Township 12, Plan 41519, New Westminster District

LOCATION: 24176, 24198 & 24234 – 104 Avenue

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

FROM: Compact Housing (30 units per net hectare) and Conservation

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

AND

To amend Schedules “A” and “H” of the Official Community Plan to include the site into Development Permit Area XLI(26) (as shown on Map No. 721) to ensure the form and character of development at the building permit stage.

1b) RZ/007/05

MAPLE RIDGE ZONE AMENDING BYLAW NO.6390-2006

LEGAL: Lot E & F, Section 3, Township 12, Plan 7292, and Lot 37, Section NW3, Township 12, Plan 41519, New Westminster District

LOCATION: 24176, 24198 & 24234 – 104 Avenue

FROM: RS-3 (One Family Rural Residential)

TO: R-3 (Special Amenity Residential District)

PURPOSE: To allow for subdivision into approximately 34 single family residential lots having an area of not less than 213m².

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 Information Meeting
- Project Details

Melanie Paterson

Ms. Paterson asked for information on the plans for the conservation area and asked if there are survey marks on the site showing the boundary of that area. The Manager Development and Environmental Services advised that the conservation area will be dedicated to the District so everything in that area will be retained. Any hazardous trees that an arborist advises may be a threat to the homes will be removed. Some trees will be lost on the slope as development occurs. He displayed the landscaping plan for the development. The applicant's representative, Eric

Adernek offered to meet Ms. Paterson on the site or to speak with her following the meeting to show her the exact location of the boundary.

Peter Comeau

Mr. Comeau expressed concerns about the trail through the development and the stability of the site. He asked what the purpose is of the trail.

The applicant's representative, Eric Aderneck, displayed a conceptual site plan showing the location of the trail and the future road network and advised that the trail was included as a result of a comment made by a resident at the development information meeting. The trail will connect the development to the neighbouring area to the south and provide a route to the location of the new elementary school. Jason Corrigan and Patrick Chiu provided information on the geotechnical engineering of the site. Mr. Chiu noted that the applicant has exceeded all municipal requirements to ensure the stability of the slope.

Bill Archibald for Maria Haupfauf

On behalf of Ms. Haupfauf whose property borders this development, Mr. Archibald asked that the developer provide her with access to the cul-de-sac should she subdivide her property, a connection to the sewer system and sidewalks in front of her property. The Manager Development and Environmental Services noted that the sidewalk in front of her property would remain undeveloped until such time as she develops her property. The sewer will run down the centre of the street so she will be able to connect at that time or when her property is developed. It is not a requirement for the developer to provide services to her property. He advised that the developer will not be building the cul-de-sac shown on the conceptual plan for the area but that at such time as Ms. Haupfauf develops her property she could have access from the rear of her property to the road.

Tony Moucachen

Mr. Moucachen asked why the road would be going through his property. The Manager Development and Environmental Services explained that the plan displayed is a concept plan showing where the roads would go in the future as neighbouring properties develop. Mayor Robson pointed out that the drawing shows the best plan for properties on either side of this development should the owners decide to develop.

Peter Comeau

Mr. Comeau felt that the trail would increase crime in the area as it would provide an escape route for criminals. He questioned the benefit of the trail which he felt would just save someone the extra 3 minutes it would take to walk on the streets. The Manager Development and Environmental Services noted that the Official Community Plan does show the need for a trail on this site. Walkways are planned to encourage people to walk rather than drive. This pathway would link the neighbourhood to the south to 104 Avenue and to the new elementary school site. The path would be about 3 metres wide. He concurred with Mr. Comeau that there is a potential for misuse of the trail.

Tony Mouchachen

Mr. Mouchachen expressed concern about the neighbouring properties having to share the burden of road construction. The Manager Development and Environmental Services explained the rationale of the road pattern. Mayor Robson advised Mr. Mouchachen that at this time the road would stop at his property line. The conceptual plan as displayed would give him the best option in the future if he chose to develop.

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 7:36 p.m.

G. Robson, Mayor

Certified Correct

T. Fryer, Municipal Clerk